

**MAY 17, 2016 ZONING HEARING  
“OTHER BUSINESS”  
COMMISSION DISTRICT 2**

**ITEM 027**

**PURPOSE**

To consider amending the zoning stipulations and site plan relating to Z-61 and Z-62 of 2005 (TI Riverwood, LLC and Regent Riverwood, LLC), for property located on the northerly side of Cumberland Boulevard, between Riverwood Parkway and Cobb Parkway in Land Lots 977, 978, 1015 and 1016 of the 17<sup>th</sup> District.

**BACKGROUND**

The subject property was zoned Urban Condominiums (UC), Office High Rise (OHR) and Community Retail Commercial (CRC) for a mixed use development in 2005 for almost two-million gross square feet (1,949,500). Subsequently, the development plan was amended several times through the Other Business process based on potential tenants. This Other Business proposal involves parcels “B”, “C”, “E” and “F”, which are located at the corner of US Highway 41 and Cumberland Boulevard. This area had previously been approved for retail, office and residential within in four different buildings. The applicant would like to revise the site plan and stipulations to place their church campus on this property. The church building would be four stories in height with a 3,500 seat auditorium. There will be an underground parking deck with 300 parking spaces. The church has secured parking agreements with adjoining office properties to use up to 2,400 additional parking spaces on Sundays. The applicant has submitted a very detailed account of the specific changes, which is attached as Exhibit “B” in the Other Business application. If approved, all other zoning stipulations would remain in effect.

**RECOMMENDATION**

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

**DEPARTMENT COMMENTS**

**Water & Sewer Comments:** There is a sanitary sewer line on the property along Cumberland Blvd. Permanent structures will be subject to sanitary sewer easement setbacks as required by County Code.

**Stormwater Management comments:** Subject to revised layout meeting ARC impervious and clearing allocation limits within the Chattahoochee River Corridor.

**Cobb D.O.T comments.:** Recommend a FAA Study. Recommend applicant verify that minimum intersection sight distance is available for Cumberland Boulevard accesses and if it is not, implement remedial measures, subject to the Department’s approval, to achieve the minimum requirement. Recommend relocating the proposed driveway on Cumberland Boulevard a minimum of 125 feet from the intersection of Cobb Parkway.

**ATTACHMENTS**

Other Business application and zoning stipulations.

(Site Plan and Stipulation Amendment)  
**Application for "Other Business"**  
**Cobb County, Georgia**

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

BOC Hearing Date Requested: May 17, 2016

**Applicant:** Walton Communities, LLC Phone #: (678) 303-4100  
(applicant's name printed)

**Address:** 2181 NewMarket Parkway, Marietta, GA 30067 **E-Mail:** dknight@waltoncommunities.com

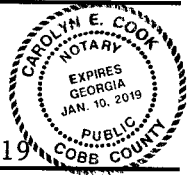
**Moore Ingram Johnson & Steele, LLP**  
**John H. Moore** Address: Emerson Overlook, 326 Roswell Street  
(representative's name, printed) Marietta, GA 30060

**BY:** [Signature] Phone #: (770) 429-1499 **E-Mail:** jmoore@mijs.com  
(representative's signature) Georgia Bar No. 519800

Signed, sealed and delivered in presence of:

Carolyn E. Cook  
Notary Public

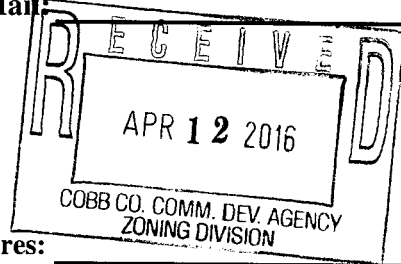
My commission expires: January 10, 2019



**Titleholder(s):** \_\_\_\_\_ Phone #: \_\_\_\_\_  
(property owner's name printed)

**Address:** \_\_\_\_\_ **E-Mail:** \_\_\_\_\_

See Exhibit "A" attached collectively hereto for  
Titleholders' representatives' signatures and  
(Property owner's signature) contact information



Signed, sealed and delivered in presence of:

\_\_\_\_\_  
Notary Public

My commission expires: \_\_\_\_\_

**Commission District:** 2 (Ott) **Zoning Case:** Z-61 (2005); Z-62 (2005)

**Size of property in acres:** 16.2223± **Original Date of Hearing:** 04/19/2005

**Location:** Northwesterly corner of Cumberland Boulevard and Cobb Parkway;  
Southwesterly corner of Riverwood Parkway and Cobb Parkway  
(street address, if applicable; nearest intersection, etc.)

**Land Lot(s):** 977, 978, 1015, 1016 **District(s):** 17th

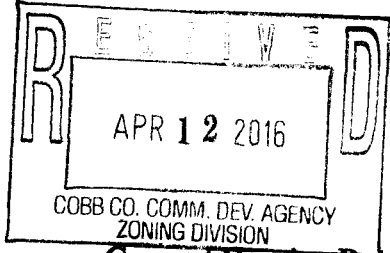
**State specifically the need or reason(s) for Other Business:** \_\_\_\_\_

See Exhibit "B" attached hereto and incorporated herein by reference.

(List or attach additional information if needed)

**EXHIBIT "A" - ATTACHMENT TO APPLICATION FOR "OTHER BUSINESS"**  
**(Site Plan and Stipulation Amendment)**

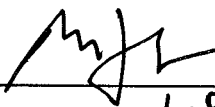
<b>Application Nos.:</b>	Z-61 (2005) and Z-62 (2005)
<b>Original Hearing Date:</b>	April 19, 2005
<b>Date of Zoning Decision:</b>	September 20, 2005
<b>Date of OB Decisions:</b>	September 18, 2007 (Z-61 (2005)) March 15, 2011 (Z-61 (2005)) August 16, 2011 (Z-61 (2005)) June 19, 2012 (Z-61 (2005)) December 20, 2005 (Z-62 (2005)) September 18, 2007 (Z-62 (2005)) July 16, 2013 (Z-61 (2005) and Z-62 (2005))
<b>Current Hearing Date:</b>	May 17, 2016



**Applicant:** Walton Communities, LLC  
**Property Owners:** TI Riverwood / Outparcels, LLC;  
Riverwood Apartments Master, LLC;  
~~XXXXXXXXXXXX~~  
Highwoods Realty Limited Partnership; and  
Bayrock Investment Co.

TI RIVERWOOD / OUTPARCELS, LLC  
a Georgia Limited Liability Company

BY: TI Riverwood, LLC  
a Georgia limited liability company,  
its Sole Member

BY:   
NAME: L.B. TEAGUE  
TITLE: Managing Member

Address: TI Riverwood / Outparcels, LLC  
2181 NewMarket Parkway  
Marietta, Georgia 30067

Telephone No.: (678) 303-4100

Signed, sealed, and delivered in the presence of:

Megan Collins  
Notary Public  
Commission Expires: April 25, 2017

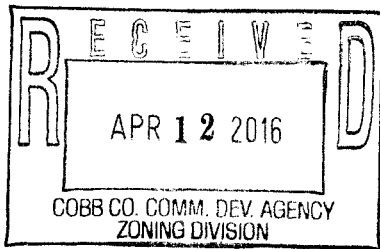
[Notary Seal]



**EXHIBIT "A" - ATTACHMENT TO APPLICATION FOR "OTHER BUSINESS"**  
**(Site Plan and Stipulation Amendment)**


**Application Nos.:** Z-61 (2005) and Z-62 (2005)  
**Original Hearing Date:** April 19, 2005  
**Date of Zoning Decisions:** September 20, 2005  
**Date of OB Decisions:** September 18, 2007 (Z-61 (2005))  
March 15, 2011 (Z-61 (2005))  
August 16, 2011 (Z-61 (2005))  
June 19, 2012 (Z-61 (2005))  
December 20, 2005 (Z-62 (2005))  
September 18, 2007 (Z-62 (2005))  
July 16, 2013 (Z-61 (2005) and  
Z-62 (2005))  
**Current Hearing Date:** May 17, 2016

**Applicant:** Walton Communities, LLC  
**Property Owners:** TI Riverwood / Outparcels, LLC ;  
Riverwood Apartments Master, LLC;  
~~\_\_\_\_\_~~  
Highwoods Realty Limited Partnership; and  
Bayrock Investment Co.



RIVERWOOD APARTMENTS MASTER, LLC,  
a Delaware limited liability company


BY: Walton Riverwood, LLC  
a Georgia Limited Liability company,  
its Manager

BY:   
NAME: L. B. TEAGUE  
TITLE: Manager

Address: Riverwood Apartments Master, LLC  
2181 NewMarket Parkway  
Marietta, Georgia 30067

Telephone No.: (678) 303-4100

Signed, sealed, and delivered in the presence of:

  
Notary Public

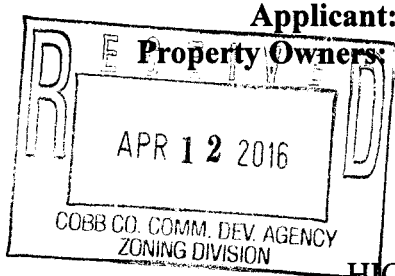
Commission Expires: April 25, 2017

[Notary Seal]



**EXHIBIT "A" - ATTACHMENT TO APPLICATION FOR "OTHER BUSINESS"**  
**(Site Plan and Stipulation Amendment)**

**Application Nos.:** Z-61 (2005) and Z-62 (2005)  
**Original Hearing Date:** April 19, 2005  
**Date of Zoning Decisions:** September 20, 2005  
**Date of OB Decisions:** September 18, 2007 (Z-61 (2005))  
March 15, 2011 (Z-61 (2005))  
August 16, 2011 (Z-61 (2005))  
June 19, 2012 (Z-61 (2005))  
December 20, 2005 (Z-62 (2005))  
September 18, 2007 (Z-62 (2005))  
July 16, 2013 (Z-61 (2005) and  
Z-62 (2005))  
**Current Hearing Date:** May 17, 2016



**Applicant:** Walton Communities, LLC  
Property Owners: TI Riverwood / Outparcels, LLC ;  
Riverwood Apartments Master, LLC;  
Highwoods Realty Limited Partnership; and  
Bayrock Investment Co.

