

**FEBRUARY 21, 2012 ZONING HEARING
“OTHER BUSINESS”
COMMISSION DISTRICT 3**

ITEM # 1

PURPOSE

To consider a site and stipulation amendment for Walton Communities, LLC regarding rezoning application Z-23 of 2007 (Cherry Hill Investments, LLC), for property located on the north side of Roberts Trail, west of Chastain Meadows Parkway and on the eastern side of I-575, north of Barrett Parkway in Land Lot 581 of the 16th District.

BACKGROUND

The subject property was zoned RSL and OMR in 2007 for the purpose of a senior living facility and a hotel. This request is just for the senior living facility portion of the property. The original developer is no longer able to construct the senior living facility and a new developer, Walton Communities, would like to build the facility with their concept. The original concept was approved for two four-story buildings over a parking deck. The applicant would like to build one five-story building with a surface parking lot. The building architecture, number of units and number of parking spaces would be the same as the original approval. If approved, all other zoning stipulations would remain in effect.

FUNDING

N/A

RECOMMENDATION

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

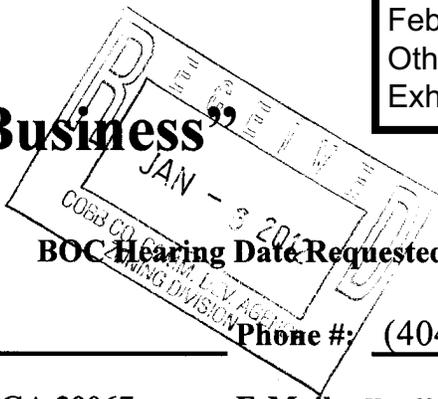
ATTACHMENTS

Other Business Application (Exhibit A)
Current stipulations (Exhibit B)
Proposed site plan (Exhibit C)
Approved site plan (Exhibit D)

February 21, 2012
Other Business Item 01
Exhibit A

Application for "Other Business" Cobb County, Georgia

(Cobb County Zoning Division - 770-528-2045)



BOC Hearing Date Requested: 02/21/12

Applicant: Walton Communities, LLC
(applicant's name printed)

Phone #: (404) 969-5367

Address: 2181 Newmarket Parkway, Marietta, GA 30067 E-Mail: dloeffel@waltoncommunities.com

SAMS, LARKIN & HUFF, LLP 376 Powder Springs Street, Suite 100

Garvis L. Sams, Jr. Address: Marietta, GA 30064

(representative's name, printed)

Phone #: (770) 422-7016

E-Mail: gsams@samslarkinbuff.com

(representative's signature)

Signed, sealed and delivered in presence of:

My commission expires: _____

Notary Public



Titleholder(s) SEE ATTACHED

(property owner's name, printed)

Address _____ **E-Mail:** _____

(Property owner's signature)

Signed, sealed and delivered in presence of:

My commission expires: _____

Notary Public

Commission District: 3 **Zoning Case:** Z-23 (2007)

Date of Zoning Decision: March 20, 2007 **Original Date of Hearing:** March 20, 2007

North side of Roberts Trail, west of Chastain Meadows Parkway along the eastern side

Location: of I-575, north of Barrett Parkway

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

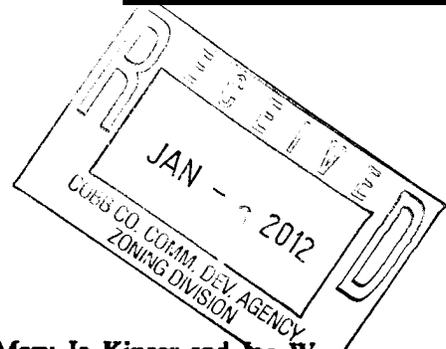
Land Lot(s): 581

District(s): 16

State specifically the need or reason(s) for Other Business: The rezoning was approved subject to the site plan received by the Zoning Division on February 21, 2007, with the District Commissioner being positioned to approve minor modifications. The RSL component of the rezoning provided for two (2) four-story buildings with drive under parking. Walton Communities proposes a five-story building with a one-story clubhouse.

