

**DECEMBER 15, 2015 ZONING HEARING  
“OTHER BUSINESS”  
COMMISSION DISTRICT 2**

**ITEM OB-055**

**PURPOSE**

To consider amending the site plan and stipulations for Home Depot USA, Inc. regarding rezoning application Z-1 (Prentiss Properties Limited, Inc.) of 1990, for property located on the west side of Cumberland Parkway, on the west side of Mount Wilkinson Parkway and Cumberland Club Parkway, and on the north side of Bert Adams Road in Land Lots 842, 843, 884 and 885 of the 17<sup>th</sup> District.

**BACKGROUND**

The subject property was rezoned to OHR in 1990 for an office development with many conditions. The applicant is proposing to build a free standing parking garage in order to park an additional 872 cars. The proposed parking garage would have four levels of parking and would help to service the applicant’s three existing office buildings. Everything else on the property would stay in the current configuration. If amended, all other zoning stipulations would remain in effect.

**RECOMMENDATION**

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

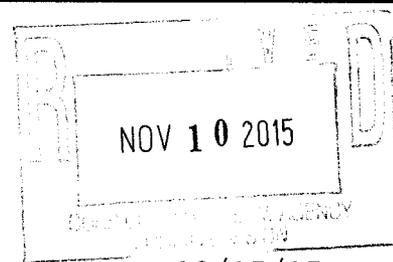
**ATTACHMENTS**

Other Business application and stipulations.

# Application for "Other Business" Cobb County, Georgia

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

BOC Hearing Date Requested: 12/15/15



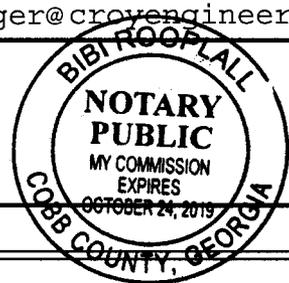
**Applicant:** Home Depot USA, Inc. **Phone #:** 770-384-3797  
(applicant's name printed)  
**Address:** 2455 Paces Ferry Road, Atlanta, GA **E-Mail:** chris\_schell@homedepot.com

Kelly Knetzger **Address:** 200 N. Cobb Pkwy, Bldg 400-413, Marietta, GA  
(representative's name, printed)

Kelly Knetzger **Phone #:** 770-971-5407 **E-Mail:** kknetzger@crovengineering.com  
(representative's signature)

Signed, sealed and delivered in presence of:

Bibi Rooplall 11-9-15 **My commission expires:** \_\_\_\_\_  
Notary Public

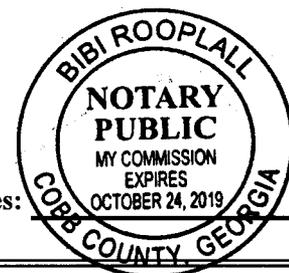


**Titleholder(s):** Home Depot USA, Inc. **Phone #:** 770-433-8211  
(property owner's name printed)  
**Address:** 2455 Paces Ferry Road, Atlanta, GA **E-Mail:** chris\_schell@homedepot.com

Chris Schell  
(Property owner's signature)

Signed, sealed and delivered in presence of:

Bibi Rooplall 11-9-15 **My commission expires:** \_\_\_\_\_  
Notary Public



**Commission District:** 2 **Zoning Case:** Z-1

**Date of Zoning Decision:** 2-20-90 **Original Date of Hearing:** 2-20-90

**Location:** 2600 Cumberland Blvd., Atlanta, GA  
(street address, if applicable; nearest intersection, etc.)

**Land Lot(s):** 17088400050/17088500320 **District(s):** 17th, 2nd section

**State specifically the need or reason(s) for Other Business:** Due to the site plan specific nature of the subject property, the proposal requires consideration by the Board of Commissioners.