**HIGHWOODS REALTY LIMITED PARTNERSHIP**  
a North Carolina limited liability company

**BY:** Highwoods Properties, Inc.,  
a Maryland corporation,  
its General Partner

**BY:** \_\_\_\_\_  
**NAME:** \_\_\_\_\_  
**TITLE:** \_\_\_\_\_

**Address:** Highwoods Realty Limited Partnership  
\_\_\_\_\_  
\_\_\_\_\_

**Telephone No.:** ( ) \_\_\_\_\_

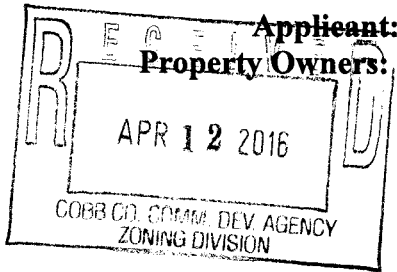
Signed, sealed, and delivered in the presence of:

\_\_\_\_\_  
Notary Public  
Commission Expires: \_\_\_\_\_

[Notary Seal]

**EXHIBIT "A" - ATTACHMENT TO APPLICATION FOR "OTHER BUSINESS"**  
**(Site Plan and Stipulation Amendment)**

**Application Nos.:** Z-61 (2005) and Z-62 (2005)  
**Original Hearing Date:** April 19, 2005  
**Date of Zoning Decisions:** September 20, 2005  
**Date of OB Decisions:** September 18, 2007 (Z-61 (2005))  
March 15, 2011 (Z-61 (2005))  
August 16, 2011 (Z-61 (2005))  
June 19, 2012 (Z-61 (2005))  
December 20, 2005 (Z-62 (2005))  
September 18, 2007 (Z-62 (2005))  
July 16, 2013 (Z-61 (2005) and  
Z-62 (2005))  
**Current Hearing Date:** May 17, 2016



**Applicant:** Walton Communities, LLC  
**Property Owners:** TI Riverwood / Outparcels, LLC ;  
Riverwood Apartments Master, LLC;  
Highwoods Realty Limited Partnership; and  
Bayrock Investment Co.

BAYROCK INVESTMENT CO.,  
a North Carolina general partnership

BY: Bayrock Investment Co., LLC,  
a Nevada limited liability company,  
as Managing General Partner

BY: \_\_\_\_\_  
NAME: \_\_\_\_\_  
TITLE: \_\_\_\_\_

Address: Bayrock Investment Co.  
\_\_\_\_\_  
\_\_\_\_\_

Telephone No.: ( ) \_\_\_\_\_

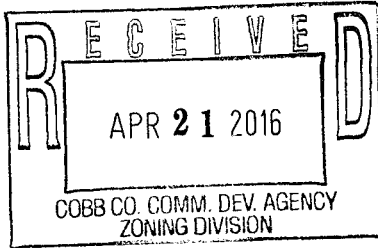
Signed, sealed, and delivered in the presence of:

\_\_\_\_\_  
Notary Public  
Commission Expires: \_\_\_\_\_

[Notary Seal]

**EXHIBIT "B" - ATTACHMENT TO APPLICATION FOR "OTHER BUSINESS"**  
**(Site Plan and Stipulation Amendment)**  
**(Amended April 21, 2016)**

<b>Application Nos.:</b>	<b>Z-61 (2005) and Z-62 (2005)</b>
<b>Original Hearing Date:</b>	<b>April 19, 2005</b>
<b>Date of Zoning Decision:</b>	<b>September 20, 2005</b>
<b>Date of OB Decisions:</b>	<b>September 18, 2007 (Z-61 (2005))</b>
	<b>March 15, 2011 (Z-61 (2005))</b>
	<b>August 16, 2011 (Z-61 (2005))</b>
	<b>June 19, 2012 (Z-61 (2005))</b>
	<b>December 20, 2005 (Z-62 (2005))</b>
	<b>September 18, 2007 (Z-62 (2005))</b>
	<b>July 16, 2013 (Z-61 (2005) and</b>
	<b>Z-62 (2005))</b>
<b>Current Hearing Date:</b>	<b>May 17, 2016</b>



**Applicant:** Walton Communities, LLC  
**Property Owners:** TI Riverwood / Outparcels, LLC;  
Riverwood Apartments Master, LLC;  
Highwoods Realty Limited Partnership; and  
Bayrock Investment Co.

**Exhibit "B," Attachment to Application for "Other Business," filed as part of the Application for "Other Business" on April 12, 2016; regarding Other Business No. OB-027-2016 pending for hearing before the Cobb County Board of Commissioners on May 17, 2016, is deleted in its entirety and replaced in full as follows:**

On September 20, 2005, the Cobb County Board of Commissioners approved the rezoning of two tracts of property located within the Cobb Parkway, Cumberland Boulevard, and Riverwood Parkway area. While the rezonings were separate, the overall development of the properties would be known as the "Riverwood Mixed-Use Project" (hereinafter collectively "Riverwood"). The lower half of the Property was rezoned under Application No. Z-61 (2005) and encompassed approximately 7.84 acres located at the intersection of Cobb Parkway and Cumberland Boulevard and was rezoned to the Urban Condominium ("UC") and Community Retail Commercial ("CRC") zoning categories. The upper half of Riverwood was rezoned under Application No. Z-62 (2005) and encompassed approximately 5.726 acres located on the southerly side of Riverwood Parkway, the easterly side of Cumberland Boulevard, and the westerly side of Cobb Parkway, and was rezoned to the Urban Condominium ("UC"), Community Retail Commercial ("CRC"), and Office High-Rise ("OHR") zoning categories. Both tracts were for mixed-use developments—each having components of residential, retail, and commercial. Each rezoning approval was site plan specific and was subject to the conditions set forth in the official minutes, as well as the letters of agreeable stipulations and conditions dated September 16, 2005, and filed September 20, 2005 (Z-61); and dated September 16, 2005, and September 19, 2005, and filed September 20, 2005 (Z-62), and made a part of the final zoning approval and minutes. Each Application has had numerous

amendments to the Master Site Plan and certain stipulations; as more particularly set forth above within this Application for "Other Business." A copy of the last amended Master Site Plan for Riverwood is attached hereto as Exhibit "1" and incorporated herein by reference. Additionally, copies of the final, official minutes, including referenced attachments, for the initial rezoning approval of each Application; as well as all subsequent amendments for each Application are attached and made a part of this overall Application for "Other Business."

Walton Communities, LLC, as Applicant in this Application for "Other Business" (hereinafter "Applicant"), proposes amendments to Parcels "B," "C," "E," and "F" located at the southernmost section of Riverwood, on the northerly and northeasterly side of Cumberland Boulevard with the intersection of the westerly side of Cobb Parkway (hereinafter the "Property" or the "Subject Property") (rezoned in Z-61), and presents this request for site plan and stipulation amendment which, if approved as submitted herein, shall be an amendment to the overall Master Site Plan Amendment as to both Z-61 (2005) and Z-62 (2005) approved by the Board of Commissioners on July 16, 2013, as well as any applicable stipulations specific to the amendment of the Master Site Plan, and shall become part of the approved rezoning as to the Subject Property. The following are the amendments requested:

- (1) Applicant submits herewith the Master Site Plan Amendment dated June 10, 2013, last revised April 12, 2016, prepared for Applicant by Doulgerakis Consulting Engineers, Inc. which depicts the revisions for development of the Subject Property. This Master Site Plan, if approved, as presented herein, shall become the revised Master Site Plan for the overall Riverwood Mixed-Use Project. Attached to this Exhibit "B" is the proposed, revised Master Site Plan Amendment noted as Exhibit "2" for ease of reference.
- (2) All prior stipulations applicable to Parcels "B," "C," "E," and "F" only concerning use, square footage, access, landscaping, and the like, are deleted in their entirety and the stipulations following shall replace same in their entirety.

**AMENDMENTS RELATING TO THE SUBJECT PROPERTY**  
**(PARCELS "B," "C," "E," AND "F")**

- (3) The Subject Property is 2.793 acres, more or less, and shall be developed for use as the Cobb County campus of Passion City Church.
- (4) Development of the Subject Property shall be as follows:
  - (a) Main campus structure, a maximum of four (4) stories in height containing approximately 186,972 square feet; which shall include, but not be limited to, an auditorium for seating up to 3,500 people, and a theatre for seating up to 600 people;
  - (b) Educational building which shall be used for educational and offices purposes related to the Church;
  - (c) Two level sub-surface parking deck containing a minimum of three hundred (300) parking spaces; as well as limited plaza parking; and



- (d) A restaurant and a café/coffee shop for use by Church members and attendees; as well as the Riverwood residents and office personnel.
- (5) The exterior finishes for the campus buildings shall be as more particularly shown and reflected on the rendering attached hereto as Exhibit "3" and incorporated herein by reference. All structures shall be complementary to, and compatible with, the existing Riverwood development.
- (6) Access to the proposed Church campus shall be as follows:
  - (a) Two (2) right-in/right-out access points on Cumberland Boulevard, as more particularly shown and reflected on the revised Master Site Plan submitted herewith;
  - (b) Deceleration lane at the entrance areas on Cumberland Boulevard; and
  - (c) Access to surface and staff parking; as well as a private entrance and exit shall be via Walton Riverwood Lane.
- (7) Entrance signage for the proposed Church shall be ground-based, monument-style signage, with the finish, materials, and color being in conformity with the architecture and design of the Church buildings and overall Riverwood development. Such signage shall contain no flashing sign components.
- (8) The entrance areas, together with all islands and planted areas, plaza area, and buffer areas along Cumberland Boulevard and Cobb Parkway shall be professionally designed, landscaped, and maintained. Landscaping shall be substantially similar to that as more particularly shown and reflected on the Conceptual Landscape Plan dated April 12, 2016. A copy of the Landscape Plan is attached hereto as Exhibit "4" and incorporated herein by reference. All landscape areas described herein shall be subject to approval by Staff during the Plan Review Process.
- (9) The Church will provide for shared parking agreements with the owners of the Riverwood 100 and Riverwood 200 parking decks, which would provide for approximately 2,000 parking spaces for Sunday services. A true and correct copy of the letter evidencing the agreement is attached hereto as Exhibit "5" and incorporated herein by reference.
- (10) Lighting for the proposed Church campus shall be environmentally sensitive, decorative, and themed to the architecture and style of the buildings.
- (11) Additionally, hooded security lighting shall be utilized on the exterior of the buildings and throughout the walkways, surface parking areas, and parking deck areas.

