

**DECEMBER 19, 2017 ZONING HEARING
“OTHER BUSINESS”
COMMISSION DISTRICT 1**

ITEM # 064

PURPOSE

To consider a site plan and stipulation amendment for Griffin Fine Living, LLC regarding rezoning application Z-102 of 2015 for property located on the northwest side of Mars Hill Road, northeast of Brookstone Drive, in Land Lot 195 of the 20th District.

BACKGROUND

The applicant’s property was rezoned to RSL in 2016 for a senior living facility. The facility was approved to be three stories in height with 80,000 square feet and 95 units. This other business item would address concerns the applicant has learned from their senior living facility in Roswell. The proposed changes include lowering the building height to one and two stories, with 72,615 square feet and 79 units. As a result of the new site plan, the buffer adjacent to Brookstone would be reduced from 40' to 30' to account for a less tall building, and to accommodate an access drive to the rear of the building.

STAFF COMMENTS

Stormwater Management: All previous Stormwater Management comments to remain in effect.

RECOMMENDATION

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

ATTACHMENTS

Other Business application and stipulations.

Application for "Other Business"

Cobb County, Georgia

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

BOC Hearing Date Requested: 12/19/2017

OB-064-2017

Applicant: Griffin Fine Living, LLC **Phone #:** See Representative.
(applicant's name printed)

Address: See Representative **E-Mail:** See Representative

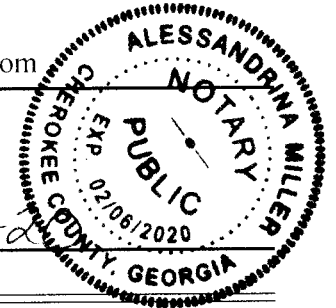
James A. Balli, Esq. **Address:** 376 Powder Springs St., Ste. 100, Marietta, GA 30064
(representative's name, printed)

[Signature] **Phone #:** 770.422.7016 **E-Mail:** jballi@slhb-law.com
(representative's signature)

Signed, sealed and delivered in presence of:

[Signature]
Notary Public

My commission expires: 2-6-20



Titleholder(s) : Kenneth Kline and Arlene Kline **Phone #:** See Representative
(property owner's name printed)

Address: See Representative **E-Mail:** See Representative

See attached Exhibit "A" for signature.
(Property owner's signature)

Signed, sealed and delivered in presence of:

Notary Public My commission expires: _____

Commission District: District 1 **Zoning Case:** Z-102 of 2015

Size of property in acres: 6.2 acres **Original Date of Hearing:** March 15, 2016

Location: 1979 Mars Hill Road
(street address, if applicable; nearest intersection, etc.)

Land Lot(s): 195 **District(s):** 20

State specifically the need or reason(s) for Other Business: _____

Approval of a new Site Plan without a reversion to include new architecture (Item 1 of the Stipulation letter dated February 26, 2015) (see attached Site Plan).

(List or attach additional information if needed)

EXHIBIT "A" - ATTACHMENT TO APPLICATION FOR OTHER BUSINESS

Application No.: O.B. 64 (2017)
Hearing Date: December 19, 2017

Applicant: Griffin Fine Living, LLC
Titleholders: Kenneth and Arlene Kline

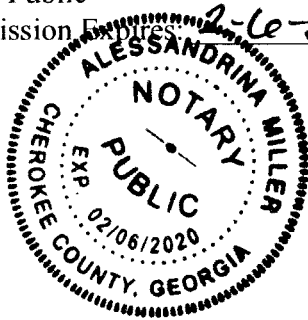
Kenneth F. Kline

Kenneth F. Kline
Signature

Address: 1979 Mars Hill Road
Acworth, Georgia 30101-4520

Signed, sealed, and delivered in the presence of:

Alessandrina Miller
Notary Public
Commission Expires: 2-6-20



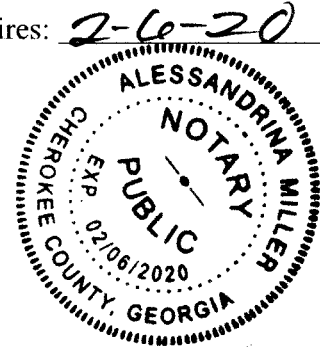
Arlene L. Kline

Arlene L. Kline
Signature

Address: 1979 Mars Hill Road
Acworth, Georgia 30101-4520

Signed, sealed, and delivered in the presence of:

Alessandrina Miller
Notary Public
Commission Expires: 2-6-20





Printed: 11/7/2017

Cobb County Online Tax Receipt

Thank you for your payment!

CARLA JACKSON TAX COMMISSIONER
CHELLY MCDUFFIE CHIEF DEPUTY
 Phone: 770-528-8600
 Fax: 770-528-8679

Payer
 ARLENE L KLINE

KLINE KENNETH F & ARLENE L

Payment Date: 10/11/2017

Tax Year	Parcel ID	Due Date	Appeal Amount	Taxes Due	
2017	20019500090	10/15/2017	Pay: N/A or	\$0.00	
Interest	Penalty	Fees	Total Due	Amount Paid	Balance
\$0.00	\$0.00	\$0.00	\$0.00	\$1,337.39	\$0.00



Scan this code with your mobile phone to view this bill!

SAMS, LARKIN, HUFF & BALLI, LLP

ATTORNEYS AT LAW

376 POWDER SPRINGS STREET
SUITE 100

MARIETTA, GA 30064-3448

JAMES A. W. BALLI

(Admitted in GA and AL)

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(770) 426-6583

WWW.SLHB-LAW.COM

November 14, 2017

VIA HAND DELIVERY

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

Re: Other Business Application of Griffin Fine Living, LLC to change the RSL Conditional to RSL Conditional, Site Plan Specific with a new Site Plan. 6.2 Acre Tract on Mars Hill Road (Z-102 of 2015) Cobb County, Georgia ("Project Site").