(List or attach additional information if needed)



# Application for Rezoning COBB COUNTY

NOV 10 2015

(type or print clearly)

Application No. Z-1  
Hearing Date 2-20-90

Applicant Prentiss Properties Limited, Inc. Business Phone 892-1616 Home Phone \_\_\_\_\_  
Richard B. Bradshaw, Jr. Address 1201 W. Peachtree Street, Suite 3600  
(representative's name, printed) Atlanta, Georgia  
Richard B. Bradshaw, Jr. Business Phone 892-1616 Home Phone \_\_\_\_\_  
(representative's signature)

.....  
Titleholder BREEF USA Fund-III, Inc. Business Phone 415/781-3300 Home Phone \_\_\_\_\_  
Signature [Signature] Address 650 California St., San Francisco, CA 94109  
Titleholder \_\_\_\_\_ Business Phone \_\_\_\_\_ Home Phone \_\_\_\_\_  
Signature \_\_\_\_\_ Address \_\_\_\_\_  
.....

Zoning Request From 0-I (present zoning) To OHR (proposed zoning)

For the Purpose of Redevelopment of Cumberland Office Park office Size of Tract Approx. 46 acre(s)  
(subdivision, restaurant, warehouse, apt, etc.)

Location Cumberland Parkway (east and west of Cumberland Parkway and north of Paces Ferry Road  
(street address, if applicable, nearest intersection, etc.)

Land Lot(s) 842, 843, 883, 884, 885, 909, 910 District 17th, 2nd Section

We have investigated the site as to the existence of archeological and/or architectural landmarks. I hereby certify that there are no  there are  such assets. If any, they are as follows: \_\_\_\_\_

[Signature]  
Applicant's Signature

FOR OFFICIAL USE ONLY

Recommendation of Planning Commission 2-20-90 Planning Commission recommended approval of application subject to: 1) Cobb County DOT recommendation as outlined in letter to Mr. Ed Thomas from Bill Peratta, dated Feb. 20, 1990 and marked as Exhibit "A"; 2) Dev. & Inspections Dept. comments; 3) Water & Sewer Dept. comments; 4) landscaping to be reviewed and approved by Staff. Motion by Wise, second by Dawson, carried 4-0.