- (12) The uses sought for development of the Subject Property shall be for Church and related Church educational, recreational, and ministerial activities and no daycare, pre-school, or private school type uses are included.
- (13) Minor modifications to the within stipulations, the referenced, revised Master Site Plan, lighting, landscaping, architecture, site features, and the like, may be approved by the District Commissioner, as needed or necessary, except for those that:
  - (a) Increase the density of the overall square footage of the development;
  - (b) Reduce the size of an approved buffer adjacent to a property that is zoned the same or in a more restrictive zoning district;
  - (c) Relocate a structure closer to the property line of an adjacent property that is zoned the same or in a more restrictive zoning district;
  - (d) Increase the height of a building that is adjacent to a property that is zoned the same or in a more restrictive zoning district; or
  - (e) Change an access location to a different roadway.
- (14) All setbacks and buffer areas may be penetrated 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.
- (15) Applicant agrees to comply with all Cobb County development standards and ordinances relating to project improvements, except as approved by the Board of Commissioners or by the Department of Transportation or Community Development Agency, as their authority may allow.
- (16) All utilities for the proposed development shall be located underground.
- (17) Detention for the Subject Property shall be in accordance with Cobb County Stormwater Management standards and regulations.
- (18) If closing of the Subject Property does not occur within nine (9) months of the final zoning approval by the Cobb County Board of Commissioners, then, and in such event, development of the Property shall automatically revert to the pre-existing Master Site Plan and stipulations applicable thereto.

The amendments proposed in this Application for "Other Business" result in no additional commercial/retail or residential gross square footage being added to the overall Riverwood Mixed-Use Project.

The balance and remainder of the stipulations and conditions specifically enumerated in the official minutes, and attachments thereto, of the Board of Commissioners Zoning Hearing held on September 20, 2005, as to the initial rezoning of the Riverwood Mixed-Use Project (Z-61 and Z-62 (2005)); as well as the official minutes, and attachments thereto, of the Board of Commissioners Zoning Hearings relating to the subsequent amendments heard by the Board of Commissioners set forth more fully herein, which are not in conflict with the amendments sought in this Application for "Other Business," are unaltered by this request for Site Plan and Stipulation Amendment and shall remain in full force and effect.

The amendments requested and presented above in no way adversely impact or affect the remainder of the overall development. If the requested amendments are approved, as submitted, they shall become an additional part of the final rezoning and shall be binding upon the Riverwood Mixed-Use Project.



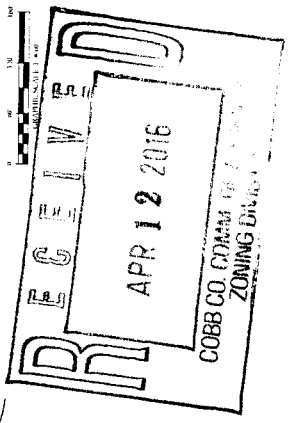
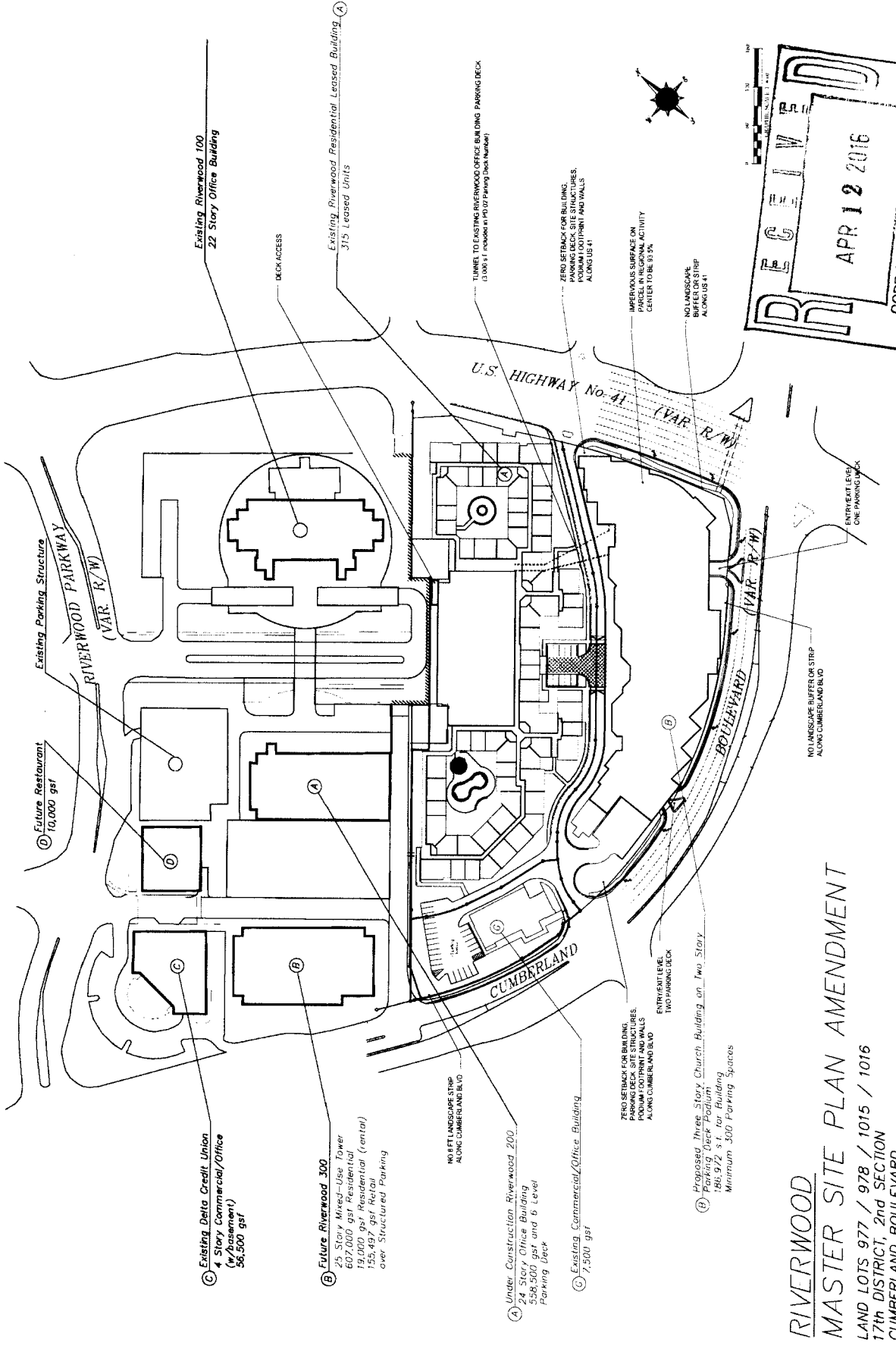
**SITE PLAN**  
 DOUGLAS CONSULTING ENGINEERS, INC.  
 Planning, Civil Engineering & Surveying  
 400 Abbey Court, Alpharetta, Georgia 30004, Phone: 770-753-9800

*Riverwood Project*  
 at Cumberland Boulevard

DATE	06-10-2013
SCALE	1" = 60'
JOB NO.	1303
SHEET	1 of 1

NO. 1	DATE	DESCRIPTION
1	06-10-2013	ISSUED FOR PERMITTING
2	06-10-2013	ISSUED FOR PERMITTING
3	06-10-2013	ISSUED FOR PERMITTING
4	06-10-2013	ISSUED FOR PERMITTING

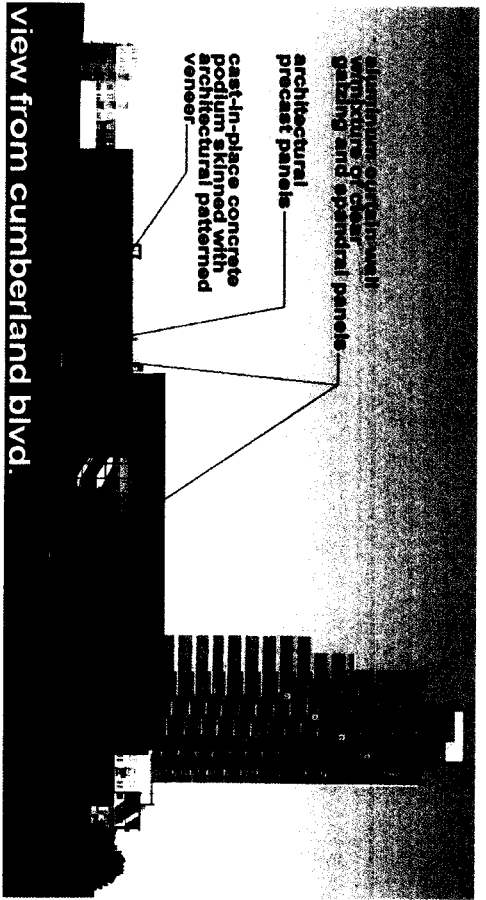


**RIVERWOOD**  
 MASTER SITE PLAN AMENDMENT  
 LAND LOTS 977 / 978 / 1015 / 1016  
 17th DISTRICT, 2nd SECTION  
 CUMBERLAND BOULEVARD  
 & RIVERVIEW PARKWAY  
 COBB COUNTY, GA.