(List or attach additional information if needed)

**MINUTES OF ZONING HEARING
COBB COUNTY BOARD OF COMMISSIONERS
MARCH 20, 2007
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Z-23

CHERRY HILL INVESTMENTS, LLC (Mary Jo Kinser and Joe W. Kinser, Jr., owners) requesting Rezoning from **R-20** to **RSL** and **OMR** for the purpose of a Hotel and Senior Living Facility in Land Lot 581 of the 16th District. Located on the north side of Roberts Trail, west of Chastain Meadows Parkway and on the eastern side of I-575, north of Barrett Parkway.

The public hearing was opened and Mr. Garvis L. Sams, Jr. and Ms. Pat Wegener addressed the Board. Following presentations and discussion, the following motion was made:

MOTION: Motion by Lee, second by Thompson, to approve Rezoning to the **RSL** and **OMR** zoning districts subject to:

- **site plan received by the Zoning Division February 21, 2007, with the District Commissioner approving minor modifications (copy attached and made a part of these minutes)**
- **letters of agreeable conditions (including elevation drawings) from Mr. Garvis L. Sams, Jr., dated February 21, 2007 and February 27, 2007 (copies attached and made a part of these minutes)**
- **confirmation from the Federal Aviation Administration of no opposition to the development**
- **no freestanding or flashing signage along or facing I-575 frontage, additionally the OMR/hotel signage is to be shielded from the RSL component**
- **OMR portion of development to join Town Center CID**
- **Fire Department comments and recommendations**
- **Water and Sewer Division comments and recommendations**
- **Stormwater Management Division comments and recommendations**
- **Cobb DOT comments and recommendations (split-phasing for the traffic signal at the Barrett Creek Boulevard northbound approach and at the Chastain Meadows Parkway southbound approach will be decided by Cobb DOT)**
- **owner/developer to enter into a Development Agreement pursuant to O.C.G.A. §36-71-13 for dedication of system improvements to mitigate traffic concerns.**

VOTE: **ADOPTED** unanimously

SAMS, LARKIN & HUFF
A LIMITED LIABILITY PARTNERSHIP
ATTORNEYS AT LAW
SUITE 100
376 POWDER SPRINGS STREET
MARIETTA, GEORGIA 30064-3448

Min. Bk. 48 Petition No. Z-23
Doc. Type Letter of agreeable
conditions
Meeting Date March 22, 2007

GARVIS L. SAMS, JR.
JOEL L. LARKIN
PARKS F. HUFF
JAMES A. BALLI*
MELISSA R. HAISTEN

OF COUNSEL
DAVID P. HARTIN

*ALSO LICENSED TO PRACTICE
IN ALABAMA

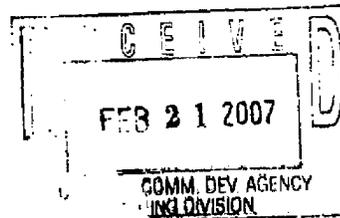
770-422-7016
TELEPHONE
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February 21, 2007

WWW.SAMSLARKINHUFF.COM

VIA HAND DELIVERY

Mr. John P. Pederson, Planner III
Cobb County Zoning Department
191 Lawrence Street
Suite 300
Marietta, GA 30060-1661



Re: Application of Cherry Hill Investments, LLC to Rezone a 5.47
Acre Tract from R-20 to Residential Senior Living (RSL) &
Office Mid-Rise (OMR) (No. Z-23)

Dear John:

You will recall that this firm represents the applicant concerning the above-captioned Application for Rezoning. In that regard, the application is scheduled to be heard and considered by the Cobb County Planning Commission on March 6, 2007 and, thereafter, is scheduled to be heard and considered for final action by the Cobb County Board of Commissioners on March 20, 2007.

With respect to the foregoing and in keeping with our conversations with the County's staff, Town Center CID representatives and area business and property owners, enclosed please find the requisite number of copies of a revised site plan. The balance of this letter will serve as my client's expression of agreement with the following revised stipulations which shall become conditions and a part of the grant of the requested rezoning, as amended and modified hereby, and binding upon the subject property thereafter. The referenced stipulations/conditions are as follows:

1. The revised stipulations and conditions set forth herein shall replace and supercede in full any and all prior stipulations and conditions in whatsoever form which are currently in place concerning the property which constitutes the subject matter of the above-captioned application for rezoning.

