

**SEPTEMBER 19, 2017 ZONING HEARING  
“OTHER BUSINESS”  
COMMISSION DISTRICT 2**

**ITEM # 041**

**PURPOSE**

To consider approving the site plan for J. Blair Waldron regarding rezoning application Z-149 (Piedmont partners, L.P.) of 1998, for property located on the north side of Roswell Road, west of East Piedmont Road in Land Lot 986 of the 16<sup>th</sup> District.

**BACKGROUND**

The subject property was rezoned to Neighborhood Retail Commercial (NRC) in 1998 subject to the site plan submitted. Any change in the site plan must come back to the Board of Commissioners as an Other Business item. The applicant is proposing a two story medical and dental office with 57 parking spaces. The proposed building would be 16,000 square feet in size and would have architecture that would complement other commercial buildings in the area. The applicant is showing the proposed building having a reduced rear setback (from 30’ to 15’) so a grove of trees can be saved closer to Roswell Road. The neighbor to the north is amenable to the reduced rear setback since they are selling the property to the applicant. If approved, all other zoning stipulations would remain in effect.

**STAFF COMMENTS**

**Cobb DOT:** Recommend right-in/ right-out design and signage for the Roswell Road entrance be determined during plan review, subject to Cobb County DOT approval. Recommend GDOT permits for all work that encroaches upon State right-of-way.

**Stormwater Management:** Subject to Plan Review.

**RECOMMENDATION**

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

**ATTACHMENTS**

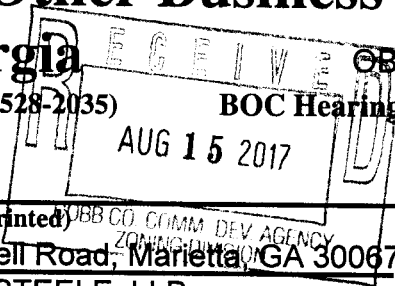
Other Business application and stipulations.

(Site Plan Approval)

# Application for "Other Business"

## Cobb County, Georgia

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



OB Application No.: OB- 041 -2017

BOC Hearing Date Requested: September 19, 2017

**Applicant:** J. Blair Waldron

(applicant's name printed)

Phone #: (678) 498-1977

**Address:** Suite 100, 3020 Roswell Road, Marietta, GA 30067 E-Mail: blairwaldron@mac.com

**MOORE INGRAM JOHNSON & STEELE, LLP**

**J. Kevin Moore**

**Address:** Emerson Overlook, Suite 100, 326 Roswell Street

(representative's name printed)

Marietta, GA 30060

BY: *J. Miller* Phone #: (770) 429-1499 E-Mail: jkm@mijs.com

(representative's signature) Georgia Bar No. 519728

Signed, sealed and delivered in presence of:

*Carolyn E. Cook*

My commission expires: January 10, 2019

Notary Public



**Titleholder(s) :** Young Men's Christian Association of Metropolitan Atlanta, Inc.

(property owner's name printed)

Phone #: (404) 588-9622

**Address:** Suite 1100, 100 Edgewood Avenue, Atlanta, GA 30303 E-Mail: \_\_\_\_\_

See Attached Exhibit "A"

(Property owner's signature)

Signed, sealed and delivered in presence of:

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

Notary Public

**Commission District:** 2 (Ott)

**Zoning Case:** Z-149 (1998)

**Size of property in acres:** 1.28+/- **Original Date of Hearing:** 10/20/1998

OB Hearing Dates: 05/11/1999; 04/20/2000

**Location:** Northerly side of Roswell Road (State Route 120), westerly of East Piedmont Road

(street address, if applicable; nearest intersection, etc.) (portion of 2411 Roswell Road)

**Land Lot(s):** 986

**District(s):** 16th

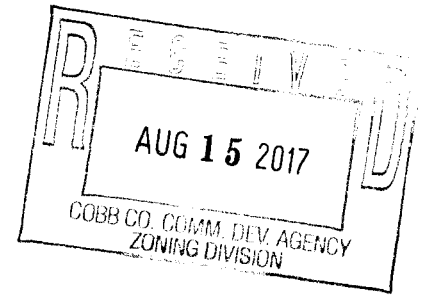
**State specifically the need or reason(s) for Other Business:** \_\_\_\_\_

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 Approval)**

Application No.: Z-149 (1998)  
Original Hearing Date: October 20, 1998  
Settlement of Litigation Date: May 11, 1999  
Date of OB Zoning Decision: April 20, 2000  
Current Hearing Date: September 19, 2017



**Applicant:** J. Blair Waldron  
**Titleholder:** Young Men's Christian Association of Metropolitan Atlanta, Inc., a Georgia non-profit corporation

YOUNG MEN'S CHRISTIAN ASSOCIATION  
OF METROPOLITAN ATLANTA, INC.  
a Georgia non-profit corporation

BY: Edward G. Munster  
Edward G. Munster  
President/Chief Executive Officer

Date Executed: 08/15/17

Address: Suite 1100, 100 Edgewood Avenue  
Atlanta, Georgia 30303

Telephone No.: (404) 588-9622

Signed, sealed, and delivered in the presence of:

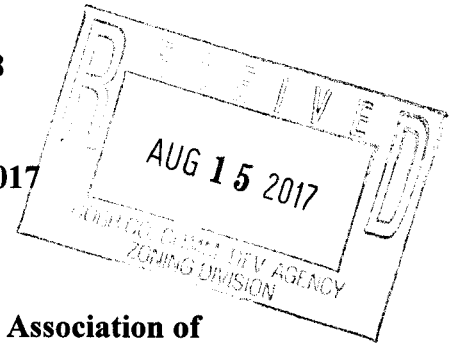
Sheree F. Slaughter  
Notary Public  
Commission Expires: July 24, 2018

[Notary Seal]



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

**Application No.:** Z-149 (1998)  
**Original Hearing Date:** October 20, 1998  
**Settlement of Litigation Date:** May 11, 1999  
**Date of OB Zoning Decision:** April 20, 2000  
**Current Hearing Date:** September 19, 2017



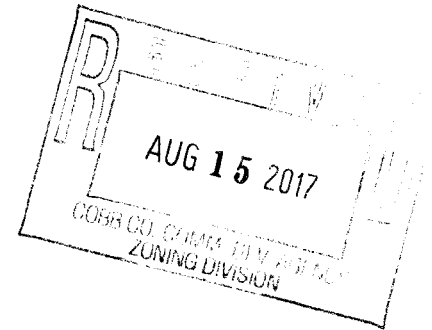
**Applicant:** J. Blair Waldron  
**Titleholder:** Young Men's Christian Association of Metropolitan Atlanta, Inc., a Georgia non-profit corporation

**BEFORE THE COBB COUNTY BOARD OF COMMISSIONERS**

J. Blair Waldron, as Applicant in this Application for "Other Business," proposes the development of an approximately 1.28 acre tract located on the northerly side of Roswell Road (State Route 120), westerly of East Piedmont Road, Land Lot 986, 16<sup>th</sup> District, 2<sup>nd</sup> Section, Cobb County, Georgia (hereinafter "Property" or "Subject Property"), for use as professional medical and dental offices. The Subject Property was part of a larger tract and rezoned through a "Settlement of Litigation" on May 11, 1999, to the Neighborhood Retail Commercial ("NRC") zoning category. On April 20, 2000, the Cobb County Board of Commissioners, through an "Other Business" item, approved an amended site plan for the overall tract. Subsequently, on December 17, 2002, the Board of Commissioners approved a site plan and stipulation amendment for a portion of the overall tract, leaving the Subject Property and the remainder of the original, overall property undeveloped.

Applicant desires to develop the Subject Property for use as medical and dental facilities. Applicant seeks approval of the Zoning Site Plan which is attached hereto as Exhibit "1" to allow for the construction of the professional offices under the existing NRC zoning classification.

Unless otherwise specifically set forth herein, the balance and remainder of the stipulations and conditions enumerated in the official minutes, and any attachments thereto, of the Board of Commissioners "Settlement of Litigation" Hearing held on May 11, 1999, and the Minutes of the April 20, 2000, Board of Commission Zoning Hearing for the "Other Business" amendment, as well as, any other amendments which have been approved by the Board of Commissioners or the District Commissioner, and which are not otherwise in conflict herein, are unaltered or unchanged by this request for Site Plan Approval.



**SITE PLAN SUBMITTED FOR APPROVAL BY  
BOARD OF COMMISSIONERS PURSUANT  
TO APPLICATION FOR "OTHER BUSINESS"  
– SEPTEMBER 19, 2017**

OB-041-2017

Proposed Site Plan

RECEIVED  
AUG 15 2017  
COUNTY COMM. DEV. AGENCY  
ZONING DIVISION

**GROY ENGINEERING**  
Engineers Planners Surveyors

200 NORTH COBB PARKWAY, BLDG. 2000, SUITE 413  
MARIETTA, GA 30067 FAX: (770) 871-0427 PHONE: (770) 871-0427

**WALDRON DENTISTRY**  
LAND LOT 986  
OF THE 166 DISTRICT, 2ND SECTION  
MARIETTA, COBB COUNTY, GEORGIA

**ZONING SITE PLAN**

DRAWN BY: SHM  
CHECKED BY: LCC  
SCALE: 1"=30'  
DATE: 08/09/2017  
SHEET NO.: 1 OF 1  
SHEET 1 OF 1

**LOCATION MAP**

**PROPOSED PROPERTY DATA**

1. PROPERTY IS CURRENTLY ZONED INC WITH STIPULATIONS AND SITE PLAN SPECIFIC, 2-149 W/AVENUE, MAY 11, 1999.
2. APPROVED ZONED BUSINESS REQUEST FOR SITE PLAN AND ZONING VARIATION WITH PARKING ADJUSTMENT IN REAR SETBACK LINE FROM 35' TO 15'.
3. PROPOSED SITE AREA, 1.23 AC.
4. OWNER: BLAIR WALDRON (WALDRON DENTISTRY)
5. INTENDED USE: DENTIST OFFICE
6. PROPOSED BUILDING: TWO STORY - 16,000 S.F.
7. BUILDING SETBACKS:  
FRONT: 30'  
REAR: 35' (15' PROPOSED)
8. PARKING SPACES REQUIRED (PROFESSIONAL OFFICE):  
16,000 S.F. (DENTIST OFFICE) 1 SPACE/285 S.F.  
16,000 S.F. + 1 SP/285 S.F. = 57 PARKING SPACES REQ.
9. PARKING SPACES PROVIDED:  
57 PARKING SPACES ON SITE  
57 PARKING SPACES ON SHARED PARKING LOT WITH UNCL.
10. A PORTION OF THIS SITE LIES WITHIN THE 100 YEAR FLOODPLAIN AS SHOWN ON THE FEMA PANEL 130270175H1 DATED NOV. 3, 2012.