Dear John:

I am submitting an Other Business Application for an approval of a Site Plan and alteration of the stipulations originally approved when the Board of Commissioners approved Z-102 of 2015. As you may recall, the site was approved for a fully supportive Residential Senior Living community. However, the Site was basically approved for a building and product that was an exact replica of a building constructed and in operation in the City of Roswell. Upon operation of the Roswell site it was determined there were issues with the length of the halls and the distances residents were having to walk to access elevators and services. Additionally, there was a belief that the building looked a bit formal [causing residents to feel they had to dress formally for every meal] and not as residential as residents desired. Accordingly, there was a desire to maintain the quality and architectural integrity committed to by the Applicant while allowing for a residential look to make clients feel more at home. Therefore, we are submitting for approval of the new Site Plan **which does not delete any of the protections** for the surrounding homeowners and in fact reduces the impact of the project and includes: (1) architectural style remains upgraded quality and keeps "Brookstone" brick elements and focus promised to Brookstone and is consistent with the quality of the previous elevations (see new elevations); (2) reduces building height from 3 stories down to a 2 story and a 1 story building and reduces density and square footage; (3) reduces building square footage; (4) orients the outdoor space internally to the courtyards as well as the front of the building away from the

SAMS, LARKIN, HUFF & BALLI, LLP
ATTORNEYS AT LAW

VIA HAND DELIVERY

Mr. John P. Pederson, AICP, Manager
Cobb County Community Development Agency
November 14, 2017
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neighbors located to the rear and (5) maintains the buffers represented in the initial Site Plan.1

In that regard, I look forward to working with you as this Application proceeds through the review process and to the public hearing.

That said, I have enclosed this Application for Other Business complete with a check in the amount of \$300.00 for the filing fee and including the following:

1. Cobb County Other Business Application pages with required signatures and information.
2. Five (5) copies of the Site Plan and surveys drawn to scale with two (2) 8 ½" x 11" copies of each showing the entire Project Site and stamped November 14, 2017.
3. Miscellaneous documents consistent with Cobb County's filing requirements.

Once the Application has been initially reviewed, I look forward to working with you and your Staff to discuss the Project and provide any response to questions or comments. In the interim, please do not hesitate to call should you or your Staff have any questions or need any additional documentation or information.

Thank you for your time and assistance.

Sincerely,

SAMS, LARKIN, HUFF & BALLI, LLP


James A. Balli
jballi@slhb-law.com

JAB/dvm
Enclosures

cc: Griffin Fine Living, LLC
Larry Mahoney, Brookstone HOA - via email only: elmahone@aol.com
Commissioner Bob Weatherford

06-07-2017
 Prepared
 SIK plan

PLANNERS AND ENGINEERS COLLABORATIVE
 WE PROVIDE SOLUTIONS
 SITE PLANNING 2 LANDSCAPE ARCHITECTURE CIVIL ENGINEERING LAND SURVEYING
 150 RESEARCH COURT, NORCROSS, GEORGIA 30092 • 770.515.2741 • FAX 770.515.1915 • WWW.PEACATL.COM

REVISIONS:

NO.	DATE	BY	DESCRIPTION
1	10/01/15	MM	PRELIMINARY SUBMISSION
2	10/01/15	MM	FINAL SUBMISSION

MASTER REZONING SITE PLAN

SHEET TITLE

SCALE: 1" = 50'

DATE: OCTOBER 1, 2015

PROJECT: 15014-00

FOR THE BOARD OF ZONING AND PLANNING

FOR THE CITY OF ATLANTA

FOR THE CITY OF ATLANTA

Z6

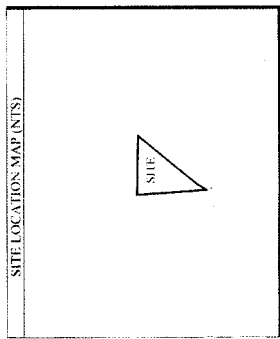
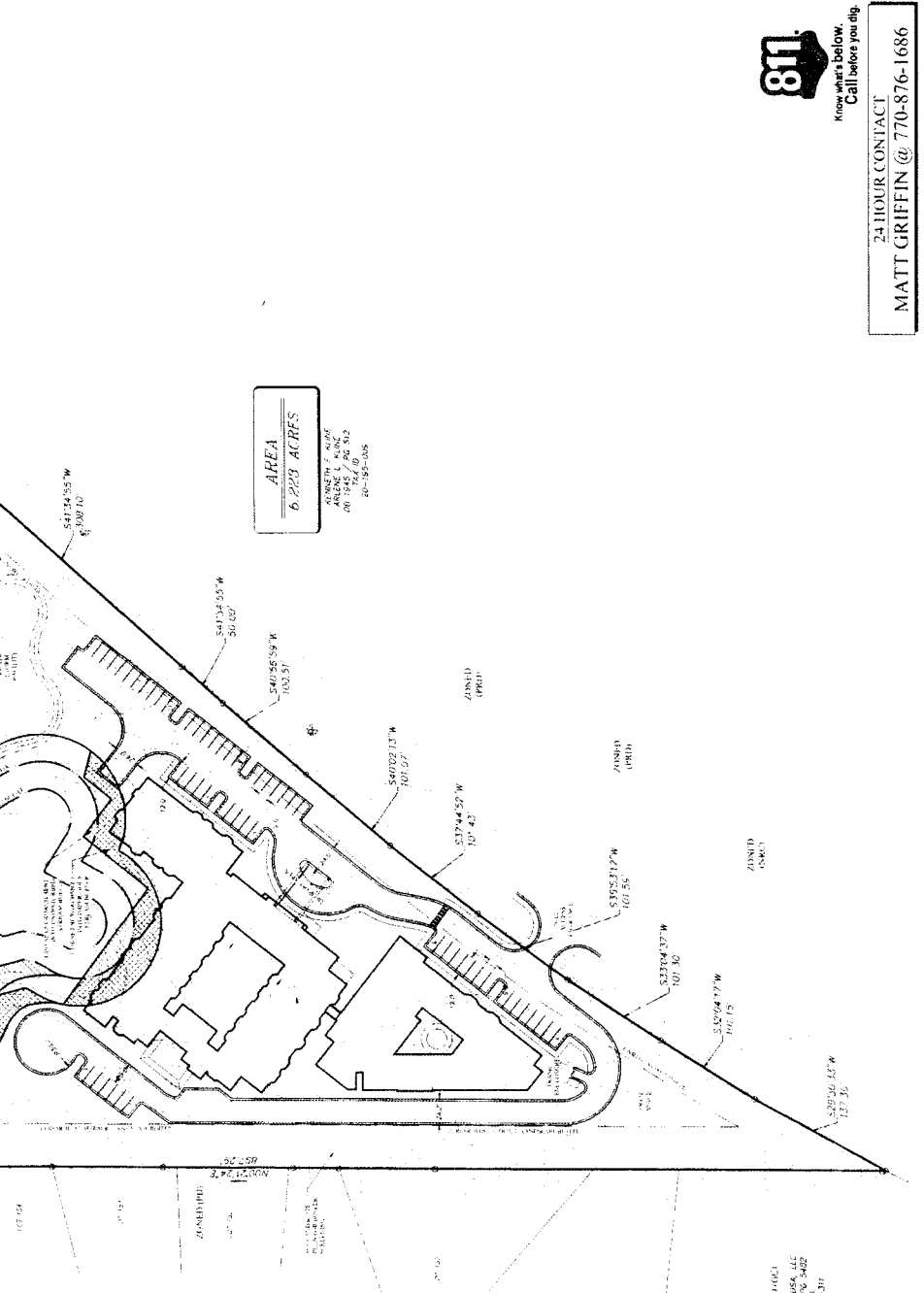
811

