

**APRIL 21, 2015 ZONING HEARING  
“OTHER BUSINESS”  
COMMISSION DISTRICT 2**

**ITEM OB-015**

**PURPOSE**

To consider amending the site plan for Concordia Properties, LLC regarding rezoning application Z-37 of 1983 (Johnson Ferry Investors, Inc.), for property located on the south side of Olde Towne Parkway, east of Johnson Ferry Road Land Lot 86 of the 1<sup>st</sup> District. (*Previously continued from the March 17, 2015 Board of Commissioners hearing*)

**BACKGROUND**

The subject property was zoned Planned Shopping Center (PSC) in 1983 as part of a 51-acre development consisting of offices, residential and shopping. This item entails a 4.09-acre property behind the Fountains of Olde Towne shopping center. The property currently has a one-story 33,800 square foot office building, which will be demolished if this request is approved. The applicant would like to construct a new four-story office building in the southeast corner of the property. The exterior of the building will be glass & masonry; the architectural elevations are attached for review. The property currently has two driveways, of which one will be removed when the new building is built. The applicant is showing three variances on the plan. First, the front setback is being reduced from 100-feet to 15-feet. Second, the side setback is being reduced from 50-feet to 20 feet. Third, the number of parking spaces is being reduced from 327 parking spaces to 312 parking spaces. The applicant’s proposed use is an allowable use in the PSC zoning district. If approved, all previous zoning stipulations would remain in effect.

**STAFF COMMENTS**

**Cobb DOT:** Recommend applicant be required to meet all Cobb County Development Standards and Ordinances related to project improvements. Recommend a FAA Study.

**Water and Sewer:** Applicant should be aware of a Cobb County sewer main in the vicinity of the proposed building.

**RECOMMENDATION**

The Board of Commissioners conduct a Public Hearing and consider the proposed site plan amendment.

**ATTACHMENTS**

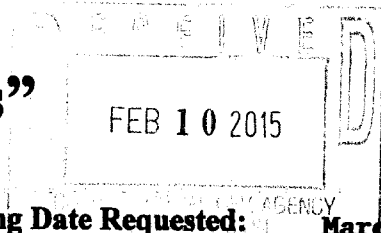
Other Business application and stipulations.

(Site Plan Approval)

# Application for "Other Business"

## Cobb County, Georgia

(Cobb County Zoning Division - 770-528-2035)



OB-015-2015

BOC Hearing Date Requested: March 17, 2015

**Applicant:** Concordia Properties, LLC Phone #: (770) 992-1464  
(applicant's name printed)

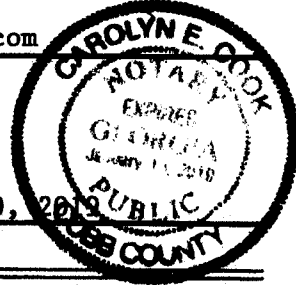
**Address:** Suite 440, 200 Mansell Court East, Roswell, GA 30076 E-Mail: krose@concordia-properties.com  
**Moore Ingram Johnson & Steele, LLP**

**J. Kevin Moore** Address: Emerson Overlook, 326 Roswell Street Marietta, GA 30060  
(representative's name, printed)

BY: [Signature] Phone #: (770) 429-1499 E-Mail: jkm@mijjs.com  
(representative's signature) Georgia Bar No. 519728

Signed, sealed and delivered in presence of:

[Signature] My commission expires: January 10, 2019  
Notary Public



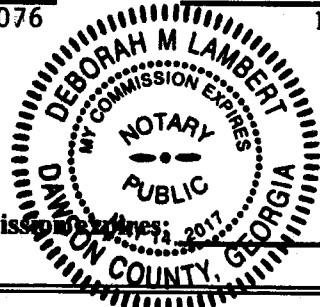
**Titleholder(s):** CP Old Towne, LLC Phone #: (770) 992-1464  
(property owner's name printed)

**Address:** Suite 440, 200 Mansell Court East, Roswell, GA 30076 E-Mail: krose@concordia-properties.com

BY: [Signature]  
(Property owner's signature) R. Kent Rose, Manager

Signed, sealed and delivered in presence of:

[Signature] My commission expires: May 14, 2017  
Notary Public



**Commission District:** 2 (Ott) **Zoning Case:** Z-37 (1983)

**Date of Zoning Decision:** 02/08/1983 **Original Date of Hearing:** 02/08/1983

**Location:** 5000 Olde Towne Parkway  
(street address, if applicable; nearest intersection, etc.)

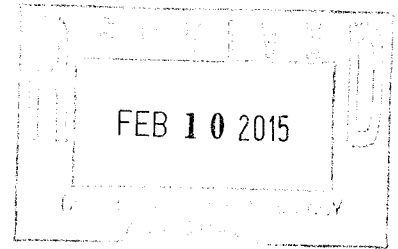
**Land Lot(s):** 86 **District(s):** 17th

**State specifically the need or reason(s) for Other Business:**  
See Exhibit "A" attached hereto and incorporated herein by reference.

(List or attach additional information if needed)

**EXHIBIT "A" - ATTACHMENT TO APPLICATION FOR "OTHER BUSINESS"**  
**(Site Plan Approval)**

**Application No.:** Z-37 (1983)  
**Original Hearing Date:** February 8, 1983  
**Date of Original Zoning Decision:** February 8, 1983  
**Current Hearing Date:** March 17, 2015



**Applicant:** Concordia Properties, LLC  
**Titleholder:** CP Old Towne, LLC

Concordia Properties, LLC, as Applicant (hereinafter "Applicant"), seeks approval of a Rezoning Site Plan which would allow for the redevelopment of property located at 5000 Olde Towne Parkway, Cobb County, Georgia (hereinafter the "Property" or the "Subject Property"). Attached as Exhibits "1" and "2," respectively, are the Rezoning Site Plan and building elevations proposed for approval in this Application for "Other Business."

The Subject Property was rezoned on February 8, 1983, and was part of a 51.2 acre tract, which has become known as The Fountains at Olde Towne. The existing building was constructed for a specific use, and through the years has changed tenants many times. The redevelopment of the Subject Property would allow for the construction of a state-of-the-art building; as well as the building and parking to be configured to account for the new medical complex and road improvements within the Johnson Ferry Road/Lower Roswell Road corridor.