**SCALE IN FEET**  
0 30 60 90

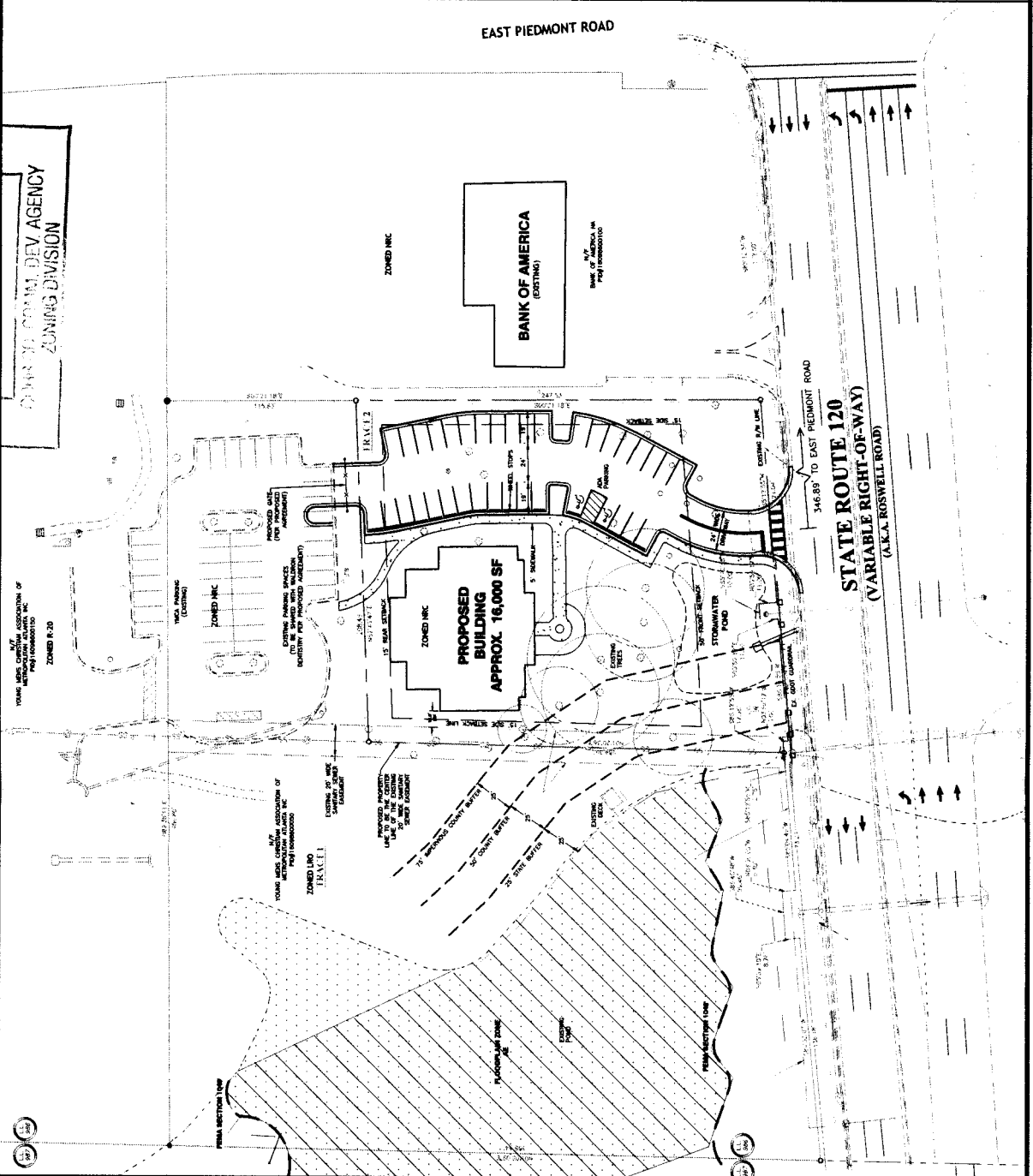
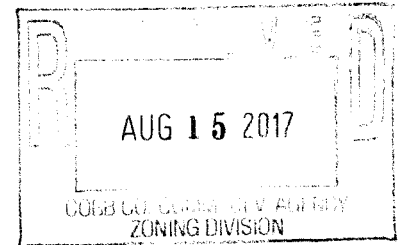


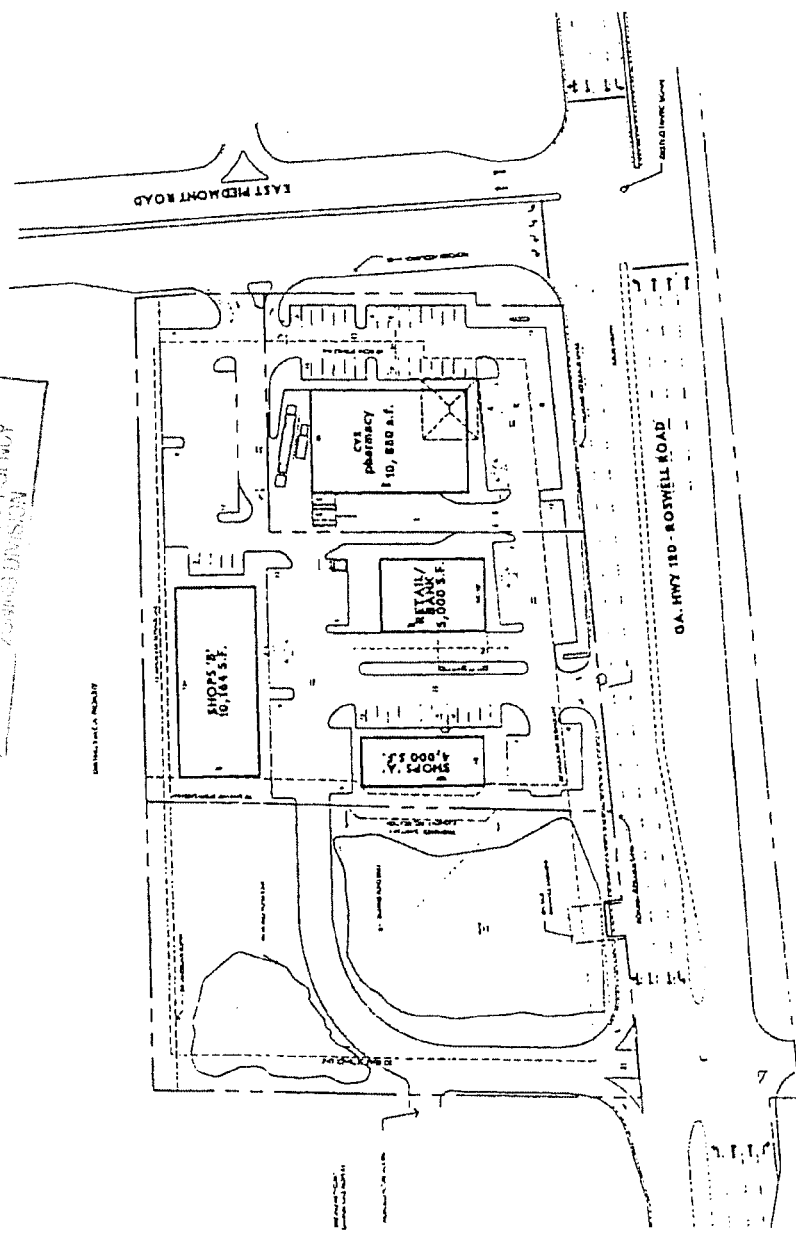
EXHIBIT "1"



**REVISED SITE PLAN APPROVED BY  
BOARD OF COMMISSIONERS PURSUANT  
TO "OTHER BUSINESS" ITEM  
- APRIL 20, 2000**

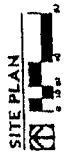
OZELL  
ST US  
ASSE. STATES  
ARCHITECTS

AUG 15 2017  
DESIGNED BY ARCHITECT  
ARCHITECTS



**SITE DATA**

ACREAGE	11.7 AC
LOT AREA	11.7 AC
DEVELOPABLE	11.7 AC
PERMITS	11.7 AC
BUILDINGS	11.7 AC
STAIRS	11.7 AC
PARKING	11.7 AC
OTHER	11.7 AC



Min. Bk. 14 Petition No. 2-149 of '98  
 Doc. Type Site plan  
 Meeting Date 4/20/2000

*Other Business Item #3*

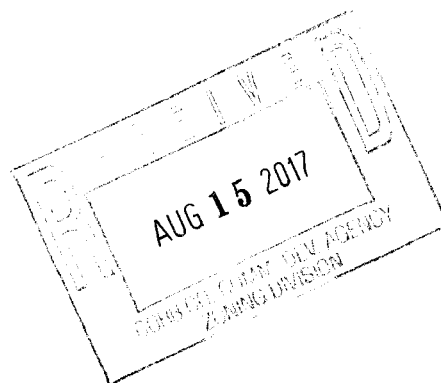
SP-20.