24 HOUR CONTACT
 MATT GRIFFIN @ 770-876-1686

Know what's below.
 Call before you dig.

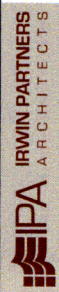
SITE DATA:

TOTAL SITE AREA	6.223 ACRES
ZONING	R-6
PREVIOUS ZONING	R-6
PROPOSED ZONING	R-6
DEVELOPMENT TYPE	RESIDENTIAL
USE	RESIDENTIAL
DEVELOPER	GRIFFIN REAL ESTATE MANAGEMENT
DESIGNER	PLANNERS AND ENGINEERS COLLABORATIVE
DATE	10/01/15
PROJECT NO.	15014-00
ADDRESS	1979 MARS HILL ROAD
CITY	ATLANTA
COUNTY	DEKALB
STATE	GA



ZONED TO
 MC EDWARDS USA, LLC
 6814 WOODLARK DR
 201-594-3171

RECEIVED
NOV 15 2017
COBB CO. COMMUNITY SERVICES
ZONING DEPARTMENT



245 Fischer Avenue, Suite B-2 Costa Mesa CA 92626
(714) 557-2446 www.ipaac.com
ARCHITECTURE PLANNING CONSULTING

Acworth Senior Living
Griffin Fine Living, LLC
1979 Mars Hill Road Acworth GA 30101

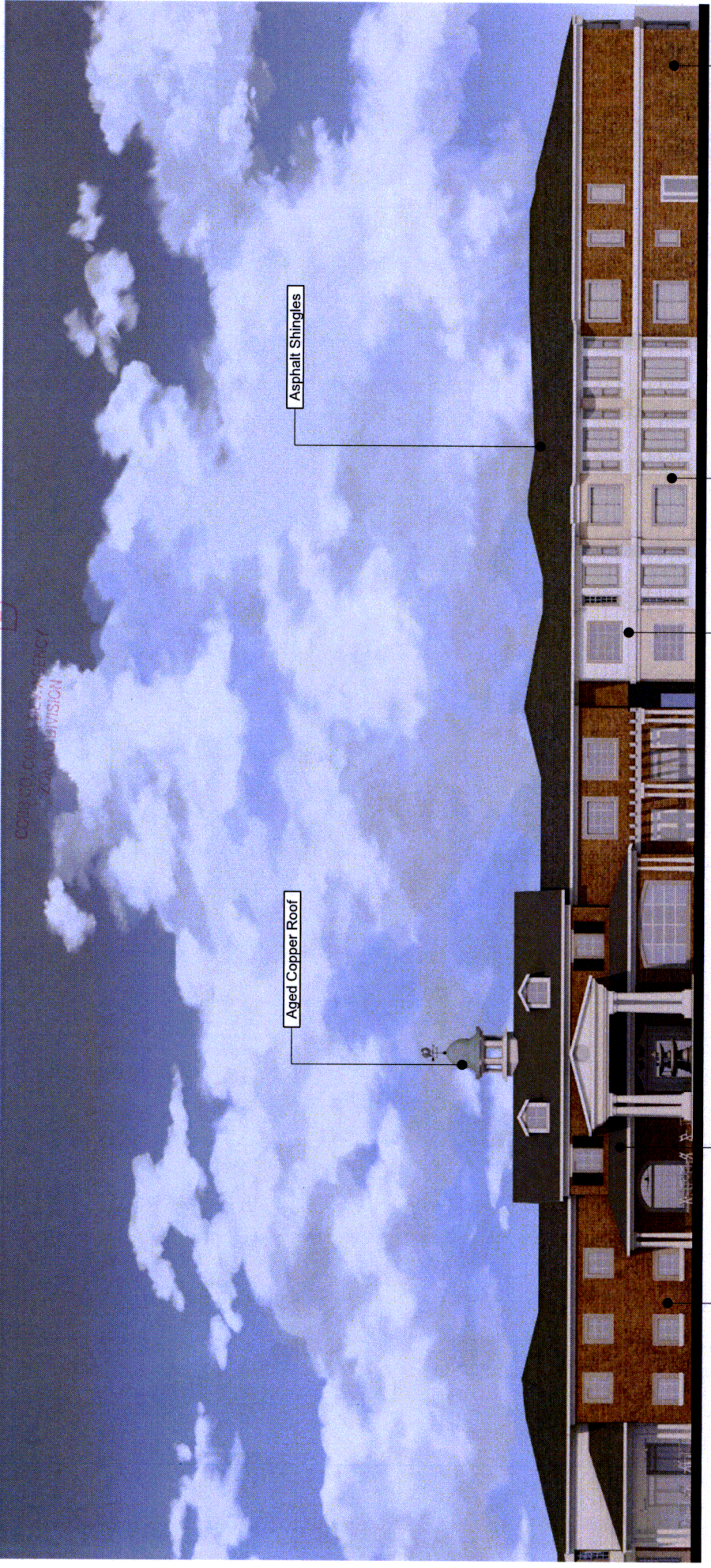
Title
T

PROJECT NO: 17019
PLOT DATE: 10/30/2017

OB-064-
2017
Proposed
elevation
1 of 4

RECEIVED
NOV 15 2017

COMMUNITY DEVELOPMENT
ZONING DIVISION



Asphalt Shingles

Aged Copper Roof

Georgian Brick

Standing Seam Roof

Shiplap Siding

Stone Veneer

Georgian Brick

Southeast Elevation - AL Front

IRWIN PARTNERS
ARCHITECTS
245 Fischer Avenue, Suite B-2 Costa Mesa CA 92626
(714) 557 2446 www.irwipac.com
ARCHITECTURE PLANNING CONSULTING

