

LUP-13  
(6009)

**ROCKLEDGE**  
AN APARTMENT REDEVELOPMENT PROJECT  
CSC RIVERS ATLANTA, LLP  
2025 POWERS FERRY RD.  
KNOXVILLE, TN 37912  
PHONE: 615-496-1100  
FAX: 615-496-1100

**WE PROVIDE SOLUTIONS™**  
LANDSCAPE ARCHITECTURE & CIVIL ENGINEERING & LAND SURVEYING  
3000 W. WINDY HILL DR., SUITE 100  
ATLANTA, GEORGIA 30329  
PHONE: 404-525-2741 FAX: 404-525-2741 WWW.RFCA.ORG

NO.	DATE	BY	IN
1	01/09/09	JAC	REVISED
2	01/09/09	JAC	REVISED
3	01/09/09	JAC	REVISED

**TENT LAYOUT PLAN**

SCALE: 1" = 20'  
DATE: NOV. 19, 2008  
PROJECT: 77009.08B

THIS SEAL IS ONLY VALID IF COUNTER SIGNED AND DATED BY AN ORIGINAL SIGNATURE



**1**  
SHEET

24 HOUR CONTACT: JASON SCHLESINGER @ 203-406-1300

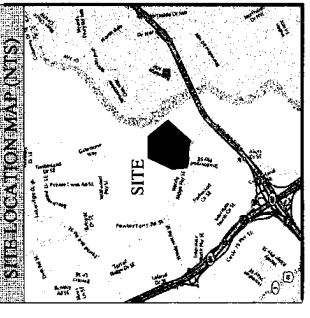
**COBB COUNTY NOTES:**  
THE COBB COUNTY CEMETERY PRESERVATION COMMISSION RESERVES THE RIGHT TO EXAMINE ALL EXISTING AND PROPOSED UTILITY LINES AND RECORDS TO DETERMINE THE LOCATION OF ANY UTILITY LINES. ANY UTILITY LINES LOCATED WITHIN THE COBB COUNTY CEMETERY PRESERVATION COMMISSION SHALL BE MAINTAINED AND NOT INTERFERED WITH BY THESE SPECIFICATIONS AND NOT INTERFERED WITH THESE SPECIFICATIONS. THE CONTRACTOR SHALL MAINTAIN THE EXISTING UTILITY LINES AND RECORDS TO DETERMINE THE LOCATION OF ANY UTILITY LINES. ANY UTILITY LINES LOCATED WITHIN THE COBB COUNTY CEMETERY PRESERVATION COMMISSION SHALL BE MAINTAINED AND NOT INTERFERED WITH BY THESE SPECIFICATIONS.



**IRRIGATION NOTE:**  
ALL ELECTRIC IRRIGATION SYSTEMS SHALL BE INSTALLED IN ACCORDANCE WITH THE IRRIGATION SYSTEMS MANUAL, 10TH EDITION, 1998, PUBLISHED BY THE IRRIGATION SOCIETY OF AMERICA. THE CONTRACTOR SHALL MAINTAIN THE EXISTING UTILITY LINES AND RECORDS TO DETERMINE THE LOCATION OF ANY UTILITY LINES. ANY UTILITY LINES LOCATED WITHIN THE COBB COUNTY CEMETERY PRESERVATION COMMISSION SHALL BE MAINTAINED AND NOT INTERFERED WITH BY THESE SPECIFICATIONS.

**LANDSCAPE NOTES:**  
1. THE SITE CONTRACTOR SHALL COORDINATE WITH THE CITY OF ATLANTA TO OBTAIN THE NECESSARY PERMITS AND APPROVALS FOR THE INSTALLATION OF THE UTILITY LINES AND RECORDS TO DETERMINE THE LOCATION OF ANY UTILITY LINES. ANY UTILITY LINES LOCATED WITHIN THE COBB COUNTY CEMETERY PRESERVATION COMMISSION SHALL BE MAINTAINED AND NOT INTERFERED WITH BY THESE SPECIFICATIONS.