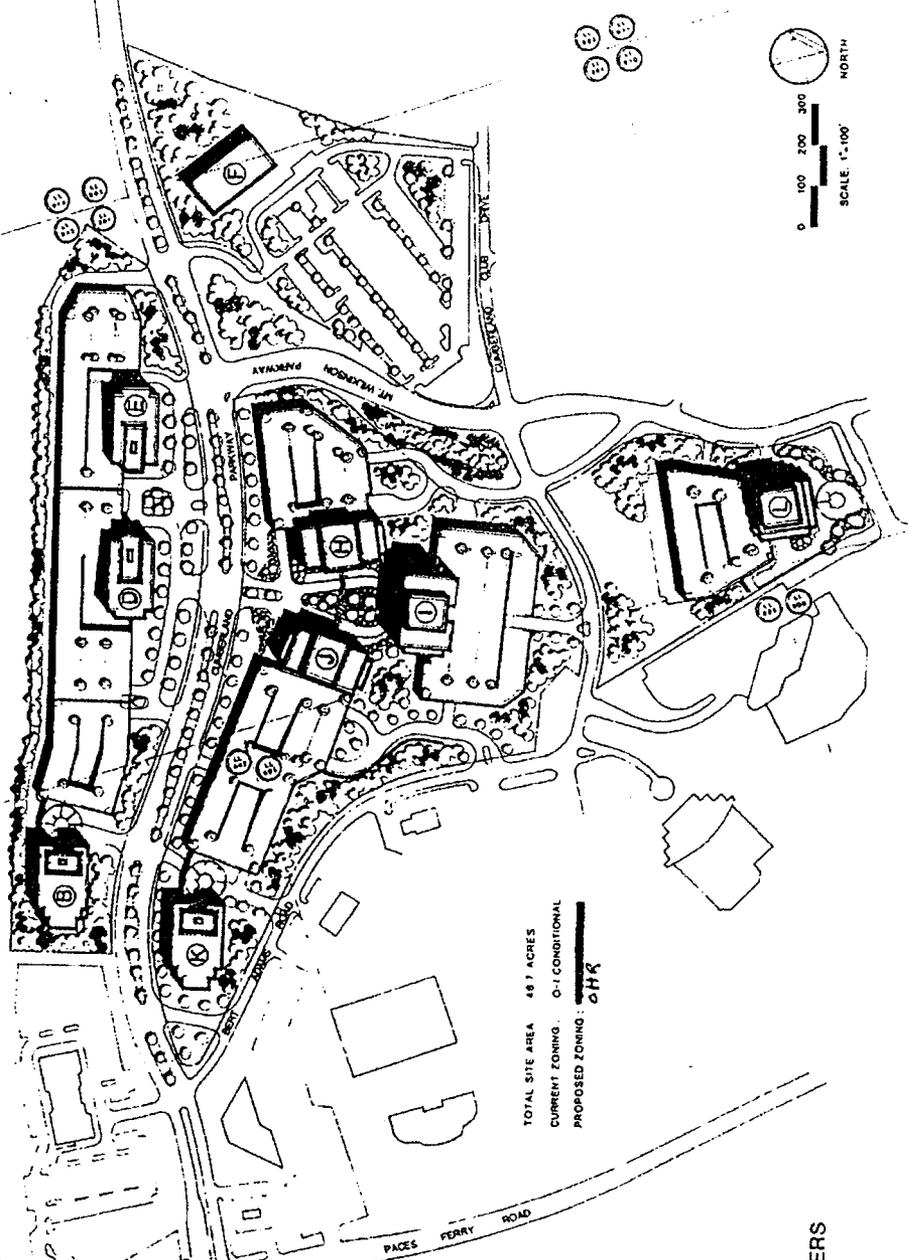
[Signature] Chairman

Board of Commissioners' Decision 2-20-90 Board of Commissioners approved application as recommended by the Planning Commission and further subject to: 5) applicant participating in the Suburban Mobility program VOTE: 4-1, Burton opposed.

[Signature] Chairman

NOV 10 2015

INTERSTATE 285



TOTAL SITE AREA 48.7 ACRES  
 CURRENT ZONING: O-1 CONDITIONAL  
 PROPOSED ZONING: OHR

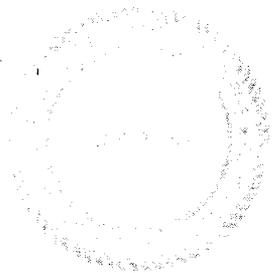
PROPOSED RE-ALIGNMENT OF CUMBERLAND PARKWAY

BLDG.	NET LEASABLE SF.	NO. FLOORS	PARKING SPACES
B	179,223	9	700
D	246,510	12	960
E	246,510	12	960
H	268,924	13	1050
I	403,367	20	1575
J	268,924	13	1050
K	179,223	9	700
L	358,409	18	1400
<b>SUBTOTALS</b>	<b>2,151,090</b>		<b>8385 SPACES</b>
F (EXISTING)	(87,550)		
<b>TOTAL</b>	<b>2,238,540</b>		

**CUMBERLAND OFFICE PARK**

COBB COUNTY, GEORGIA LL 842,043,883,384,885,909,910,911  
 A DEVELOPMENT OF  
**PRENTISS PROPERTIES LIMITED, INC.**  
 CONSULTANTS  
 COOPER CARRY AND ASSOCIATES, INC. ARCHITECTS  
 FRANZMAN/DAVIS AND ASSOCIATES LTD. LAND PLANNERS





Cobb County  
Board of Commissioners

10 E. Park Square  
Marietta, GA 30090-9623  
(404) 429-3420

DEPARTMENT OF TRANSPORTATION

Traffic Engineering Division  
DOUGLAS E. HEFTY  
Traffic Engineer

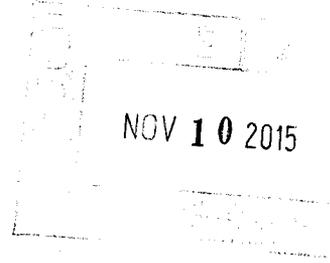


EXHIBIT "A"