*Note: This plan is different than plan in OB packet - use this plan per BCC & MDawson*  
*Large plan in zoning file*

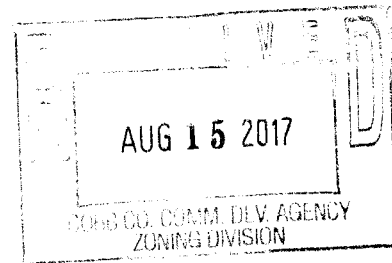
14  
2-149 of '98  
Site plan

PIEDMONT  
VILLAGE  
COW COUNTY, GEORGIA  
MIDMONT  
CAPITAL  
DISTRIBUTION





**OFFICIAL MINUTES OF COBB COUNTY  
BOARD OF COMMISSIONERS ZONING  
HEARING AS TO APPLICATION FOR  
REZONING NO. Z-149 (1998)  
– OCTOBER 20, 1998**



**Z-149**

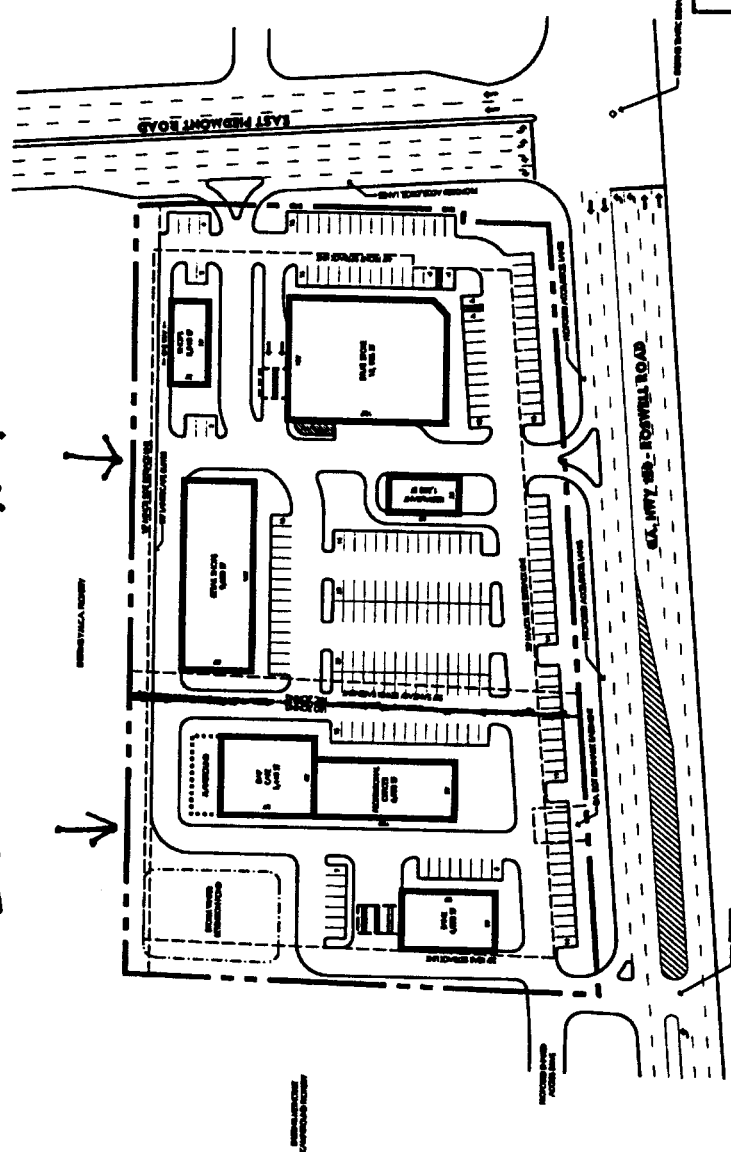
**PIEDMONT PARTNERS, L.P.** (Dora Lee Moon Sheleny, Young Men's Christian Association of Georgia, owners) for Rezoning from **R-20** to **NRC** for a Retail Commercial Center in Land Lot 986 of the 16<sup>th</sup> District. 5.703 acres. Located on the north side of Roswell Road, west of East Piedmont Road. Mr. John Moore, Representative for Piedmont Partners, L.P., made a presentation on behalf of the applicant. Mr. Moore displayed a revised site plan amending the original rezoning request to **NRC** and **LRO**. Ms. Jane Hamilton, Ms. DeAnn Forten, Ms. Jerri Briner and Ms. Vicki Plunkett spoke in opposition. Following the presentations and extensive discussion, the Board of Commissioners approved Rezoning to the **NRC** and **LRO** zoning districts subject to: 1) all property *west* of the sewer easement (2.17 acres) as shown on site plan (last revised October 8, 1998) is rezoned **LRO** with pond/lake to be retained in its existing configuration, except that pond/lake can be enlarged if needed and used for detention purposes; 2) all property *east* of the sewer easement (3.54 acres) rezoned **NRC** with the total square footage of buildings not to exceed what is shown on site plan submitted (last revised October 8, 1998, reduced copy attached and made a part hereof); 3) twenty-five percent (25%) of the **NRC** property is to be retained as green space; 4) right-in right-out access located on Roswell Road is required to be redesigned to one of the following options: (a) moved westerly to prohibit left turn access (ingress/egress) to the development beyond the proposed median point; (b) extend the proposed median beyond the Roswell Road access point; or (c) eliminate the Roswell Road access entirely. Final design for ingress/egress from Roswell Road to be approved by D.O.T. staff; 5) all signage on the site to be approved by Plan Review Staff; 6) project subject to Stormwater Management Division comments and recommendations; 7) Water and Sewer comments and recommendations; 8) project subject to Cobb DOT comments and recommendations; 9) 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; 10) owner/developer required to meet all Cobb County development requirements and ordinances related to project improvements. Motion by Wysong, second by Byrne, carried 4-0-1, Cooper abstained due to his position on the Board of Directors for the YMCA.

● Note: Not site plan specific -  
 But there are stipulations  
 regarding pond/dike, square  
 footages of retail, etc. (see minutes).

● 2-14-98 - site plan defining CEOTUS  
 Zoning Districts - as stipulated  
 in BOE Zoning Minutes 1/20/98  
 Karen King

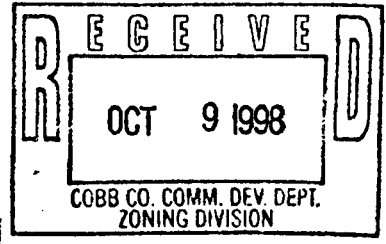
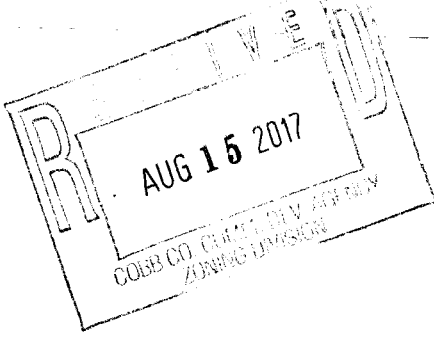


LRO NRC



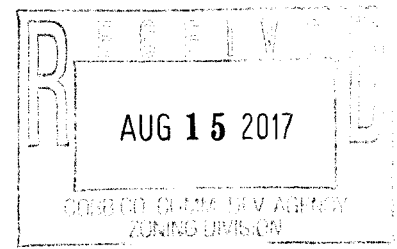
**SITE DATA**

ADDRESS	117 700
CITY	ROSWELL
STATE	GA
ZIP	30076
OWNER	...
DESIGNER	...
DATE	...
PROJECT	...
DESCRIPTION	...
PREPARED BY	...
CHECKED BY	...
DATE	...
SCALE	...
PROJECT NO.	...
DRAWING NO.	...
DATE	...
BY	...
CHECKED	...
DATE	...

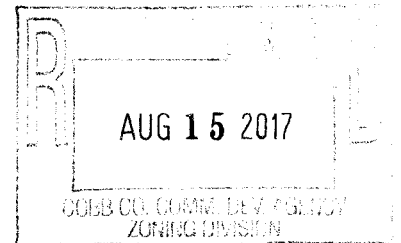


OZELL STANKUS OGRAM ARCHITECTS  
 117 700  
 ROSWELL, GA 30076  
 (404) 582-1177  
 FAX (404) 582-1178  
 WWW.OSOG.COM  
 PIEDMONT VILLAGE  
 COBB COUNTY, GEORGIA  
 PROJECT NO. 117 700  
 PIEDMONT CAPITAL  
 Sp-04

Large plan in Zoning A-6



**OFFICIAL MINUTES OF COBB COUNTY  
BOARD OF COMMISSIONERS REGULAR  
HEARING AS TO SETTLEMENT OF  
LITIGATION - APPLICATION FOR  
REZONING NO. Z-149 (1998)  
- MAY 11, 1999**



11. PUBLIC HEARING – CONDUCT OF PUBLIC HEARING REGARDING SETTLEMENT OF LITIGATION PROPOSAL RELATIVE TO ZONING APPLICATION Z-149 OF OCTOBER 20, 1998 (PIEDMONT PARTNERS, L.P.), FOR PROPERTY LOCATED AT THE NORTHWEST INTERSECTION OF ROSWELL ROAD AND EAST PIEDMONT ROAD – COMMUNITY DEVELOPMENT:

The public hearing was opened regarding the proposed settlement of litigation relative to Zoning Application Z-149 of October 20, 1998, (Piedmont Partners, L.P.), for property in Land Lot 986 of the 16<sup>th</sup> District, Cobb County, located at the northwest intersection of Roswell Road and East Piedmont Road.

Mr. Mark Danneman, Zoning Administrator, presented pertinent information relative to the proposed settlement of litigation.

Chairman Byrne asked those persons wishing to address the Commission to come forward.

Ms. Susan Samuels and Mr. Mike Bueller, Engineer on the project, addressed the Board.