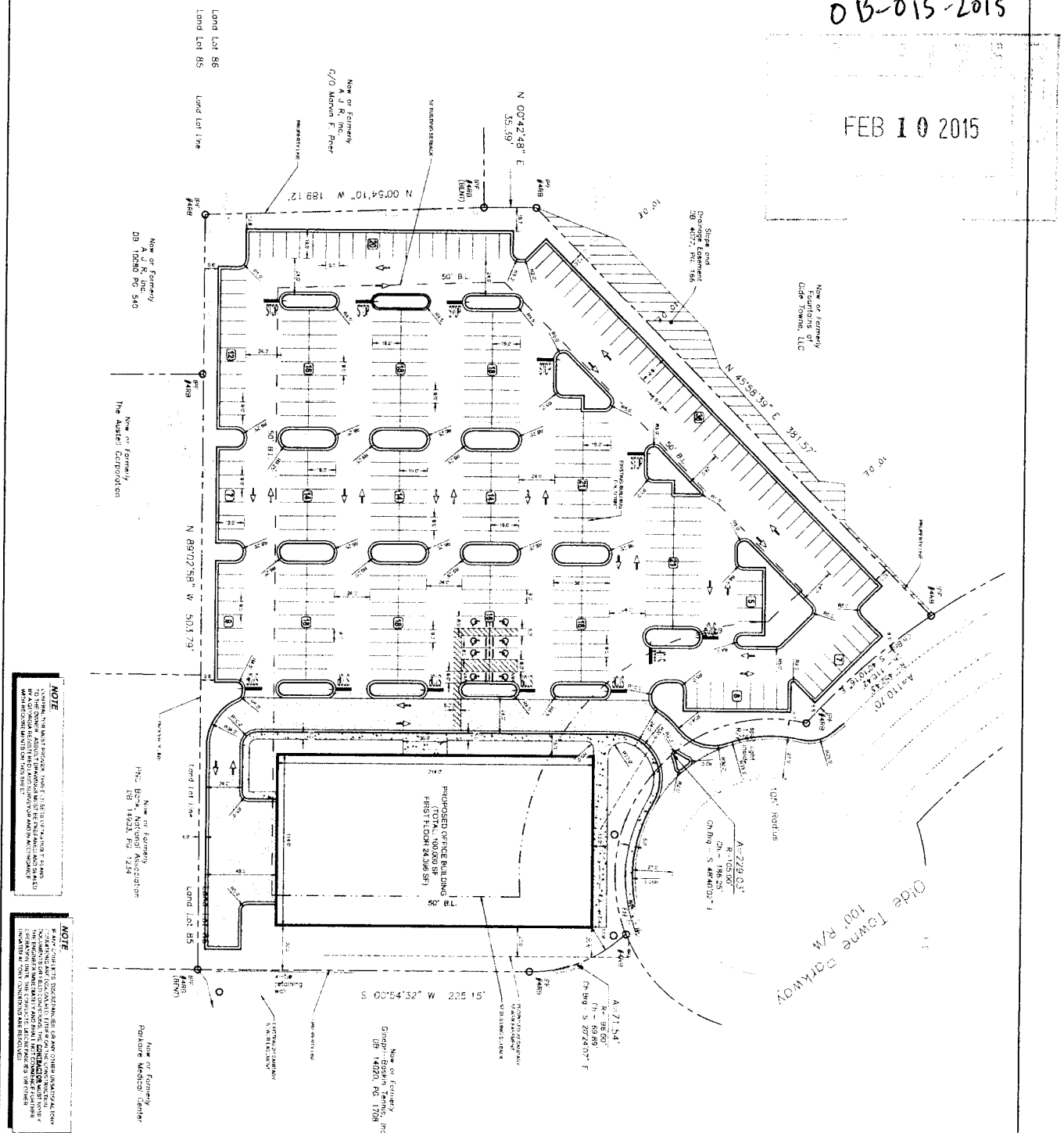
The balance and remainder of the stipulations and conditions specifically enumerated in the final, official minutes, and attachments thereto, of the Board of Commissioners Zoning Hearing held on February 8, 1983; as well as any subsequent amendments applicable to the development of the Subject Property, are unaltered by this request for Site Plan Approval and shall remain in full force and effect.

Proposed

OB-015-2015

FEB 10 2015

Drawing Name: C:\Users\brn\Documents\appt\appt\plan\Plan\_627422.DWG, S15 PLAN.dwg, C:\C03-SITE PLAN, Dec 04 2014 2:33pm, by: brn\deuse



**NOTE**  
 THIS PLAN IS A PRELIMINARY DESIGN. THE CLIENT SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPLICABLE AGENCIES. THE DESIGNER SHALL NOT BE RESPONSIBLE FOR ANY CHANGES OR MODIFICATIONS TO THIS PLAN AFTER THE DATE OF ISSUANCE. THE CLIENT SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPLICABLE AGENCIES.

**NOTE**  
 THIS PLAN IS A PRELIMINARY DESIGN. THE CLIENT SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPLICABLE AGENCIES. THE DESIGNER SHALL NOT BE RESPONSIBLE FOR ANY CHANGES OR MODIFICATIONS TO THIS PLAN AFTER THE DATE OF ISSUANCE. THE CLIENT SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPLICABLE AGENCIES.

Know what's below.  
 Call before you dig.

SCALE IN FEET  
 0 15 30 45

Exhibit "1"

**PRELIMINARY: NOT FOR CONSTRUCTION**

PROJECT	CLIENT
ESTMENT HEADQUARTERS COBB COUNTY, GEORGIA	CONCORDIA PROPERTIES, LLC
TITLE	
REZONING SITE PLAN	
DATE	
10/15/2014	
PROJECT NO.	
017923000	
SHEET NUMBER	
C2-00	

PROJECT	CLIENT
ESTMENT HEADQUARTERS COBB COUNTY, GEORGIA	CONCORDIA PROPERTIES, LLC
TITLE	
REZONING SITE PLAN	
DATE	
10/15/2014	
PROJECT NO.	
017923000	
SHEET NUMBER	
C2-00	

**PARKING SUMMARY**

PROPOSED TOTAL	61
MINIMUM REQUIRED	61
EXCESS	0

**SITE NOTES**

1. THE PROPOSED OFFICE BUILDING IS TO BE CONSTRUCTED ON LOT 85 AND LOT 86.
2. THE PROPOSED PARKING LOTS ARE TO BE CONSTRUCTED ON LOT 85 AND LOT 86.
3. THE PROPOSED OFFICE BUILDING IS TO BE CONSTRUCTED ON LOT 85 AND LOT 86.
4. THE PROPOSED OFFICE BUILDING IS TO BE CONSTRUCTED ON LOT 85 AND LOT 86.
5. THE PROPOSED OFFICE BUILDING IS TO BE CONSTRUCTED ON LOT 85 AND LOT 86.
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8. THE PROPOSED OFFICE BUILDING IS TO BE CONSTRUCTED ON LOT 85 AND LOT 86.
9. THE PROPOSED OFFICE BUILDING IS TO BE CONSTRUCTED ON LOT 85 AND LOT 86.
10. THE PROPOSED OFFICE BUILDING IS TO BE CONSTRUCTED ON LOT 85 AND LOT 86.

**PROPOSED CONDITIONS LEGEND**

PROPERTY LINE	---
50' / 75' DUE SETBACK LINE	---
HEAVY DUTY ASPHALT	---
STANDARD DUTY CONCRETE	---
PROPOSED PARKING COUNT	---

**Kimley»Horn**

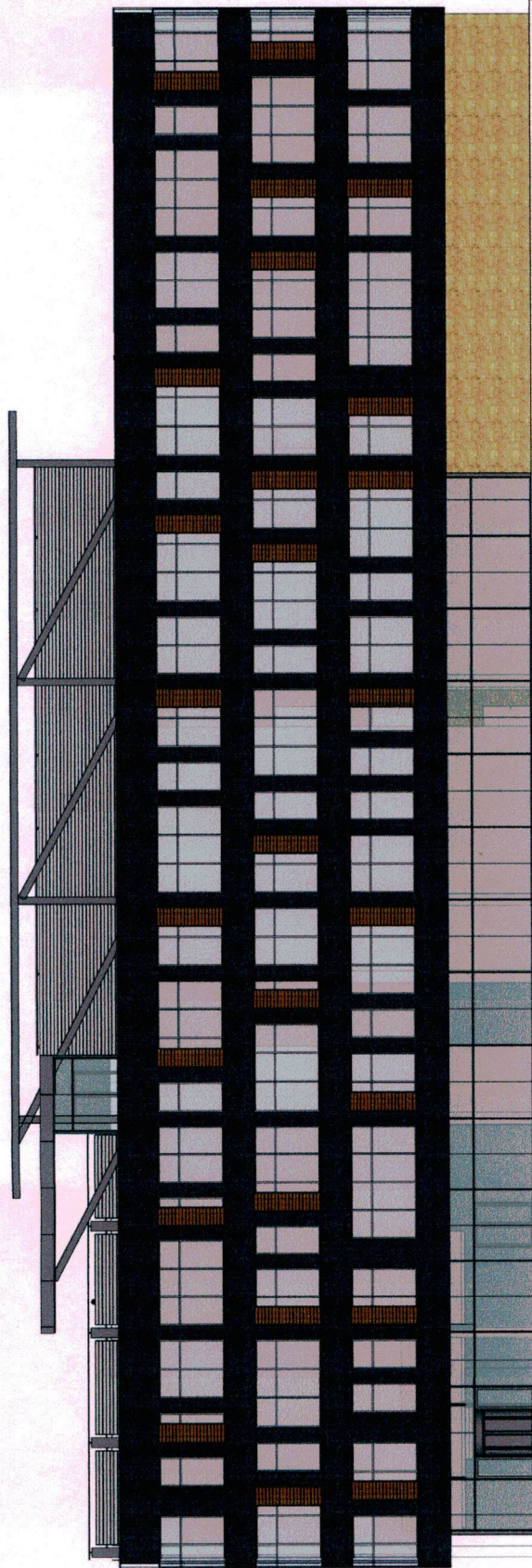
© 2014 KIMLEY-HORN AND ASSOCIATES, INC.  
 10 ROSWELL STREET, SUITE 210  
 ALPHARETTA, GEORGIA 30009  
 PHONE: (770) 834-4333  
 WWW.KIMLEY-HORN.COM