Acworth Senior Living
Griffin Fine Living, LLC
1979 Mars Hill Road Acworth GA 30101

Exterior Elevations
A1
PROJECT NO: 17019
PLOT DATE: 10/30/2017

OB-064-
2017
Proposed
Elevation
2 of 4

NOV 15 2017
 COBB CO. COMM. DEV. AGENCY
 ZONING DIVISION



Standing Seam Roof

Aged Copper Roof

Asphalt Shingles

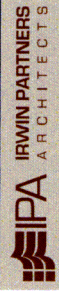
Southwest Elevation - AL Side

Georgian Brick

Stone Veneer

Shiplap Siding

Georgian Brick



245 Fischer Avenue, Suite B-2 Costa Mesa CA 92626
 (714) 557 2446 www.ipaac.com
 ARCHITECTURE PLANNING CONSULTING

Acworth Senior Living
 Griffin Fine Living, LLC
 1979 Mars Hill Road Acworth GA 30101

Exterior Elevations
 A3
 PROJECT NO: 17019
 PLOT DATE: 10/30/2017

OB-064-
 Proposed
 Elevation
 3 of 4

RECEIVED
NOV 15 2017
COBB CO. COMM. DEV. AGENCY
ZONING DIVISION



Asphalt Shingles

Aged Copper Roof

Standing Seam Roof

Georgian Brick

Shiplap Siding

Stone Veneer

Northeast Elevation - AL Side

IRIPA IRWIN PARTNERS
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(714) 557-2448 www.iripa.com
ARCHITECTURE PLANNING CONSULTING

Acworth Senior Living
Griffin Fine Living, LLC
1979 Mars Hill Road Acworth GA 30101

Exterior Elevations
A6
PROJECT NO: 17019
PLOT DATE: 10/30/2017

OB-064-
2017
Proposed
Elevation
4 of 4

MINUTES OF ZONING HEARING
COBB COUNTY BOARD OF COMMISSIONERS
MARCH 15, 2016
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CONSENT AGENDA

MOTION: Motion by Lee, second by Weatherford, to approve the Consent Agenda, *as revised*:

Z-102¹⁵ **GRIFFIN REAL ESTATE MANAGEMENT** (Kenneth F. Kline and Arlene L. Kline, owners) requesting Rezoning from **R-30** to **RSL** for the purpose of Residential Senior Living (Supportive) in Land Lot 195 of the 20th District. Located on the northwest side of Mars Hill Road, northeast of Brookstone Drive (1979 Mars Hill Road). *(Previously continued by Staff from the December 1, 2015 and February 2, 2016 Planning Commission hearings until the March 1, 2016 Planning Commission hearing)*

To approve Z-102¹⁵ to the **RSL** zoning category, subject to:

1. Site plan dated February 10, 2016, *noting that the below letter of agreeable conditions prevails where in conflict (attached and made a part of these minutes)*
2. Letter of agreeable conditions from Mr. James A. Balli dated February 26, 2016, (attached and made a part of these minutes), with the following changes:
 - A. Item No. 1, add to end: *“Brick will be used that matches as closely as possible the brick used at the Brookstone Subdivision entrance.”*
 - B. Item No. 13, add to end: *“Trash pick-up will be the same hours as Brookstone Subdivision.”*
3. Water and Sewer Division comments and recommendations
4. Stormwater Management Division comments and recommendations
5. Revised Department of Transportation comments and recommendations dated February 23, 2016 (attached and made a part of these minutes)

~~**Z-19** **REALTI CORP** (John M. Stephens, executor of the estate of John W. Stephens, Jr. A/K/A John Stephens; Jane L. Wootton and Janet Goethe, owners) requesting Rezoning from **R-20** to **LI** for the purpose of Industrial Use in Land Lot 611 of the 18th District. Located on the northwest side of Factory Shoals Road, north of White Road.~~

~~To approve Z-19 to the **LI** zoning category, subject to:~~

- ~~1. Combining this section with the adjacent larger property~~
- ~~2. Water and Sewer Division comments and recommendations~~
- ~~3. Stormwater Management Division comments and recommendations~~
- ~~4. Department of Transportation comments and recommendations~~
- ~~5. 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~~

Min. Bk. 78 Petition No. Z-102 '15
Doc. Type letter

Meeting Date 3-15-16

SAMS, LARKIN, HUFF & BALLI, LLP
ATTORNEYS AT LAW

376 POWDER SPRINGS STREET
SUITE 100
MARIETTA, GA 30064-3448

JAMES A. W. BALLI

(Admitted in GA and AL)

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FACSIMILE
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February 26, 2016

**VIA EMAIL AND
HAND DELIVERY**

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

Re: Application of Griffin Real Estate Management to Rezone a ±6.2 Acre Tract from R-30 to RSL Supportive ("Project"), Land Lot 195, 20th District, 2nd Section, Cobb County, Georgia ("Project Site")(Z-102)(2015).

Dear John:

As you will recall, I represent the Applicant in Z-102. After a thorough review of the Project and the surrounding area, Cobb County's Professional Staff has recommended that the application be approved by the Board of Commissioners as a fully supportive Residential Senior Living Community. To address certain concerns and to insert community protections, I am submitting this letter of agreeable stipulations/conditions which, if approved, shall become conditions and a part of the grant of the requested rezoning and binding upon the Project Site as follows:

**MANDATORY ARCHITECTURAL DESIGN
CHARACTERISTICS AND NEIGHBORHOOD PROTECTIONS**

1. The architectural style, composition and design of the proposed building shall be in substantial conformity to the color rendering/elevations which are being submitted contemporaneously herewith. The architectural style of the building will be a unique design mixture which includes pitched roof sections which join at the center. As depicted on the elevations, the building will have four-sided architecture consisting of a mixture of brick, EIFS window surrounds and a stone veneer material design for enduring quality. There will be no vinyl siding or products utilized on the building.

