

**JULY 17, 2018 ZONING HEARING  
“OTHER BUSINESS”  
COMMISSION DISTRICT 3**

---

**ITEM OB-037**

**PURPOSE**

To consider a site plan amendment for Terwilliger Pappas c/o Greg Power regarding rezoning application Z-73 of 2013 and Z-26 of 2007, for property located on the south side of Grace Street and on the west side of Hidden Forest Court in Land Lots 507 of the 16<sup>th</sup> District.

**BACKGROUND**

The subject property was zoned to Planned Village Commercial (PVC) in 2007 for a mixed-use development. The property was rezoned site plan specific at that time, and the applicant would like to revise the plan for Block “C” of the project. This portion of the project is located towards the rear, at the intersection of Grace Street and Hidden Forest Court. The applicant would like to revise the site plan so the proposed building mirrors the buildings that are currently built within this development. Also, the applicant would like to wrap the parking deck within the building to present a better-looking exterior product. The building would be the same height, and number of units would not exceed the previously approved number. As part of the site plan amendment, the 20’ landscape buffer adjacent to the hotel to the west is being reduced to 10’. If approved all other zoning stipulations not in conflict with this amendment would remain in effect.

**STAFF COMMENTS**

**Stormwater Management:** Applicant must verify that revised layout will not impact adjacent 100-year floodplain and regulatory floodway.

**RECOMMENDATION**

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

**ATTACHMENTS**

Other Business application, proposed site plan, and stipulations.

# Application for "Other Business" Cobb County, Georgia

OB-037-2018

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

BOC Hearing Date Requested: 7-17-18

Applicant: Terwilliger Pappas c/o Greg Power

(applicant's name printed)

Phone #: 404-285-5974

Address: 3565 Piedmont Rd, Suite 735, Atlanta, GA 30305



E-Mail: gpower@terwilligerpappas.com

Kenneth J. Wood, PEC

Address: 350 Research Ct, Suite 200, Peachtree Corners, GA 30092

(representative's name, printed)

*[Signature]*

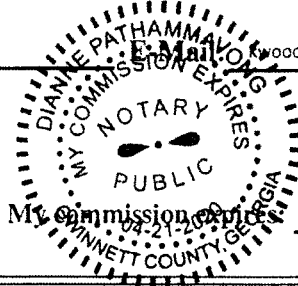
Phone #: 770-380-5969

E-Mail: wood@pecatl.com, dianne@pecatl.com

(representative's signature)

Signed, sealed and delivered in presence of:

*[Signature]*  
Notary Public



4/21/2020

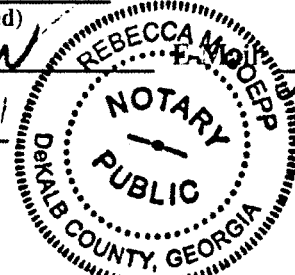
Titleholder(s): B. Power

(property owner's name printed)

Phone #: 404 500 5766

Address: 3565 Piedmont Rd NW

*[Signature]*  
(Property owner's signature)



gpower@terwilligerpappas.com

Signed, sealed and delivered in presence of:

*[Signature]*  
Notary Public

My commission expires: 9/5/21

Commission District: 3

Zoning Case: Z-26 (2007) and Z-73 (2013)

Size of property in acres: 3.161

Original Date of Hearing: 4/17/2007 and 12/17/2013

Location: 3021 Hidden Forest Ct @ Grace Street

(street address, if applicable; nearest intersection, etc.)

Land Lot(s): 507

District(s): 16

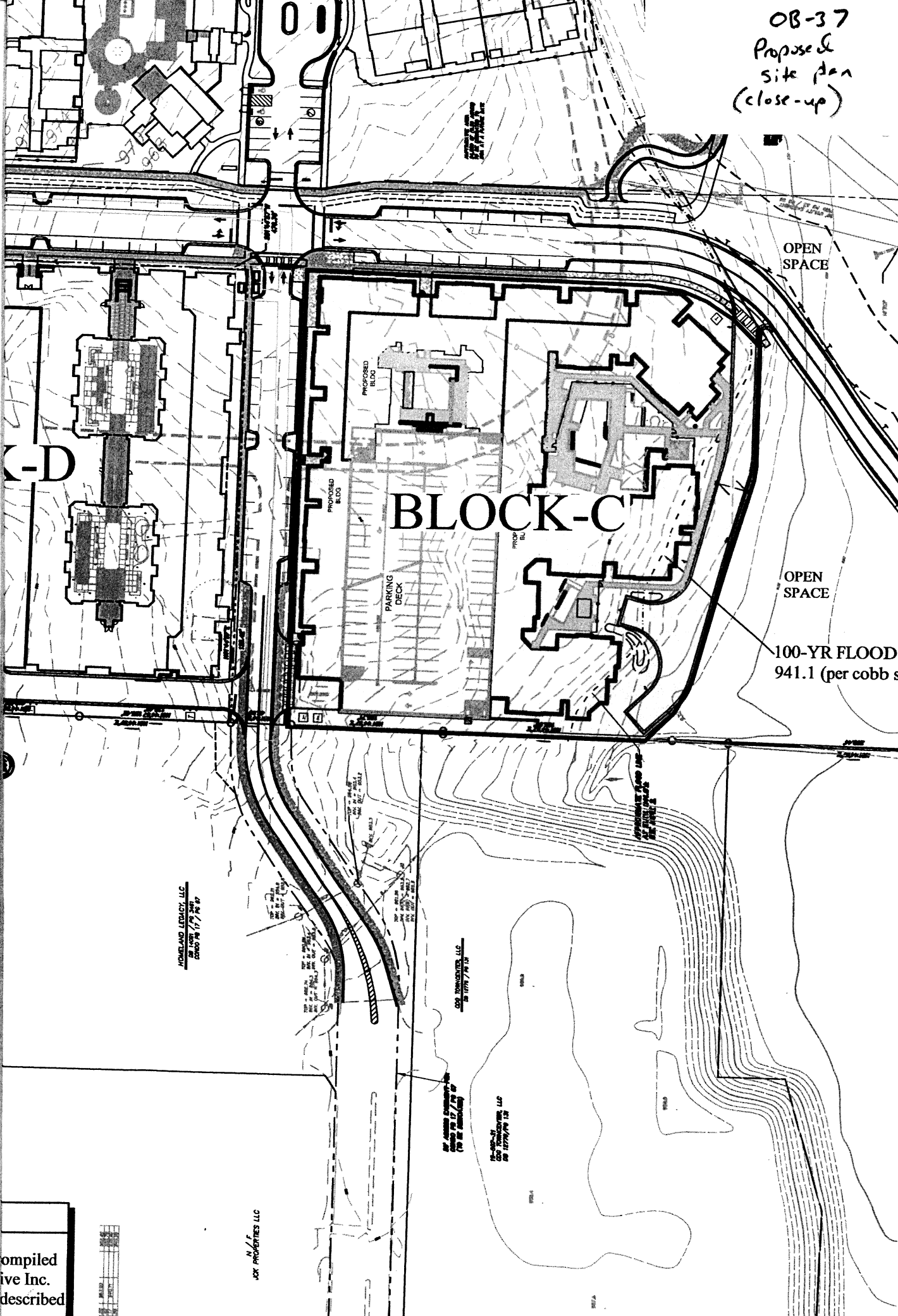
State specifically the need or reason(s) for Other Business: Site Plan Amendment to block "C" only. Modifying

block "C" to get rid of surface parking and to add a parking deck with wrap structure. The new proposed modification will add more space by using structured parking.

(List or attach additional information if needed)



OB-37  
Proposed  
Site plan  
(close-up)



Compiled  
ive Inc.  
described

1	1/8" = 1' - 0"
2	1/4" = 1' - 0"
3	1/2" = 1' - 0"
4	3/4" = 1' - 0"
5	1" = 1' - 0"

JOY PROPERTIES LLC

HOMELAND LEGACY, LLC  
CREATED PER 1777 AND 87

COO. TRANQUILITY, LLC  
BY 10776 / 741 13

BY ANNE'S CONSTRUCTION, LLC  
CREATED PER 1777 AND 87  
(FOR THE DEVELOPMENT)

BY ANNE'S CONSTRUCTION, LLC  
CREATED PER 1777 AND 87  
(FOR THE DEVELOPMENT)

MINUTES OF ZONING HEARING  
COBB COUNTY BOARD OF COMMISSIONERS  
APRIL 15, 2014  
PAGE 10

OTHER BUSINESS (CONT.)

~~O.B. 5 (CONT.)~~

~~MOTION: Motion by Cupid, second by Goreham, to **approve** Other Business Item No. 5 for site plan amendment for The Charles Agency, Inc. regarding rezoning application Z-149 (O'Neil Developments, Inc) of 1989, for property located in Land Lot 413 of the 19<sup>th</sup> District, on the west side of Powder Springs Road, south of Macland Road **subject to:**~~

- ~~• **Site plan received by the Zoning Division March 11, 2014 (attached and made a part of these minutes)**~~
- ~~• **All previous stipulations and conditions, *not otherwise in conflict*, to remain in effect**~~

~~VOTE: **ADOPTED** 4-0, Lee absent~~

**O.B. 6** To consider a site plan and stipulation amendment for TV Holdings, LLC regarding rezoning application Z-73 of 2013 and Z-26 of 2007( TV Holdings, LLC and Town Center Associates, LLC), for property located on the south side of Big Shanty Road, on the east side of George Busbee Parkway and on the south and east sides of Hidden Forest Court in Land Lots 501 and 508 of the 16<sup>th</sup> District.