OB-015-2015  
Proposed  
3-6-15  
COOPER CARRY  
1 of 3



NW PERSPECTIVE

OB-015-2015  
Proposed  
3-6-15  
COOPER CARRY  
2 of 3

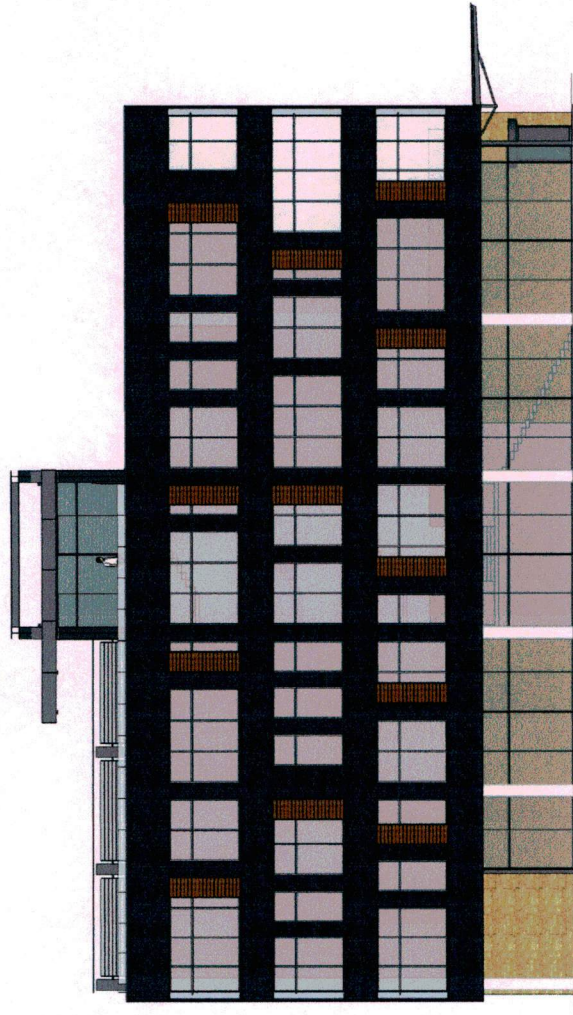


WEST ELEVATION

OB-015-2015  
Proposed  
3-615

COOPER CARRY

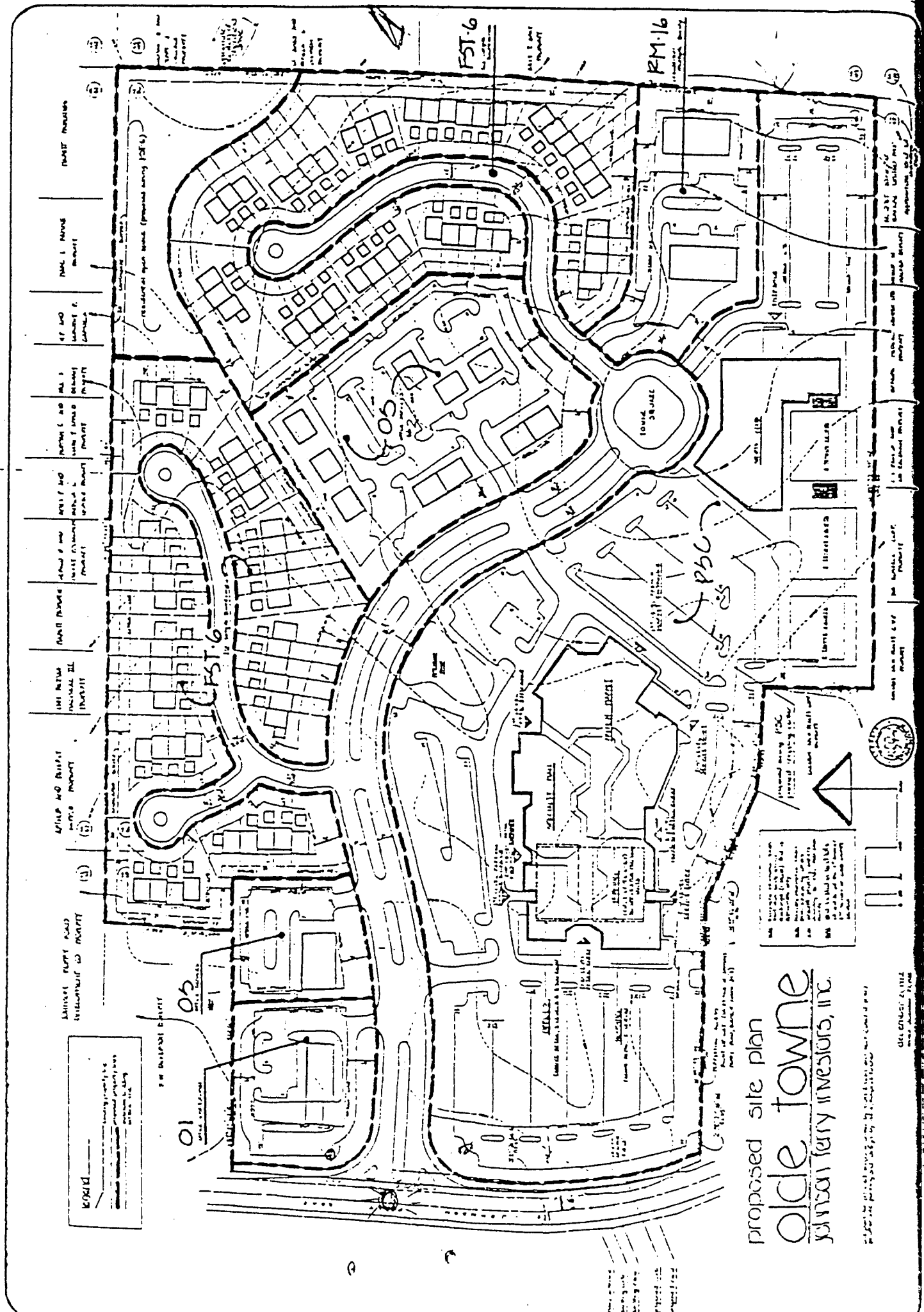
3 of 3



NORTH ELEVATION

**PREVIOUSLY APPROVED SITE PLAN  
FOR OLDE TOWNE DEVELOPMENT**





proposed site plan  
**Older Towne**  
 Johnson Ferry Investors, Inc.