There being no further public comment, the public hearing was closed and the following motion was made:

MOTION: Motion by Olens to authorize acceptance of the proposed settlement of litigation relative to Zoning Application Z-149 of October 20, 1998, (Piedmont Partners, L.P.), for property in Land Lot 986 of the 16<sup>th</sup> District, Cobb County, located at the northwest intersection of Roswell Road and East Piedmont Road subject to the following:

- the March 19, 1999 site plan approved as submitted (reduced copy attached and made a part of these minutes, large plan on file in Zoning Division);
- a deed covenant stipulating that no buildings/structures will be constructed on the LRO portion of the subject property;
- all access points to be approved by Georgia Department of Transportation;
- no automobile, convenience store, car wash and/or gas station uses on site;
- the letters (2) dated March 19, 1999 and May 11, 1999 from attorney John Moore (copies attached and made a part of these minutes).

VOTE            ADOPTED unanimously

# MOORE INGRAM JOHNSON & STEELE

A LIMITED LIABILITY PARTNERSHIP

192 ANDERSON STREET  
MARIETTA, GEORGIA 30060

POST OFFICE BOX 3305  
MARIETTA, GEORGIA 30061

TELEPHONE  
(770) 429-1499

TELECOPIER  
(770) 429-8631

AUG 15 2017

March 19, 1999

WRITER'S DIRECT DIAL NUMBER

JOHN H. MOORE  
STEPHEN C. STEELE  
WILLIAM R. JOHNSON  
ROBERT D. INGRAM  
J. BRIAN O'NEIL  
G. PHILLIP BEGGS  
ELDON L. BASHAM  
MATTHEW J. HOWARD  
SARAH L. BARGO  
DIANE M. BUSCH  
DAVID IAN MATTHEWS  
JERE C. SMITH  
CLAYTON O. CARMACK  
MICHELLE S. DAVENPORT  
KEVIN B. CARLOCK  
ALEXANDER T. GALLOWAY III

J. KEVIN MOORE  
WILLIAM C. BUHAY  
SUSAN S. STUART  
MICHAEL W. KITCHENS  
RODNEY R. MCCOLLOCH  
DANIEL A. LANDIS  
BRIAN D. SMITH  
HARRY R. TEAR III  
MICHAEL R. WING  
W. TROY HART  
JOSEPH H. AKERS  
JEFFREY A. DAXE  
MELISSA W. GILBERT  
DEAN C. BUCCI  
JOHN R. MCCOWN\*\*

\*\* ALSO ADMITTED IN NC  
\*\* ALSO ADMITTED IN TN

Mr. Mark A. Danneman  
Zoning Administrator  
Zoning Division  
Cobb County Community  
Development Department  
Suite 300  
191 Lawrence Street  
Marietta, Georgia 30060-1661

Frank E. Jenkins, III, Esq.  
Jenkins & Nelson, P.C.  
Attorneys at Law  
15 South Public Square  
Cartersville, Georgia 30120-3350

Hand Delivered

RE: Application for Rezoning

Application No.: Z-149 (1998)

Applicant: Piedmont Partners, L.P.,  
A Texas Limited Partnership

Owners: Dora Lee Moon Sheleny;  
Young Men's Christian  
Association of Cobb County,  
Georgia, Inc., a Georgia  
not-for-profit corporation,  
and North Georgia United  
Methodist Foundation, Inc.

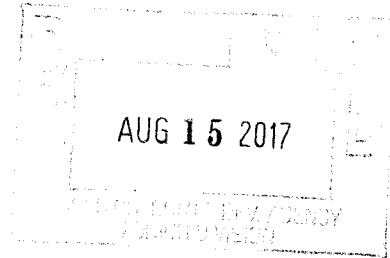
Property: 5.71 acres located at the  
northwest intersection of  
Roswell Road and East Piedmont  
Road Extension, Land Lot 986,  
16<sup>th</sup> District, 2<sup>nd</sup> Section  
Cobb County, Georgia

AND

RM  
5-11-99  
3:15

MOORE INGRAM JOHNSON & STEELE

Page Two  
March 19, 1999



Young Men's Christian Association of Cobb County, Georgia, Inc., a Georgia Not-for-Profit Corporation; North Georgia United Methodist Foundation, Inc.; Dora Lee Moon Sheleny; and Piedmont Partners, L.P., A Texas Limited Partnership, v. Cobb County, Georgia; et al.  
Civil Action, File Number: 98-1-09372-33  
Superior Court of Cobb County

Dear Mark and Frank:

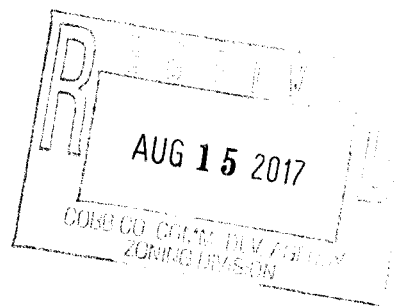
As you know, the undersigned and this firm represent Piedmont Partners, L.P. (hereinafter sometimes referred to as "Applicant"), and Doris Lee Moon Sheleny; Young Men's Christian Association of Cobb County, Georgia, Inc., a Georgia not-for-profit corporation; and North Georgia United Methodist Foundation, Inc., the Property Owners (hereinafter sometimes collectively referred to as "Owners") (Applicant and Owners hereinafter sometimes collectively referred to as "Plaintiffs"), in their Application for Rezoning and the subsequent zoning appeal with regard to the real property located in Land Lot 985, 16<sup>th</sup> District, 2<sup>nd</sup> Section, Cobb County, Georgia. The referenced zoning appeal arose as a result of the decision by the Board of Commissioners rendered on October 2, 1998, to rezone the subject property to the Neighborhood Retail Commercial ("NRC") and the Low-Rise Office ("LRC") zoning categories, being Application No. Z-149 (1998).

The settlement, as proposed in this letter, the stipulations contained herein, and the accompanying site plan, result from settlement conferences among Applicant, Applicant's engineers, and Cobb County in an effort by all parties to resolve the issues presented without the necessity of further litigation.

The Plaintiffs agree to the following stipulations and conditions, subject to approval of the zoning plan submitted herewith, which, if approved, as submitted, shall be in complete settlement of the pending zoning appeal and shall be binding upon the subject property. This letter of agreed stipulations and conditions shall supersede and replace in full any and all other letters of

MOORE INGRAM JOHNSON & STEELE

Page Three  
March 19, 1999



RM  
5-11-9  
5011

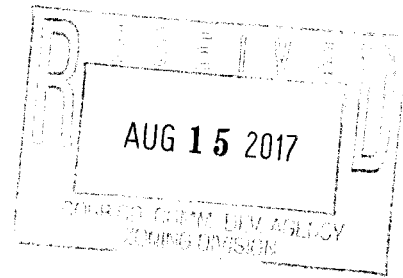
agreeable stipulations and conditions not specifically enumerated herein. The referenced stipulations are as follows:

- (1) The stipulations and conditions set forth herein shall replace and supersede in full any and all prior stipulations and conditions, in whatsoever form, which are currently in place on the subject property.
- (2) Rezoning of the subject property will be from the R-20 zoning category to the Neighborhood Retail Commercial ("NRC") and Low-Rise Office ("LRO") zoning categories pursuant and specific to that certain site plan prepared for Piedmont Capital by Post Buckley Schuh & Jernigan, Inc. dated March 19, 1999, with regard to the total acreage of 5.71 acres.
- (3) The rezoning of the referenced property to the NRC and LRO categories shall be as follows:
  - (a) That portion of the subject property to be zoned to the NRC category shall contain approximately 3.5± acres located directly at the intersection of East Piedmont Road and Roswell Road; said portion of the subject property being further delineated as that portion commencing at East Piedmont Road and moving westerly along Roswell Road to the westerly side of the sanitary sewer easement traversing the subject property;
  - (b) That portion of the subject property to be zoned to the LRO category shall contain approximately 2.17 acres and is located immediately adjacent to and westerly of the NRC portion; and
  - (c) All as shown and reflected on the referenced site plan.
- (4) Development of the NRC portion of the subject property shall be limited to a maximum of 30,000 square feet of retail space.



MOORE INGRAM JOHNSON & STEELE

Page Four  
March 19, 1999

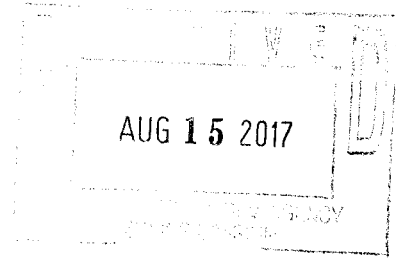


RM  
5-11-99  
6 of 15

- (5) There shall be no buildings constructed or allowed within the LRO portion of the proposed development; however, ground based, monument style signage shall be permitted benefitting the NRC portion of the development.
- (6) All structures to be constructed within the proposed development shall have brick and dryvit exteriors with brick as the predominant feature.
- (7) There shall be a landscaped area along the frontages of Roswell Road and East Piedmont Road ten (10) feet in width.
- (8) There shall be landscaped islands contained within the parking area as shown and described on the referenced site plan.
- (9) All landscaping within the proposed development shall be approved by staff during the plan review process.
- (10) All grassed areas within the NRC portion of the development must be sodded.
- (11) Entrance signage for the proposed development shall be ground based, monument style signage, and shall be mounted on a brick base which matches the brick on the structures of the proposed development.
- (12) Environmentally sensitive, shoe-box type, recessed lighting shall be utilized.
- (13) Applicant agrees to comply with all Cobb County Stormwater Management requirements.
- (14) All pond work and access road construction (graded aggregate base only) in the LRO area shall be done prior to the issuance of building permits for buildings to be constructed on the NRC portion of the subject property. Once this work has been completed, the same shall be inspected by Mr. William J. Higgins, P.E., Division

MOORE INGRAM JOHNSON & STEELE

Page Five  
March 19, 1999

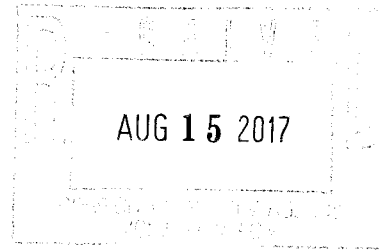


Manager, Cobb County Water System, Stormwater Management Division, and approved by him prior to building permits being issued.