SAMS, LARKIN, HUFF & BALLI, LLP
ATTORNEYS AT LAW

Petition No. 2-102 '15
Meeting Date 3-15-16
Continued

**VIA EMAIL AND
HAND DELIVERY**

Mr. John P. Pederson, AICP, Manager
Cobb County Community Development Agency
February 26, 2016
Page 2

2. The building shall be two stories over a basement level and will consist of 95 upscale senior living units.
3. The Project Site shall be rezoned to RSL-Supportive Site Plan Specific/Conditional to the Site Plan dated February 10, 2016 by Planners and Engineers Collaborative.
4. There will be recorded a deed covenant running with the property in perpetuity containing specific recitals that neither the RSL community nor any of its individual units shall be utilized as multi-family apartments. Such deed covenant shall run to the benefit of Cobb County, Georgia.
5. The RSL community shall be designed and marketed exclusively for seniors and the occupancy of units therein shall be for persons who have attained 55 years of age or older and shall, in all respects, comply with the applicable federal law.
6. The RSL community will include the following amenities for residents only:
 - a. Complete Senior Safe Wellness Center with exercise equipment designed specifically for seniors and their needs.
 - b. Casual café area for refreshments and socializing.
 - c. Private upscale dining room.
 - d. A plush movie theater room.
 - e. Extensive landscaping that can be accessed by the sidewalks and walking paths that meander through the community.
 - f. Large activity/multi-purpose room available for numerous activities including crafts and social functions.
 - g. Elegant Beauty Salon.
 - h. Private suites with a choice of multiple floor plans, all with private bath, kitchenette, thermostat and closet space.

SAMS, LARKIN, HUFF & BALLI, LLP
ATTORNEYS AT LAW

Petition No. 2-102 '15
Meeting Date 3-15-16
Continued

**VIA EMAIL AND
HAND DELIVERY**

Mr. John P. Pederson, AICP, Manager
Cobb County Community Development Agency
February 26, 2016
Page 3

-
- i. Elevators.
 - j. Private quiet lounges.
 - k. Proprietary software designed to provide memory care with a purpose and interaction to address needs of residents.
 - l. Other design features and amenities designed to make this an attractive supportive senior living community.
7. Lighting within the proposed community shall be environmentally sensitive, decorative, and themed to the architecture and style of building.
 8. All exterior lighting shall consist of environmentally sensitive lighting that will prevent outward illumination and visible glare onto adjoining properties.
 9. The entrance signage for the RSL community shall be ground based, monument-style signage, and shall consist of brick, stone, stacked stone, or combinations thereof, with accents consistent with the architecture of the building. The entrance landscaping shall be professionally designed, implemented, and maintained. All signage shall comply with the Cobb County Sign Ordinance.
 10. All utilities servicing the Project Site shall be located underground.
 11. All construction and employee vehicles and equipment will be parked, and otherwise located, on the Property during development of infrastructure and construction and shall not be parked on or along Mars Hill Road or at any of the area commercial properties. There will be no stacking of vehicles along any roadway waiting for entry onto the Property.
 12. Development and construction hours for the proposed project shall be limited to the following:
 - a. 7:00 a.m. to 7:00 p.m. – Monday – Friday, October 1st through March 31st;
 - b. 7:00 a.m. to 7:00 p.m. – Monday – Friday, April 1st through September 30th;

SAMS, LARKIN, HUFF & BALLI, LLP
ATTORNEYS AT LAW

Petition No. Z-102 '15
Meeting Date 3-15-16
Continued

**VIA EMAIL AND
HAND DELIVERY**

Mr. John P. Pederson, AICP, Manager
Cobb County Community Development Agency
February 26, 2016
Page 4

-
- c. 9:00 a.m. to 6:00 p.m. – Saturday; and
 - d. No work on Sunday unless approved by the District Commissioner.
13. Deliveries shall be limited to 6:00 a.m. to 9:00 p.m., Monday to Saturday and conducted at the front of the Project Site. During the hours when deliveries are prohibited, trucks shall not be allowed to stand and park with running motors.

LANDSCAPING, SCREENING AND SIDEWALKS

14. All landscaping referenced herein; including, but not limited to, the frontage, entrance area [including entrance signage], island areas, and open space areas, shall be approved by the Cobb County Arborist as part of the plan review process and incorporated into the overall landscape plan for the Project. A landscape committee comprised of a board member of the Brookstone Homeowners' Association, the County Arborist and a representative of the Applicant shall review and have input into the entire landscape plan for the Property. Any disagreement over landscaping on a part or all of the Property than cannot be resolved shall be resolved by the District Commissioner.
15. Applicant agrees to install a forty-foot landscaped buffer along the western border of the Project Site (currently shown as 30') with mature landscaping including at least double staggered rows of Cryptomeria (of no less than 8' feet at time of planting) or other agreed natural screenings so as to buffer the existing residential properties. Applicant will make substantial effort to save existing trees located within the buffer so as to preserve any mature specimen trees. All specimen trees within the buffer shall be located and reviewed by the County Arborist before removal.
16. Applicant agrees to provide and install mature landscaping throughout the property as depicted on the attached landscaped plan. (See enclosed exhibits). Applicant is willing to consider feasible Georgia natural tree plantings within the landscape buffer and same shall be decided at plan review.
17. Applicant agrees to install and create no less than a ten foot (10') landscaped screening buffer between the Property and Mars Hill Road which shall be reviewed and approved by the County Arborist.
18. Applicant to construct sidewalks, curb and gutter along the frontage with Mars Hill Road.

SAMS, LARKIN, HUFF & BALLI, LLP
ATTORNEYS AT LAW

Petition No. 2-102 '15
Meeting Date 3-15-16
Continued

**VIA EMAIL AND
HAND DELIVERY**

Mr. John P. Pederson, AICP, Manager
Cobb County Community Development Agency
February 26, 2016
Page 5

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19. Any dumpsters shall be incorporated into landscape plan and be fully screened/fenced on all sides and shall be configured to minimize noise.

STORMWATER CONTROLS

20. Detention and water quality facilities for the proposed community shall be in compliance with Cobb County Ordinances and appropriately screened. Stream buffer averaging shall be allowed as provided on the Site Plan dated February 10, 2016.
21. Applicant agrees to comply with the Water Quality requirements of the CWA-NPDES-NPS Permit and County Water Quality Ordinance.
22. Applicant agrees to comply with all Cobb County Stormwater Management comments and recommendations applicable to the Project Site.