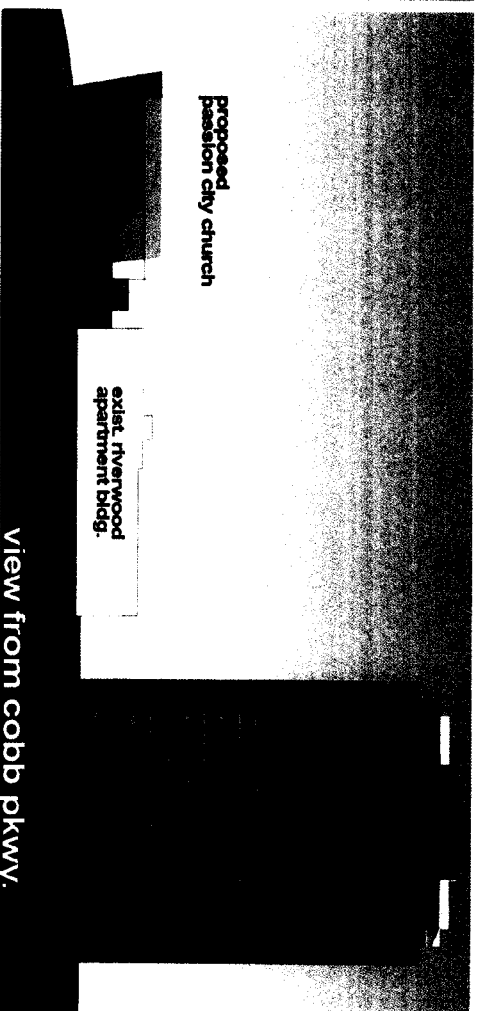
EXHIBIT "2"







view from cumberland blvd.



view from cobb pkwy.



perspective view @ intersection of cobb pkwy. and cumberland blvd.

**passion**  
**city**  
**church**

RECEIVED  
 APR 12 2016  
 COBB CO. COMM. DEV. AGENCY  
 ZONING DIVISION 313

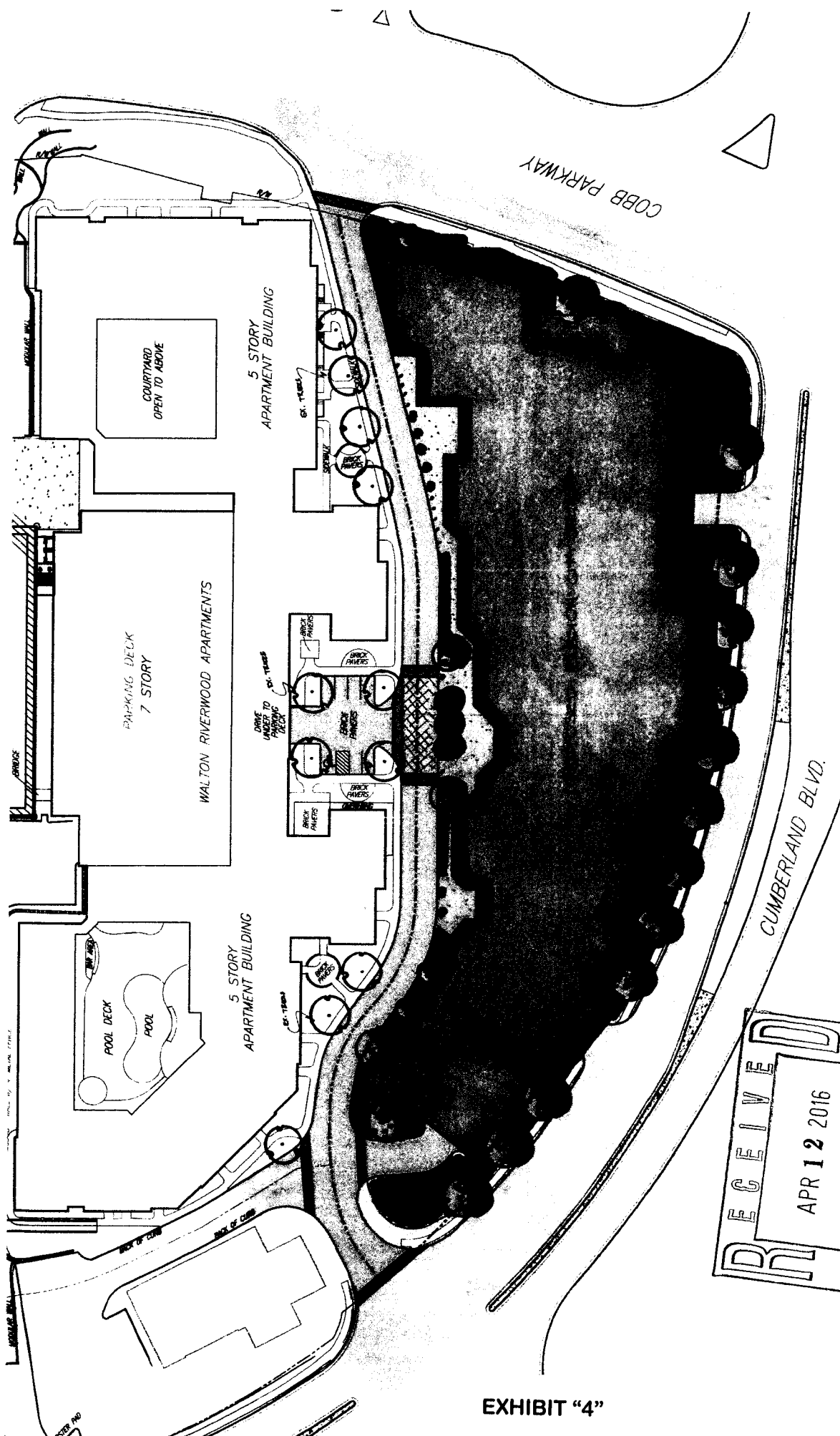
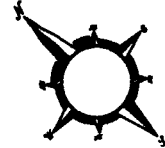


EXHIBIT "4"

**RECEIVED**  
 APR 12 2016  
 COBB CO. COMM. DEV. AGENCY  
 ZONING DIVISION

**CONCEPTUAL LANDSCAPE PLAN**



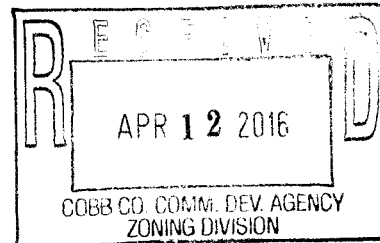
DATE: 4/12/16



April 8, 2016

Re: Parking arrangement with Passion City Church

To Whom it May Concern:



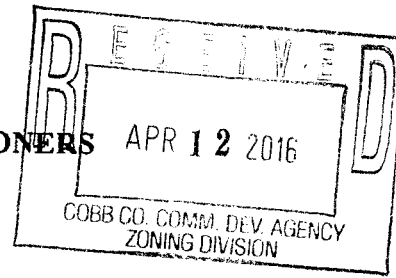
Highwoods is interested in working out a long term parking arrangement with Passion City Church, to be located at the corner of Cobb Parkway and Cumberland Parkway. Our Riverwood 100 and Riverwood 200 parking decks, which total approximately 2,400 spaces, will be available to provide parking for Sunday church services. At present, they are minimally used on Sundays. Please feel free to contact me at your convenience.

Best Regards,



Jim Bacchetta  
Vice President

**MINUTES OF ZONING HEARING  
COBB COUNTY BOARD OF COMMISSIONERS  
SEPTEMBER 20, 2005  
9:05 A.M.**



The Board of Commissioners' Zoning Hearing was held on Tuesday, September 20, 2005, at 9:05 a.m. in the second floor public meeting room of the Cobb County building. Present and comprising a quorum of the Commission were:

Chairman Samuel S. Olens  
Commissioner Helen Goreham  
Commissioner Joe L. Thompson  
Commissioner Tim Lee  
Commissioner Annette Kesting

**Z-61**      **TI RIVERWOOD, LLC**, (owner) requesting Rezoning from OI to RRC for the purpose of Mixed Use Development in Land Lots 977, 978, 1015 and 1016 of the 17<sup>th</sup> District. Located at the northwest intersection of Cumberland Boulevard and U.S. Highway 41.

The public hearing was opened and Mr. John Moore and Mr. Ron Sifen addressed the Board. Following presentations and discussion, the following motion was made:

**MOTION:** Motion by Thompson, second by Olens, to delete rezoning to the UC and CRC zoning districts **subject to:**

- site plan last revised September 14, 2005 (copy attached and made a part of these minutes)
- letter of agreeable stipulations from Mr. John Moore dated September 16, 2005, *not otherwise in conflict, with the following revisions:* (copy attached and made a part of these minutes)

**Stipulations Applicable to the Overall Development:**

**> Paragraph 18:**

- ❖ Subparagraph (h) change to read: "Billiard parlors and pool halls are excluded *except* that there may be up to a maximum of two (2) pool tables at any one establishment."
- ❖ Subparagraph (o) change to read: "Nightclubs."
- ❖ Add new Subparagraph (p) to read: "Bars, except that bars with entertainment that would be permitted within a restaurant or hotel provided that they are an integral part of the restaurant or hotel operation, and not in conflict with the Alcohol Beverage License."

- letter of agreeable stipulations from Mr. John Moore dated September 19, 2005 (copy attached and made a part of these minutes)
- decision from the Atlanta Regional Commission (ARC) and the Georgia Regional Transportation Authority (GRTA) relevant to a Development of Regional Impact (DRI) finding that it is in the best interest of the state (copy attached and made a part of these minutes)
- Fire Department comments
- Water and Sewer Division comments and recommendations
- Stormwater Management Division comments and recommendations
- *revised* Cobb DOT comments and recommendations (copy attached and made a part of these minutes)
- owner/developer to enter into a development agreement pursuant to O.C.G.A. 36-71-13 for dedication of system improvements to mitigate traffic concerns

VOTE:            ADOPTED unanimously



**MINUTES OF ZONING HEARING  
COBB COUNTY BOARD OF COMMISSIONERS  
SEPTEMBER 18, 2007  
9:07 A.M.**

The Board of Commissioners' Zoning Hearing was held on Tuesday, September 18, 2007, at 9:07 a.m. in the second floor public meeting room of the Cobb County building, Marietta, Georgia. Present and comprising a quorum of the Board were:

Chairman Samuel S. Olens  
Commissioner Helen Goreham  
Commissioner Joe L. Thompson  
Commissioner Tim Lee  
Commissioner Annette Kesting

**ITEM #1**

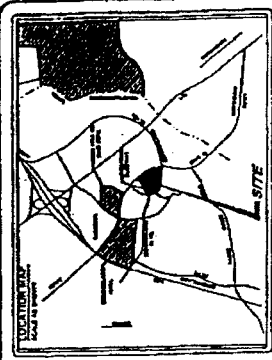
To consider amending the site plan and stipulations regarding Z-61 (TI RIVERWOOD, LLC) of April 19, 2005, for property located in Land Lots 977, 978, 1015 and 1016 of the 17th District at the northwest intersection of Cumberland Boulevard and U.S. Highway 41.