- UNIT 1000
- UNIT 1001
- UNIT 1002
- UNIT 1003
- UNIT 1004
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- UNIT 1098
- UNIT 1099
- UNIT 1100

LEGEND

- Proposed Building Footprint
- Proposed Wall
- Proposed Window
- Proposed Door
- Proposed Parking Space
- Proposed Driveway
- Proposed Landscape
- Proposed Utility
- Proposed FST-6
- Proposed PM-16
- Proposed PBC

DESIGNED BY  
 JOHNSON FERRY INVESTORS, INC.

**OFFICIAL MINUTES OF PLANNING  
COMMISSION AND BOARD OF  
COMMISSIONERS ZONING HEARINGS  
AS TO APPLICATION FOR REZONING  
NO. Z-37 (1983) – FEBRUARY 8, 1983**

COBB COUNTY BOARD OF COMMISSIONERS OF ROADS AND REVENUES

COBB COUNTY PLANNING COMMISSION

Date of Application 12/29/82 Date of Hearing, <sup>July</sup> Wed. 1:00 P

Titleholder HENRY D. DICKERSON and R. W. DICKERSON / Henry Doyle Dickerson  
R.W. Dickerson

Address 817 Johnson Ferry Road, Marietta, GA  
886 Johnson Ferry Road, Marietta, GA Phone 971-2304  
871-2012

Applicant Johnson Ferry Investors, Inc. / s/ [Signature] PRESIDENT

Address 5801 Peachtree Dunwoody Road, Suite 210  
Atlanta, Georgia 30342 Phone 255-6101  
DOUGLAS B. SPORN

To Zone From R-20 To O-I, O-S-3, FST-6, RMI6 Land Use and PSC

FOR THE PURPOSE OF offices, residential and shopping

Land Lot (s) 68 and 86, District 1st, Sec. 2nd Cobb County, Ga.,

CONTAINING 51.2 acres

LOCATED Johnson Ferry Road

This property being more particularly described as follows:

See Exhibit "A"

Recommendation of Planning Commission: 2-8-83, Planning Commission recommended application be approved subject to the following; the RM-16 be reduced to RM-8, the buffer adjacent to the OI, OS remain R-20 (20 foot buffer) subject to site plan as submitted, final approval by the Planning Dept. before building permits are issued. Motion by Howard, seconded by Diemer; carried 5-2. Vansant, Weeks opposed.

[Signature], Chairman

Final Decision of Board of Commissioners: 2-8-83, Board of Commissioners approved application as stated above. Motion by Williams, seconded by Lankford; carried 4-1. Barrett opposed.

[Signature], Chairman

**“OTHER BUSINESS” AMENDMENT  
FOR NORTHSIDE HOSPITAL, INC. -  
OFFICIAL MINUTES OF BOARD OF  
COMMISSIONERS ZONING HEARING  
AS TO APPLICATION FOR REZONING  
NO. Z-37 (1983) – AUGUST 19, 2014**

MINUTES OF ZONING HEARING  
COBB COUNTY BOARD OF COMMISSIONERS  
AUGUST 19, 2014  
PAGE 17

OTHER BUSINESS (CONT.)

~~O.B. 43 (CONT.)~~

- District Commissioner to approve the final site plan
- Parking agreement with "Imperial Ballrooms" (attached and made a part of these minutes)
- Affidavit from Applicant dated July 15, 2014 (attached and made a part of these minutes)
- Delete bullet no. two from page 9 from the May 20, 2014 Board of Commissioners Zoning Hearing Minutes
- Off-site parking not required
- All previous stipulations and conditions, *not otherwise in conflict*, to remain in effect

~~VOTE: ADOPTED unanimously~~

O.B. 45 To consider amending the site plan for North side Hospital, Inc. regarding rezoning application Z-37 of 1983 (Johnson Ferry Investors, Inc.), for property located at the southeast intersection of Johnson Ferry Road and Olde Town Parkway in Land Lots 68 and 86 of the 1st District.

Mr. Pederson provided information regarding a site plan amendment. The public hearing was opened and Ms. Sharon Gay and Ms. Linda Fryer addressed the Board. Following presentation and discussion, the following motion was made:

MOTION: Motion by Ott, second by Goreham, to approve Other Business Item No. 45 for site plan amendments regarding rezoning application Z-37 of 1983 (Johnson Ferry Investors, Inc.), subject to:

- Site plan received by the Zoning Office July 15, 2014 with District Commissioner approving minor modifications (attached and made a part of these minute)
- Landscape Plan dated July 14, 2014 with District Commissioner approving minor modifications (attached and made a part of these minutes)
- Elevations to be in general conformity to those submitted on July 15, 2014 with final approval by District Commissioner (attached and made part of these minutes)
- Letter of agreeable conditions from Ms. Sharon Gay dated August 12, 2014 (attached and made a part of these minutes)
- Windows to be tinted

OTHER BUSINESS (CONT.)

O.B. 45 (CONT.)

- Offices to contain timers to control lights so that lights are not on at night or on the weekends
- All staff comments and recommendations, *not otherwise in conflict*
- All previous stipulations and conditions, *not otherwise in conflict*, to remain in effect

VOTE: ADOPTED unanimously

~~O.B. 46~~

~~To consider amending the site plan for Edens and Avant Financing II Limited Partnership regarding rezoning application Z-23 of 2011 (Edens and Avant Financing II Limited Partnership), for property located on the southwest side of Shallowford Road, west of Sandy Plains Road and the east side of Gordy Parkway in Land Lots 385, 386, 407 of the 16th District.~~

~~Mr. Pederson provided information regarding a site plan. The public hearing was opened and there being no speakers, the hearing was closed. Following presentation and discussion, the following motion was made:~~

~~MOTION: Motion by Birrell, second by Ott, to approve Other Business Item No. 46 for site plan amendment for Edens and Avant Financing II Limited Partnership regarding rezoning application Z-23 of 2011 (Edens and Avant Financing II Limited Partnership), subject to:~~

- Site plan dated July 8, 2014 with the District Commissioner approving minor modifications (attached and made a part of these minutes)
- Sign to be approved by Zoning Division and Architectural Control Committee
- All previous stipulations and conditions, *not otherwise in conflict*, to remain in effect

~~VOTE: ADOPTED unanimously~~



OB-45 proposed

REMOVE TREES WITH AN ANGLE, SLANTING OR OTHER GROUNDCOVER  
TEND TO BE REPLANTED IN AREAS TO CORSE COUNTY ROAD PLANTING IN THE PLANTING STRIP. TO BE REPLANTED WITHIN 30 FEET OF THE EXISTING ROAD OR DISTANCE AS INDICATED ON THIS PLAN.

POTENTIALLY REMOVE EXISTING TREES FOR BEST VISIBILITY

EXISTING TREES TO REMAIN UNLESS INDICATED TO BE REMOVED AS NOTED.

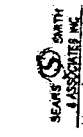
CONCRETE APPROVED BY STREET LIGHT LOCATIONS

NEW GROUNDCOVER LAYERS, GOLF DIVISION OVER 10,000 SQUARE FEET OF CONCRETE AND 7,000 SQUARE FEET OF GOLF DIVISION

OUR TRAFFIC PARKWAY 5% RISE OF CUBS

RELANDSCAPE EXISTING POOL AREA

EXISTING TREES TO REMAIN UNLESS INDICATED TO BE REMOVED AS NOTED. STRUCTURES ARE TO BE A RISK TO TREES.