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

MOTION: Motion by Birrell, second by Cupid, to **approve** Other Business Item No. 6 for stipulation and site plan amendment for TV Holdings, LLC regarding rezoning application Z-73 of 2013 and Z-26 of 2007( TV Holdings, LLC and Town Center Associates, LLC), for property located on the south side of Big Shanty Road, on the east side of George Busbee Parkway and on the south and east sides of Hidden Forest Court in Land Lots 501 and 508 of the 16<sup>th</sup> District **subject to:**

- **Site plan last revised March 18, 2014 by Planners and Engineers Collaborative (attached and made a part of these minutes)**
- **Letter of agreeable conditions from Mr. Kevin Moore dated April 14, 2014 (attached and made a part of these minutes)**

MINUTES OF ZONING HEARING  
COBB COUNTY BOARD OF COMMISSIONERS  
APRIL 15, 2014  
PAGE 11

OTHER BUSINESS (CONT.)

O.B. 6 (CONT.)

- District Commissioner shall have the authority to approve minor modifications to these stipulations and conditions and the Rezoning Plan as the development proposal proceeds through the Plan Review process and thereafter; for purposes of this paragraph, any modifications that increase density; reduce the size or composition of an approved buffer area or landscape strip to adjacent property; relocate a structure closer to a property line; or increase the height of a building adjacent to property which are in direct contradiction to or conflict with the foregoing stipulations, will come back through the public hearing process as an Other Business Item.
- All previous stipulations and conditions, *not otherwise in conflict*, to remain in effect

VOTE: ADOPTED 4-0, Lee absent

~~O.B. 7 To consider a stipulation amendment for Bryan Sodel regarding rezoning application Z-41 of 2010 (Health Care Capital Consolidated, Inc.), for property located on the south side of Lower Roswell Road, east of Cove Drive in Land Lots 1114 and 1115 of the 16<sup>th</sup> District.~~

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

~~MOTION: Motion by Ott, second by Goreham, to **approve** Other Business Item No. 7 for stipulation amendment for Bryan Sodel regarding rezoning application Z-41 of 2010 (Health Care Capital Consolidated, Inc.), for property located on the south side of Lower Roswell Road, east of Cove Drive in Land Lots 1114 and 1115 of the 16<sup>th</sup> District **subject to:**~~

- ~~Units to be moved according to description in Background section of staff comments (attached and made part of these minutes)~~
- ~~All previous stipulations and conditions, *not otherwise in conflict*, to remain in effect~~

~~VOTE: ADOPTED 4-0, Lee absent~~

~~O.B. 8 WITHDRAWN~~



# MOORE INGRAM JOHNSON & STEELE

A LIMITED LIABILITY PARTNERSHIP  
WWW.MIJS.COM

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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  
RODNEY R. MCCOLLOCH  
SUSAN S. STUART  
BRIAN D. SMITH  
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W. TROY HART†  
JEFFREY A. DAXE  
KIM A. ROPER  
VICTOR P. VALMUS  
WILLIAM R. WINDERS, JR.†

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JOYCE W. HARPER  
CHRISTOPHER C. MINGLEDORFF  
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AMY L. JETT\*  
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MARIETTA, GEORGIA 30060  
TELEPHONE (770) 429-1499

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JACKSONVILLE, FLORIDA 32256  
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NASHVILLE, TENNESSEE 37203  
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9900 CORPORATE CAMPUS DR • STE 3000  
LOUISVILLE, KENTUCKY 40223  
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CHARLESTON, SOUTH CAROLINA 29405  
TELEPHONE (843) 302-0002

SARAH H. BEST†  
RYAN C. EDENS\*  
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TRAVIS R. JACKSON  
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J. MARSHALL WEHUNT  
JONATHAN J. SMITH  
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WILLIAM B. WARHAY\*  
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COLLEEN K. HORN\*\*\*\*\*  
GRAHAM P. ROBERTS  
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JONATHAN S. FUTRELL  
JOSHUA D. ARTERS\*  
NORBERT D. HUMMEL, IV  
DAVID P. CONLEY  
LYNDESEY J. HURST

B. CHASE ELLEBY  
G. BARDIN HOOKS  
DAPHNE S. WITHROW  
WILLIAM W. MCGOWAN, II†  
TYLER R. MORGAN\*  
MARIANNA L. JABLONSKI\*

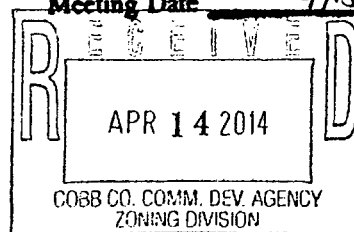
OF COUNSEL:  
JOHN L. SKELTON, JR.†

† ALSO ADMITTED IN TN  
\* ALSO ADMITTED IN FL  
\*\*\*\* ALSO ADMITTED IN CA  
\* ALSO ADMITTED IN TX  
\* ALSO ADMITTED IN AL  
\* ALSO ADMITTED IN KY  
\* ALSO ADMITTED IN SC  
\* ALSO ADMITTED IN NC  
\* ADMITTED ONLY IN TN  
\* ADMITTED ONLY IN FL

April 14, 2014

Hand Delivered

Min. Bk. 72 Petition No. 0816  
Doc. Type letter of agreeable  
conditions  
Meeting Date 4/15/14



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

RE: Application for "Other Business" - Application No. Z-26 (2007) and  
Application No. Z-73 (2013)  
(Other Business Item No. 6)

Applicant: TV Holdings, LLC  
Property Owners: TV Holdings, LLC and J. Ronald Terwilliger  
Revocable Trust

Property: 44.212 acres (42.477 acres and 1.735 acres) located  
along the southerly side of Big Shanty Road,  
easterly of George Busbee Parkway, and westerly of  
Interstate 75, Land Lots 436, 501, 502, 507, and  
508, 16<sup>th</sup> District, 2<sup>nd</sup> Section, Cobb County,  
Georgia ("Property" or "Subject Property")

Dear John:

On behalf of the Applicant and Property Owners, please accept the following as amended, additional agreeable stipulations and conditions, which, if the referenced Application for "Other Business" Item is approved, as submitted, shall become a part of the grant of the requested Application and shall be binding upon the Subject Property. This letter shall supersede and replace in full the previous letter of agreeable stipulations and conditions dated and filed March 31, 2014. The referenced revised additional stipulations are as follows:



**MOORE INGRAM JOHNSON & STEELE**

Mr. John P. Pederson, AICP  
Zoning Division Manager  
Zoning Division  
Cobb County Community Development Agency  
Page 2 of 3  
April 14, 2014

Petition No. 086  
Meeting Date 4/15/14  
Continued

- (1) The site plan shall be revised to that certain Master Site Plan prepared by Planners and Engineers Collaborative dated March 18, 2014.
- (2) The Town Center Connector Road from Grace Avenue to Town Center Drive will be a private road and Applicant will dedicate a permanent, irrevocable easement to Cobb County, Georgia, on the Town Center Connector Road as a burden on its property and for the benefit and unrestricted use of the public.
- (3) Applicant agrees to design and install private streets within the project and such streets will be designed by an experienced engineer based on a project specific traffic and site specific subsurface conditions.
- (4) Community Project Signage will be installed at the locations indicated on the revised Master Site Plan as prepared by Planners and Engineers Collaborative dated March 18, 2014, and will include a Landscape License Agreement as required by Cobb County Department of Transportation. The project signage will be consistent with those conceptual evaluations provided with this request, attached collectively hereto as Exhibit "A" and incorporated herein by reference.
- (5) The District Commissioner shall have the authority to approve minor modifications to these stipulations and conditions and the Master Site Plan as the development proposal proceeds through the Plan Review process and thereafter. For purposes of this paragraph, any modifications that increase density; reduce the size or composition of an approved buffer area or landscape strip to adjacent property; relocate a structure closer to a property line; or increase the height of a building adjacent to property which are in direct contradiction to or conflict with the foregoing stipulations, will come back through the public hearing process as an "Other Business" Application agenda.
- (6) These additional stipulations will supersede the previous site plan and stipulations and where in conflict Cobb County agrees to modify and amend the Development Agreement associated with the referenced property, if necessary to comply with these stipulations.

We believe these requested updated stipulations are an appropriate modification for the Subject Property; and further we believe this project will be an enhancement to the community and to Cobb County as a whole. Thank you for your consideration of this request.