TO: Ed Thomas, Principal Planner  
Planning & Zoning Department

FROM: Bill Peratta, Traffic Engineer II

DATE: February 20, 1990

SUBJECT: Prentiss Properties Limited, Inc.  
Petition No. Z-1  
Date of Hearing: 2-20-90

Cobb County Department of Transportation recommends approval of this application subject to the following conditions:

- a. Construction of the specific roadway improvements identified by the developer on the attached Exhibit under the caption "Roadway Improvements" in accordance with the time schedule established therein; and
- b. Agreement of the applicant to include the property being rezoned within the Cobb County Community Improvement District; and
- c. Cobb County Department of Transportation will retain the right to approve the final site location of Buildings B, D, and E at the time of submission of applications for land disturbance permits for each building for the limited purpose of ensuring that no construction activity is proposed within any reasonable right-of-way which may be required by the Georgia DOT to implement any then existing plans prepared by or on behalf on the Georgia DOT pertaining to a collector/distributor system paralleling I-285. The "reasonableness" standard provided for herein shall take into account the minimum amount of right-of-way necessary to implement the improvements and the impact of the right-of-way requirement upon the proposed development.

Philip L. Secrist  
Chairman

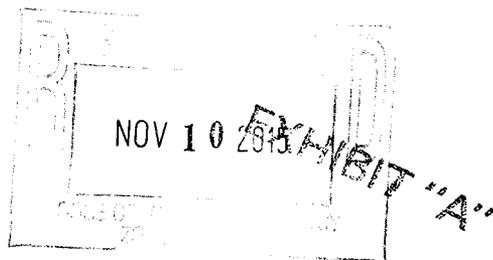
Emmett L. Burton  
Eastern District

Harvey D. Paschal  
Western District

Thea J. Powell  
Eastern District

Harriet L. Smith  
Western District

An Equal Opportunity Employer



PROPOSED STIPULATIONS OF ZONING.

The proposed stipulations of zoning consist of two categories: specific roadway improvements to be required of the developer and coordinated with the completion of the proposed office facilities; and the funding of off-site infrastructure improvements through voluntary participation in the County's CID program.

Roadway Improvements.

Based upon the traffic analysis performed by LRE Engineering, Inc., the developer is agreeable to the following stipulations pertaining to roadway improvements:

(1) Prior to issuance of a certificate of occupancy for Building K, the construction of an additional right lane on Cumberland Parkway at its intersection with Paces Ferry Road for use by vehicles heading northbound on I-285 only; (Estimated cost: \$95,300)

(2) Prior to the issuance of a certificate of occupancy for Building E, the realignment and reconstruction to four lanes of Mount Wilkerson Parkway. Additionally, signalizations will be required at the intersection with Cumberland Parkway and Cumberland Club Drive; (Estimated cost: \$278,800)

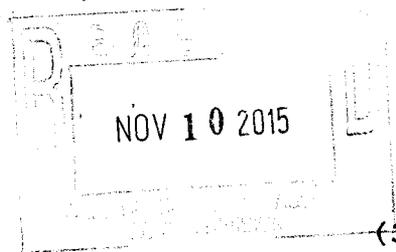


EXHIBIT A

EXHIBIT "A"

(3) Prior to the issuance of a certificate of occupancy for Building B, the construction of an additional east bound lane on Paces Ferry Road beginning at the I-285 off ramp and ending approximately 600 feet west of the Overlook Parkway intersection; (Estimated cost: \$125,300)

(4) Prior to the issuance of a certificate of occupancy for Building L, the realignment and signalization of Burt Adams Road at its intersection with Cumberland Parkway; (Estimated cost: \$71,385)

(5) Prior to the issuance of a certificate of occupancy for Building D, Mount Wilkerson Parkway will be widened to six lanes at its Cumberland Parkway intersection; (Estimated cost: \$30,400) and

(6) Prior to the issuance of a certificate of occupancy for Building I, an additional right hand lane will be constructed on east bound Hargrove Road at its intersection with Cumberland Parkway. (Estimated cost: \$22,900)

(NOTE: Buildings are identified by the numbers referred to on Plate 16 of the Traffic Impact Study.)