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Mr. John P. Pederson, Planner III
Cobb County Zoning Department
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2. Rezoning of the subject property shall be in substantial conformity to that certain revised site plan prepared for Cherry Hill Investments by Frontline Surveying which is being submitted contemporaneously herewith.
3. Compliance with recommendations from the Cobb County Department of Transportation and recommendations contained within the Traffic Impact Study prepared Kimley-Horn and Associates which was submitted under separate cover on February 6, 2007, including the following:
 - a. Installing split-phasing for the traffic signal at the Barrett Creek Boulevard northbound approach and at the Chastain Meadows Parkway southbound approach.
 - b. Re-striping the existing southbound approach geometry along Chastain Meadows Parkway as a separate left turn lane, a shared left turn/through lane and a separate right turn lane (operating under free flow conditions).
 - c. Connecting the site access point to the existing terminus of Roberts Trail as shown in the revised site plan.
4. Compliance with recommendations from the Cobb County Stormwater Management Division with respect to detention, hydrology and water quality on the site, including the following:
 - a. The installation of underground detention.
 - b. In addition to underground detention, the implementation of a water feature on the site in order to assist with the water quality.
 - c. Compliance with Clean Water Act requirements and elevated Best Management Practices (BMPs) on the subject property.
 - d. Verification of capacity for stormwater down stream from the subject property.
5. Compliance with recommendations from the Cobb County Water System with respect to the accessibility and availability of water and sewer to the site. Additionally, an

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- agreement to the pre-installation of grease traps for the restaurant facility which will be associated with both the hotel and conference center.
6. Compliance with recommendations from the Cobb County Fire Department as contained within the Zoning Analysis.
 7. The submission of a landscape plan during the Plan Review process, subject to review and approval by the County Arborist which shall include, but not necessarily be limited to, the following:
 - a. Landscaped areas, buffers and courtyards shall be well kept with trees, foliage and other vegetation which shall be regularly maintained and irrigated.
 - b. Grass planted within the landscaped areas or otherwise shall be sod.
 - c. All landscaping shall be irrigated and perpetually maintained by the applicant or its successors.
 - d. Dumpsters shall be incorporated into the landscape plan and shall be screened on at least three (3) sides consistent with the architectural theme and composition of the overall development.
 - e. HVAC and mechanical systems shall be incorporated into the landscape plan and shall be substantially shielded from view.
 - f. The area between those areas of the subject property reserved for required parking, as well as public rights-of-way, shall be included in the final landscape plan and shall be landscaped in an aesthetically pleasing manner.
 - g. An agreement that there shall be no outside storage such as that term is used and defined in the Cobb County Zoning Ordinance.
 8. The District Commissioner shall have the latitude to make minor modifications to these stipulations and the site plan as the zoning proposal proceeds through the Plan Review process.

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**STIPULATIONS/CONDITIONS APPLICABLE
TO THE RSL COMPONENT**

1. The proposed RSL facility shall consist of a maximum number of 100 units located within the confines of a Regional Activity Center (RAC).
2. The architectural style and composition of the RSL facility shall be consistent with renderings/elevations which shall be formally submitted under separate cover. The buildings shall be constructed with the following components: Stacked stone, brick, Hardiplank® and EFIS.
3. The RSL facility shall include a centralized activity center for resident activities in proportion to the size of the RSL facility.
4. The RSL facility shall include a centralized kitchen and dining facilities which are sufficient to serve all occupants. However, this stipulation shall not preclude kitchen facilities within the individual units.
5. The RSL facility shall include sufficient under building and surface parking spaces to accommodate all of the occupants, guests and staff with a total number of 105 parking spaces.
6. The RSL facility is planned to include, but not necessarily be limited to, the following amenities:
 - a. Resident lounges.
 - b. Business center.
 - c. Fitness center.
 - d. Centralized activity center.
 - e. Internet access.
 - f. Grocery store and newspaper stand.

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- g. Coffee shop.
 - h. Nurses office and/or clinic.
 - i. Open plaza areas.
 - j. Picnic areas.
 - k. Passive Open Space.
7. The community shall be designed and marketed exclusively for seniors and the occupancy of units therein shall be restricted to persons who have attained the age of 55 years of age or older and shall, in all respects, comply with Federal Fair Housing Act requirements.
8. The applicant agrees to a deed covenant running with the property in perpetuity containing specific recitals that neither the RSL facility nor any of its individual units therein shall be utilized as multi-family apartments. No unit within the community shall be leased for less than a lease term of one (1) year in duration.
9. All exterior lighting shall consist of environmentally sensitive shoe-box type lighting in order to prevent outward illumination. Security lighting on the buildings shall be wall-packs, hooded, environmentally sensitive and shall be fitted with non-glare lenses and cut-off shields to prevent illumination from penetrating outside the boundaries of the subject property.