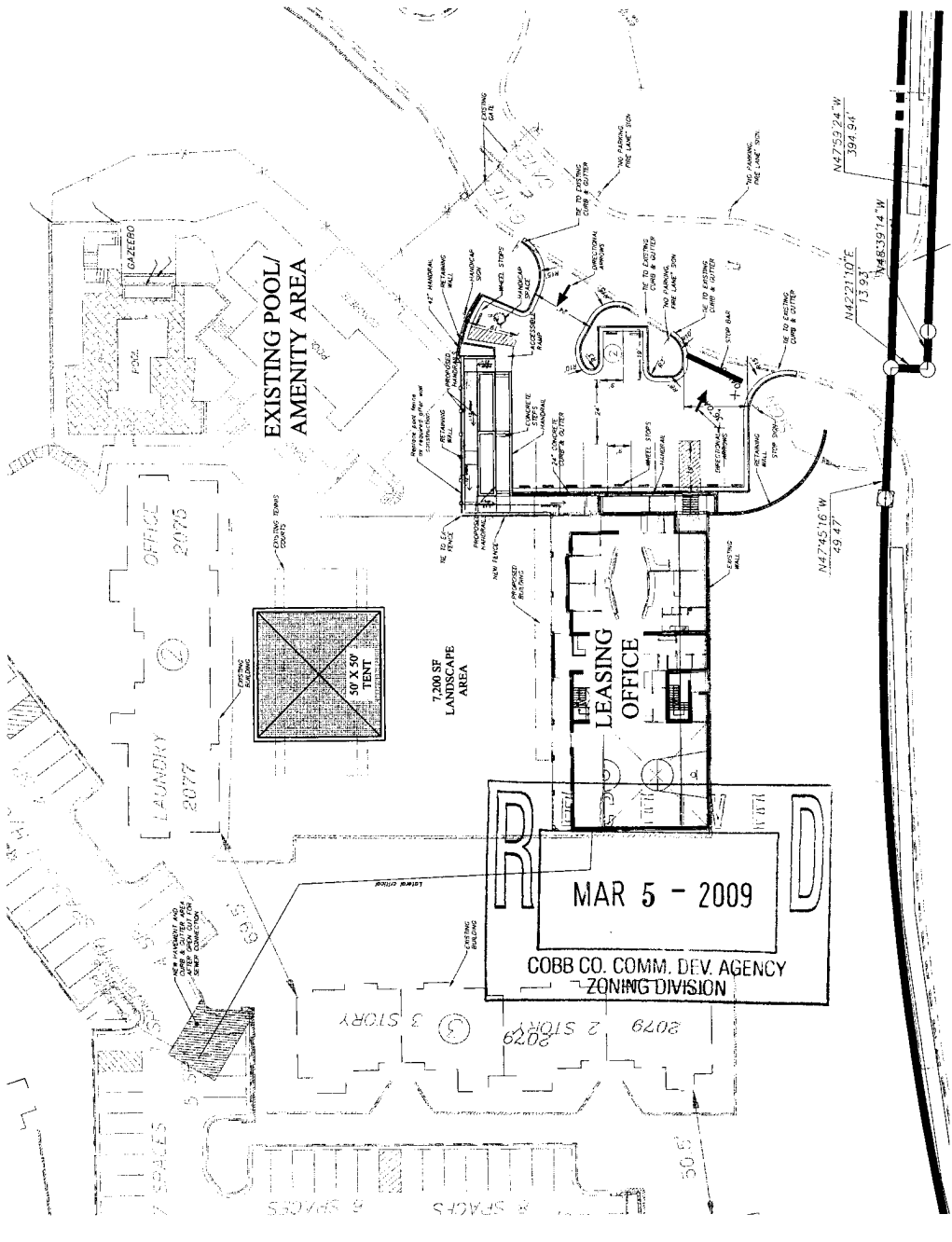
**SITE LIGHTING NOTE:**  
THE CONTRACTOR SHALL PROVIDE LIGHTING FOR THE SITE IN ACCORDANCE WITH THE CITY OF ATLANTA LIGHTING SPECIFICATIONS. THE CONTRACTOR SHALL MAINTAIN THE EXISTING UTILITY LINES AND RECORDS TO DETERMINE THE LOCATION OF ANY UTILITY LINES. ANY UTILITY LINES LOCATED WITHIN THE COBB COUNTY CEMETERY PRESERVATION COMMISSION SHALL BE MAINTAINED AND NOT INTERFERED WITH BY THESE SPECIFICATIONS.