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 CONSULTANTS, INC.  
 1,800.941.7446  
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Management Company  
 N/A  
 Property Name & Address  
 Town Village  
 Kennesaw, GA

Bid Number  
 62274  
 Project Manager  
 David Kaplan  
 Designer  
 C Craig

Date  
 01.13.2014

Review Date  
 01.21.2014  
 01.21.2014  
 01.21.2014  
 01.21.2014

Design Team  
 11  
 Customer Approval

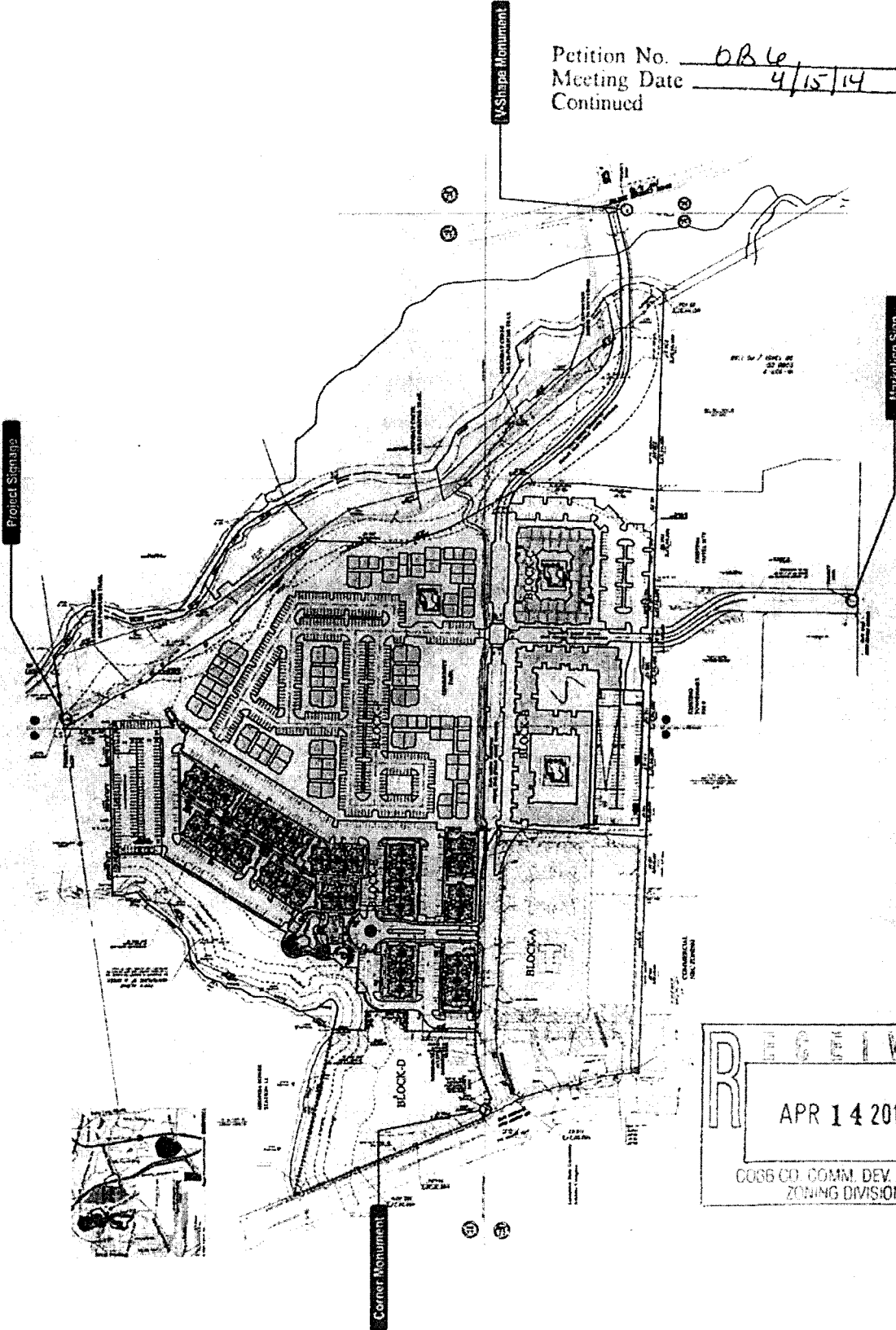
File Name  
 Monuments 1/2

- Concept
- Preliminary
- Production

Petition No. 086  
 Meeting Date 4/15/14  
 Continued

**Arial Site Map**

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**RECEIVED**  
 APR 14 2014  
 COSS CO. COMM. DEV. AGENCY  
 ZONING DIVISION

EXHIBIT "A"

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**Colors & Finishes**

Colors shown are for reference only. Actual colors may vary slightly. Check all color names against specifications for accurate color to manufacturer. Colors will appear in final production.

- C1** ● Chocolate Brown - To be specified
- C2** ○ Metallic or High Gloss Silver - To be specified
- C3** ○ Beige - To be specified
- C4** ● Black
- S1** ● Stone - To be specified
- L1** ○ White LEDs
- D1** ● Digitally Printed image (color match not required)

**Construction Specifications**

- A** 6mm Aluminum composite with first applied digitally printed graphics.
- B** 4" x 4" Painted Aluminum Posts
- C** 2" x 2" Painted Aluminum Tube
- D** Stone Base

**Code Research**

Max Sign Area Allowed: To be specified (Based around copy area only)  
 Max Height: To be specified

Management Company  
 N/A

Property Name & Address  
 Town Village  
 Kennesaw, GA

Bill Number  
 62714

Project Manager  
 David Kaplan

Designer  
 C. Craig

Date  
 01.13.2014

Revision Date  
 01.13.2014, 02/04/2014, 02/10/2014, 02/17/2014, 02/22/2014, 02/26/2014

Design Time  
 11

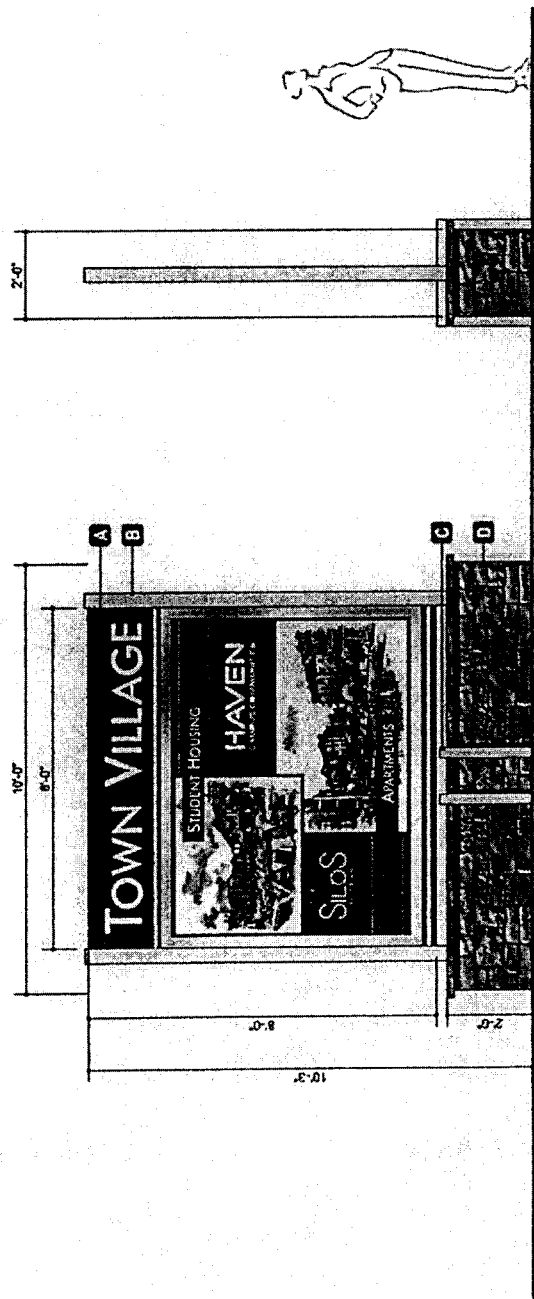
Customer Approval

Fluorescence  
 Monuments 1x3

- Concept
- Preliminary
- Production

Petition No. 086  
 Meeting Date 4/15/14  
 Continued

**Marketing Sign**



Side View

Front View

Qty: 1 DF  
 Sign: See Plans

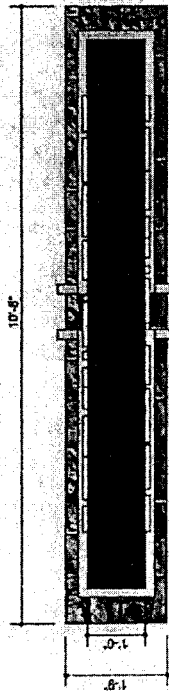
Marketing Sign  
 Scale: 3/8" = 1'-0"

**Field Survey Required**  
 All measurements & site sketches are to be field verified prior to production. Present: Not to be required to produce.

**Field Survey Required**  
 All measurements & site sketches are to be field verified prior to production. Present: Not to be required to produce.

**Field Survey Required**  
 All measurements & site sketches are to be field verified prior to production. Present: Not to be required to produce.