STIPULATIONS/CONDITIONS
APPLICABLE TO THE OMR COMPONENT

- 1. The proposed OMR facility shall consist of a hotel with a maximum number of 300 rooms and ancillary conference center facility approximately 190,565 square feet in size within the confines of a Regional Activity Center (RAC).
- 2. The architectural style and composition of the OMR facility shall be consistent with renderings/elevations which shall be formally submitted under separate cover. The

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Mr. John P. Pederson, Planner III
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- building shall be constructed with the following components: Stacked stone, brick, Hardiplank® and EFIS.
3. The OMR facility shall include three (3) levels of under building parking and surface parking spaces to accommodate all of the occupants, guests and staff with a total number of 375 parking spaces.
 4. The hotel and conference center shall be constructed so that access to the individual rooms will be through interior corridors via a common lobby area.
 5. The OMR facility is planned to include, but not necessarily be limited to, the following amenities:
 - a. Restaurant facilities.
 - b. Executive business center and Internet access.
 - c. Swimming pool.
 - d. Fitness center.
 - e. Concierge service.
 - f. Hospitality suites.
 - g. Conference rooms.
 6. The hotel shall have a maximum number of five (5) levels over a three (3) level parking deck which is exempt from Federal Aviation Administration (FAA) requirements for an Airspace Study.¹

¹ McCollum Airport Manager, Karl Von Hagel, A.A.E., has reviewed the development proposal and concluded that the proposed top of the building elevation does not penetrate the 100:1 notification slope thereby exempting the proposal from an FAA Airspace Study. Prior to any construction crane extending up to greater than 122' above-ground level, an FAA 7460 Study shall be completed and a determination of "no hazard to air navigation" must be issued by the FAA.

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VIA HAND DELIVERY

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7. All exterior lighting shall consist of environmentally sensitive shoe-box type lighting in order to prevent outward illumination. Security lighting on the buildings shall be wall-packs, hooded, environmentally sensitive and shall be fitted with non-glare lenses and cut-off shields to prevent illumination from penetrating outside the boundaries of the subject property.
8. An agreement that all signage, including building identification signage, shall be consistent with the overall architectural style and prototypical industry standards.

Please do not hesitate to call should you or the staff require any further information or documentation prior to the application being heard and considered by the Planning Commission and Board of Commissioners next month.

Very truly yours,

SAMS, LARKIN & HUFF, LLP

Garvis L. Sams, Jr.
gsams@samslarkinhuff.com

GLSjr/jbmc
Enclosures

cc: Shown on next page.

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A LIMITED LIABILITY PARTNERSHIP

Petition No. 2-23
Meeting Date March 22, 2007
Continued

VIA HAND DELIVERY

Mr. John P. Pederson, Planner III
Cobb County Zoning Department
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- cc: Members, Cobb County Board of Commissioners – VIA Hand Delivery – w/enclosure
Members, Cobb County Planning Commission – VIA E-Mail and First Class Mail –
w/enclosure
Mr. Robert L. Hosack, Jr., AICP, Director – VIA Hand Delivery – w/enclosure
Mr. John M. Morey – VIA E-Mail – w/attachment
Mr. David W. Breaden, P.E. – VIA E-Mail – w/attachment
Ms. Lanie Shipp, Executive Director, Town Center Area CID – VIA E-Mail –
w/attachment
Mr. Karl Von Hagel, A.A.E., Airport Manager – VIA E-Mail – w/attachment
Ms. Pamela K. Breeden, Program Coordinator, Cobb County Senior Services –
VIA E-Mail – w/attachment
Ms. Gail K. Huff, Assistant County Clerk – VIA Hand Delivery – w/enclosure
Ms. Karen King, Deputy County Clerk – VIA Hand Delivery – w/enclosure
Ms. Hilda Towery, President, Bells Ferry Civic Association – VIA E-Mail –
w/attachment
Mr. Michael P. Stine, Bells Ferry Civic Association – VIA E-Mail – w/attachment
Mr. Yousef Abbasi – VIA E-Mail – w/attachment
Ms. Julieta Issa, CIPS, ABR, CRS
Re/Max Realty Group – VIA E-Mail – w/attachment
Ms. Jean Donnelly – VIA E-Mail – w/attachment
Mr. Tom Peay, P.E. – VIA E-Mail – w/attachment
Mr. John Walker, P.E. – VIA E-Mail – w/attachment