ITEM	DESCRIPTION
TOTAL SITE AREA	71.19 ACRES
EXISTING BUILDINGS	18 BUILDINGS
EXISTING ZONING	RM-12
ZONING JURISDICTION	COBB COUNTY
LEASING OFFICE	PLAN SERIES A
ENTRANCE GATES	PLAN SERIES B
AMENITY AREAS	PLAN SERIES C
THE FENCES	THESE PLANS
SOUTHDRIVE	THESE PLANS
THE LAZERS	THESE PLANS
NORTHDRIVE	THESE PLANS
TREES/TOPS	THESE PLANS

**SITE AND GRADING NOTES:**  
1. CONTRACT SHALL BE IN ACCORDANCE WITH THE CITY OF ATLANTA SPECIFICATIONS FOR SITE AND GRADING. THE CONTRACTOR SHALL MAINTAIN THE EXISTING UTILITY LINES AND RECORDS TO DETERMINE THE LOCATION OF ANY UTILITY LINES. ANY UTILITY LINES LOCATED WITHIN THE COBB COUNTY CEMETERY PRESERVATION COMMISSION SHALL BE MAINTAINED AND NOT INTERFERED WITH BY THESE SPECIFICATIONS.

**GENERAL NOTES:**  
1. ADDITIONAL BEYOND CONTROL DEVICES ARE TO BE USED AS SHOWN ON THE PLAN. THE CONTRACTOR SHALL MAINTAIN THE EXISTING UTILITY LINES AND RECORDS TO DETERMINE THE LOCATION OF ANY UTILITY LINES. ANY UTILITY LINES LOCATED WITHIN THE COBB COUNTY CEMETERY PRESERVATION COMMISSION SHALL BE MAINTAINED AND NOT INTERFERED WITH BY THESE SPECIFICATIONS.



MAR 5 - 2009  
COBB CO. COMM. DEV. AGENCY  
ZONING DIVISION

**APPLICANT:** CSC Rivers Atlanta, LLLP  
203-406-1300

**PETITION NO:** LUP-13  
**HEARING DATE (PC):** 05-05-09

**REPRESENTATIVE:** Moore, Ingram, Johnson & Steele, LLP  
J. Kevin Moore 770-429-1499

**HEARING DATE (BOC):** 05-19-09  
**PRESENT ZONING:** RM-12

**TITLEHOLDER:** GS River, LLC

**PROPOSED ZONING:** Land Use Permit

**PROPERTY LOCATION:** Located on the northeasterly side of Powers Ferry Road, east of Windy Ridge Parkway

**PROPOSED USE:** Placement of a Tent for a Period of Time Exceeding 30 Days

**ACCESS TO PROPERTY:** Powers Ferry Road

**SIZE OF TRACT:** 32.49 acres

**PHYSICAL CHARACTERISTICS TO SITE:** Existing apartments

**DISTRICT:** 17

**LAND LOT(S):** 1033, 1056

**PARCEL(S):** 2, 4, 7

**TAXES: PAID** X **DUE** \_\_\_\_\_

**COMMISSION DISTRICT:** 2

**CONTIGUOUS ZONING/DEVELOPMENT**

- NORTH:** R-80/ Chattahoochee River National Recreation Area
- SOUTH:** GC, OI/ Texaco, Homestead Studio Suites
- EAST:** R-80/ Chattahoochee River National Recreation Area
- WEST:** OI/ Central Michigan University, office buildings