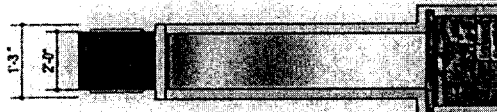
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Plan View



Front View



Side View



Monument  
Scale: 1/2" = 1'-0"

Qty: 1 DF  
Silver, See Plans

**Colors & Finishes**

Colors shown here represent typical colors. Manufacturers and their methods of color matching are subject to change without notice. Colors may vary slightly from those shown here. Colors shown here are for production or approval purposes only. Colors shown here are for production or approval purposes only.

- C1** ● Chocolate Brown - To be specified
- C2** ● Metallic or High Gloss Silver - To be specified
- C3** ● Beige - To be specified
- C4** ● Black
- S1** ● Stone - To be specified
- L1** ● White LEDs
- D1** ● Digitally Printed Image (color match not required)
- V1** ● Day / Night Vinyl

**Construction Specifications**

- A** Aluminum fabricated cabinet with lead for applied stone
- B** 0.75" Thick Routed and push thru acrylic; Illuminated with LED
- C** 2"x 2" Painted Aluminum Tube
- D** 125° Routed aluminum face; face to have 0.75" thick routed and push-thru acrylic with first surface applied daylight acrylic

**Code Research**

Max Sign Area Allowed: To be specified (based on local code only)  
Max Height: To be specified

**Electrical Notes**

- ① Disconnect switch(es) UL & ETL listed  Yes -  No -  Not Determined
- FINAL ELECTRICAL HOOK UP BY OTHERS
- Electrical Requirements: 120 volt 60 Hz
- Connection Type: permanent continuous operation
- Number of Circuits: One (1) 20 amp Dedicated Branch Circuit(s)
- Wire Size: 12 AWG / conduct about 1/2"
- Max. Line Current: 60

Inspected and labeled in accordance with UL Standard for Electric Signs  
Installed using UL listed parts and materials of installation in accordance  
with Article 600 of the National Electric Code and other applicable local  
codes. This includes proper grounding and bonding.

The signed product may contain fluorescent tubes, LED lamps or  
components that use mercury in their disposal of these items A  
component according to the laws of the country having jurisdiction

Revision No. 086  
Meeting Date 4/15/14  
Continued

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Management Company  
N/A

Property Name & Address  
Town Village  
Kennesaw, GA

Est Number  
E2274

Project Manager  
David Kaplan

Designer  
C Craig

Date  
01.13.2014

Revision Date  
01.22.14.0002  
01.22.14.0001  
01.15.14.0001  
01.22.2014.0001

Design Time  
11

Customer Approval

File Name  
Monuments 1v3

- Concept
- Preliminary
- Production





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Management Company  
 N/A

Property Name & Address  
 Town Village  
 Kansas, GA

Blot Number  
 62774

Project Manager  
 David Kaplan

Designer  
 C. Craig

Date  
 01.13.2014

Revision Date  
 01.13.2014  
 01.13.2014  
 01.13.2014  
 01.13.2014

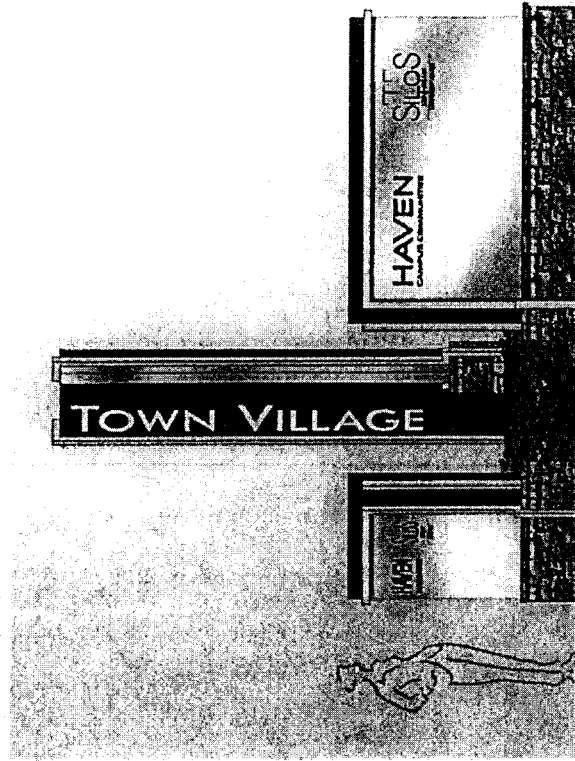
Revision  
 0

Design Time  
 11

Customer Approval

Filename  
 Monuments 1.rvt

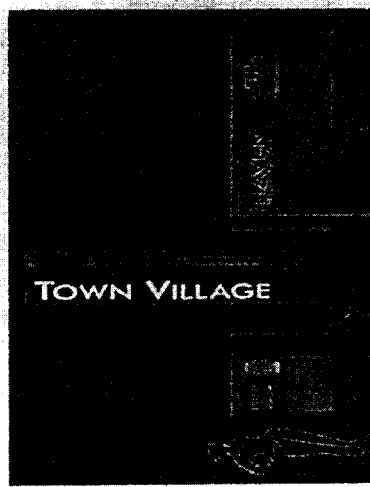
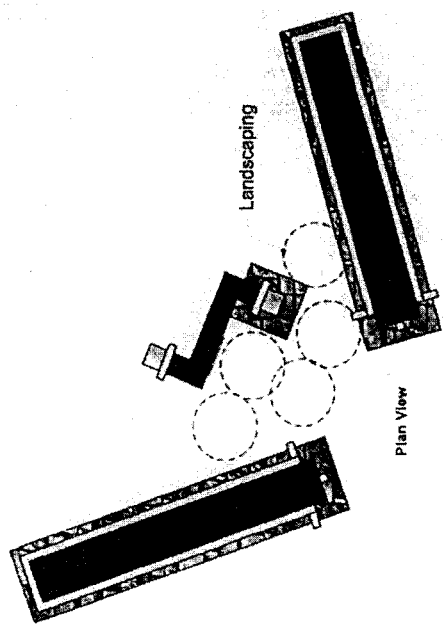
Concept  
 Preliminary  
 Production



Petition No. 086  
 Meeting Date 4/15/14  
 Continued

V-Shape Monument  
 Scale: 3/8" = 1'-0"

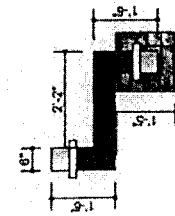
V-Shape Monument (Option A) Perspective



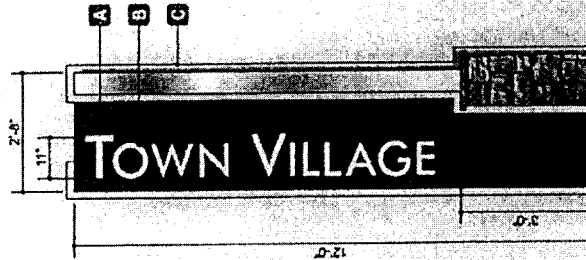
Night View  
 Scale: 1/4" = 1'-0"

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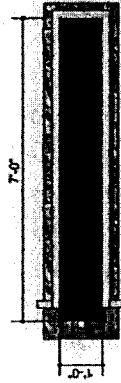


Plan View

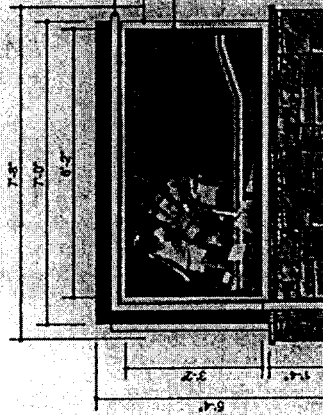


Front View

Qty: 1 SF  
 Site: See Plans



Plan View



Front View

Qty: 2 SF  
 Site: See Plans



Side View

V-Shape Monument  
 Scale: 3/8" = 1'-0"

**Colors & Finishes**

Colors shown here may vary slightly from actual colors. Colors are for informational purposes only. Colors are subject to change without notice. Colors are subject to change without notice. Colors are subject to change without notice.

- C1** ● Chocolate Brown - To be specified
- C2** ● Metallic or High Gloss Silver - To be specified
- C3** ● Beige - To be specified
- C4** ● Black
- S1** ● Stone - To be specified
- L1** ● White LEDs
- D1** ● Digitally Printed Image (color match not required)

**Construction Specifications**

- A** Aluminum fabricated cabinet with tabs for applied stone
- B** 0.75" Thick Routed and push thru acrylic, illuminated with LED
- C** 2 x 2" Painted Aluminum Tube
- D** Electronic Message Center (Full Color LED)

**Code Research**

Max. Sign Area Allowed: To be specified (Based around copy area only)  
 Max. Height: To be specified

**Electrical Notes**

- D** Disconnect switch (UL & ETL listed)  Wet - 2" Dia. Louvered
- FINAL ELECTRICAL HOOK UP BY OTHERS
- Electrical Requirements: 120 volt 60 Hz
- Connection Type: permanent continuous operation
- Number of Circuits: One (1) 20 amp Dedicated Branch Circuit(s)
- Wire Size: 12 AWG / conduct. dist: 9'
- Max. Line Current: 50A

Approved and listed in accordance with UL Standards for Electric Signs  
 installed using UL listed parts and methods of installation in accordance  
 with the applicable UL Standard and other applicable local  
 codes. This includes proper grounding and bonding.