Mr. Mark Danneman, Zoning Division Manager, provided information regarding request to amend site plan and stipulations. Following discussions among the Board, the public hearing was opened and Mr. John Moore and Mr. Ron Sifen addressed the Board. Following presentations and discussion, the following motion was made:

**MOTION:** Motion by Thompson, second by Lee, to **approve** site plan and stipulation amendment for Z-61 (TI RIVERWOOD, LLC) of April 19, 2005, for property located in Land Lots 977, 978, 1015 and 1016 of the 17th District at the northwest intersection of Cumberland Boulevard and U.S. Highway 41, **subject to:**

- **site plan received in the Zoning Division August 17, 2007, subject to final approval in Plan Review (attached and made a part of these minutes)**
- **request letter from Mr. John Moore dated August 17, 2007 (attached and made a part of these minutes)**
- **addendum letter from Mr. John Moore dated September 18, 2007 (attached and made a part of these minutes)**
- **all other previously approved conditions/stipulations not in conflict to remain in effect**

**VOTE:** **ADOPTED 3-2, Goreham and Kesting opposed**



**GENERAL NOTES**

1. This plan was prepared by the undersigned for the purpose of showing the location of the proposed improvements and the location of the existing improvements.

2. The proposed improvements are shown in solid lines and the existing improvements are shown in dashed lines.

3. The proposed improvements are subject to the approval of the Board of Commissioners of the City of Atlanta.

4. The proposed improvements are subject to the approval of the Georgia Department of Transportation.

5. The proposed improvements are subject to the approval of the Georgia Department of Community Planning and Economic Development.

6. The proposed improvements are subject to the approval of the Georgia Department of Transportation.

7. The proposed improvements are subject to the approval of the Georgia Department of Community Planning and Economic Development.

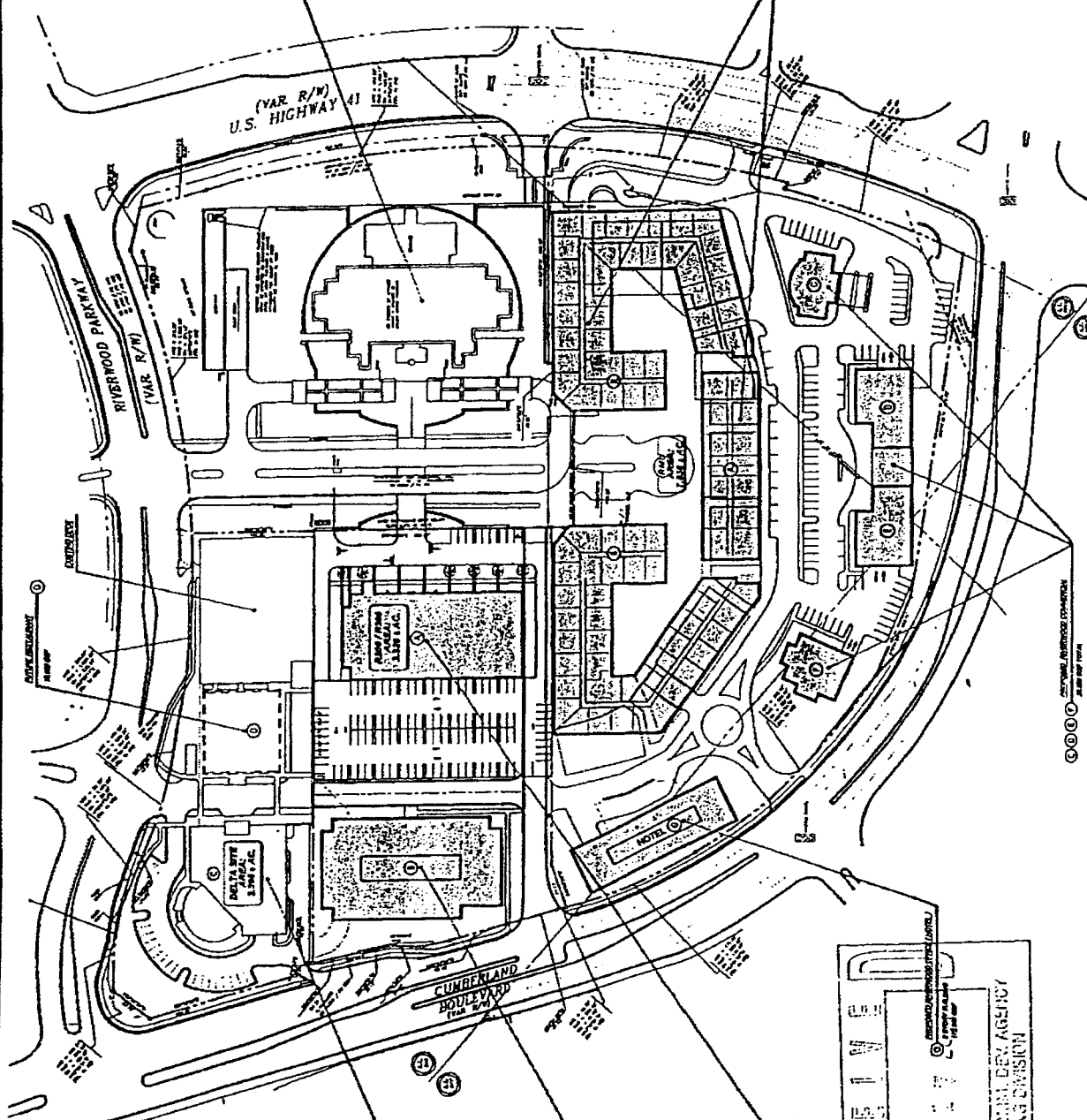
8. The proposed improvements are subject to the approval of the Georgia Department of Transportation.

9. The proposed improvements are subject to the approval of the Georgia Department of Community Planning and Economic Development.

10. The proposed improvements are subject to the approval of the Georgia Department of Transportation.

**PROPOSED IMPROVEMENTS**

ITEM	QUANTITY	UNIT PRICE	TOTAL
ASPHALT DRIVEWAY	10,000	1.00	10,000.00
CONCRETE DRIVEWAY	5,000	1.50	7,500.00
ASPHALT SIDEWALK	2,000	1.00	2,000.00
CONCRETE SIDEWALK	1,000	1.50	1,500.00
ASPHALT DRIVEWAY	10,000	1.00	10,000.00
CONCRETE DRIVEWAY	5,000	1.50	7,500.00
ASPHALT SIDEWALK	2,000	1.00	2,000.00
CONCRETE SIDEWALK	1,000	1.50	1,500.00
ASPHALT DRIVEWAY	10,000	1.00	10,000.00
CONCRETE DRIVEWAY	5,000	1.50	7,500.00
ASPHALT SIDEWALK	2,000	1.00	2,000.00
CONCRETE SIDEWALK	1,000	1.50	1,500.00



Min. Bk. 52 Petition No. 612005

Doc. Type Site plan

Meeting Date 9-18-01

**RECEIVED**

**AUG 27 2001**

**GOV. COMM. DEV. AGENCY**

**PLANNING DIVISION**

**RIVERWOOD**

LAND USE PLAN AND SITE PLAN FOR THE PROPOSED CHANGING DIVISION AND BUSINESS CENTER - COMMERCIAL

**Master Site Plan Amendment**

**SEVEN OAKS COMPANY, LLC**

1000 RIVERWOOD PARKWAY, SUITE 100  
ATLANTA, GEORGIA 30328  
TEL: 404.525.1111 FAX: 404.525.1112

**Kimley-Horn and Associates, Inc.**

611 WEST PEACOCKS ST., NW - SUITE 801 - ATLANTA, GEORGIA 30308  
TEL: 404.525.1111 FAX: 404.525.1112

**GOV. COMM. DEV. AGENCY**

PLANNING DIVISION

**MINUTES OF ZONING HEARING  
COBB COUNTY BOARD OF COMMISSIONERS  
MARCH 15, 2011  
9:00 A.M.**

The Board of Commissioners' Zoning Hearing was held on Tuesday, March 15, 2011 at 9:00 a.m. in the second floor public meeting room of the Cobb County building, Marietta, Georgia. Present and comprising a quorum of the Board were:

Chairman Tim Lee  
Commissioner JoAnn Birrell  
Commissioner Helen Goreham  
Commissioner Robert Ott  
Commissioner Woody Thompson

**ITEM NO. 3**

To consider site plan and stipulation amendment for Seven Oaks Company, LLC regarding rezoning application Z-61 of 2005 (TI Riverwood, LLC), for property located at the northwest intersection of Cobb Parkway and Cumberland Boulevard in Land Lot 977, 978, 1015 and 1016 of the 17<sup>th</sup> District.

Mr. John Pederson, Zoning Division Manager, provided information regarding site plan and stipulation amendments. The public hearing was opened and there was no public comment. Following presentations and discussion, the following motion was made:

**MOTION:** Motion by Ott, second by Lee, to **approve** Other Business Item No. 3 for site plan and stipulation amendments for Seven Oaks Company, LLC regarding rezoning application Z-61 of 2005 (TI Riverwood, LLC), for property located at the northwest intersection of Cobb Parkway and Cumberland Boulevard in Land Lot 977, 978, 1015 and 1016 of the 17<sup>th</sup> District, **subject to:**

- **site plan dated February 7, 2011 (attached and made a part of these minutes)**
- **stipulation amendments as contained in Applicant's Exhibit "B" (attached and made a part of these minutes)**
- **all other previously approved conditions/stipulations, not otherwise in conflict, to remain in effect**

**VOTE:**        **ADOPTED** unanimously





**MINUTES OF ZONING HEARING  
COBB COUNTY BOARD OF COMMISSIONERS  
AUGUST 16, 2011  
9:00 A.M.**

The Board of Commissioners' Zoning Hearing was held on Tuesday, August 16, 2011 at 9:00 a.m. in the second floor public meeting room of the Cobb County building, Marietta, Georgia. Present and comprising a quorum of the Board were:

Chairman Tim Lee  
Commissioner JoAnn Birrell  
Commissioner Helen Goreham  
Commissioner Robert Ott  
Commissioner Woody Thompson

**ITEM NO. 1**

To consider a stipulation and site plan amendment for Walton Communities, LLC regarding rezoning application Z-61 of 2005 (TI Riverwood, LLC), for property located at the northwest intersection of Cobb Parkway and Cumberland Boulevard in Land Lot 977, 978, 1015 and 1016 of the 17<sup>th</sup> District.