SCALE: 1"=40'

Min. Bk. 74 Petition No. OB-45  
Doc. Type Landscape plan

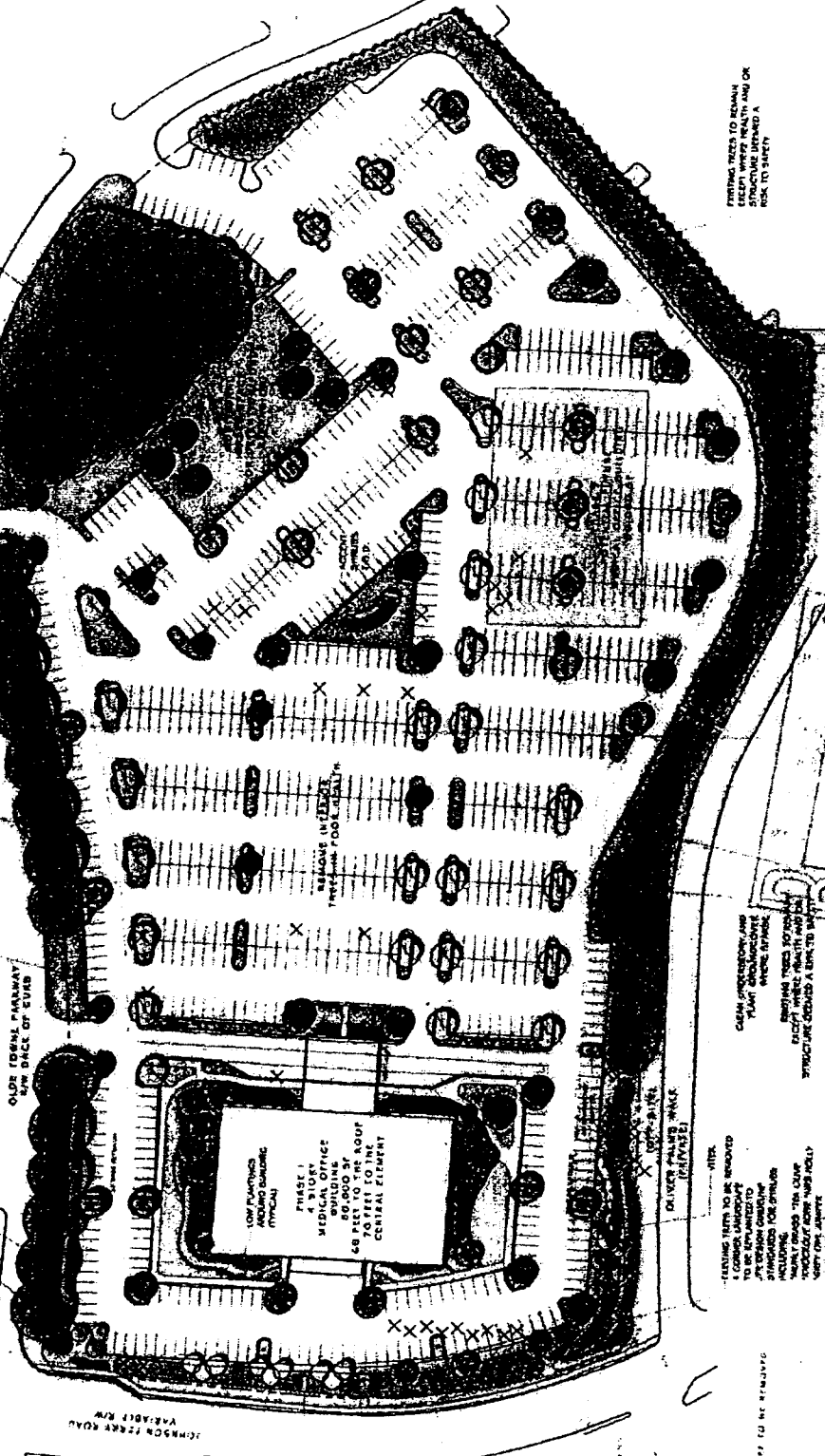
Meeting Date 8/19/14

JUL 15 2014  
RECEIVED  
CORRECTIONAL DEPARTMENT

ONLY TREES TO BE REMOVED  
TO BE REPLANTED TO  
THE PLANTING STRIP  
OR GROUNDCOVER AREAS  
INCLUDING:  
TREES TO BE REMOVED  
DUE TO THE ROAD  
CONSTRUCTION ARE TO BE  
REPLANTED WITHIN 30 FEET  
OF THE EXISTING ROAD OR  
DISTANCE AS INDICATED ON  
THIS PLAN.

LEGEND

**MEDICAL OFFICE BUILDING**  
LAND LOTS 89 & 90 1ST DISTRICT - 2ND SECTION  
CORSE COUNTY, GA  
JULY 14, 2014



EXISTING TREES TO REMAIN UNLESS INDICATED TO BE REMOVED AS NOTED AT THE DISCRETION OF CORSE COUNTY PLANNING DEPARTMENT.

EXISTING GROUNDCOVER TO REMAIN UNLESS INDICATED TO BE REPLANTED.

EXISTING SIDEWALKS TO REMAIN UNLESS INDICATED TO BE REPLANTED.

CONCRETE APPROVED BY STREET LIGHT LOCATIONS

OUR TRAFFIC PARKWAY 5% RISE OF CUBS

RELANDSCAPE EXISTING POOL AREA

REMOVE TREES WITH AN ANGLE, SLANTING OR OTHER GROUNDCOVER  
TEND TO BE REPLANTED IN AREAS TO CORSE COUNTY ROAD PLANTING IN THE PLANTING STRIP. TO BE REPLANTED WITHIN 30 FEET OF THE EXISTING ROAD OR DISTANCE AS INDICATED ON THIS PLAN.

POTENTIALLY REMOVE EXISTING TREES FOR BEST VISIBILITY

EXISTING TREES TO REMAIN UNLESS INDICATED TO BE REMOVED AS NOTED. STRUCTURES ARE TO BE A RISK TO TREES.



PERMANENTLY SEALED

BY: [Signature]

DATE: [Date]

RECEIVED

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PRELIMINARY MATERIAL CONCEPT RENDERING

# MEDICAL OFFICE BUILDING

## GROUND LEVEL RENDERING - JULY 11, 2014

Min. Bl. 74 Petition No. 0845

Doc. Type 212/11/0802

Meeting Date 2/19/14



### NORTHSIDE HOSPITAL

Albany  
Atlanta  
Brussels  
Denver  
Los Angeles  
Miami  
New York

# McKenna Long & Aldridge LLP

303 Peachtree Street, NE • Suite 5300  
Atlanta, GA 30308  
Tel: 404.527.4000  
mckennalong.com

Northern Virginia  
Orange County  
Rancho Santa Fe  
San Diego  
San Francisco  
Seoul  
Washington, DC

SHARON A. GAY  
Direct Phone: 404.527.4676  
Direct Fax: 404.527.4198

Min. Bk. 74 Petition No. OB45  
Doc. Type letter of agree-  
able conditions  
Meeting Date 8/19/14

EMAIL ADDRESS  
sgay@mckennalong.com

August 12, 2014

**BY ELECTRONIC MAIL AND HAND  
DELIVERY**

Mr. John P. Pederson  
Manager, Zoning Division  
Cobb County Community Development  
Agency  
1150 Powder Springs Road  
Suite 400  
Marietta, Georgia 30064

Re: OB-45/"Other Business" Application of Northside Hospital, Inc. to amend the  
Planned Shopping Center (PSC) Zoning for a 12.85-acre parcel known as 736  
Johnson Ferry Road, Land Lots 68 and 86, 1st District, 2nd Section, Cobb County,  
Georgia to substitute a new site plan to allow for medical office building --  
Revised Stipulations

Dear John:

As you know, this firm represents Northside Hospital, Inc. ("Applicant") in its Application for "Other Business" with regard to Application OB-45 for a 12.85-acre parcel located at the southeast corner of the intersection of Johnson Ferry Road and Olde Towne Parkway, Land Lots 68 and 86, 1<sup>st</sup> District, 2<sup>nd</sup> Section, Cobb County, Georgia and known as 736 Johnson Ferry Road (the "Property").