SAMS, LARKIN & HUFF Min. Bk. 48 Petition No. Z-23
A LIMITED LIABILITY PARTNERSHIP Doc. Type Letter of agreeable
ATTORNEYS AT LAW Conditions
SUITE 100 Meeting Date March 20, 2007
376 POWDER SPRINGS STREET
MARIETTA, GEORGIA 30064-3448

GARVIS L. SAMS, JR.
JOEL L. LARKIN
PARKS F. HUFF
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MELISSA F. HAISTEN

February 27, 2007

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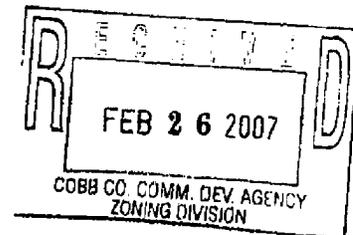
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OF COUNSEL
DAVID P. HARTIN

*ALSO LICENSED TO PRACTICE
IN ALABAMA

VIA HAND DELIVERY

Mr. John P. Pederson, Planner III
Cobb County Zoning Department
191 Lawrence Street
Suite 300
Marietta, GA 30060-1661



Re: Application of Cherry Hill Investments, LLC to Rezone a 5.47
Acre Tract from R-20 to Residential Senior Living (RSL) &
Office Mid-Rise (OMR) (No. Z-23)

Dear John:

Last week, on February 21, 2007, I submitted a revised letter of agreeable stipulations/conditions. The purpose of this letter is to supplement the letter with elevations depicting the architectural style and composition of both the RSL buildings and the hotel/conference center. I realize that the Planning Commission is meeting this morning and would appreciate it if you would share this latest development with those Planning Commissioners who are present.

In addition to the foregoing, with respect to the February 21, 2007 stipulation letter, the following modifications should be noted:

STIPULATIONS/CONDITIONS APPLICABLE TO THE RSL COMPONENT

5. The RSL facility shall include sufficient under-building and surface parking spaces to accommodate all of the occupants, guests and staff with a total number of seventy-five (75) parking spaces.

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VIA HAND DELIVERY

Mr. John P. Pederson, Planner III
Cobb County Zoning Department
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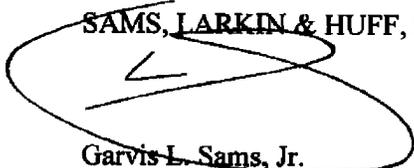
STIPULATIONS/CONDITIONS APPLICABLE TO THE OMR COMPONENT

1. The proposed OMR facility shall consist of a hotel with a maximum number of 275 rooms, an ancillary conference center facility approximately 190,565 sq. ft. in size within the confines of a Regional Activity Center (RAC).
2. The OMR facility shall include three (3) levels of under-building parking and surface parking spaces to accommodate all of the occupants, guests and staff with a total number of 344 parking spaces.

In all other respects, the February 21, 2007 stipulation letter shall remain in full force and effect. Please do not hesitate to call should you or Members of the Planning Commission have any questions whatsoever regarding these latest developments.

Very truly yours,

SAMS, LARKIN & HUFF, LLP


Garvis L. Sams, Jr.

gsams@samslarkinhuff.com

GLS/dsj

Enclosures

- cc: Members, Cobb County Board of Commissioners (Via Hand Delivery w/enc.)
Members, Cobb County Planning Commission (Via Hand Delivery w/enc.)
Mr. Robert L. Hosack, Jr., AICP, Director (Via Hand Delivery w/enc.)
Mr. John M. Morey (Via Hand Delivery w/enc.)
Mr. David W. Breaden, P.E. (Via Hand Delivery w/enc.)
Ms. Lanie Shipp, Executive Director, Town Center Area CID (Via Email w/attachment)
Mr. Karl Von Hagel, A.A.E., Airport Manager (Via Email w/attachment)
Ms. Pamela K. Breeden, Program Coordinator
Cobb County Senior Services (Via Email w/attachment)
Ms. Karen King, Deputy County Clerk (Via Hand Delivery w/enc.)