GENERAL PROVISIONS

23. Applicant 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.
24. All setbacks, landscape, and buffer areas may be penetrated for purposes of access, utilities, and stormwater management; including, but not limited to, drainage and detention facilities and any and all slopes or other required engineering features of the foregoing. Any disturbed area shall be restored with comparable plantings as allowed by Cobb County or any utility provider.
25. If a Land Disturbance Permit is not applied for within twenty-four (24) months from the date the requesting rezoning is approved as requested and becomes final, the zoning classification of the subject property shall revert to its original classification of R-30.
26. The District Commissioner shall have the authority to make minor modifications to the site plan and these stipulations/conditions during the Plan Review process except for those that:
- a. Reduce the size of an approved buffer adjacent to property that is zoned the same

SAMS, LARKIN, HUFF & BALLI, LLP
ATTORNEYS AT LAW

Petition No. 2-102 '15
Meeting Date 3-15-14
Continued

**VIA EMAIL AND
HAND DELIVERY**

Mr. John P. Pederson, AICP, Manager
Cobb County Community Development Agency
February 26, 2016
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or in a more restrictive zoning district.

- b. Relocate a structure closer to the property line of an adjacent property that is zoned the same or in a more restrictive zoning district.
- c. Increase the height of a building that is adjacent to property that is zoned the same or in a more restrictive zoning district.
- d. Change access location to a different roadway.
- e. Increase the number of units in the Residential Community.
- f. Violate the Cobb County Zoning Ordinance applicable to the property.

Please do not hesitate to contact me should you or the staff require any further information or documentation prior to the Applications being heard and considered by the Planning Commission and the Board of Commissioners.

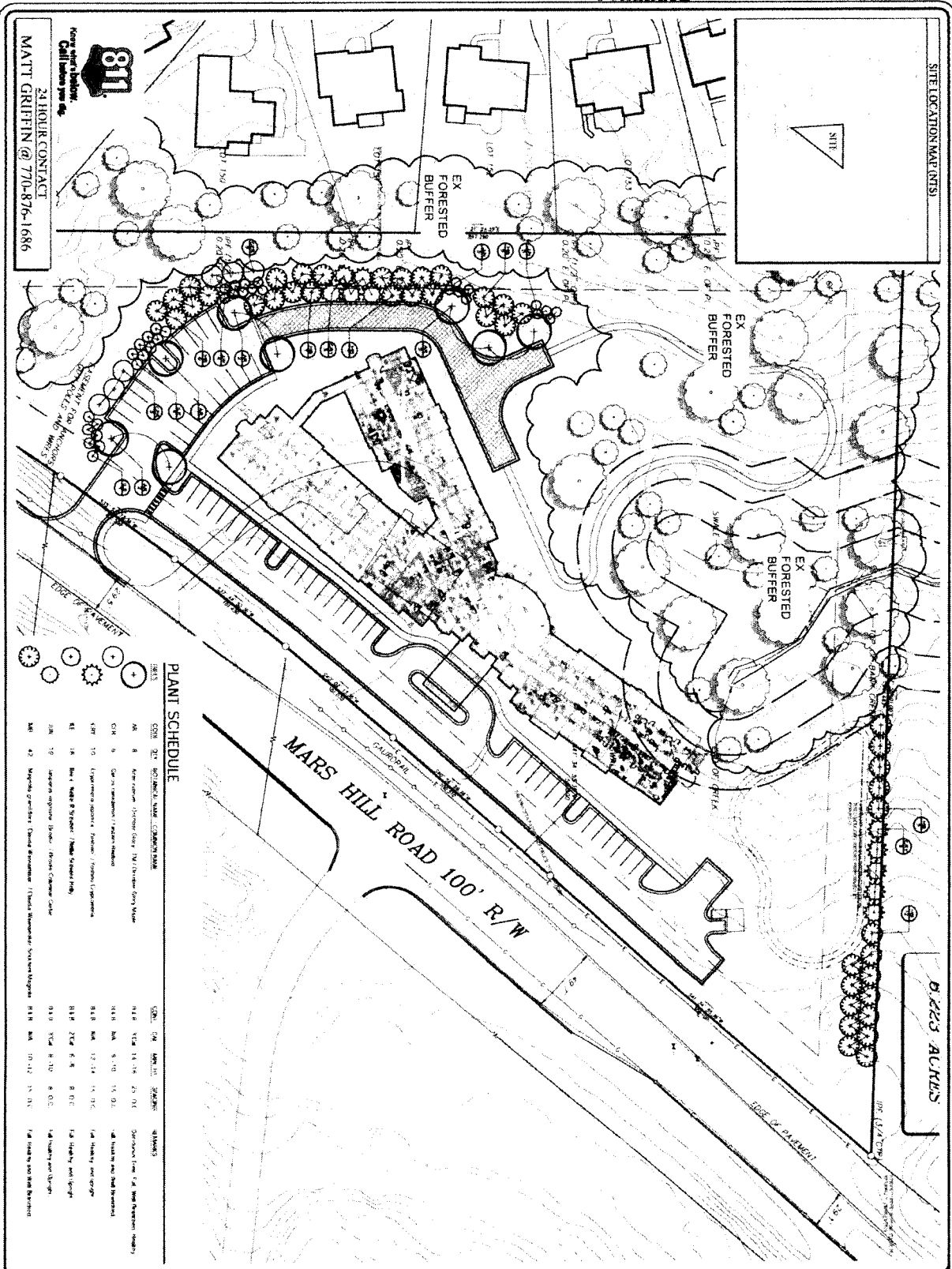
Sincerely,

SAMS, LARKIN, HUFF & BALLI, LLP

/s/ James A. Balli

James A. Balli
jballi@slhb-law.com

cc: Dana Johnson, Director of Community Development, Cobb County
Commissioner Bob Weatherford, District 1
Skip Gunther, Cobb County Planning Commission
Cobb County Planning Commissioners
Griffin Real Estate Management
Ms. Melissa O'Brien (via email)
Ms. Keli Gambrell, PLAN (via email)
Larry Mahoney, Brookstone HOA President (via email)