Following our pre-application meetings in April and May, we have engaged in community outreach efforts over the last eight weeks. We presented the plans to the residents and board members of the two nearby townhome associations on July 8 and August 7. Additionally, we presented the application to the East Cobb Civic Association (ECCA) at their July 30 meeting. We have worked closely with the ECCA leadership to refine and augment the proposed stipulations.

ECCA requested a depiction of the view of the building as seen from the opposite side of Johnson Ferry Road. The enclosed Northside Hospital Medical Office Building elevation prepared

Mr. John P. Pederson  
August 12, 2014  
Page 2

Petition No. 0B45  
Meeting Date 8/19/14  
Continued

by Howell Rusk Dodson – Architects dated August 11, 2014 is submitted for the purpose of illustrating the general height, proportion and scale of the proposed building as viewed from across Johnson Ferry Road. This elevation is conceptual only and is not intended to represent the final design.

We now submit these revised stipulations to supersede the original stipulations submitted with the application. Conditions 6), 7), and 8) have been revised, and stipulations 11) – 17) have been added.

### PROPOSED STIPULATIONS

- 1) The stipulations and conditions set forth herein shall replace and supersede in full any and all prior stipulations and conditions, in whatever form, which are currently in place on the Property, as well as any and all Departmental Comments and Staff Recommendations relating to the Property from any prior zoning actions.
- 2) The Property shall be developed substantially in accordance with the Zoning Site Plan prepared by Ross Consulting Engineers, P.C. dated July 11, 2014 (the "Site Plan") and a landscape plan by Sears Smith and Associates, Inc. dated July 14, 2014 (the "Landscape Plan"), both of which were filed with this "Other Business" Application on July 15, 2014.
- 3) Phase 1 shall consist of a medical office building of no more than 80,000 sq. ft. of floor area as shown on the Site Plan.
- 4) A second medical office building of no more than 80,000 sq. ft. of floor area may be developed as Phase 2 as shown on the Site Plan subject to approval of the District Commissioner.
- 5) Entrances to the development shall be as shown on the Site Plan.
- 6) Lighting: Hooded security lighting shall be utilized in the parking areas. Decorative pedestrian lighting in accordance with the Johnson Ferry Design Standards Draft dated October 2013 shall be installed along the Johnson Ferry Road frontage subject to approval by Cobb County staff.
- 7) All setbacks and buffers may be penetrated during construction for purposes of access, utilities, and stormwater management, including but not limited to detention/retention facilities, drainage facilities, and any and all slopes or other required engineering features of the foregoing. These areas shall be replanted in accordance with the Landscape Plan subject to approval by the County Arborist and the District Commissioner.
- 8) The following stipulations shall apply during construction of the development:
  - a) Construction hours shall be 8:00 a.m. -- 8:00 p.m. Monday- Friday and 10:00 a.m. -- 4:00 p.m. on Saturday.

- b) Outdoor construction work on Sundays is prohibited unless approved in advance by the District Commissioner.
  - c) Construction deliveries shall occur only between 8:00 a.m. and 8:00 p.m. Monday – Friday.
  - d) Construction vehicles and personal vehicles of construction workers shall be parked on the Property.
  - e) A washing station shall be provided to clean vehicles before leaving the Property as needed.
- 9) An irrigation system shall be provided for the landscaping.
- 10) Minor modifications to the Site Plan may be approved by the District Commissioner, except for changes that a) increase the overall square footage of the project; b) reduce the size of an approved buffer adjacent to a property that is zoned to the same or a more restrictive classification; c) relocate a structure closer to the property line of an adjacent property that is zoned to the same or a more restrictive classification; d) increase the height of a building that is directly adjacent to a property that is zoned to the same or a more restrictive classification; or e) change an access location to a different roadway.
- 11) The predominant material on the exterior shall be brick veneer. The following materials may be used on the exterior: aluminum and glass curtain wall system; aluminum fascia; aluminum and glass ribbon windows; stone veneer; precast veneer; metal canopy.
- 12) Any HVAC equipment that is mounted on the roof will be screened from view by a roof parapet wall or other similar means of screening.
- 13) Signage:
- a) A ground-based monument sign in compliance with all applicable sign regulations is permitted.
  - b) Neon lighting is not permitted.
  - c) The monument sign may include an electronic component in compliance with all applicable sign regulations.
- 14) Detention pond:
- a) The existing detention pond shall be improved to applicable current Cobb County standards.

Mr. John P. Pederson  
August 12, 2014  
Page 4

Petition No. OB 45  
Meeting Date 8/19/14  
Continued

b) If a concrete wall is added above the grade of the adjacent roadway, the exterior façade facing the roadway will be covered with stone veneer.

c) Any fencing required for the pond shall be six ft. black vinyl-coated fencing material. Landscaping shall be added as needed for screening purposes subject to approval by the County Arborist.

15) If permissible under applicable regulations and approved by Cobb County staff, a sidewalk shall be constructed from Johnson Ferry Road to the first entrance to the Property.

16) If Olde Towne Parkway is damaged during the construction of the medical office building as a direct result of actions or activities by the Applicant or its agents, the damage shall be repaired by the Applicant subject to Cobb County standards and approvals.

17) The following stipulations shall apply after construction is completed and a certificate of occupancy is issued for the medical office building:

a) All dumpsters on the Property shall have rubber or plastic lids rather than metal lids.


b) Garbage pickup is permitted only between 7:00 a.m. and 11:00 p.m.

c) Deliveries are permitted only between 6:00 a.m. and 11:00 p.m.

d) The parking lot may be cleaned only between 6:00 p.m. – 11:30 p.m. Monday – Friday and 10:00 a.m. – 4:00 p.m. on Saturday.

Please do not hesitate to contact me should you or the staff require further information or documentation prior to the application being heard and considered by the Board of Commissioners on August 19, 2014.

Very truly yours,



Sharon A. Gay

SAG/dwh  
Enclosure

Mr. John P. Pederson  
August 12, 2014  
Page 5

cc: The Honorable Bob Ott (w/encl.)  
Ms. Jill Flamm (w/encl.)  
Ms. Trish Steiner (w/encl.)  
Mr. Doug McDonald  
Mr. Russ Davis  
Mr. Craig Flanagan  
Mr. Chad Simpson  
Mr. George Schobloher

Petition No. 0845  
Meeting Date 8/19/14  
Continued

Petition No. 0845  
Meeting Date 8/19/14  
Continued.

**MEDICAL OFFICE BUILDING**

View From Across Johnson Ferry Road 08/11/14

Northside Hospital

**“OTHER BUSINESS” AMENDMENT  
TO OLD TOWNE OFFICE PARK -  
OFFICIAL MINUTES OF BOARD OF  
COMMISSIONERS ZONING HEARING  
AS TO APPLICATION FOR REZONING  
NO. Z-37 (1983) – OCTOBER 21, 1997**



PAGE 1 OF 6

APPLICATION NO.: #37

ORIGINAL DATE OF APPLICATION: 02/83

APPLICANT'S NAME: JOHNSON FERRY INVESTORS, INC.