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A LIMITED LIABILITY PARTNERSHIP

VIA HAND DELIVERY

Mr. John P. Pederson, Planner III
Cobb County Zoning Department
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Ms. Hilda Towery, President, Bells Ferry Civic Association (Via Email w/attachment)
Mr. Michael P. Stine, Bells Ferry Civic Association (Via Email w/attachment)
Mr. Yousef Abbasi (Via Email w/attachment)
Ms. Julieta Issa, CIPS, ABR, CRS
Re/Max Realty Group (Via Email w/attachment)
Ms. Jean Donnelly (Via Email w/attachment)
Mr. Tom Peay, P.E. (Via Email w/attachment)
Mr. John Walker, P.E. (Via Email w/attachment)

APPLICANT: Cherry Hill Investments, LLC

PETITION

PRESENT ZONING: R-20

PETITION FOR: RSI, OMR

FIRE COMMENTS:

The applicant is responsible to ensure all Cobb County Fire and Emergency Services Code requirements are met related to this project. Plans will need to be submitted to the Cobb County Fire Marshall's Office, prior to any permits being issued.

Standard comments:

1. Provide **24-hour emergency phone number (offset in bold print on all sheets).**
2. Fire Hydrant
 - a. Commercial: Fire hydrant within 500 feet of most remote part of structure.
 - b. Residential: Fire hydrant within 500 feet of structure.
3. Fire apparatus 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 IFC 503.1 2003 Edition. **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-foot inside turning radius, 50-foot outside turning radius and unobstructed vertical clearance of not less than 13-feet 6 inches. Dead-end access roads in excess of 150-feet shall be provided with a turn-around IFC 503.2.5 2003 Edition. Cul-de-sac with an island: minimum 60-foot radius to outside curb, measured to inside of curb. Minimum lane width = 24-feet. Residential cul-de-sac without island: 38-foot outside radius. Commercial cul-de-sac to have a 60-foot paved radius. Hammerhead turn-around: total of 110-feet needed (45-feet + 20-feet wide roadway + 45-feet).**

Additional Comments:

APPLICANT Cherry Hill Investments, LLC

PETITION NO. Z-023

PRESENT ZONING R-20

PETITION FOR RSL, OMR

NOTE: Comments reflect only what facilities were in existence at the time of this review.

WATER COMMENTS:

- Available at Development? Yes No
- FireFlow Test Required? Yes No

Size/ Location of Existing Water Main(s): 8" / S side Roberts Trail

Additional Comments: One meter per ownership at public ROW at entrance

Developer may be required to install/upgrade water mains, based on fire flow test results or Fire Department Code. This will be resolved in the Plan Review Process.

SEWER COMMENTS:

- In Drainage Basin? Yes No
- At Development? Yes No

Approximate Distance to Nearest Sewer: 600' E / Chastain Meadows Pkwy

Estimated Waste Generation (in G.P.D.): A D F 86,000 Peak 215,000

Treatment Plant: Noonday

- Plant Capacity Available? Yes No
- Line Capacity Available? Yes No
- Projected Plant Availability: 0 - 5 year 5 - 10 years over 10 years
- Dry Sewers Required? Yes No
- Off-site Easements Required? Yes* No
- Flow Test Required? Yes No
- Letter of Allocation issued? Yes No
- Septic Tank Recommended by this Department? Yes No
- Subject to Health Department Approval? Yes No

* If off-site easements are required, Developer must submit easements to CCWS for review / approval as to form and stipulations prior to the execution of easement(s) by the property owner(s). All easement acquisitions are the responsibility of the Developer.

Additional Comments:

Private sewer nearby E on adjacent property. Connection to this sewer would require detailed inspection, upgrading as necessary to CCWS Standards, and dedication of line/easement to county.

Hotel central kitchens require pre-installed grease traps

Developer will be responsible for connecting to the existing County water and sewer systems, installing and/or upgrading all outfalls and water mains, obtaining on and/or off site easements, dedication of on and/or off site water and sewer to Cobb County, as may be required. Rezoning does not guarantee water/sewer availability/capacity unless so stated in writing by the Cobb County Water System. Permit issuances subject to continued treatment plant compliance with EPD discharge requirements.