**OPPOSITION:** NO. OPPOSED **PETITION NO:** \_\_\_\_\_ **SPOKESMAN** \_\_\_\_\_

**PLANNING COMMISSION RECOMMENDATION**

**APPROVED** \_\_\_\_\_ **MOTION BY** \_\_\_\_\_

**REJECTED** \_\_\_\_\_ **SECONDED** \_\_\_\_\_

**HELD** \_\_\_\_\_ **CARRIED** \_\_\_\_\_

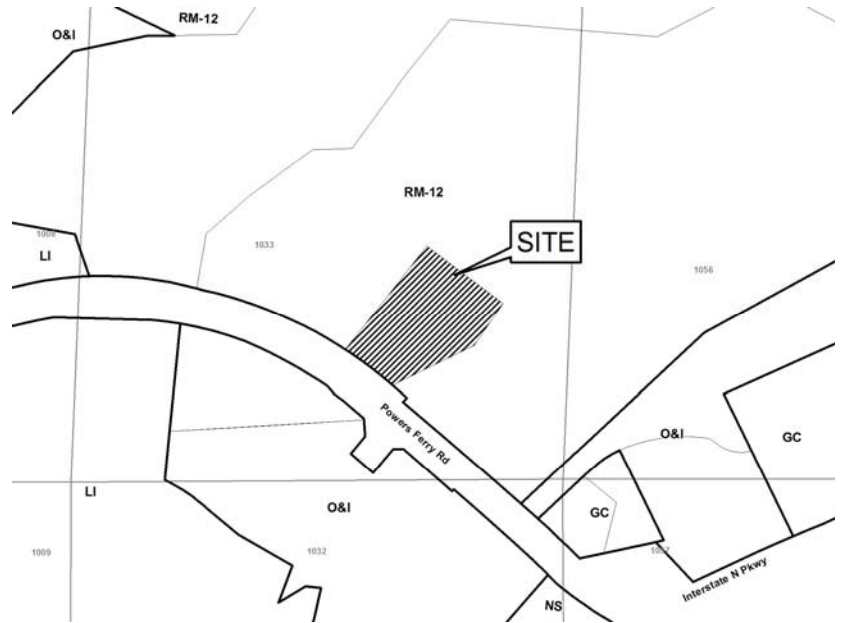
**BOARD OF COMMISSIONERS DECISION**

**APPROVED** \_\_\_\_\_ **MOTION BY** \_\_\_\_\_

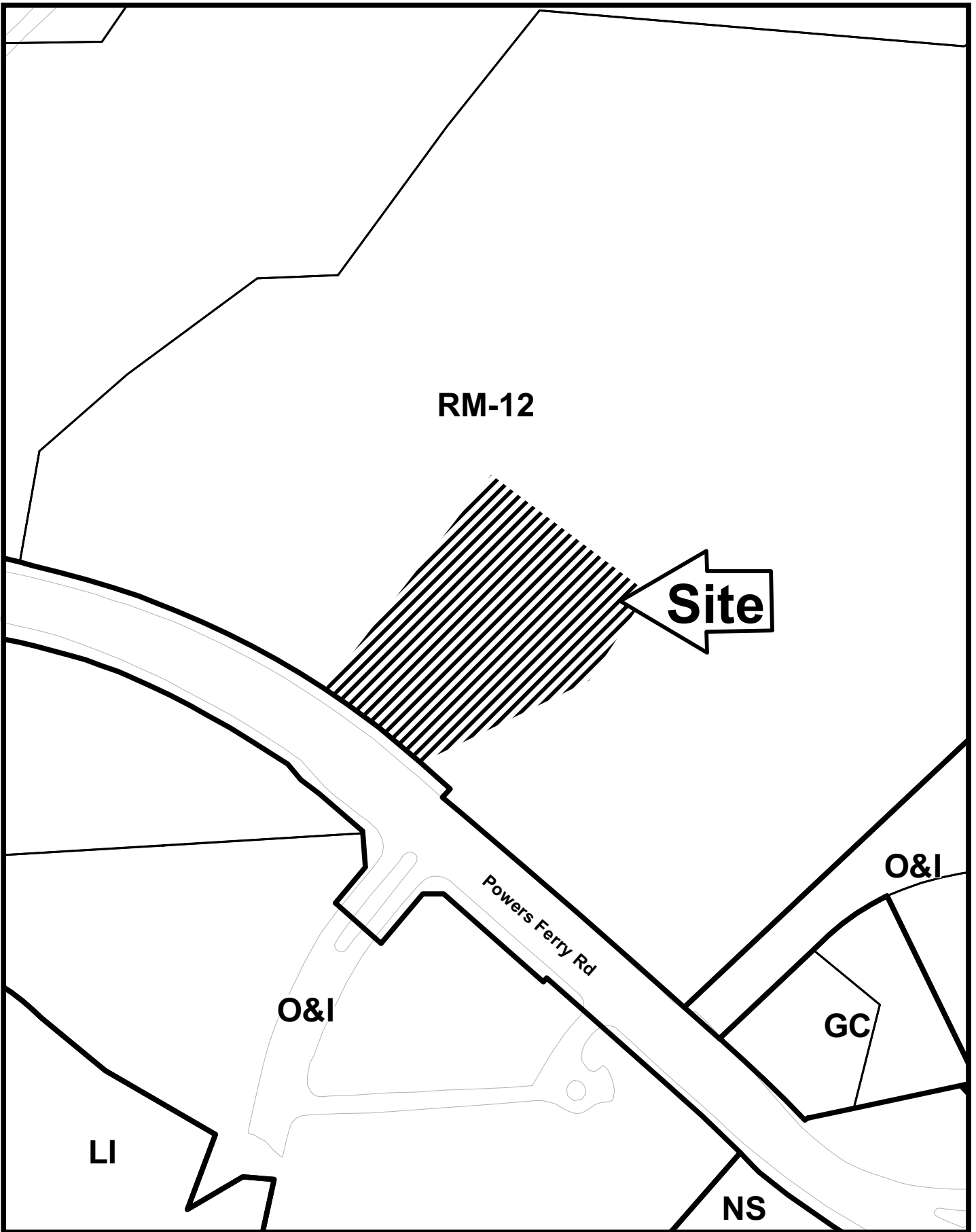
**REJECTED** \_\_\_\_\_ **SECONDED** \_\_\_\_\_