- (15) The stormwater provisions with regard to the subject pond and proposed development are as follows:
- (a) Construction of the first flush pond with outlet control containing a pollution retardant basin with balance of pond to be used for detention;
  - (b) An outlet flow control pipe shall be installed for existing, stormwater management facility;
  - (c) All existing vegetation around the pond shall remain except as removed to comply with site plan requirements;
  - (d) Upper and lower ponds shall be densely vegetated with aquatic vegetation, and all efforts will be made to save existing white oaks located north of the upper pond; and
  - (e) Both ponds shall be fenced with black chain link fencing six (6) feet in height.
- (16) Work with regard to the ponds shall be accomplished in the following order:
- (a) The existing pond pool level shall be lowered;
  - (b) The existing pond mucked out at the proposed road crossing;
  - (c) Construction of the road and outlet control structures;
  - (d) Install plantings on vegetated littoral shelf or shelves simultaneously with road construction; and

MOORE INGRAM JOHNSON & STEELE

Page Six  
March 19, 1999

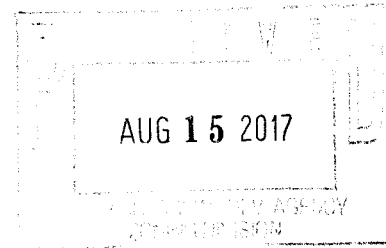


RM  
5-11-99  
E of 15

- (e) Install stormwater infrastructure.
- (17) A maintenance agreement shall be prepared by Applicant as to both ponds and filed prior to obtaining building permits, which agreement shall include plant replacement within the first two (2) years as determined by the Cobb County arborist and shall contain a continuing covenant running with the subject property concerning all maintenance issues of vegetation in and surrounding the ponds.
- (18) Applicant shall comply with the recommendations contained within that certain Hydrologic Study and Storm Water Management Plan for Piedmont Village prepared by Post Buckley Schuh & Jernigan, Inc. dated March 15, 1999, submitted herewith, excepting only to the extent modified by Cobb County Stormwater Management or any other governmental entity having jurisdiction thereof. This hydrology study contains as a part thereof the following:
  - (a) Ecology study;
  - (b) Wetlands plantings;
  - (c) Stormwater control; and
  - (d) Operations and maintenance manual.
- (19) All work involving state waters shall be subject to the Georgia Environmental Protection Division grant of variance for stream crossing and buffer.
- (20) No surface water from the proposed development shall flow directly into the lower pond without first going through stormwater structures or through vegetated swells, such swells not to handle flow greater than 15 percent.

MOORE INGRAM JOHNSON & STEELE

Page Seven  
March 19, 1999

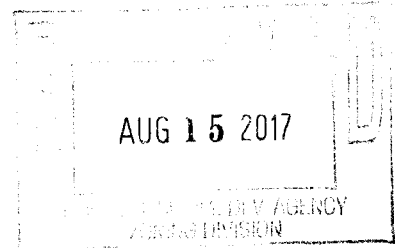


RM  
5-11-99  
9/15

- (21) Applicant agrees to the following system improvements to mitigate traffic concerns:
- (a) Donation of right-of-way on the westerly side of East Piedmont Road a maximum of fifty (50) feet from the existing roadway centerline;
  - (b) Construction along the property's frontage with East Piedmont Road of a right turn lane running the entire length of the frontage of the subject property with East Piedmont Road with the intersection of Roswell Road; provided, that the Georgia Department of Transportation grants approval therefor;
  - (c) Access to the proposed development off East Piedmont Road shall consist of a curb cut permitting right-in and right-out movements only as shown and reflected on the referenced site plan; and
  - (d) Access to the proposed development off Roswell Road and any required system improvements shall be as determined and required by the Georgia Department of Transportation.
- (22) Part of the planned access to the proposed development is provided by a proposed median break on Roswell Road into the LRO portion of the subject property as shown and reflected on the referenced site plan. The access across the LRO portion of the subject property into the NRC portion of the subject property shall be as shown and reflected on the referenced site plan.
- (23) Applicant agrees to comply with all Cobb County development standards and ordinances relating to project improvements.

MOORE INGRAM JOHNSON & STEELE

Page Eight  
March 19, 1999



The proposal contained herein is submitted in settlement and compromise of the pending zoning appeal and shall not otherwise be used in any hearing or trial of said appeal. If the settlement, as proposed, is approved by the Board of Commissioners, Plaintiffs agree to dismiss, with prejudice, the pending litigation case and to pay their own legal expenses and litigation costs.

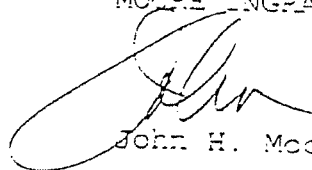
If the foregoing stipulations and the site plan submitted herewith are acceptable, we request the matter be placed on the Executive Session agenda before the Board of Commissioners to be heard on Tuesday, March 23, 1999, and subsequently on the Board of Commissioners agenda for hearing during its regular monthly meeting to be held on April 27, 1999, at 7:00 p.m. We would appreciate receiving confirmation of these dates at your earliest opportunity.

In conclusion, we believe that the requested zoning, pursuant to the referenced site plan and the stipulations contained herein, is an appropriate use of the subject property while taking into consideration the significant changes within the area, the impact of those changes upon existing residential developments and area properties and owners thereof surrounding the proposed development, and the roadway improvements of the roadways surrounding the subject property. Thank you for your consideration in this matter.

With kindest regards, I remain

Very truly yours,

MOORE INGRAM JOHNSON & STEELE, LLP



John H. Moore

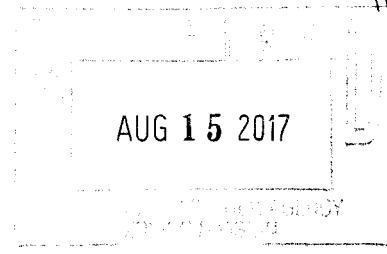
JHM:cc  
Enclosures

MOORE INGRAM JOHNSON & STEELE

Page Nine

March 19, 1999

RM  
5/11/99  
11/07/15



c: Cobb County Board of Commissioners:  
William J. Byrne, Chairman  
George Woody Thompson, Jr.  
Joe L. Thompson  
Samuel S. Olens  
(With Copy of Enclosure)

Mr. William J. Higgins, P.E.  
Division Manager  
Cobb County Water System  
Stormwater Management Division  
(With Copy of Enclosures)  
(Hand Delivered)

SCALE: 1" = 100'

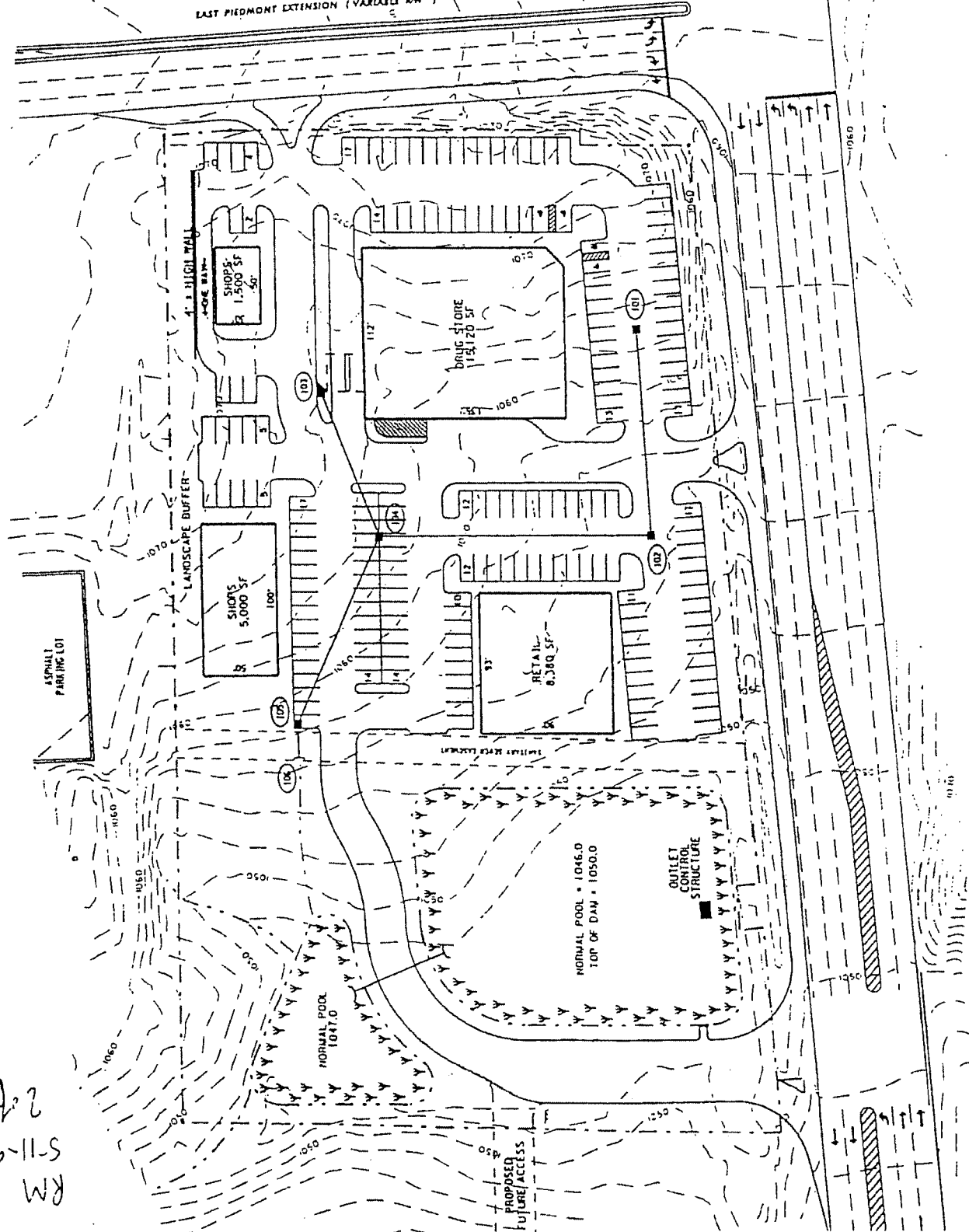
NORTH

AUG 15 2017

CURTIS ENGINEERING

STATE ROUTE 110  
A.K.A. ROSWELL ROAD  
(135' R/W)