**(H)** This signed product may contain Fluorinated, Neon (NF), Argon (Ar), and other components that are Mercury in form. Dispose of this product in accordance with applicable local, state, and federal laws.

**(Hg)** This signed product may contain Fluorinated, Neon (NF), Argon (Ar), and other components that are Mercury in form. Dispose of this product in accordance with applicable local, state, and federal laws.

Revision Date: 01/20/2014  
 Design Time: 11

Customer Approval: \_\_\_\_\_  
 Filename: Monuments 1x3

- Concept
- Preliminary
- Production

**V-Shape Monument (Option B)**

Permit No. 036  
 Issuing Date 4/15/14

Notes Always Enclosed  
 All drawings shall be printed on 11x17 inch paper.  
 All drawings shall be printed on 11x17 inch paper.  
 All drawings shall be printed on 11x17 inch paper.

Notes Always Enclosed  
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Management Company  
 N/A

Property Name & Address  
 Town Village  
 Kennesaw, GA

Bill Number  
 62274

Project Manager  
 David Kaplan

Designer  
 C. Craig

Date  
 01-13-2014

Revision Date  
 01-22-14 2014  
 01-23-14 2014  
 01-29-14 2014  
 02-27-14 2014

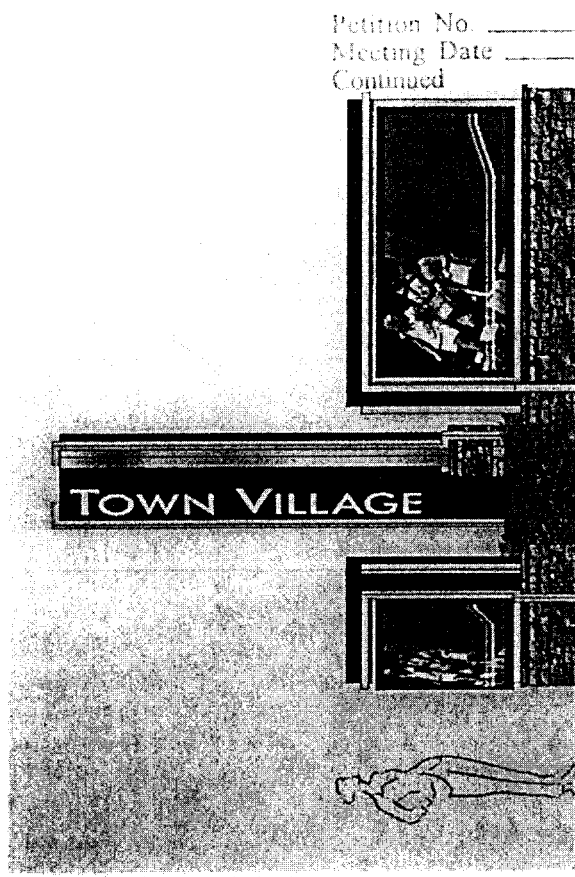
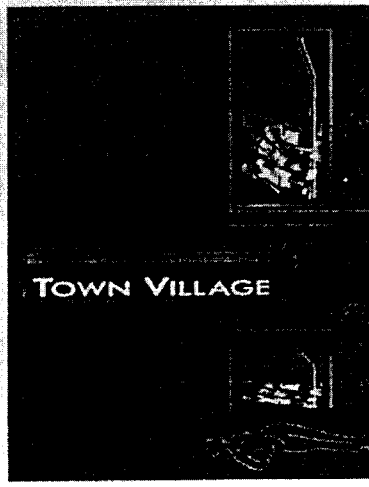
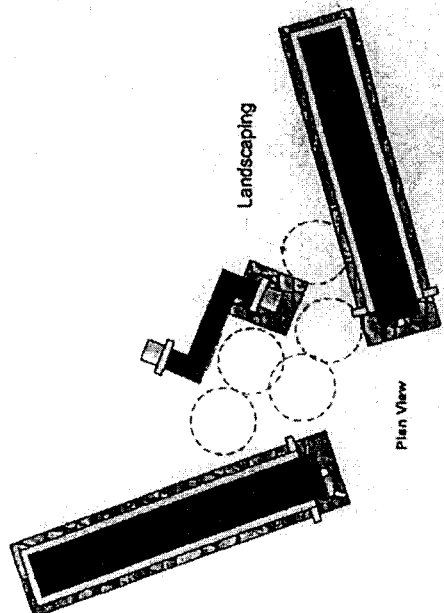
Design Time  
 11

Customer Approval

Filename  
 Monuments\_V2

Concept  
 Preliminary  
 Production

7



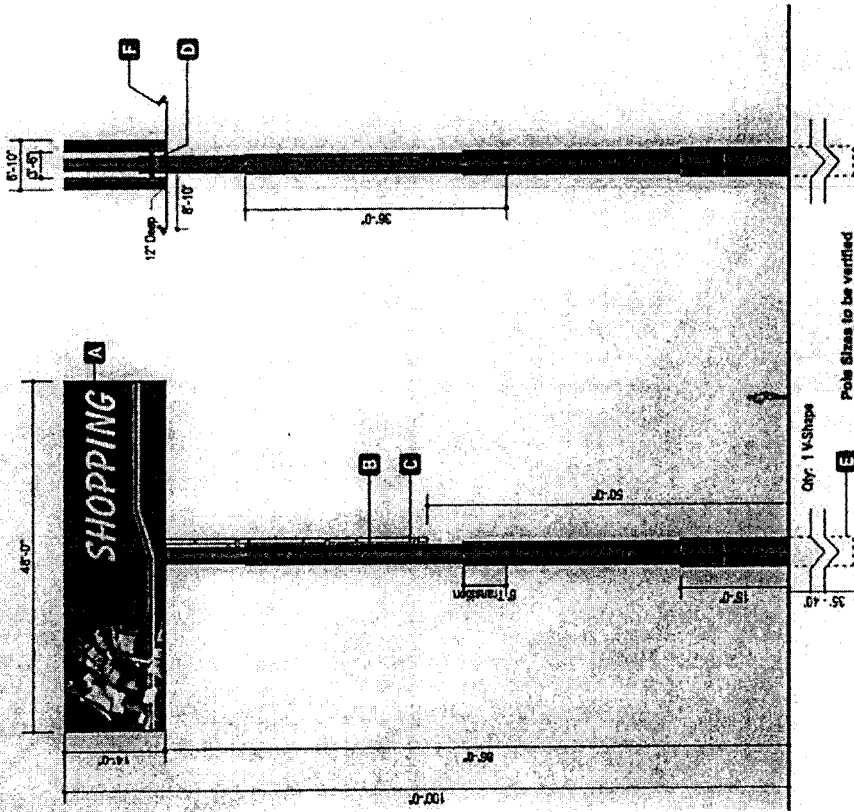
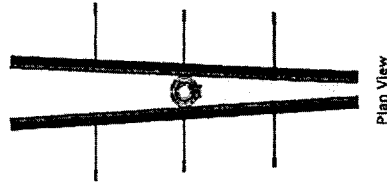
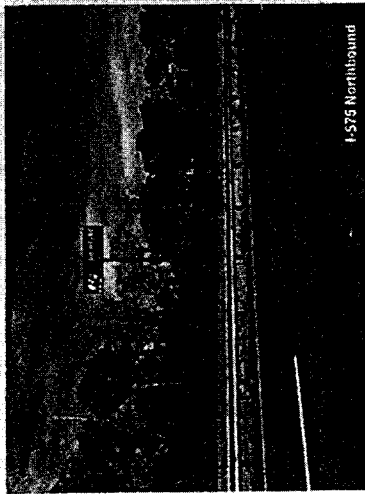
Petition No. \_\_\_\_\_  
 Meeting Date \_\_\_\_\_  
 Continued \_\_\_\_\_

086  
 4/15/14

V-Shape Monument (Option B) Perspective



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Qty: 1 V-Shape  
Pole Sizes to be verified

LED EMC  
Scale: 1/16" = 1'-0"

**Colors & Finishes**

Colors shown here may not exactly match manufacturer's color due to screen or color calibration. Check to make sure finish matches in specifications for custom color prior to production or approval. Specify color names or color specifications.