**HELD** \_\_\_\_\_ **CARRIED** \_\_\_\_\_

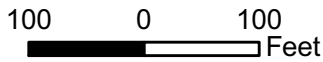
**STIPULATIONS:**



# LUP-13



This map is provided for display and planning purposes only. It is not meant to be a legal description.



City Boundary  
Zoning Boundary

APPLICANT: CSC Rivers Atlanta, LLLP

PETITION NO.: LUP-13

PRESENT ZONING: RM-12

PETITION FOR: LUP

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**PLANNING COMMENTS:** Staff Member Responsible: John P. Pederson, AICP

The applicant is requesting a Temporary Land Use Permit to utilize a tent for a time period exceeding 30-days. The tent will be approximately 2,500 square-feet (50'x 50') and will be located in the area that the tennis courts currently occupy. The tent will be used for day to day operations while the leasing office undergoes extensive renovations. The applicant anticipates the tent will be needed for approximately 6-months; the tent will be removed when the leasing office renovations are complete.

**Historic Preservation:** No comments.

**Cemetery Preservation:** No comment.

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**WATER & SEWER COMMENTS:**

Connected to water and sewer.

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**TRAFFIC COMMENTS:**

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

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**FIRE COMMENTS:**

Fire Apparatus Access Road

All access roads shall have an all weather driving surface capable of supporting 75,000 pounds with an unobstructed width of not less than 20 feet, 25 feet inside turning radius, 50 foot outside turning radius and unobstructed vertical clearance of not less than 13 feet 6 inches.

Access road shall extend to within 150 feet of all portions of the facility or any portion of the exterior wall of the first floor.

Dead-end access roads in excess of 150 feet shall be provided with a turn-around by one of the following methods:

Commercial: Cul-de-sac without an island to have a 60 foot paved radius or Hammerhead turnaround – total of 110 feet needed (45 feet + 20 foot wide roadway + 45 feet).

Fire Hydrant

Commercial: Fire hydrant within 500 feet of most remote part of structure.

Must obtain Tent Permit through the Cobb County Fire Marshal's Office

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**STORMWATER MANAGEMENT COMMENTS:**

No comments.

## STAFF RECOMMENDATIONS

### **LUP-13      CS RIVERS ATLANTA, LLLP**

The applicant's proposal is located on a property that has been occupied by an apartment community for many years. The applicant's proposal is located on an arterial roadway and is designated as a Regional Activity Center- Sub area for High Density Residential on the *Cobb County Comprehensive Plan*. Other than the proposed structure being a tent, the setbacks, buffers, access and parking meet county zoning code. The applicant's proposal is part of an overall renovation of three adjoining apartment communities. There are other similar permanent tent structures in the County that have not negatively affected adjacent properties. Additionally, the applicant states the tent will be removed when the renovation of the leasing center is completed, in about 6-months. Based on the above analysis, Staff recommends APPROVAL for 12 months subject to:

- Site plan received by the Zoning Division on March 5, 2009;
- Fire Department comments; and
- DOT comments and recommendations.

**The recommendations made by the Planning and Zoning Staff are only the opinions of the Planning and Zoning Staff and are by no means the final decision. The Cobb County Board of Commissioners makes the final decisions on all Rezoning and Land Use Permits at an advertised public hearing.**