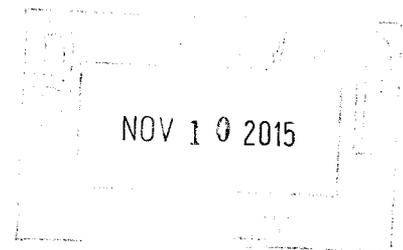
CID Participation.

Attached hereto is an analysis of the additional tax funds which will be paid by Prentiss Properties as a result of

electing to participate in the Community Improvement District through the year 2003. The analysis evidences that the total contributions should be in the range of approximately \$4,543,570.00.

CONCLUSION

Prentiss Properties is extremely enthusiastic concerning the prospects of developing a high quality office park in Cobb County. The professional team assembled to properly plan this project include the land planning firm of Franzman and Davis, the architectural firm of Cooper Carry and Associates, LRE Traffic Engineers, and the engineering firm of Hensley-Schmidt, Inc. We look forward to continuing the planning process by working with Cobb County and each of the County's affected departments to insure that the final product is a credit to the entire Cobb County community.



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APPLICATION NO. Z-1

ORIGINAL DATE OF APPLICATION: 02-20-90

APPLICANTS NAME: PRENTISS PROPERTIES, INC.

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

**BOC DECISION OF 10-18-05 ZONING HEARING:**

**OTHER BUSINESS ITEM #3 – TO CONSIDER A SITE PLAN AMENDMENT  
FOR PRINTPACK, INC. REGARDING Z-1 (PRENTISS PROPERTIES, INC.) OF  
FEBRUARY 20, 1990**

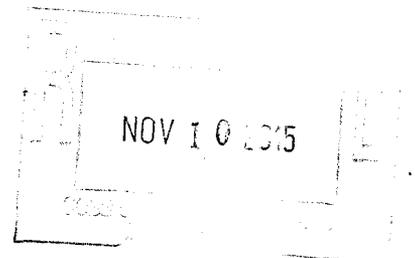
To consider a site plan amendment for Printpack, Inc. regarding Z-1 (Prentiss Properties, Inc.) of February 20, 1990, for property located at the southwest intersection of Mount Wilkinson Parkway and Overlook Parkway and on the east side of Cumberland Club Drive in Land Lots 884, 885, 909 and 910 of the 17<sup>th</sup> District.

Mr. Mark Danneman, Zoning Division Manager, provided information regarding request for site plan amendment. Following presentation and discussion, the following motion was made:

MOTION: Motion by Thompson, second by Olens, to **approve** site plan amendment regarding Z-1 (Prentiss Properties, Inc.) of February 20, 1990, for property located at the southwest intersection of Mount Wilkinson Parkway and Overlook Parkway and on the east side of Cumberland Club Drive in Land Lots 884, 885, 909 and 910 of the 17<sup>th</sup> District subject to:

- site plan last revised September 21, 2005 (copy attached and made a part of these minutes)
- request letter from Mr. M. Sean McLendon dated September 21, 2005 (copy attached and made a part of these minutes)
- no sidewalks along Cumberland Club Drive
- curb cut on Mt. Wilkinson closest to Overlook Parkway to be right-in/right-out only
- all other previously approved conditions/stipulations *not otherwise in conflict* to remain in full force and effect

VOTE: **ADOPTED** unanimously





ATLANTA, GEORGIA 30308  
 404.525.1111  
 www.coopercarry.com



DATE	10/18/05
BY	[Signature]
CHECKED BY	[Signature]
SCALE	AS SHOWN
PROJECT NO.	08#3
CLIENT	Prinlock Inc.
LOCATION	7142 Peachtree Dunwoody Parkway, Atlanta, Georgia 30327

Prinlock Inc.  
 7142 Peachtree Dunwoody Parkway  
 Atlanta, Georgia 30327



ARCHITECTURAL  
 SITE PLAN

DATE	10/18/05
BY	[Signature]
CHECKED BY	[Signature]
SCALE	AS SHOWN
PROJECT NO.	08#3
CLIENT	Prinlock Inc.
LOCATION	7142 Peachtree Dunwoody Parkway, Atlanta, Georgia 30327