Mr. John Pederson, Zoning Division Manager, provided information regarding site plan and stipulation amendment for Walton Communities, LLC. The public hearing was opened and Mr. John Moore 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. 1 site plan and stipulation amendment for Walton Communities, LLC regarding rezoning application Z-61 of 2005 (TI Riverwood, LLC), for property located at the northwest intersection of Cobb Parkway and Cumberland Boulevard in Land Lot 977, 978, 1015 and 1016 of the 17<sup>th</sup> District, **subject to:**

- **site plan dated August 15, 2011 (attached and made a part of these minutes)**
- **Exhibit "B" received by the Zoning Division July 12, 2011 (attached and made a part of these minutes) with the following changes:**
  - **Item No. 8, Subsection "a" – Add to end of ( a ): "*in not less than 50% of the units.*"**
  - **Item No. 8, Subsection "c" - Add to end of ( j ): "*in not less than 50% of the units.*"**
- **all other conditions and stipulations, not otherwise in conflict, to remain in effect**

**VOTE:**        **ADOPTED** unanimously

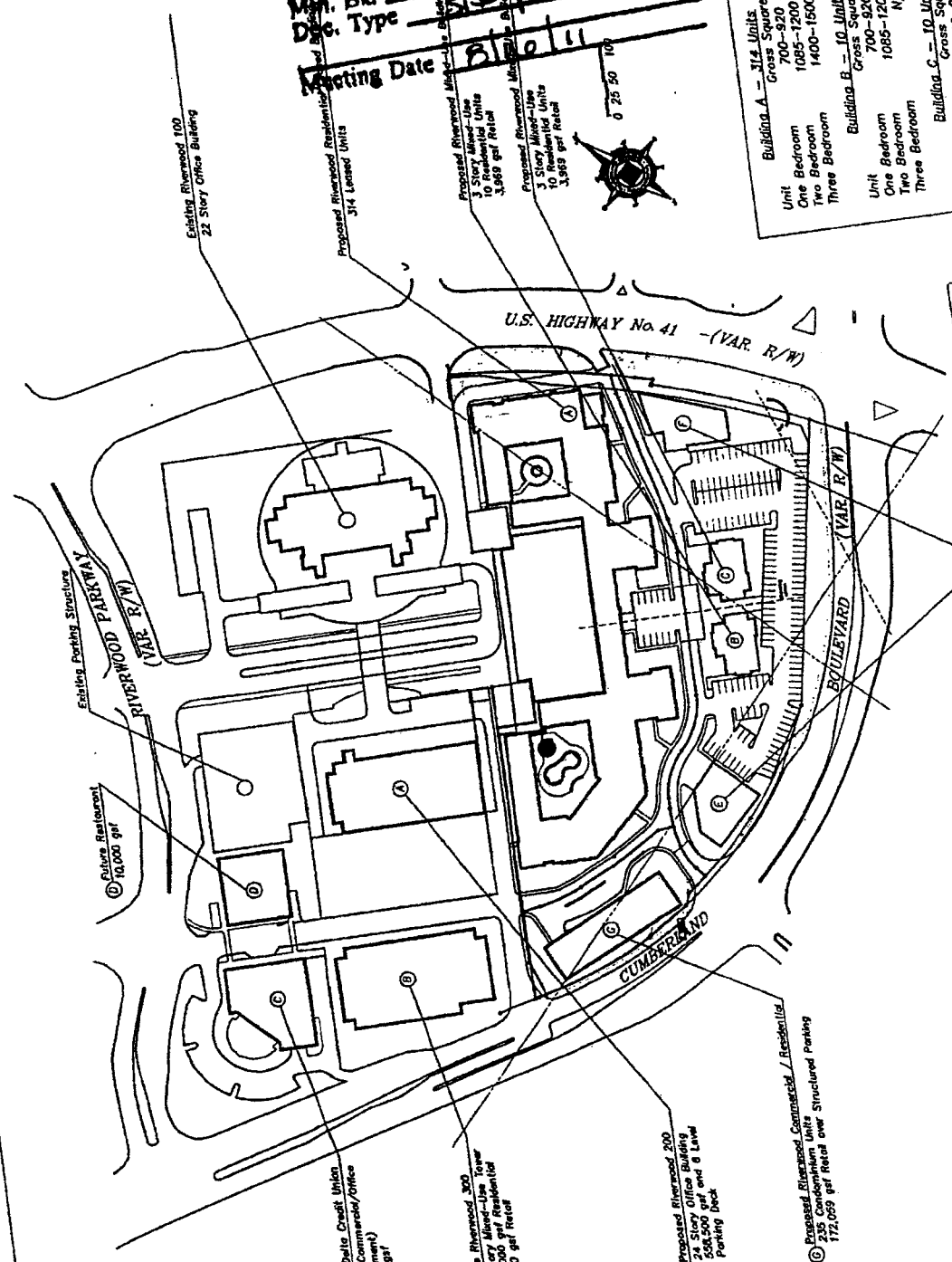
**Walton Riverwood  
at Cumberland Boulevard**  
Walton Communities

Site Plan

Map Bk. 63 Petition No. 031  
 Dist. Type Site Plan  
 Meeting Date 8/11/11

Unit	Building A - 114 Units Gross Square Feet	Building B - 10 Units Gross Square Feet	Building C - 10 Units Gross Square Feet
One Bedroom	700-920 Sq/Ft	700-920 Sq/Ft	700-920 Sq/Ft
Two Bedroom	1085-1200 Sq/Ft	1085-1200 Sq/Ft	1085-1200 Sq/Ft
Three Bedroom	1400-1500 Sq/Ft	N/A	N/A

Miles Bolton Associates, Inc.  
 2225  
 17th Street, N.W.  
 Atlanta, GA 30361  
 Phone: 404.525.1100  
 Fax: 404.525.1101



**AUG 15 2011**  
 COBB CO. COMM. DEV. AGENCY  
 ZONING DIVISION

**RIVERWOOD  
 MASTER SITE PLAN AMENDMENT**  
 LAND LOTS 977 / 978 / 1015 / 1016  
 17th DISTRICT, 2nd SECTION  
 CUMBERLAND BOULEVARD  
 & RIVERVIEW PARKWAY  
 COBB COUNTY, GA.

Existing Delta Credit Union  
 4 Story Commercial/Office  
 561,500 sq ft

Existing Riverwood 300  
 19 Story Mixed-Use Tower  
 2,200 sq ft Residential  
 9,300 sq ft Retail

Proposed Riverwood 200  
 24 Story Office Building  
 508,000 sq ft  
 Parking Deck

Proposed Riverwood Commercial J. Residential  
 235 Condominium Units Structured Parking  
 171,059 sq ft Retail over Structured Parking

Proposed Riverwood Commercial  
 13,700 sq ft



8/11/11

MINUTES OF ZONING HEARING  
COBB COUNTY BOARD OF COMMISSIONERS  
JUNE 19, 2012  
9:00 A.M.

The Board of Commissioners' Zoning Hearing was held on Tuesday, June 19, 2012 at 9:00 a.m. in the second floor public meeting room of the Cobb County building, Marietta, Georgia. Present and comprising a quorum of the Board were:

Chairman Tim Lee  
Commissioner JoAnn Birrell  
Commissioner ~~Helen Goreham~~  
Commissioner Woody Thompson  
Commissioner Robert Ott

**ITEM NO. 2**

To consider a stipulation and site plan amendment for Walton Communities, LLC regarding rezoning application Z-61 of 2005 (TI Riverwood, LLC), for property located at the northwest intersection of Cobb Parkway and Cumberland Boulevard in Land Lot 977, 978, 1015 and 1016 of the 17<sup>th</sup> District.

Mr. John Pederson, Zoning Division Manager, provided information regarding a stipulation and site plan amendment to allow residential units and commercial uses to be moved and allow a two level parking deck. The public hearing was opened and there being no speakers, the public hearing was closed. Following presentation and discussion, the following motion was made:

**MOTION:** Motion by ~~Ott~~, second by Goreham, to **approve** Other Business Item No. 2 for stipulation and site plan amendments regarding application Z-61 of 2005 (TI Riverwood, LLC), for property located at the northwest intersection of Cobb Parkway and Cumberland Boulevard in Land Lot 977, 978, 1015 and 1016 of the 17<sup>th</sup> District, subject to:

- site plan received by the Zoning Division May 15, 2012 (attached and made a part of these minutes)
- Exhibit B of the Other Business package (attached and made a part of these minutes)
- all previous stipulations and conditions, *not otherwise in conflict*, to remain in effect