EAST PIEDMONT EXTENSION (VARIABLE R/W)



# PIEDMONT VILLAGE

REFERENCE MINUTE BOOK 76

SECTION 11 DATED 5/11/99 Reg. 838 CONCEPTUAL SITE PLAN

Reduced site plan as referenced in  
Minutes relative to 2-149 of 10/20/98 Piedmont Properties

MARCH 19, 1999

RM  
S-11-94  
2 of 15

# MOORE INGRAM JOHNSON & STEELE

A LIMITED LIABILITY PARTNERSHIP

192 ANDERSON STREET  
MARIETTA, GEORGIA 30060

POST OFFICE BOX 3305  
MARIETTA, GEORGIA 30061

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(770) 429 1499

TELECOPIER  
(770) 429 8631

JOHN H. MOORE  
STEPHEN C. STEELE  
WILLIAM R. JOHNSON  
ROBERT D. INGRAM  
J. BRIAN O'NEIL  
G. PHILLIP BEGGS  
ELDON L. BASHAM  
MATTHEW J. HOWARD  
SARAH L. BARGO  
DIANE M. BUSCH  
DAVID IAN MATTHEWS  
JERE C. SMITH  
CLAYTON O. CARMACK  
MICHELLE S. DAVENPORT  
KEVIN B. CARLOCK  
ALEXANDER T. GALLOWAY III  
J. KEVIN MOORE

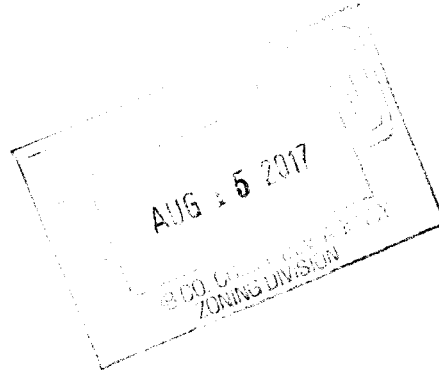
WILLIAM C. BUHAY  
SUSAN S. STUART  
MICHAEL W. KITCHENS  
RODNEY R. MCCOLLOCH  
DANIEL A. LANDIS  
BRIAN D. SMITH  
HARRY R. TEAR III  
W. TROY HART  
JOSEPH H. AKERS  
JEFFREY A. DAXE  
MELISSA W. GILBERT  
DEAN C. BUCCI\*\*  
JOHN R. MCCOWN\*\*  
JOYCE W. HARPER  
THOMAS L. SCHAEFER  
JONATHAN J. TUGGLE  
TRACY K. DAVIS

\*\*ALSO ADMITTED IN NC  
\*\*ALSO ADMITTED IN TN

May 11, 1999

WRITER'S DIRECT DIAL NUMBER

Mr. Mark A. Danneman  
Zoning Administrator  
Zoning Division  
Cobb County Community  
Development Department  
Suite 300  
191 Lawrence Street  
Marietta, Georgia 30060-1661



Hand Delivered

Frank E. Jenkins, III, Esq.  
Jenkins & Nelson, P.C.  
Attorneys at Law  
15 South Public Square  
Cartersville, Georgia 30120-3350

Telefax Transmission  
To (770) 387-2395

RE: Application for Rezoning  
Application No.: Z-149 (1998)  
Applicant: Piedmont Partners, L.P.,  
A Texas Limited Partnership  
Owners: Dora Lee Moon Sheleny;  
Young Men's Christian  
Association of Cobb County,  
Georgia, Inc., a Georgia  
not-for-profit corporation,  
and North Georgia United  
Methodist Foundation, Inc.  
Property: 5.71 acres located at the  
northwest intersection of  
Roswell Road and East Piedmont  
Road Extension, Land Lot 936,  
15<sup>th</sup> District, 2<sup>nd</sup> Section  
Cobb County, Georgia

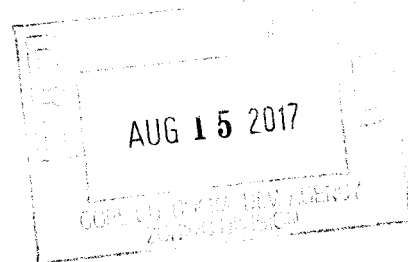
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12:15



MOORE INGRAM JOHNSON & STEELE

Page Two  
May 11, 1999



Young Men's Christian Association of Cobb County, Georgia, Inc., a Georgia Not-for-Profit Corporation; North Georgia United Methodist Foundation, Inc.; Dora Lee Moon Sheleny; and Piedmont Partners, L.P., A Texas Limited Partnership, v. Cobb County, Georgia; et al.  
Civil Action, File Number: 98-1-09372-33  
Superior Court of Cobb County

Dear Mark and Frank:

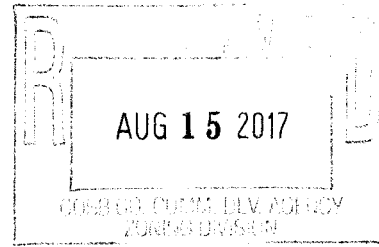
As you know, the undersigned and this firm represent Piedmont Partners, L.P. (hereinafter sometimes referred to as "Applicant"), and Doris Lee Moon Sheleny; Young Men's Christian Association of Cobb County, Georgia, Inc., a Georgia not-for-profit corporation; and North Georgia United Methodist Foundation, Inc., the Property Owners (hereinafter sometimes collectively referred to as "Owners") (Applicant and Owners hereinafter sometimes collectively referred to as "Plaintiffs"), in their Application for Rezoning and the subsequent zoning appeal with regard to the real property located in Land Lot 986, 16<sup>th</sup> District, 2<sup>nd</sup> Section, Cobb County, Georgia. The referenced zoning appeal arose as a result of the decision by the Board of Commissioners rendered on October 2, 1998, to rezone the subject property to the Neighborhood Retail Commercial ("NRC") and the Low-Rise Office ("LRO") zoning categories, being Application No. Z-149 (1998).

This correspondence is in supplementation to and not in lieu of that certain settlement stipulation letter dated March 19, 1999. As previously stated, the Plaintiffs agree to the following additional stipulations and conditions, subject to approval of the zoning plan submitted on March 19, 1999, which, if approved, as submitted, shall be in complete settlement of the pending zoning appeal and shall be binding upon the subject property. The referenced additional stipulations are as follows:

- (24) Prior to any construction on the subject property, Applicant agrees to conduct with Mr. William J. Higgins, P.E., Division Manager, Cobb County Water System,

MOORE INGRAM JOHNSON & STEELE

Page Three  
May 11, 1999



R.M.  
5-11-99  
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Stormwater Management Division, a pre-construction conference to establish an inspection schedule by Mr. Higgins or his designee for any and all construction in connection with the existing pond.

- (25) Applicant agrees to locate the proposed median, full-access curb cut from Roswell road into the subject development as far westerly as possible, including location of such access either totally or partially upon the property of an adjacent property owner, if such owner is acceptable thereto.

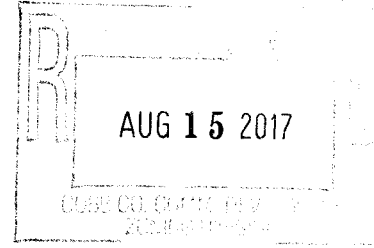
The additional stipulations proposal contained herein, as well as those submitted on or about March 19, 1999, are submitted in settlement and compromise of the pending zoning appeal and shall not otherwise be used in any hearing or trial of said appeal. If the settlement, as proposed, is approved by the Board of Commissioners, Plaintiffs agree to dismiss, with prejudice, the pending litigation case and to pay their own legal expenses and litigation costs.

If the foregoing stipulations together with those set forth in our settlement stipulation letter dated March 19, 1999, and the site plan submitted therewith are acceptable, we request the matter be during the Board of Commissioners' regular meeting to be held on May 11, 1999, at 9:00 a.m.

In conclusion, we believe that the requested zoning, pursuant to the referenced site plan and the stipulations contained in the March 19, 1999, settlement stipulation letter as well as those set forth herein, is an appropriate use of the subject property while taking into consideration the significant changes within the area, the impact of those changes upon existing residential developments and area properties and owners thereof surrounding the proposed development, and the roadway improvements of the roadways surrounding the subject property. Thank you for your consideration in this matter.

MOORE INGRAM JOHNSON & STEELE

Page Four  
May 11, 1999



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5-11-99  
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With kindest regards, I remain

Very truly yours,

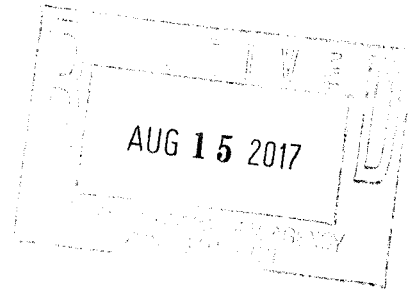
MOORE INGRAM JOHNSON & STEELE, LLP

John H. Moore

JHM:cc

- c: Cobb County Board of Commissioners:  
William J. Byrne, Chairman  
George Woody Thompson, Jr.  
Joe L. Thompson  
Samuel S. Olens

Mr. William J. Higgins, P.E.  
Division Manager  
Cobb County Water System  
Stormwater Management Division



**OFFICIAL MINUTES OF COBB COUNTY  
BOARD OF COMMISSIONERS ZONING  
HEARING AS TO "OTHER BUSINESS"  
ITEM FOR Z-149 (1998)  
- APRIL 20, 2000**

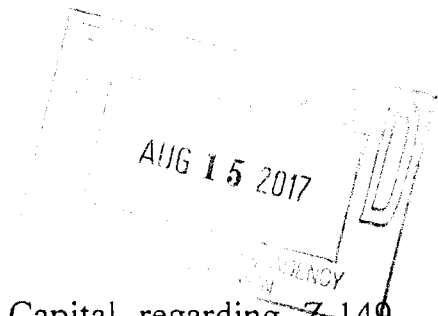
Cobb County Board of Commissioners' Zoning Hearing  
April 20, 2000

**OTHER BUSINESS AGENDA**

**Other Business Item #3**

To consider a Site Plan Amendment for Piedmont Capital regarding Z-149 (Piedmont Partners, L.P.) of October 20, 1998, for property located at the northwest intersection of Roswell Road and East Piedmont Road in Land Lot 986 of the 16<sup>th</sup> District.