**THE FOLLOWING REPRESENTS THE FINAL DECISIONS OF THE COBB COUNTY BOARD OF COMMISSIONERS**

**OTHER BUSINESS ITEM #3 OF 10-21-9 ZONING HEARING:**

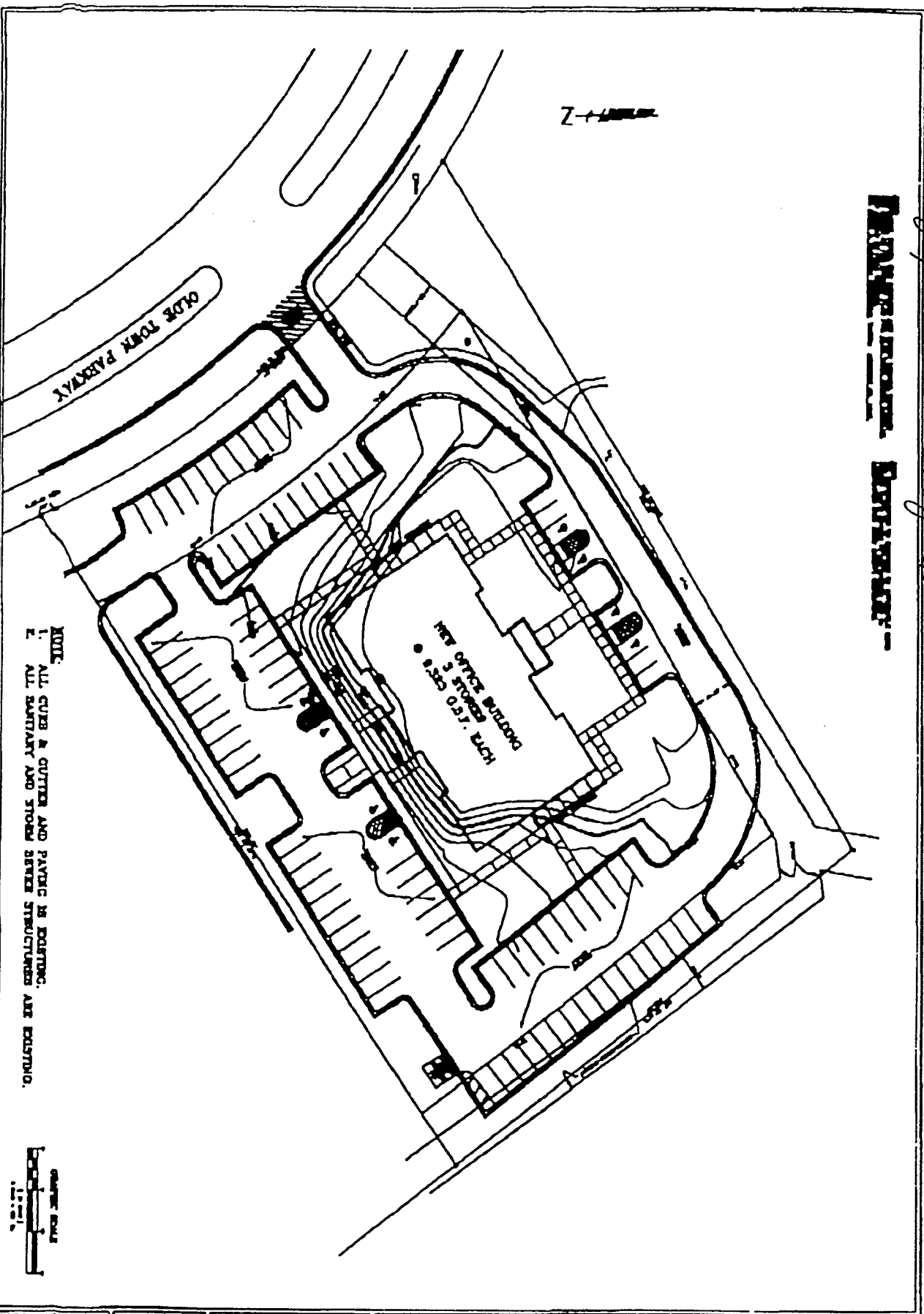
**TO CONSIDER A SITE PLAN AMENDMENT FOR OLDE TOWNE VENTURES, LLC REGARDING APPLICATION #37 OF FEBRUARY 8, 1983 (JOHNSON FERRY INVESTORS, INC.)**

To consider a Site Plan Amendment for Olde Towne Ventures, LLC regarding application #37 of February 8, 1983 (Johnson Ferry Investors, Inc.) for property located on the east side of Johnson Ferry Road, and the north side of Olde Towne Parkway in Land Lot 88 of the 1<sup>st</sup> District. Mr. Danneman presented site plan and elevation drawings for review stating that the requested amendment to the previously approved site plan will allow for one, two-story office building with a partial basement and no increase in total square footage. The architectural style will be similar to the other existing office buildings within the Olde Towne development. Following this presentation, the Board of Commissioners **approved** the request for site plan amendment for Olde Towne Ventures, LLC regarding application Z-37 of February 8, 1983 (Johnson Ferry Investors, Inc.), located on the east side of Johnson Ferry Road and the north side of Olde Towne Parkway in Land Lot 88 of the 1<sup>st</sup> District **subject to: 1) site plan submitted (reduced copy attached and made a part hereof); 2) elevation drawings submitted (reduced copy attached and made a part hereof); 3) all other previously approved conditions/stipulations remaining in effect.** Motion by Wysong, second J. Thompson, carried 5-0.

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\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

#37 of 1983 - Site plan as referenced in zoning minutes of 10-21-87 (Other Business Item # 3). See floor plan not in file

**PROPOSED DEVELOPMENT**



**NOTE**  
 1. ALL CURBS & UTTERS AND PAVING IS EXISTING.  
 2. ALL SANITARY AND STORM SEWER STRUCTURES ARE EXISTING.



**OLDE TOWN COMMERCIAL SITE**  
 LAND LOT 88  
 1st DISTRICT ~ 2nd SECTION  
 COBB COUNTY, GEORGIA

Professional stamps and logos, including the 'WALB' logo and other architectural or engineering seals.

# OLDE TOWNE VENTURES, LLC

c/o MULTI FAMILY SERVICES, INC.  
194 POWERS FERRY ROAD, MARIETTA, GEORGIA 30067  
TELEPHONE: 770-973-3321, FAX: 770-973-3735

October 10, 1997

Mr. Mark Danneman  
Zoning Administrator  
Planning & Zoning Department  
100 Cherokee Street, Suite 500  
Marietta, Georgia 30090-9694

*Other Business #3  
#379/1983  
continued*

**RE: OLD TOWNE OFFICE PARK  
LL 86, 1ST DIST, 2ND SECTION  
ZONING APPLICATION # 37, 12/29/82  
DEVELOPMENT APPLICATION # 970353**

Dear Mark,

Per your request, please consider this letter as our request for clarification that our proposed development of a single office building complies with the original zoning approval whose original site plan indicated up to as many as four separate buildings on the same tract. We are not asking for any increase in square footage as originally approved.

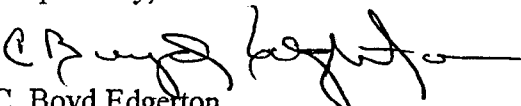
Plans have been submitted to, and approved by, the Olde Towne Architectural Control Committee which controls all standards in the development. Please see attached letters.