811
 24 HOUR CONTACT
 MATT GRIFFIN @ 770-876-1686

PLANT SCHEDULE

NO.	DESCRIPTION	QTY	DATE	STATUS	REMARKS
01	1" x 4" x 8" Redwood Decking	1416	12/14/15	2/1/16	Order from 1st and 2nd
02	2" x 4" x 8" Redwood Decking	1416	12/14/15	2/1/16	Order from 1st and 2nd
03	4" x 4" x 8" Redwood Decking	1416	12/14/15	2/1/16	Order from 1st and 2nd
04	6" x 6" x 8" Redwood Decking	1416	12/14/15	2/1/16	Order from 1st and 2nd
05	8" x 8" x 8" Redwood Decking	1416	12/14/15	2/1/16	Order from 1st and 2nd
06	10" x 10" x 8" Redwood Decking	1416	12/14/15	2/1/16	Order from 1st and 2nd
07	12" x 12" x 8" Redwood Decking	1416	12/14/15	2/1/16	Order from 1st and 2nd
08	14" x 14" x 8" Redwood Decking	1416	12/14/15	2/1/16	Order from 1st and 2nd
09	16" x 16" x 8" Redwood Decking	1416	12/14/15	2/1/16	Order from 1st and 2nd
10	18" x 18" x 8" Redwood Decking	1416	12/14/15	2/1/16	Order from 1st and 2nd
11	20" x 20" x 8" Redwood Decking	1416	12/14/15	2/1/16	Order from 1st and 2nd
12	22" x 22" x 8" Redwood Decking	1416	12/14/15	2/1/16	Order from 1st and 2nd
13	24" x 24" x 8" Redwood Decking	1416	12/14/15	2/1/16	Order from 1st and 2nd
14	26" x 26" x 8" Redwood Decking	1416	12/14/15	2/1/16	Order from 1st and 2nd
15	28" x 28" x 8" Redwood Decking	1416	12/14/15	2/1/16	Order from 1st and 2nd
16	30" x 30" x 8" Redwood Decking	1416	12/14/15	2/1/16	Order from 1st and 2nd
17	32" x 32" x 8" Redwood Decking	1416	12/14/15	2/1/16	Order from 1st and 2nd
18	34" x 34" x 8" Redwood Decking	1416	12/14/15	2/1/16	Order from 1st and 2nd
19	36" x 36" x 8" Redwood Decking	1416	12/14/15	2/1/16	Order from 1st and 2nd
20	38" x 38" x 8" Redwood Decking	1416	12/14/15	2/1/16	Order from 1st and 2nd
21	40" x 40" x 8" Redwood Decking	1416	12/14/15	2/1/16	Order from 1st and 2nd
22	42" x 42" x 8" Redwood Decking	1416	12/14/15	2/1/16	Order from 1st and 2nd
23	44" x 44" x 8" Redwood Decking	1416	12/14/15	2/1/16	Order from 1st and 2nd
24	46" x 46" x 8" Redwood Decking	1416	12/14/15	2/1/16	Order from 1st and 2nd
25	48" x 48" x 8" Redwood Decking	1416	12/14/15	2/1/16	Order from 1st and 2nd
26	50" x 50" x 8" Redwood Decking	1416	12/14/15	2/1/16	Order from 1st and 2nd
27	52" x 52" x 8" Redwood Decking	1416	12/14/15	2/1/16	Order from 1st and 2nd
28	54" x 54" x 8" Redwood Decking	1416	12/14/15	2/1/16	Order from 1st and 2nd
29	56" x 56" x 8" Redwood Decking	1416	12/14/15	2/1/16	Order from 1st and 2nd
30	58" x 58" x 8" Redwood Decking	1416	12/14/15	2/1/16	Order from 1st and 2nd
31	60" x 60" x 8" Redwood Decking	1416	12/14/15	2/1/16	Order from 1st and 2nd
32	62" x 62" x 8" Redwood Decking	1416	12/14/15	2/1/16	Order from 1st and 2nd
33	64" x 64" x 8" Redwood Decking	1416	12/14/15	2/1/16	Order from 1st and 2nd
34	66" x 66" x 8" Redwood Decking	1416	12/14/15	2/1/16	Order from 1st and 2nd
35	68" x 68" x 8" Redwood Decking	1416	12/14/15	2/1/16	Order from 1st and 2nd
36	70" x 70" x 8" Redwood Decking	1416	12/14/15	2/1/16	Order from 1st and 2nd
37	72" x 72" x 8" Redwood Decking	1416	12/14/15	2/1/16	Order from 1st and 2nd
38	74" x 74" x 8" Redwood Decking	1416	12/14/15	2/1/16	Order from 1st and 2nd
39	76" x 76" x 8" Redwood Decking	1416	12/14/15	2/1/16	Order from 1st and 2nd
40	78" x 78" x 8" Redwood Decking	1416	12/14/15	2/1/16	Order from 1st and 2nd
41	80" x 80" x 8" Redwood Decking	1416	12/14/15	2/1/16	Order from 1st and 2nd
42	82" x 82" x 8" Redwood Decking	1416	12/14/15	2/1/16	Order from 1st and 2nd
43	84" x 84" x 8" Redwood Decking	1416	12/14/15	2/1/16	Order from 1st and 2nd
44	86" x 86" x 8" Redwood Decking	1416	12/14/15	2/1/16	Order from 1st and 2nd
45	88" x 88" x 8" Redwood Decking	1416	12/14/15	2/1/16	Order from 1st and 2nd
46	90" x 90" x 8" Redwood Decking	1416	12/14/15	2/1/16	Order from 1st and 2nd
47	92" x 92" x 8" Redwood Decking	1416	12/14/15	2/1/16	Order from 1st and 2nd
48	94" x 94" x 8" Redwood Decking	1416	12/14/15	2/1/16	Order from 1st and 2nd
49	96" x 96" x 8" Redwood Decking	1416	12/14/15	2/1/16	Order from 1st and 2nd
50	98" x 98" x 8" Redwood Decking	1416	12/14/15	2/1/16	Order from 1st and 2nd
51	100" x 100" x 8" Redwood Decking	1416	12/14/15	2/1/16	Order from 1st and 2nd

LB-1

SCALE: 1" = 30'

DATE: OCTOBER 1, 2014

PROJECT: 15011.00

LANDSCAPE BUFFER PLAN

1979 MARS HILL ROAD
 A MASTER PLANNED SENIOR LIVING COMMUNITY

GRIFIN REAL ESTATE MANAGEMENT
 P.O. BOX 1055
 ROSWELL, GEORGIA 30077
 CLIENT: MATT GRIFFIN
 PHONE: 770.876.1686

REVISIONS:

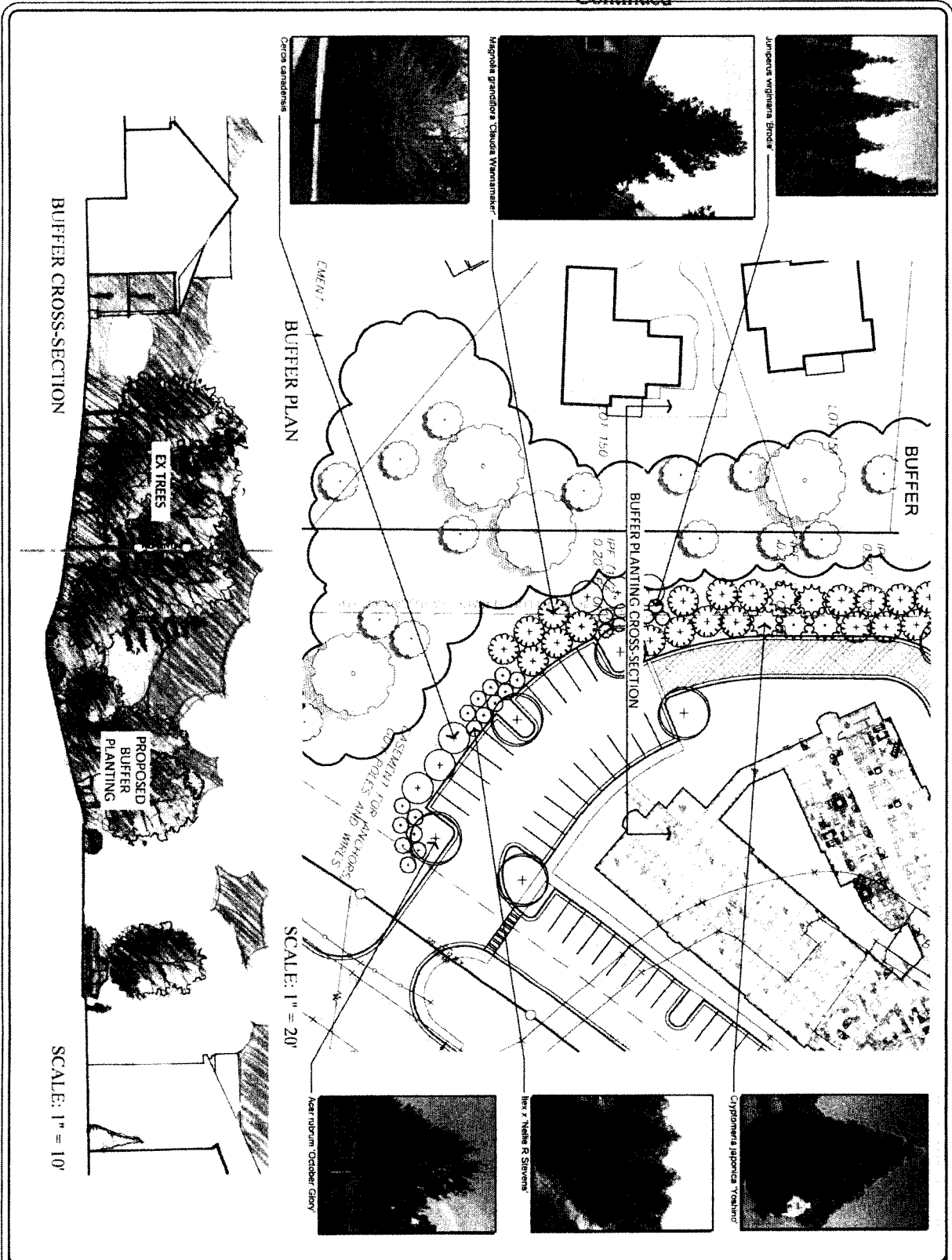
NO.	DATE	BY	REVISIONS

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	<p>1979 MARS HILL ROAD A MASTER PLANNED SENIOR LIVING COMMUNITY</p> <p>GRiffin REAL ESTATE MANAGEMENT P.O. BOX 1755 ROSWELL, GEORGIA 30077 CLYDE L. MATT GRIFIN PHONE: 770-476-1686</p>
	<p>"WE PROVIDE SOLUTIONS" PLANNERS AND ENGINEERS COLLABORATIVE SITE PLANNING • LANDSCAPE ARCHITECTURE • CIVIL ENGINEERING • LAND SURVEYING 380 RESEARCH COURT • MORCROSS, GEORGIA 30093 • (770)481-2741 • FAX (770)491-3915 • WWW.PECATL.COM</p>

LB-2
 SHEET 1

Petition No. 2-102 '15
Meeting Date 3-15-16
Continued



Petition No. Z-102 '15
Meeting Date 3-15-16
Continued



APPLICANT: Griffin Real Estate Management PETITION NO.: Z-102

PRESENT ZONING: R-30 PETITION FOR: RSL

TRANSPORTATION COMMENTS

The following comments and recommendations are based on field investigation and office review of the subject rezoning case:

ROADWAY	AVERAGE DAILY TRIPS	ROADWAY CLASSIFICATION	SPEED LIMIT	JURISDICTIONAL CONTROL	MIN. R.O.W. REQUIREMENTS
Mars Hill Road	16,200	Arterial	45 mph	Cobb County	100'

Based on [2012] traffic counting data taken by Cobb County DOT for Mars Hill Road.
Min. Bk. 78 Petition No. Z-102 '15
Doc. Type Revised DOT comments and recommendations
Meeting Date 3-15-16

COMMENTS AND OBSERVATIONS

Mars Hill Road is classified as an arterial and according to the available information the existing right-of-way does meet the minimum requirements for this classification.

RECOMMENDATIONS

Recommend applicant be required to meet all Cobb County Development Standards and Ordinances related to project improvements.

Recommend curb, gutter, and sidewalk along the Mars Hill Road frontage.

Recommend deceleration lane and left turn lane on Mars Hill Road for the entrance.

Recommend applicant verify that minimum intersection sight distance is available for Mars Hill Road access and if it is not, implement remedial measures, subject to the Department's approval.