**CURRENT ZONING - OMR 4.035 ACRES**

OFFICE BUILDING - OMR	100,000 S.F. MAX
RETAIL STORE - OMR	100,000 S.F. MAX
RESTAURANT - OMR	100,000 S.F. MAX
BAR/CLUB - OMR	100,000 S.F. MAX
AMUSEMENT - OMR	100,000 S.F. MAX
RECREATION - OMR	100,000 S.F. MAX
INDUSTRIAL - OMR	100,000 S.F. MAX
WAREHOUSE - OMR	100,000 S.F. MAX
TRUCK TRAILER STORAGE - OMR	100,000 S.F. MAX

**PLATE I OFFICE BUILDING**

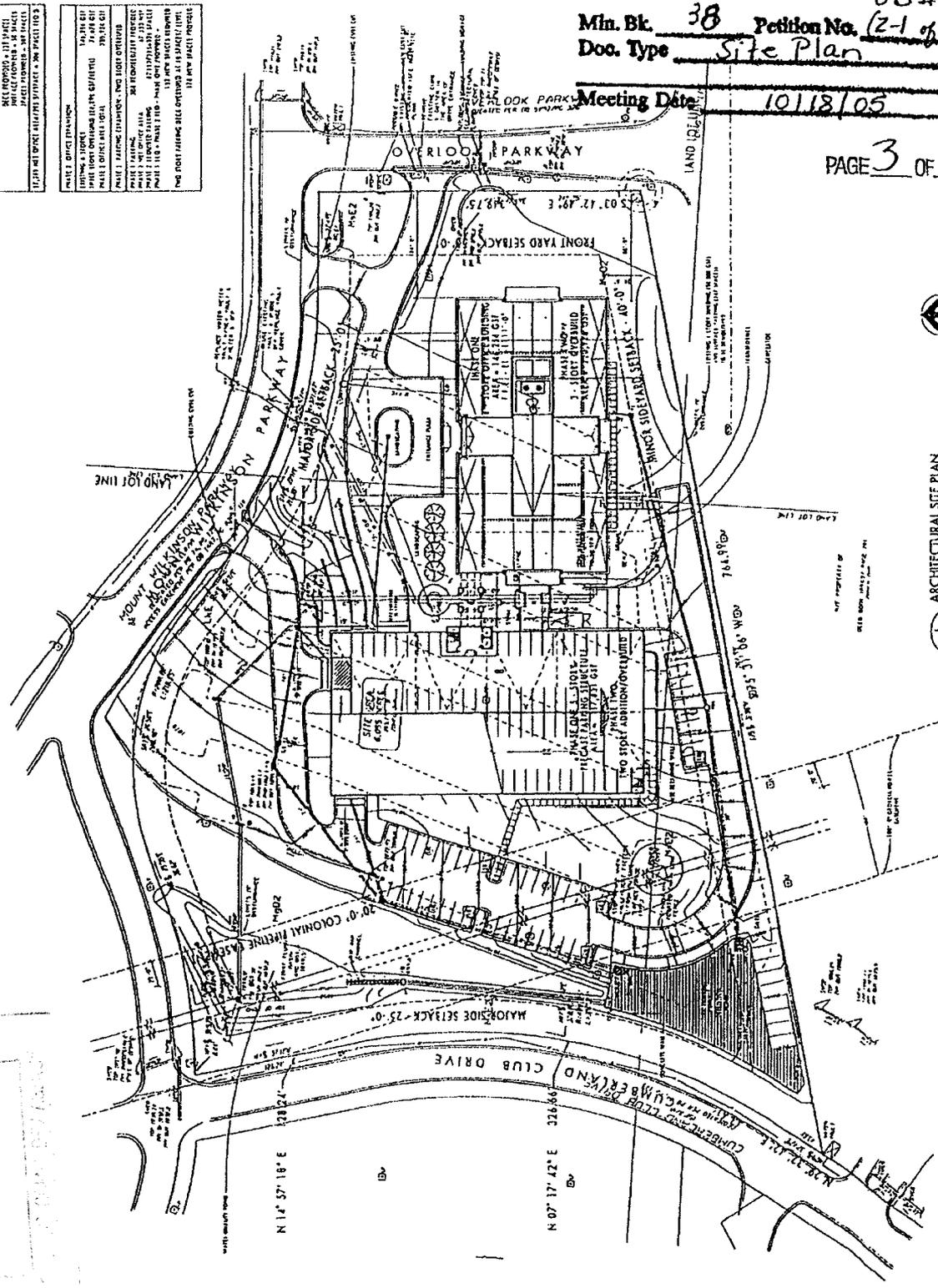
MINIMUM HEIGHT	12 FEET
MAXIMUM HEIGHT	35 FEET
MINIMUM SETBACK	10 FEET
MAXIMUM SETBACK	25 FEET
MINIMUM SIDE SETBACK	10 FEET
MAXIMUM SIDE SETBACK	25 FEET
MINIMUM FRONT SETBACK	10 FEET
MAXIMUM FRONT SETBACK	25 FEET
MINIMUM REAR SETBACK	10 FEET
MAXIMUM REAR SETBACK	25 FEET