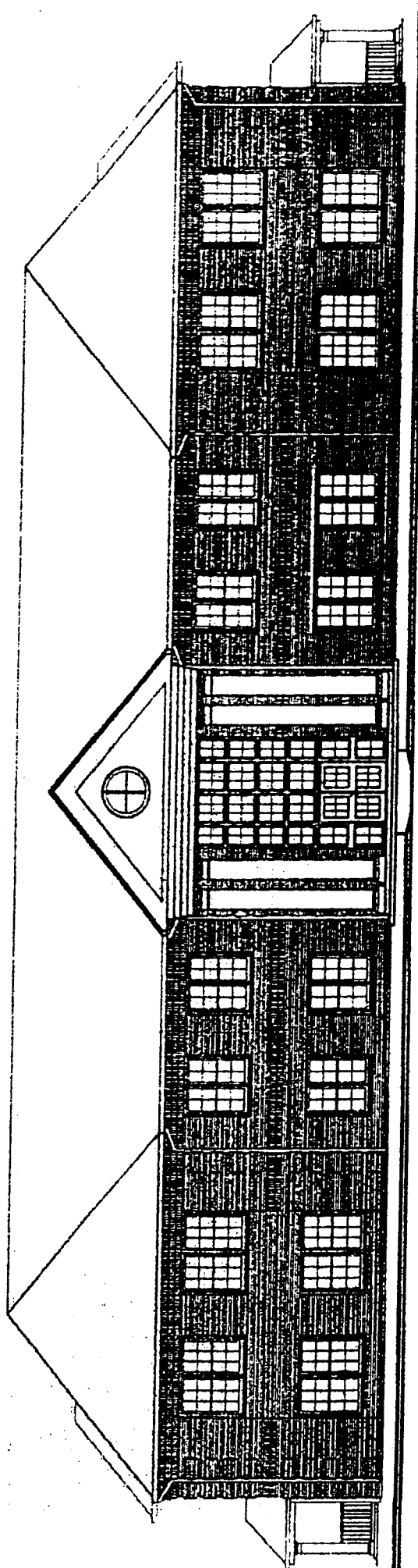
The site is presently developed in "building pad ready" condition with all curbing, asphalt paving and all underground utilities installed.

We have included, attached hereto, 8.5 x 11" reductions of our site plan and building elevations per your instructions. Further, we have included photographs of other buildings within the development.

If there is any additional information you require, or if we can be of further assistance, please do not hesitate to call.

Respectfully,

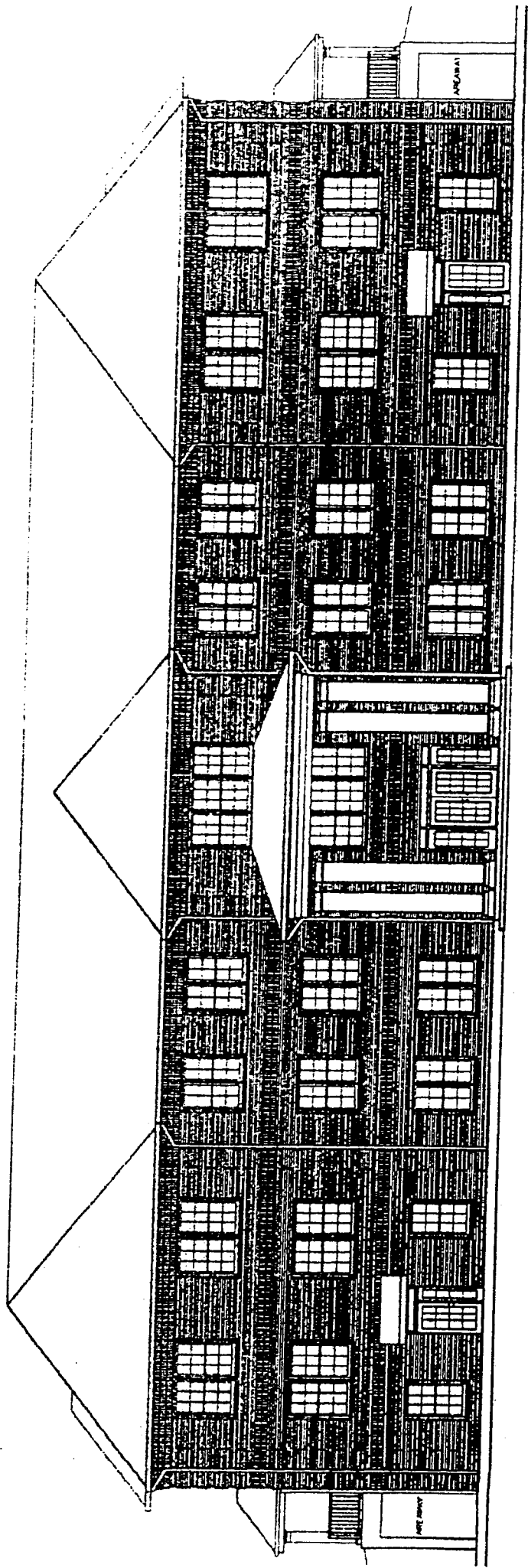
  
C. Boyd Edgerton



SOUTH ELEVATION  
NTS

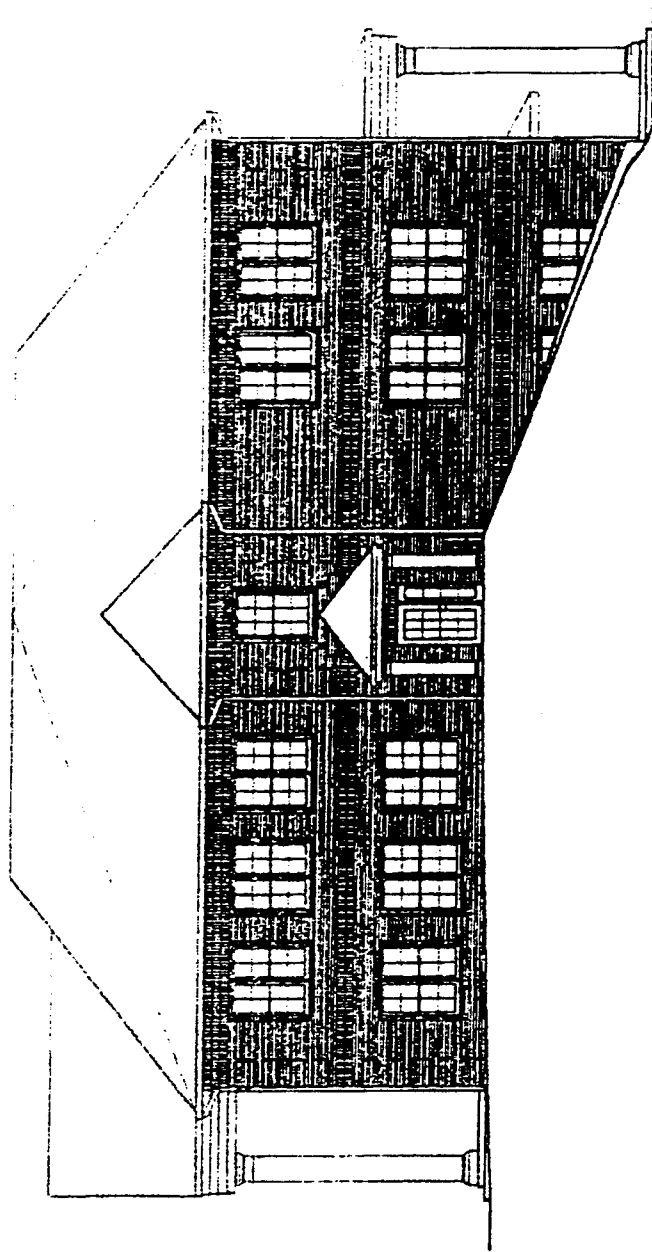
*Open Business #3  
# 379/1983  
Continued*

*Other Business #3  
#379 1983 continued*



NORTH ELEVATION  
NTS

*Other Business #3*  
*#379/1983*  
*continued*



EAST ELEVATION  
1/16"