- C1**  Chocolate Brown - To be specified
- C2**  Metallic or High Gloss Silver - To be specified
- C3**  Beige - To be specified
- C4**  Black
- S1**  Stone - To be specified
- L1**  White LEDs
- D1**  Digitally Printed Image (color match not required)

**Construction Specifications**

- A** LED EMC
- B** Steel Tube with Translators
- C** Access Ladder
- D** Catwalk for Services
- E** Fenders installed with Vero Hammer (direct burial)
- F** Camera

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Management Company  
N/A

Property Name & Address  
Town Village  
Kennesaw, GA

Bill Number  
02274

Project Manager  
David Kaplan

Designer  
C Citig

Date  
01.13.2014

Revision Date  
01.21.2014 10:00  
01.19.2014 10:00  
01.19.2014 10:00  
01.22.2014 10:00

Design Time  
11

Customer Approval

Measure  
Monuments 1'3"

- Concept
- Preliminary
- Production

Petition No. 086  
Meeting Date 4/15/14  
Continued

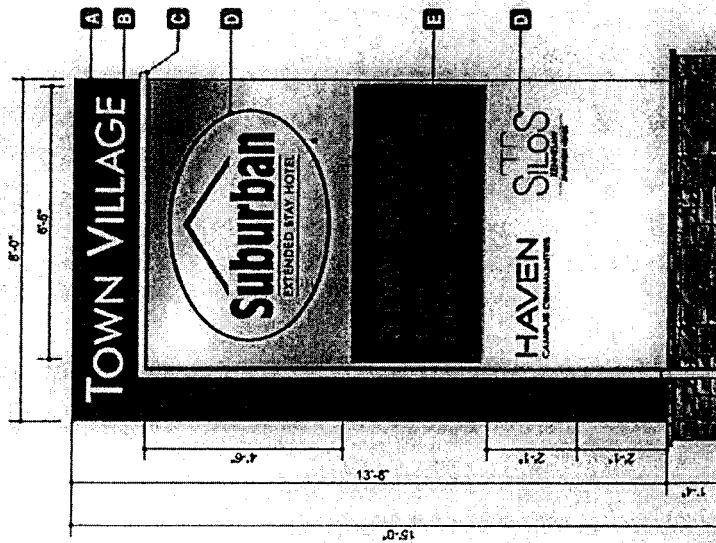
EMC off I-575



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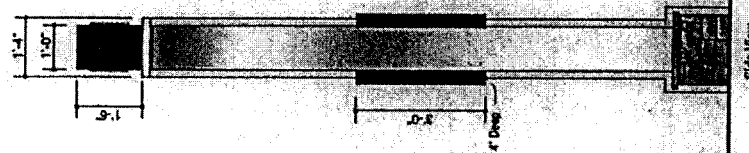


Front View



Front View

Qty: 1 OF  
Site: See Plans



Side View

Monument  
Scale: 3/8" = 1'-0"

Petition No. 086  
Meeting Date 4/5/11  
Continued



**Colors & Finishes**

Colors shown here are for informational purposes only. Colors may vary slightly from those shown in this drawing. Colors may vary from those shown in this drawing. Colors may vary from those shown in this drawing.

- C1** ● Chocolate Brown - To be specified
- C2** ● Metallic or High Gloss Silver - To be specified
- C3** ● Beige - To be specified
- C4** ● Black
- S1** ● Stone - To be specified
- L1** ● White LEDs
- D1** ● Digitally Printed Image (color match not required)
- V1** ● Day/Night Vinyl

**Construction Specifications**

- A** Aluminum fabricated cabinet with lath for applied stone
- B** 0.75" Thick Routed and push thru acrylic; Illuminated with LED
- C** 2x2" Painted Aluminum Tube
- D** .125" Routed aluminum face; face to have 0.75" thick routed and push-thru acrylic with first surface applied daylight vinyl
- E** Electronic Message Center (Red LED)

**Code Research**

Max Sign Area Allowed: To be specified (Based around city area only)  
Max Height: To be specified

**Electrical Notes**

- Ⓢ Disconnect switch(es) UL & ID labels  Vent - 2" Dia. Louvered
- FINAL ELECTRICAL WORK UP BY OTHERS
- Electrical Requirements: 120 volt 60 Hz
- Connection Type: permanent continuous operation
- Number of Circuits: One (1) 20 amp Dedicated Branch Circuit(s)
- Wire Size: 12 awg / conduit size: 1"
- Max. Live Current: 60

Approved and sealed in accordance with UL Standard for Electric Signs and Illuminated Signs. All signs shall be installed in accordance with UL Standard for the Installation of the National Electric Code and other applicable local codes. The product is not intended for use in wet or damp locations.

**Hg** The listed product may contain mercury. Heat, 100 hours of component that use mercury in them. Overview of these items & components according to the laws of the authority being unobstructed.

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Management Company  
N/A

Property Name & Address  
Town Village  
Kennesaw, GA

Est. Number  
67274

Project Manager  
David Kaplan

Designer  
C.Craig

Date  
01.13.2014

Revision Date  
01.13.2014 02:00 PM  
01.13.2014 02:00 PM  
01.13.2014 02:00 PM

Design Time  
11

Customer Approval  
Monuments 1x2

- Concept
- Preliminary
- Production



**MINUTES OF ZONING HEARING  
COBB COUNTY BOARD OF COMMISSIONERS  
MARCH 19, 2013  
9:00 A.M.**

The Board of Commissioners' Zoning Hearing was held on Tuesday, March 19, 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 Robert Ott

- O.B. 1** To consider a stipulation clarification and amendment for rezoning application Z-26 of 2007 (Town Center Associates, LLC), for property located on the south side of Big Shanty Road on Hidden Forest Court and Truth Avenue in Land Lots 436, 501, 502, 507 and 508 of the 16<sup>th</sup> District.

Mr. John Pederson provided information regarding a stipulation clarification and amendment. The public hearing was opened and Mr. Kevin Moore, Ms. Linda Goff, Mr. Eric McConaghy, and Mr. James Laird addressed the Board. Following presentation and discussion, the following motion was made:

**MOTION:** Motion by Birrell, second by Ott, to **approve** Other Business Item No. 1 for stipulation amendment for Z-26 of 2007 (Town Center Associates, LLC), for property located on the south side of Big Shanty Road on Hidden Forest Court and Truth Avenue in Land Lots 436, 501, 502, 507 and 508 of the 16<sup>th</sup> District **subject to:**

- **Amend previously stipulated letter of agreeable conditions from Mr. John Moore dated February 27, 2008 (attached and made a part of these minutes) as follows:**
  - **Page 3, Item No. 2, strike in its entirety and replace with: *"The property shall be developed by a master developer who shall be involved in all aspects of the subject development; including, but not limited to, coordination and responsibility to satisfy the conditions of rezoning and requirements of the Development of Regional Impact (DRI) comments. The master developer may include successors and/or assigns of the***

*initial master developer, provided at all times there shall be one party acting as the master developer. Further provided that any successors or assigns of the master developer must follow the approved master site plan. Non minor modifications must be addressed through the rezoning application process."*

- **All previous stipulations and conditions, *not otherwise in conflict*, to remain in effect**

**VOTE: ADOPTED 4-1, Ott opposed**

*Clerk's Note: Commissioner Ott clarified that the three properties currently not under contract (Walker, McConaghy, and Grace Church properties) have the following options: complete build-out of existing site plan under supervision of master developer; sell property to master developer; or seek rezoning of the property.*

# MOORE INGRAM JOHNSON & STEELE

PAGE 68 OF

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STEPHEN G. STEELE  
WILLIAM R. JOHNSON  
ROBERT G. SHERMAN  
J. BRIAN O'NEIL  
S. PHILIP BROWN  
ELDON L. BASHAM  
MATTHEW J. HOWARD  
JERE C. SMITH  
CLAYTON O. CARMACK  
KEVIN B. CARLOCK  
ALEXANDER T. GALLOWAY III  
J. KEVIN MOORE  
RODNEY R. MCCOLLUM  
SUSAN B. STUART  
DAVID A. LANDER

BRIAN D. SMITH  
ANDREW A. TEAR III  
W. TROY HAWTT  
JEFFREY A. DAINE  
JOYCE M. HAPPER  
AMY K. WEBER  
KIM A. ROOPER  
TARA C. FIDDLE  
MELLI L. WOLK  
ROBERT W. BROWN II  
VINCE P. WALJUS  
T. SHANE HAYES  
ANGELA M. SMITH  
OPHELIA W. CHAM  
DAVID L. BLITTON

192 ANDERSON STREET  
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TENNESSEE OFFICE  
CEDAR RIDGE OFFICE PARK, SUITE 400  
408 N. CEDAR BLUFF ROAD • KNOXVILLE, TENNESSEE 37903

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MICHAEL J. PETERSON  
JAMES D. WALKER III  
CHRISTOPHER D. BARNHILL  
JENNIFER S. WHITE  
FRAN E. PRISCOTT  
RICARDO J. DOMESTICO  
BRETT A. MILLER  
CHRISTOPHER C. MIDDLEBURY  
JAMES D. BUNCH  
COLE B. STINSON  
SUZANNE E. HENNINGSON  
ANGELA D. CHEATHAM  
CAREY E. STUBBS  
CHARLES PRINCE  
BRANDON C. HARDY

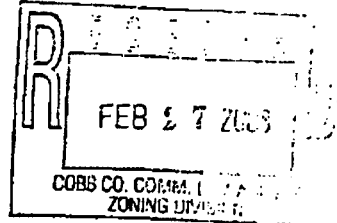
STAVIS M. BURMAN  
CLAY B. STRANGLER  
C. DAMON BARNHILL  
BRANHAM E. MCCONALD  
KARINE M. POLIS  
PHILIP S. BOMBARD  
SARAH S. GRANT  
OF COUNSEL:  
JOHN L. SHELTON, JR.