Min. Bk. 38 Petition No. (2-1 of 2/20/90)  
 Doc. Type Site Plan

Meeting Date 10/18/05

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NOV 10 2015



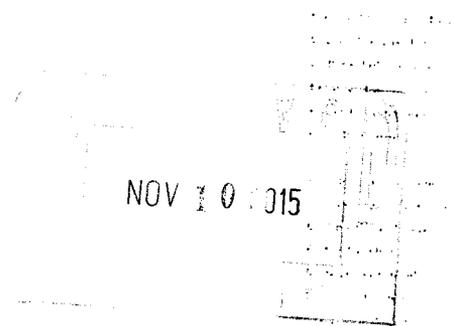
ARCHITECTURAL SITE PLAN  
 SCALE: 1" = 20'-0"

COOPER CARRY

Min. Bk. 38 Petition No. OB#3 (Z-1 of 2/20/90) PAGE 4 OF       
Doc. Type request letter  
Meeting Date 10/18/05

September 21, 2005

Mr. Mark Danneman  
Cobb County Community Development Agency  
Zoning Division  
191 Lawrence Street  
Marietta, GA 30060



RE: Printpack, Inc. Corporate Headquarters  
Submission for Site Plan Amendment  
2840 Mt. Wilkinson Parkway  
Land Lots 884, 885, 909, & 910; District 17  
LDP#50294/Z-195

Mr. Danneman:

Please find the attached site plan per our conversation today regarding the above referenced project. The subject property is currently zoned OHR per Z-1-1990 based on a site plan submitted by the previous landowner, Prentiss Properties. Our client, Printpack, Inc., has purchased the property with the intent to build its new corporate headquarters. We are proposing a Phase One six-story office building consisting of 146,256 GSF with a future Phase Two "overbuild" expansion of three stories. The completed project will be a nine-story office building with 220,926 GSF. A structured parking deck is proposed and will be expanded in Phase Two to meet future parking requirements as indicated on the site plan. We intend to comply with all OHR building setback requirements.

We seek relief from Cobb County DOT requirements to provide a sidewalk along Cumberland Club Drive due to existing underground R-O-W utilities. We also seek permission for three access points onto the property. Two existing curb cuts on Mt. Wilkinson Parkway are to be reused. Our client seeks a new curb cut onto Overlook Parkway. Printpack, Inc. is requesting permission for an Overlook Parkway address. We have met with Mr. Fred Bentley and Mr. John Morey with Cobb County DOT to review a mutually acceptable arrangement for the proposed access points described. They have recommended the Mt. Wilkinson curb cut closest to the Overlook Parkway intersection be designed for "right-in access only." We have included a limited decel lane (50'-0") for both curb cuts along Mt. Wilkinson Parkway.

3520  
PIEDMONT ROAD, N.E.  
ATLANTA  
GEORGIA  
30305 - 1595

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facsimile 404 • 237 • 0276