Mr. Danneman, Zoning Division Manager, provided information regarding site plan amendment for Piedmont Capital to amend project layout and building locations. The Board of Commissioners **approved** site plan amendment for Piedmont Capital regarding Z-149 (Piedmont Partners, L.P.) of October 20, 1998, for property located at the northwest intersection of Roswell Road and East Piedmont Road in Land Lot 986 of the 16<sup>th</sup> District **subject to: 1) site plan submitted (reduced copy attached and made a part of these minutes); 2) no dry-cleaning use allowed on this site; 3) all other previously approved conditions/stipulations remain in effect.** Motion by Olens, carried 5-0.

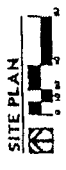
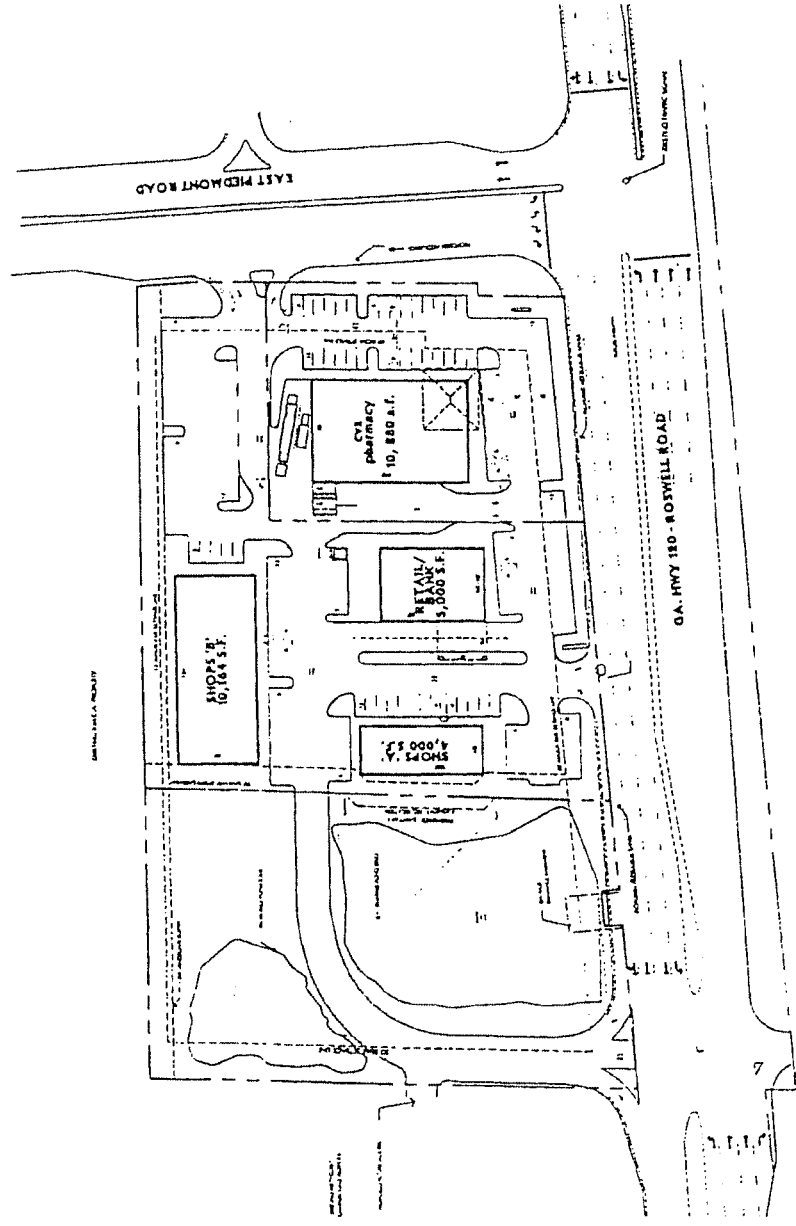


OZELL  
ST US  
ASSESSMENT  
ARCHITECTS

**SITE DATA**

ACREAGE	11.74 AC
LOT 100-24	11.74 AC
LOT 100-25	11.74 AC
LOT 100-26	11.74 AC
LOT 100-27	11.74 AC
LOT 100-28	11.74 AC
LOT 100-29	11.74 AC
LOT 100-30	11.74 AC
LOT 100-31	11.74 AC
LOT 100-32	11.74 AC
LOT 100-33	11.74 AC
LOT 100-34	11.74 AC
LOT 100-35	11.74 AC
LOT 100-36	11.74 AC
LOT 100-37	11.74 AC
LOT 100-38	11.74 AC
LOT 100-39	11.74 AC
LOT 100-40	11.74 AC
LOT 100-41	11.74 AC
LOT 100-42	11.74 AC
LOT 100-43	11.74 AC
LOT 100-44	11.74 AC
LOT 100-45	11.74 AC
LOT 100-46	11.74 AC
LOT 100-47	11.74 AC
LOT 100-48	11.74 AC
LOT 100-49	11.74 AC
LOT 100-50	11.74 AC

AUG 15 2017



Min. Bk. 14 Petition No. 2-149 of '98  
 Doc. Type Site plan

Meeting Date 4/11/2000  
 Other business items  
 #3

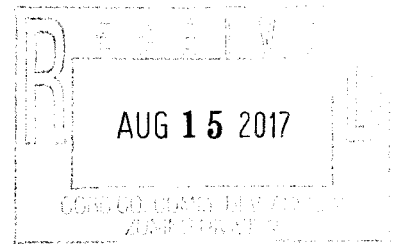
By: [Signature] 2/28/98  
 City of Roswell, Georgia

PROJECT  
**PIEDMONT VILLAGE**  
 COMM. COUNTY, GEORGIA

CLIENT  
**PIEDMONT CAPITAL**  
 10000 WOODBRIDGE DRIVE  
 SUITE 100  
 ATLANTA, GA 30338

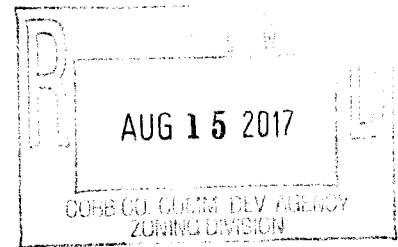
Sp-20.

Note: This plan is different than plan in OB packet - use this plan per BOE & MDenman  
 Large plan in zoning file



**OFFICIAL MINUTES OF COBB COUNTY  
BOARD OF COMMISSIONERS ZONING  
HEARING AS TO "OTHER BUSINESS"  
ITEM FOR Z-149 (1998)  
– DECEMBER 17, 2002  
(BANK OF AMERICA SITE)**

**DECEMBER 17, 2002 ZONING HEARING  
"OTHER BUSINESS"**



**ITEM #4**

**PURPOSE**

To consider a site plan and stipulations amendment for Bank of America, N.A. regarding Z-149 (Piedmont Partners, LP) of October 20, 1998, for property located at the northwest intersection of Roswell Road and East Piedmont Road in Land Lot 986 of the 16<sup>th</sup> District.

**BACKGROUND**

The subject property originally came in for rezoning as a request to NRC. The Board of Commissioners deleted the request to LRO and NRC. The applicant/property owners filed a lawsuit challenging the decision. On May 11, 1999, the Board of Commissioners approved a settlement of litigation, rezoning the property to LRO and NRC, subject to the March 19, 1999 site plan as submitted. The Board of Commissioners decision is attached. On April 20, 2000 the Board of Commissioners approved a site plan amendment. The Board of Commissioners decision and the amended site plan are attached. Earlier this year, the majority of the property within the original rezoning request was acquired by the YMCA. This 1.67 acre tract is all that remains from the original application. This site is zoned NRC, subject to the May 11, 1999 and April 20, 2000 stipulations. This request is to amend the approved site plan and stipulations to allow construction of a 4,800 square foot banking facility with four drive-thru windows. The proposed site plan is attached. The request letter is also attached.

**FUNDING**

N/A

**RECOMMENDATION**

The Board of Commissioners consider amending the site plan and stipulations as submitted, and if approved, all other previously approved conditions/stipulations should remain in effect. If approved, the State D.O.T must approve the proposed access location on Roswell Road.

**ATTACHMENTS**

Board of Commissioners Decision  
Approved Site Plan  
Proposed Site Plan  
Request Letter



# MOORE INGRAM JOHNSON & STEELE

A LIMITED LIABILITY PARTNERSHIP

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MARIETTA, GEORGIA 30061

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TENNESSEE OFFICE  
CEDAR RIDGE OFFICE PARK  
SUITE 463  
408 N. CEDAR BLUFF ROAD  
KNOXVILLE, TENNESSEE 37923

TELEPHONE (865) 692 9039  
TELECOPIER (865) 692 9071

AMY K. WEBER  
BRYAN C. MAHAFFEY  
COURTNEY H. MOORE  
KIM A. BRANGHAM  
BART W. REED  
TARA C. RIDDLE  
JOSHUA M. BOOTH\*\*\*  
JEREMY A. DANTIN  
KELLI L. CROSS  
C. LEE DAVIS  
TANYA L. CROSSE\*\*\*  
ROBERT W. BROWN II  
JASON L. FOSS

JAMES S. WIDENER  
VICTOR P. VALMUS  
JASON C. FISHER  
NATHANIEL F. HANSEN\*\*\*  
JEFFERY L. DICKERSON

I ALSO ADMITTED N.A.  
\*\* ALSO ADMITTED N.A.  
\*\*\* ADMITTED ONLY N.A.  
\*\*\*\* ALSO ADMITTED N.A.