ALSO ADMITTED IN TN  
ALSO ADMITTED IN FL  
ALSO ADMITTED IN MS  
ALSO ADMITTED IN NC  
ADMITTED ONLY IN TN

February 27, 2008

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

Min. Bk. 55 Petition No. 206  
Doc. Type Letter of  
agreeable conditions  
Meeting Date Hand-Delivered 3/18/08



RE: Application for Rezoning  
Application No.: Z-26 (2007)  
Applicants: Town Center Associates, LLC and Pacific 2, LLC  
Property Owners: Tammy Black; Karl Baden; Catherine Baden; et al.  
Property: 50.237 acres, being known as Hidden Forest Subdivision, and a tract located on the northerly side Big Shanty Road, easterly of George Busbee Parkway and westerly of I-575; Land Lots 436, 501, 502, 507, and 508, 16<sup>th</sup> District, 2<sup>nd</sup> Section, Cobb County, Georgia

Min. Bk. 68 Petition No. 031  
Doc. Type Letter of agree-  
able conditions  
3/13

Dear Mark:

As you know, the undersigned and this firm represent Pacific 2, LLC and Town Center Associates, who are the Applicants (hereinafter collectively referred to as "Applicants"), and the numerous Property Owners enumerated in the above-referenced Application for Rezoning regarding a tract totaling 50.237 acres, more or less, being known as the Hidden Forest Subdivision, located in Land Lots 436, 501, 502, 507 and 508,

**MOORE INGRAM JOHNSON & STEELE**

Mr. Mark A. Danneman  
Zoning Administrator  
Zoning Division  
Cobb County Community Development Agency  
Page 2 of 13  
February 27, 2008

Petition No. 08 1  
Meeting Date 3-19-08  
Continued

Petition No. 2-26 '07  
Meeting Date 3-18-08  
Continued

PAGE 61 OF     

16<sup>th</sup> District, 2nd Section, Cobb County, Georgia (hereinafter the "Subject Property"). After review and completion of the Development of Regional Impact ("DRI") process by the Atlanta Regional Commission and the Georgia Regional Transportation Authority; meetings with planning and zoning staff; ongoing discussions and meetings with area residents and homeowner representatives; reviewing the staff comments and recommendations; and reviewing the uses of surrounding properties, we have been authorized by the Applicants and Owners to submit this letter of agreeable stipulations and conditions, which, if the Application for Rezoning is approved, as submitted, shall become a part of the grant of the requested zoning and shall be binding upon the Subject Property. This letter shall supersede and replace in full the letter of agreeable stipulations and conditions dated and filed January 30, 2008; excepting only the Landscape Exhibit submitted therewith. The revised 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; together with any and all Departmental Comments and Staff Recommendations submitted by Planning, Fire, Water, Sewer, and Drainage, relating to the Subject Property.
- (2) Applicants seek rezoning of the Subject Property from the existing R-20 and Neighborhood Shopping ("NS") zoning categories to the proposed zoning category of Planned Village Community ("PVC"), site plan specific to the revised Master Rezoning Site Plan (hereinafter "Zoning Plan") prepared by Planners and Engineers Collaborative dated September 4, 2007, last revised February 5, 2008.

**MOORE INGRAM JOHNSON & STEELE**

Mr. Mark A. Danneman  
Zoning Administrator  
Zoning Division  
Cobb County Community Development Agency  
Page 3 of 13  
February 27, 2008

031  
3/19/13  
Petition No. Z-26 '07  
Meeting Date 3-18-08  
Continued

PAGE 7 OF       

- (3) The Subject Property consists of 50.237 acres of total site area.

**STIPULATIONS APPLICABLE TO THE OVERALL COMMUNITY**

- (1) This rezoning proposal is a "Village Concept" to include retail, office, and residential, with the residential component being of varying types.
- (2) Pacific 2, LLC, as the developer, will be involved in all aspects of the development, including, but not limited to, the residential, retail, office and park components.
- (3) There shall be master protective covenants for the entire development that will include all phases of the community; and concurrent therewith a master association will be formed which will include all component parts of the proposed development. The master association shall be responsible for the oversight, upkeep, and maintenance of the entrance areas, common areas, open space areas, and the like contained within the overall community (i.e., bike paths, sidewalks, open space, walking trails, and the like).
- (4) The master association to be formed hereunder shall have architectural design regulations which shall control such items as signage for individual units, and other such usual and necessary covenants and restrictions to protect the quality and integrity of the total development.
- (5) Applicants propose to exchange with Cobb County existing rights-of-way for proposed rights-of-way, as more particularly shown and reflected on the referenced Zoning Plan.

**MOORE INGRAM JOHNSON & STEELE**

OB 3/19/08

Mr. Mark A. Danneman  
Zoning Administrator  
Zoning Division  
Cobb County Community Development Agency  
Page 4 of 13  
February 27, 2008

Pctition No. Z-26 '07  
Meeting Date 3-18-08  
Continued

PAGE 7 OF     

- (6) Applicants agree to work with the Cobb County Department of Transportation regarding the re-alignment of Grace Avenue, as more particularly shown and reflected on the referenced Zoning Plan.
- (7) There shall be approximately 23.8 acres of open space/park area within the proposed community, which comprises approximately 47 percent of the total tract.
- (8) The following buffers shall be associated with the proposed community:
  - (a) A landscape buffer ten (10) feet in width located along the frontage of the Subject Property with Big Shanty Road, as more particularly shown and reflected on the referenced Zoning Plan;
  - (b) A landscape buffer ten (10) feet in width located along the eastern boundary of the Subject Property, as more particularly shown and reflected on the referenced Zoning Plan; and
  - (c) A landscape buffer twenty (20) feet in width along the southern and western boundaries of the Subject Property, as more particularly shown and reflected on the referenced Zoning Plan.
- (9) Entrances to the proposed community shall be as more particularly shown and reflected on the referenced Zoning Plan.
- (10) Signage at each entrance point shall be ground based, monument style. The entrance areas shall be professionally designed, landscaped, maintained, and themed to the architecture and style of the community.



**MOORE INGRAM JOHNSON & STEELE**

031  
3/19/13

Mr. Mark A. Danneman  
Zoning Administrator  
Zoning Division  
Cobb County Community Development Agency  
Page 5 of 13  
February 27, 2008

Petition No. Z-26 '07  
Meeting Date 3-18-08  
Continued

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- (11) There shall also be a network of walking trails and bicycle paths located within the open space area of the proposed overall community which shall link the various components of the development in order to promote the "live where you work" concept.
- (12) Lighting within the proposed community shall be environmentally sensitive, decorative, and themed to the architecture and style of the respective components of the development.
- (13) Modifications to the within stipulations, the referenced Zoning Plan, lighting, landscaping, architecture, site features, and the like, may be approved by the District Commissioner, as needed or necessary.
- (14) All open space, green space, trails, 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) Applicants agree 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) Parking for restaurants, commercial and retail uses, and residential within The Village Center, as well as out parcels, will be provided by means of surface parking and parking decks as detailed on the Zoning Plan, which will employ "shared" parking among the

**MOORE INGRAM JOHNSON & STEELE**

Mr. Mark A. Danneman  
Zoning Administrator  
Zoning Division  
Cobb County Community Development Agency  
Page 6 of 13  
February 27, 2008

0B1  
3/19/13  
Petition No Z-26 '07  
Meeting Date 3-18-08  
Continued  
PAGE 73 OF     

respective components and which will provide sufficient and adequate parking for the overall development.

- (17) All private streets within the proposed community shall be constructed with the construction complying in all respects as to materials and base, of the Cobb County Code.
- (18) The retail/office area of the proposed community shall have recessed areas and alcoves for any restaurant use so as not to impede pedestrian traffic with outside seating. Sidewalks located within The Village Center shall range from eleven (11) to eighteen (18) feet in width, with a minimum of eight (8) feet in width for sidewalks adjacent to outdoor seating areas.
- (19) Applicants shall construct a passive Town Green park consisting of open space and a bandstand area. It is the intent of the development for the Town Green to be a public amenity to the entire community.
- (20) Landscaping, lighting, paving features, and related site details shall be substantially similar to the plans prepared by Planners and Engineers Collaborative dated January 29, 2008, and submitted to the Cobb County Zoning Office on or about January 30, 2008.
- (21) Applicants agree to install traffic calming devices within the development as approved by the District Commissioner.
- (22) Project signage will also be installed in the southeastern portion of the site adjacent to Interstate 575, as more particularly shown and reflected on the referenced Zoning Plan.