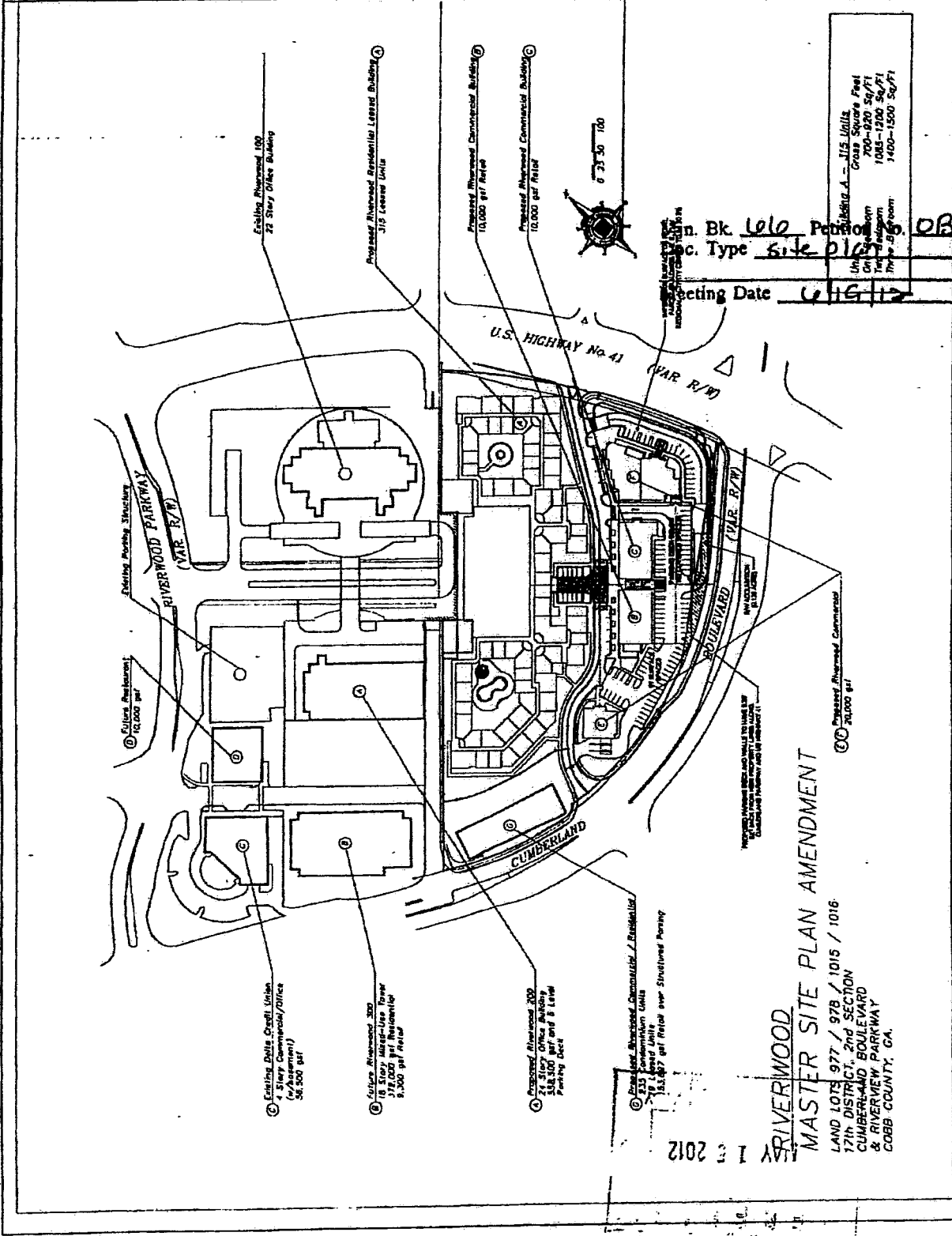
**VOTE:**           **ADOPTED** unanimously



Mies Bolton Associates, Inc.  
 1000 Peachtree Street, N.E.  
 Atlanta, Georgia 30309  
 Phone: 404.525.1100  
 Fax: 404.525.1101  
 Website: www.miesbolton.com

Walton Riverwood  
 at Cumberland Boulevard  
 Walton Communities

Site Plan
U.S. Units Gross Square Feet 700-920 Sq/Ft 1005-1200 Sq/Ft 1400-1500 Sq/Ft



- 1 Existing Riverwood 100  
22 Story Office Building
- 2 Proposed Riverwood Residential Leased Building  
312 Leased Units
- 3 Proposed Riverwood Commercial Building  
10,000 sq ft Retail
- 4 Proposed Riverwood Commercial Building  
10,000 sq ft Retail
- 5 Existing Delta Credit Union  
4 Story Commercial/Office  
54,500 sq ft
- 6 Future Riverwood 300  
18 Story Mixed-Use Tower  
372,000 sq ft Residential  
8,500 sq ft Retail
- 7 Proposed Riverwood 200  
24 Story Office Building  
200,000 sq ft Office & Retail  
Parking Deck
- 8 Existing Riverwood Commercial / Residential  
233 Condominium Units  
151,827 sq ft Retail over Structured Parking
- 9 Existing Parking Structure  
10,000 sq ft
- 10 Proposed Riverwood Commercial  
20,000 sq ft

Project Name: n. Bk. 1616 Parcel  
 c. Type: site plan  
 Projecting Date: 4/15/12

MASTERSITE PLAN AMENDMENT  
 LAND LOTS 977 / 978 / 1015 / 1016  
 17th DISTRICT, 2nd SECTION  
 CUMBERLAND BOULEVARD  
 & RIVERVIEW PARKWAY  
 COBB COUNTY, GA.

MAY 1 3 2012

**MINUTES OF ZONING HEARING  
COBB COUNTY BOARD OF COMMISSIONERS  
SEPTEMBER 20, 2005  
9:05 A.M.**

The Board of Commissioners' Zoning Hearing was held on Tuesday, September 20, 2005, at 9:05 a.m. in the second floor public meeting room of the Cobb County building. Present and comprising a quorum of the Commission were:

Chairman Samuel S. Olens  
Commissioner Helen Goreham  
Commissioner Joe L. Thompson  
Commissioner Tim Lee  
Commissioner Annette Kesting

Z-62            **REGENT RIVERWOOD, LLC.** (owner) requesting Rezoning from OI and OHR to RRC for the purpose of Mixed Use Development in Land Lot 978 of the 17<sup>th</sup> District. Located at the southeast intersection of Cumberland Boulevard and Riverwood Parkway.

The public hearing was opened and Mr. John Moore and Ms. Mary Rose Barnes addressed the Board. Following presentations and discussion, the following motion was made:

**MOTION:** Motion by Thompson, second by Olens, to delete rezoning to the UC, CRC, and OHR zoning districts subject to:

- site plan last revised September 14, 2005 (copy attached and made a part of these minutes)
- letter of agreeable stipulations from Mr. John Moore dated September 16, 2005, *not otherwise in conflict, with the following revisions:* (copy attached and made a part of these minutes)

**Stipulations Applicable to the Overall Development:**

➤ **Paragraph 18:**

- ❖ Subparagraph (h) change to read: "Billiard parlors and pool halls are excluded *except* that there may be up to a maximum of two (2) pool tables at any one establishment."
- ❖ Subparagraph (o) change to read: "Nightclubs."
- ❖ Add new Subparagraph (p) to read: "Bars, except that bars with entertainment that would be permitted within a restaurant or hotel provided that they are an integral part of the restaurant or hotel operation, and not in conflict with the Alcohol Beverage License."

- letter of agreeable stipulations from Mr. John Moore dated September 19, 2005 (copy attached and made a part of these minutes)
- decision from the Atlanta Regional Commission (ARC) and the Georgia Regional Transportation Authority (GRTA) relevant to a Development of Regional Impact (DRI) finding that it is in the best interest of the state (copy attached and made a part of these minutes)
- Fire Department comments
- Water and Sewer Division comments and recommendations
- Stormwater Management Division comments and recommendations
- *revised* Cobb DOT comments and recommendations (copy attached and made a part of these minutes)
- owner/developer to enter into a development agreement pursuant to O.C.G.A. 36-71-13 for dedication of system improvements to mitigate traffic concerns

VOTE:        ADOPTED unanimously



MINUTES OF ZONING HEARING  
COBB COUNTY BOARD OF COMMISSIONERS  
DECEMBER 20, 2005  
9:05 A.M.

The Board of Commissioners' Zoning Hearing was held on Tuesday, December 20, 2005, at 9:05 a.m. in the second floor public meeting room of the Cobb County building. Present and comprising a quorum of the Commission were:

Chairman Samuel S. Olens  
Commissioner Helen Goreham  
Commissioner Joe L. Thompson  
Commissioner Tim Lee  
Commissioner Annette Kesting

**ITEM #2:**

To consider amending the site plan and stipulations regarding Z-62 (Regent Riverwood, LLC) of April 19, 2005, for property located at the southeast intersection of Cumberland Boulevard and Riverwood Parkway in Land Lot 978 of the 17<sup>th</sup> District.

Mr. Mark Danneman, Zoning Division Manager, provided information regarding request for site plan and stipulation amendment. The public hearing was opened and Mr. John Moore and Mr. Ron Sifen addressed the Board. Following presentations and discussion, the following motion was made:

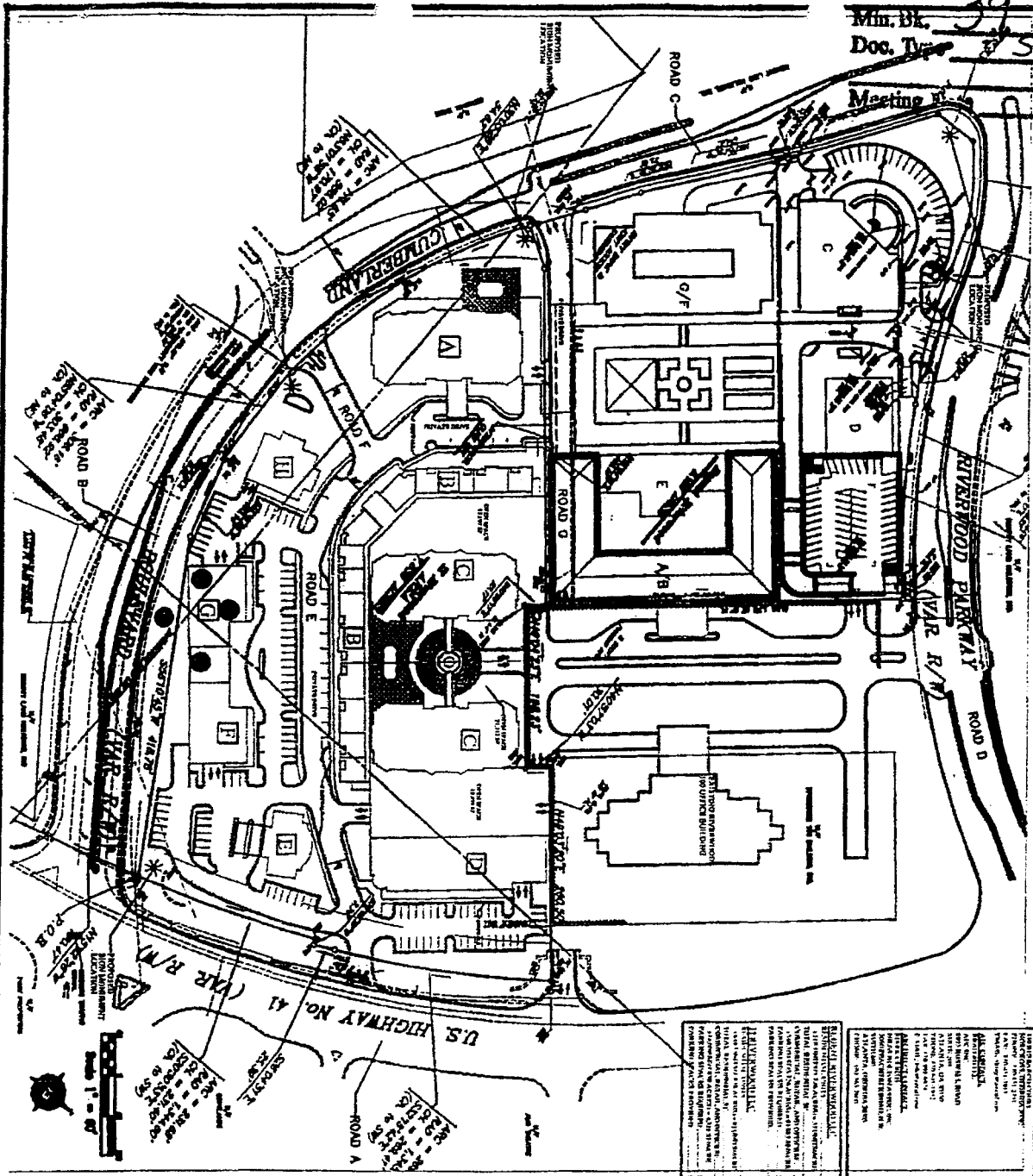
MOTION: Motion by Thompson, second by Olens, to **approve** amending the site plan and stipulations regarding Z-62 (Regent Riverwood, LLC) of April 19, 2005, for property located at the southeast intersection of Cumberland Boulevard and Riverwood Parkway in Land Lot 978 of the 17<sup>th</sup> District **subject to:**

- **site plan received in the Zoning Division December 14, 2005 (copy attached and made a part of these minutes)**
- **letter of request/agreeable stipulations from Mr. John Moore dated November 22, 2005, with the following revisions: (copy attached and made a part of these minutes)**
  - **paragraph (2) revised to read: "... right-in only access, with 100-foot deceleration lane with 50-foot taper, onto Riverwood Parkway..."**
  - **paragraph (3) revised to read: "... right-in only entrance, with a standard Cobb DOT deceleration lane, onto Cumberland Boulevard ..."**
- **Cobb DOT to approve curb cut changes**
- **all other previously approved conditions/stipulations to remain in full force and effect**

VOTE: **ADOPTED** unanimously



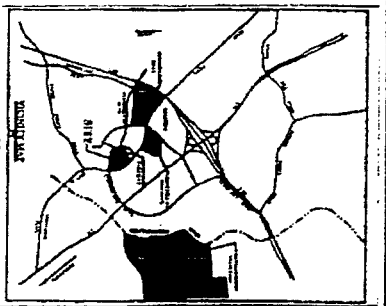
Meeting # 12/20/05



THIS SITE PLAN IS A PRELIMINARY DESIGN AND IS SUBJECT TO THE APPROVAL OF THE LOCAL GOVERNMENT. THE LOCAL GOVERNMENT SHALL HAVE THE FINAL SAY IN THE MATTER. THE LOCAL GOVERNMENT SHALL BE RESPONSIBLE FOR THE DESIGN AND CONSTRUCTION OF THE PROJECT. THE LOCAL GOVERNMENT SHALL BE RESPONSIBLE FOR THE DESIGN AND CONSTRUCTION OF THE PROJECT.

**GENERAL NOTES:**  
 1. THE LOCAL GOVERNMENT SHALL BE RESPONSIBLE FOR THE DESIGN AND CONSTRUCTION OF THE PROJECT.  
 2. THE LOCAL GOVERNMENT SHALL BE RESPONSIBLE FOR THE DESIGN AND CONSTRUCTION OF THE PROJECT.  
 3. THE LOCAL GOVERNMENT SHALL BE RESPONSIBLE FOR THE DESIGN AND CONSTRUCTION OF THE PROJECT.

**GENERAL NOTES:**  
 1. THE LOCAL GOVERNMENT SHALL BE RESPONSIBLE FOR THE DESIGN AND CONSTRUCTION OF THE PROJECT.  
 2. THE LOCAL GOVERNMENT SHALL BE RESPONSIBLE FOR THE DESIGN AND CONSTRUCTION OF THE PROJECT.  
 3. THE LOCAL GOVERNMENT SHALL BE RESPONSIBLE FOR THE DESIGN AND CONSTRUCTION OF THE PROJECT.



**SITE DATA:**  
 RIVERWOOD, LLC TRACT - 0.728 AC  
 RIVERWOOD, LLC TRACT - 7.850 AC  
 PROJECT AREA - 0.01 AC

ALLOTMENT	DESCRIPTION	AREA (AC)
A	CONCRETE DETENTION WALL	0.01
B	CONCRETE DETENTION WALL	0.01
C	CONCRETE DETENTION WALL	0.01
D	CONCRETE DETENTION WALL	0.01
E	CONCRETE DETENTION WALL	0.01
F	CONCRETE DETENTION WALL	0.01
G	CONCRETE DETENTION WALL	0.01
H	CONCRETE DETENTION WALL	0.01

ALLOTMENT	DESCRIPTION	AREA (AC)
A	CONCRETE DETENTION WALL	0.01
B	CONCRETE DETENTION WALL	0.01
C	CONCRETE DETENTION WALL	0.01
D	CONCRETE DETENTION WALL	0.01
E	CONCRETE DETENTION WALL	0.01
F	CONCRETE DETENTION WALL	0.01
G	CONCRETE DETENTION WALL	0.01
H	CONCRETE DETENTION WALL	0.01

UNDEVELOPED CONCRETE DETENTION WALL  
 RIVERWOOD, LLC TRACT - 0.01 AC  
 PROJECT REFERENCE - DRI 743 RIVERWOOD

**MINUTES OF ZONING HEARING  
COBB COUNTY BOARD OF COMMISSIONERS  
SEPTEMBER 18, 2007  
9:07 A.M.**

The Board of Commissioners' Zoning Hearing was held on Tuesday, September 18, 2007, at 9:07 a.m. in the second floor public meeting room of the Cobb County building, Marietta, Georgia. Present and comprising a quorum of the Board were:

Chairman Samuel S. Olens  
Commissioner Helen Goreham  
Commissioner Joe L. Thompson  
Commissioner Tim Lee  
Commissioner Annette Kesting

**ITEM #2**

To consider amending the site plan and stipulations regarding Z-62 (REGENT RIVERWOOD, LLC) of April 19, 2005, for property located in Land Lot 978 of the 17th District at the southeast intersection of Cumberland Boulevard and Riverwood Parkway.

Mr. Mark Danneman, Zoning Division Manager, provided information regarding request to amend site plan and stipulations. Mr. John Moore and Mr. Ron Sifen had addressed their concerns regarding this request during their public comments on Other Business Item #1 (Z-61 TI RIVERWOOD, LLC). Thereafter, the following motion was made:

**MOTION:** Motion by Thompson, second by Lee, to approve site plan and stipulation amendment for Z-62 (REGENT RIVERWOOD, LLC) of April 19, 2005, for property located in Land Lot 978 of the 17th District at the southeast intersection of Cumberland Boulevard and Riverwood Parkway, **subject to:**

- **site plan received in the Zoning Division August 17, 2007, *subject to final approval in Plan Review* (attached and made a part of these minutes)**
- **request letter from Mr. John Moore dated August 17, 2007 (attached and made a part of these minutes)**
- **all other previously approved conditions/stipulations not in conflict to remain in effect**

**VOTE:** **ADOPTED 3-2, Goreham and Kesting opposed**

**Clerk's Note:** Staff was directed to submit Code amendment regarding mixed use developments located within Regional Activity Centers.



**MINUTES OF ZONING HEARING  
COBB COUNTY BOARD OF COMMISSIONERS  
JULY 16, 2013  
9:00 A.M.**

The Board of Commissioners' Zoning Hearing was held on Tuesday, July 16, 2013 at 9:00 a.m. in the second floor public meeting room of the Cobb County building, Marietta, Georgia. Present and comprising a quorum of the Board were:

Chairman Tim Lee  
Commissioner JoAnn Birrell  
Commissioner Lisa Cupid  
Commissioner Helen Goreham  
Commissioner Bob Ott

- O. B. 8** To consider amending the zoning stipulations and site plan relating to Z-61 and Z-62 of 2005 (TI Riverwood, LLC and Regent Riverwood, LLC), for property located on the northerly side of Cumberland Boulevard, between Riverwood Parkway and Cobb Parkway in Land Lots 977, 978, 1015 and 1016 of the 17th District.

Mr. Pederson provided information regarding stipulation and site plan amendments to move square footage from Building G to Building B. 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 Ott, second by Lee, to approve Other Business Item No. 8 for stipulation and site plan amendments regarding Z-61 and Z-62 of 2005 (TI Riverwood, LLC and Regent Riverwood, LLC), for property located on the northerly side of Cumberland Boulevard, between Riverwood Parkway and Cobb Parkway in Land Lots 977, 978, 1015 and 1016 of the 17th District subject to:

- **Site plan received by the Zoning Division June 11, 2013 (attached and made a part of these minutes)**
- **District Commissioner to approve final building architecture and building signage for Z-61 and Z-62**
- **Water and Sewer Division comments and recommendations**
- **Stormwater Management Division comments and recommendations**
- **Cobb DOT comments and recommendations**
- **All previous stipulations and conditions, *not otherwise in conflict*, to remain in effect**

**VOTE: ADOPTED** unanimously