WRITER'S DIRECT  
DIAL NUMBER

JOHN H. MOORE  
STEPHEN C. STEELE  
WILLIAM R. JOHNSON†  
ROBERT D. INGRAM†  
J. BRIAN O'NEIL  
G. PHILLIP BEGGS  
ELDON L. BASHAM  
MATTHEW J. HOWARD  
JERE C. SMITH  
CLAYTON O. CARMACK  
KEVIN B. CARLOCK†  
ALEXANDER T. GALLOWAY III†  
J. KEVIN MOORE

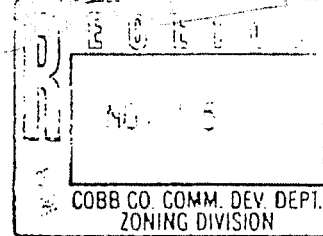
SUSAN S. STUART  
RODNEY R. MCCOLLOCH  
DANIEL A. LANDIS†  
BRIAN D. SMITH  
HARRY R. TEAR III  
W. TROY HART  
JEFFREY A. DAKE  
NELISSA W. GILBERT†  
TIMOTHY W. BAILEY  
JOYCE W. HARPER  
THOMAS L. SCHAEFER\*\*  
PATRICK D. CODSON\*\*\*  
JONATHAN H. PETCU

November 15, 2002

Mr. Mark A. Danneman  
Zoning Administrator  
Zoning Division  
Cobb County Community Development Agency  
Suite 300  
191 Lawrence Street  
Marietta, Georgia 30060-1661

AUG 15 2017

Hand Delivered



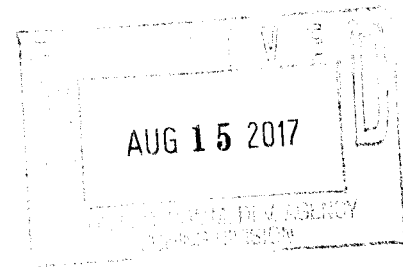
RE: Application for Site Plan and Stipulation Amendments  
Application No.: Z-149 (1998)  
Current Applicant/  
Developer: Bank of America, N.A.  
Former Applicant: Piedmont Partners, L.P.  
Property: 1.63 acres located at the  
northwesterly intersection of  
East Piedmont Road and Roswell  
Road, Land Lot 986, 16<sup>th</sup> District,  
2<sup>nd</sup> Section, Cobb County,  
Georgia

Dear Mark:

The undersigned and this firm represent Bank of America, N.A. with respect to a 1.63 acre tract located at the northwesterly intersection of Roswell Road and East Piedmont Road in Land Lot 986, 16<sup>th</sup> District, 2<sup>nd</sup> Section, Cobb County, Georgia (hereinafter the "Property" or the "Subject Property"). Initially, the Property was part of a larger tract under Application for Rezoning No. Z-149 (1998), which was rezoned through settlement by the Board of Commissioners at its Zoning Hearing held on May 11, 1999. During that hearing, the Property was rezoned to the Neighborhood Retail Commercial ("NRC") and Low Rise Office ("LRO")

# MOORE INGRAM JOHNSON & STEELE

Mr. Mark A. Danneman  
Zoning Administrator  
Zoning Division  
Cobb County Community Development Agency  
Page Two  
November 15, 2002



zoning categories pursuant to the restrictions set forth in the official minutes.

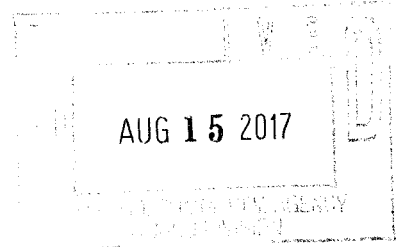
Bank of America, N.A. (hereinafter referred to as "Applicant") is now the Applicant for the Subject Property, being the 1.63 acre tract located at the northwesterly intersection of Roswell Road and East Piedmont Road. It should be noted the balance of the Subject Property under the original Application for Rezoning was donated to the YMCA by the former owner and, at this time, will not be developed as zoned under Application No. Z-149 (1998).

Applicant now submits this request for site plan and stipulation amendments. If the requested changes are approved, as submitted, it shall become an additional part of the grant of the final zoning and shall be binding upon the Property. The requested amendments are as follows:

- (1) Applicant requests an amendment to the site plan previously approved pursuant to that certain Site Plan dated September 10, 2002, prepared for Bank of America by Smallwood, Reynolds, Stewart, Stewart and Associates, Inc. submitted herewith.
- (2) Applicant further requests amendments to the stipulations previously approved for the entire tract which shall be applicable to the Subject Property as follows:
- (3) All structures to be constructed within the proposed development shall have brick and dryvit exteriors with brick as the predominant feature.
- (4) There shall be a landscaped area along the frontages of Roswell Road and East Piedmont Road ten (10) feet in width.

# MOORE INGRAM JOHNSON & STEELE

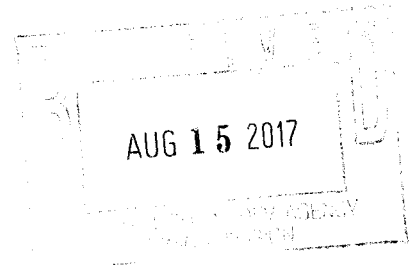
Mr. Mark A. Danneman  
Zoning Administrator  
Zoning Division  
Cobb County Community Development Agency  
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November 15, 2002



- (5) There shall be landscaped islands contained within the parking area as shown and described on the referenced Site Plan.
- (6) All landscaping within the proposed development shall be approved by staff during the plan review process.
- (7) All grassed areas within the proposed development must be sodded.
- (8) Entrance signage for the proposed development shall be ground based, monument style signage, and shall be mounted on a brick base which matches the brick on the structure of the proposed development.
- (9) Environmentally sensitive, shoe-box type, recessed lighting shall be utilized.
- (10) Applicant agrees to comply with all Cobb County Stormwater Management requirements.
- (11) Applicant agrees to the following system improvements to mitigate traffic concerns:
  - (a) Donation of right-of-way on the westerly side of East Piedmont Road a maximum of fifty (50) feet from the existing roadway centerline;
  - (b) Construction along the property's frontage with East Piedmont Road of a right turn lane running the entire length of the frontage of the Subject Property with East Piedmont Road with the intersection of Roswell Road; provided, that the Georgia Department of Transportation grants approval therefor;

**MOORE INGRAM JOHNSON & STEELE**

Mr. Mark A. Danneman  
Zoning Administrator  
Zoning Division  
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- (c) Access to the proposed development off East Piedmont Road shall consist of a curb cut permitting right-in and right-out movements only as shown and reflected on the referenced Site Plan; and
- (d) Access to the proposed development off Roswell Road and any required system improvements shall be as determined and required by the Georgia Department of Transportation.

(12) Applicant agrees to comply with all Cobb County development standards and ordinances relating to project improvements.

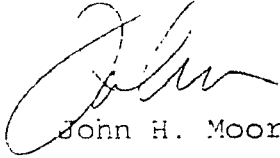
We respectfully request this application for site plan and stipulation amendments be placed on the Board of Commissioners' "Other Business Agenda" for the regularly scheduled Zoning Hearing on December 17, 2002.

We believe the rezoning granted to the Subject Property, pursuant to the Site Plan submitted herewith, is an appropriate use of the relevant tract and will be an enhancement not only to the Subject Property but to the community as a whole. Thank you for your consideration in this matter. We look forward to confirmation of the addition of this item to the upcoming Zoning Hearing agenda and receipt of the signs in order to meet the requisite posting date.

With kindest regards, I remain

Very truly yours,

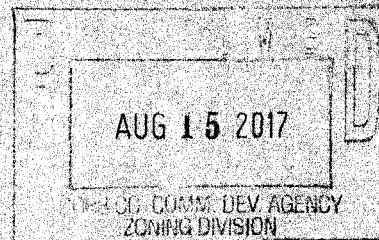
MOORE INGRAM JOHNSON & STEELE, LLP

  
John H. Moore

JHM:cc  
Enclosures

# MOORE INGRAM JOHNSON & STEELE

Mr. Mark A. Danneman  
Zoning Administrator  
Zoning Division  
Cobb County Community Development Agency  
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c: Cobb County Board of Commissioners:  
Samuel S. Olens, Chairman  
George Woody Thompson, Jr.  
William L. Askea  
Joe L. Thompson  
Tim Lee  
(With Copy of Enclosure)

Bank of America, N.A.  
(With Copy of Enclosure)

Y.M.C.A. SITE

SCHEME 1

AUG 15 2017

159.90'

COBB CO COVERED BY DEPT. ZONING DIVISION

POSSIBLE TREE-SAVE

48" OAK

18" HICKORY

MAXIMUM BUILDING AREA: 4,800 S.F.

S 00° 21' 18" W 560.46'

S 00° 20' 12" E 235.21'

EAST MEDMONT RD.

ON-SITE WATER RETENTION REQUIRED SHOWN AS UNDERGROUND

N 89° 15' 51" W 10.21'

POSSIBLE TREE-SAVE  
18" OAK

S 85° 09' 47" W 189.62'

SITE AREA: 59,177 S.F.  
 (1.59 ACRES)  
 GREEN SPACE: 7,150 S.F.  
 (40% GREEN SPACE)  
 MAXIMUM SIZE OF BUILDING  
 4,800 S.F.  
 SPACES: 50 (15 REQUIRED)  
 DRIVE-THROUGH PROGRAM:  
 LANE 1, DWR, NO-T DROP  
 LANE 2, TUBE LANE  
 LANE 3, ATM LANE  
 LANE 4, ESCAPE LANE

ROSWELL RD.

SITE PLAN  
SCALE: 1"=50'



**Bank of America**

EAST COBB, ATLANTA