**MOORE INGRAM JOHNSON & STEELE**

Mr. Mark A. Danneman  
Zoning Administrator  
Zoning Division  
Cobb County Community Development Agency  
Page 7 of 13  
February 27, 2008

Petition No. Z-26 '07  
Meeting Date 3-18-08  
Continued  
PAGE 7 OF 13

- (23) The District Commissioner shall approve all landscaping and architecture, not otherwise herein approved, as depicted in the renderings and plans set forth herein, prior to issuance of building permits.
- (24) Applicants are planning to include restaurants as a part of the retail component within the proposed community, which restaurants may serve alcoholic beverages as a part of the food service.
- (25) Applicants are planning to include this development as a Water Conservation Project based upon the suggestions of Kathey Nguyen, Water Conservation Coordinator for the Cobb County Water System. Conservation measures will include a combination of the following:
- WaterSense Labeled High Efficiency Toilets using 1.28 gallons per flush either through a reduced volume flush or an approved dual flush technology;
  - Faucet aerators which have the WaterSense certification and use no more than 1.5 Gallons per minute;
  - Showerheads which have a flow rate between 1.5-2.0 under 80 PSI;
  - Outdoor irrigation will include efficient technology including, cistern systems, efficient irrigation heads, Evapotranspiration Controllers (Smart Controllers);
  - Landscape design will include low water use vegetation; and

**MOORE INGRAM JOHNSON & STEELE**

Mr. Mark A. Danneman  
Zoning Administrator  
Zoning Division  
Cobb County Community Development Agency  
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- Retail shops will have efficient technologies, including 1.6 gallons per minute pre-rinse spray valves for restaurants and food establishments, efficient dishwashing and laundry facilities using new water saving technology.

(26) Applicants agree to install and properly maintain all erosion control Best Management Practices in accordance with Cobb County and Georgia Soil and Water Conservation Commission requirements. Applicants agree to utilize polymer enhanced Best Management Practices during site development operations.

(27) Applicants agree to provide water quality for the Subject Property as approved by the Cobb County Stormwater Management Division. Applicants agree to utilize innovative water quality measures consisting of bio-retention, polymer enhanced baffle system, stream buffer protection, and enhancement with native species.

**STIPULATIONS APPLICABLE TO RETAIL AND OFFICE USES**

- (1) There shall be a total of approximately 134,600 square feet of retail and commercial; approximately 144,600 square feet of office space; and approximately 31,200 square feet of multi-use church space as more particularly shown and reflected on the referenced Zoning Plan.
- (2) Contained within this component part shall be community space of approximately 5,000 square feet which shall be reserved for community purposes for a period of one (1) year from the date of final zoning approval, after which time if no agreement has been

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reached as to its uses, the same shall revert to retail/office space.

- (3) The retail/office space shall consist of ground floor retail with four (4) stories of residential above; retail out parcel uses; and a separate office building a maximum of five (5) stories above parking, all as more detailed and reflected on the referenced Zoning Plan.
- (4) Tenant space for the retail component shall not exceed a box size of 25,000 square feet.
- (5) Applicants agree the exteriors and architectural appearance of the retail/office components, together with associated residences, shall be substantially similar to the renderings to be presented to the Planning Commission and the Board of Commissioners at the respective public hearings.
- (6) The architectural theme and materials for out parcels shall be substantially similar to that of the proposed Village Center.
- (7) The following uses shall be prohibited from the proposed overall development:
  - (a) Video arcades as a primary use;
  - (b) Adult-themed bookstores as a primary use;
  - (c) Automotive sales, repair, and/or service facilities; and
  - (d) Packaged sale of alcoholic beverages as a primary use; excepting a specialty store specializing in the sale of wine.

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- (8) Applicants agree to comply with all Cobb County Stormwater Management requirements applicable to the Subject Property.

**STIPULATIONS APPLICABLE TO RESIDENTIAL COMPONENT**

- (1) Within the area denominated as "The Village Center," shall be the following residential components:
- (a) Within Blocks 1, 2, 3, and 4 of the proposed community, there shall be one thousand three hundred fifty-one (1,351) Village Condominium units located above retail/office uses and comprising the upper two (2) to four (4) stories thereof. These units shall be "for sale" units and shall comply in all respects with the State of Georgia Condominium Act.
  - (b) Condominiums in the townhome style in compliance with the Cobb County Condominium or Zoning Ordinance, totaling ninety-four (94) units, all of said units shall be "for sale" units;
  - (c) Stack Flat Condominiums consisting of eighty (80) units, four (4) to five (5) stories above an underground parking level will be located on the eastern portion of the site. These units shall be "for sale" units and shall comply in all respects with the State of Georgia Condominium Act.
  - (d) Independent Senior Living Condominiums consisting of one hundred eighty-five (185) units a maximum of five (5) stories above parking. These units shall be senior living leased units with a

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resident of each unit being a minimum of fifty-five (55) years of age or older; excepting only compliance with the Federal Fair Housing Act, as amended.

- (2) The total unit square footages for the respective residential types are as follows:

TYPE	SQUARE FOOTAGE RANGE
Townhomes	1,600 - 2,400 square feet
Village 3 Bedroom Condos	1,300 - 2,000 square feet
Village 2 Bedroom Condos	1,100 - 1,300 square feet
Village 1 Bedroom Condos	800 - 1,100 square feet <sup>1</sup>
Stack Flat 3 Bedroom Condos	1,400 - 2,000 square feet
Stack Flat 2 Bedroom Condos	1,200 - 1,500 square feet
Stack Flat 1 Bedroom Condos	900 - 1,200 square feet
Independent 2 Bedroom Senior	2,000 - 1,000 square feet
Independent 1 Bedroom Senior	700 - 1,100 square feet

- (3) An exception to the foregoing is that the units, as described and set forth in subparagraph (1)(a), above, may be leased from the inception of the project. These Village Condominium units will be converted to "owned" residential units as soon as market conditions allow. Once converted, these units will become

<sup>1</sup>A maximum of forty (40) Village one bedroom units may be less than 800 square feet.

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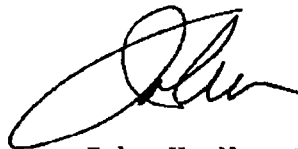
condominiums under and pursuant to the Georgia Condominium Act.

We believe the requested zoning, pursuant to the referenced, revised Zoning Plan and the stipulations set forth herein, is an appropriate use of the Subject Property. The proposed overall community is an exciting concept which fits together numerous types of product into one development. The Applicants have gone to great detail in planning the development. The proposed community will promote the "live where you work" concept; shall be of the highest quality; shall be compatible with surrounding retail developments and neighborhoods; and shall be an enhancement to the Subject Property and Cobb County as a whole. Thank you for your consideration in this request.

With kindest regards, I remain

Very truly yours,

MOORE INGRAM JOHNSON & STEELE, LLP



John H. Moore

JHM:cc



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c: Cobb County Board of Commissioners:  
Samuel S. Olens, Chairman  
Helen C. Goreham  
Annette Kesting  
Joe L. Thompson  
Tim Lee

Cobb County Planning Commission:  
Murray Homan, Chairman  
Judy Williams  
Christi S. Trombetti  
Bob Hovey  
Bob Ott

Mr. Robert L. Hosack, Jr., AICP, Director  
Cobb County Community Development Agency

John P. Pederson  
Planner III  
Zoning Division  
Cobb County Community Development Agency

Hilda W. Towery  
Michael Stine  
Bells Ferry Civic Association, Inc.

Carol Brown  
Canton Road Neighbors

David Hong  
East Cobb Civic Association, Inc.

The Pacific Group, Inc.

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**OFFICIAL MINUTES OF BOARD OF  
COMMISSIONERS ZONING HEARING  
AS TO APPLICATION FOR  
REZONING NO. Z-73 (2013) –  
DECEMBER 17, 2013**

**MINUTES OF ZONING HEARING  
COBB COUNTY BOARD OF COMMISSIONERS  
DECEMBER 17, 2013  
9:00 A.M.**

The Board of Commissioners' Zoning Hearing was held on Tuesday, December 17, 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

**Z-73**            **TV HOLDINGS, LLC** (owner) requesting Rezoning from **R-20** to **PVC** for the purpose of Residential Units and Site Plan Amendment in Land Lots 501 and 508 of the 16<sup>th</sup> District. Located on the south side of Big Shanty Road, on the east side of George Busbee Parkway, and on the south and east sides of Hidden Forest Court.

The public hearing was opened and Mr. Kevin Moore, Mr. T. E. Cauthorn, Mr. Eric McConaghy, and Mr. Michael Fox addressed the Board. Following presentation and discussion, the following motion was made:

**MOTION:** Motion by Birrell, second by Lee, to approve Rezoning to the PVC zoning district **subject to:**

- **Site plan received by the Zoning Division October 3, 2013 with the District Commissioner approving minor modifications (attached and made a part of these minutes)**
- **If three properties not included as part of this site plan are acquired by "master developer," then any changes may be considered as an Other Business Item; if property is not sold to "master developer," then any changes must go through rezoning process**
- **Fire Department comments and recommendations**
- **Water and Sewer Division comments and recommendations**
- **Stormwater Management Division comments and recommendations**
- **Cobb DOT comments and recommendations**
- **All previous stipulations and conditions for Z-26 of 2007, *not otherwise in conflict*, to remain in effect**

**VOTE: ADOPTED** unanimously