APPLICANT: Cherry Hill Investments, LLC

PETITION

PRESENT ZONING: R-20

PETITION FOR: RSL, OMR

DRAINAGE COMMENTS

FLOOD HAZARD: YES NO POSSIBLY, NOT VERIFIED

DRAINAGE BASIN: Noonday Creek Trib #4 FLOOD HAZARD INFO: Zone X

- FEMA Designated 100 year Floodplain Flood.
- Flood Damage Prevention Ordinance DESIGNATED FLOOD HAZARD.
- Project subject to the Cobb County Flood Damage Prevention Ordinance Requirements.
- Dam Breach zone from (upstream) (onsite) lake - need to keep residential buildings out of hazard.

WETLANDS: YES NO POSSIBLY, NOT VERIFIED

Location: _____

- The Owner/Developer is responsible for obtaining any required wetland permits from the U.S. Army Corps of Engineer.

STREAMBANK BUFFER ZONE: YES NO POSSIBLY, NOT VERIFIED

- Metropolitan River Protection Area (within 2000' of Chattahoochee River) ARC (review 35' undisturbed buffer each side of waterway).
- Chattahoochee River Corridor Tributary Area - County review (____ undisturbed buffer each side).
- Georgia Erosion-Sediment Control Law and County Ordinance - County Review/State Review.
- Georgia DNR Variance may be required to work in 25 foot streambank buffers.
- County Buffer Ordinance: 50' , 75' , 100' or 200' each side of creek channel.

DOWNSTREAM CONDITION

- Potential or Known drainage problems exist for developments downstream from this site.
- Stormwater discharges must be controlled not to exceed the capacity available in the downstream storm drainage system.
- Minimize runoff into public roads.
- Minimize the effect of concentrated stormwater discharges onto adjacent properties.
- Developer must secure any R.O.W required to receive concentrated discharges where none exist naturally
- Existing Lake Downstream _____
Additional BMP's for erosion sediment controls will be required.
- Lake Study needed to document sediment levels.
- Stormwater discharges through an established residential neighborhood downstream.
- Project engineer must evaluate the impact of increased volume of runoff generated by the proposed project on downstream existing stormdrainage system.

APPLICANT: Cherry Hill Investments, LLC

PETITION

PRESENT ZONING: R-20

PETITION FOR: RSL, OMR

DRAINAGE COMMENTS CONTINUED

SPECIAL SITE CONDITIONS

- Provide comprehensive hydrology/stormwater controls to include development of out parcels.
- Submit all proposed site improvements to Plan Review.
- Any spring activity uncovered must be addressed by a qualified geotechnical engineer (PE).
- Structural fill _____ must be placed under the direction of a qualified registered Georgia geotechnical engineer (PE).
- Existing facility.
- Project must comply with the Water Quality requirements of the CWA-NPDES-NPS Permit and County Water Quality Ordinance.
- Water Quality/Quantity contributions of the existing lake/pond on site must be continued as baseline conditions into proposed project.
- Calculate and provide % impervious of project site.
- Revisit design; reduce pavement area to reduce runoff and pollution.

INSUFFICIENT INFORMATION

- No Stormwater controls shown _____
- Copy of survey is not current - Additional comments may be forthcoming when current site conditions are exposed.
- No site improvements showing on exhibit.

ADDITIONAL COMMENTS/SUGGESTIONS

1. The entire site drains to the east onto the adjacent Home Center Properties commercial shopping center. Runoff from the majority of the site flows down the steep slope separating the two sites via an existing concrete flume and then along the rear access drive and loading area for the shopping center. This flow path will not be adequate to accommodate the increased runoff volume from the proposed development. The discharge from the proposed stormwater management facility will be required to tie directly into the existing downstream drainage system.
2. The extensive existing tree stand and undergrowth provide significant air/water quality, soil stabilization and storm flow mitigation benefits for this watershed. Construction of this project will eliminate the vast majority of this vegetation and increase pavement, storm runoff and non-point source pollution. To compensate, the First Flush Water Quality Best Management Practice Requirements must be elevated to the 1.5-inch rainfall event and each larger storm discharge controlled not to exceed the allowable discharge of the next lower, more frequent storm event (ie. 5-year storm event released at 2-year rate; 10-year event at 5-year rate; etc. to 100-year event at 50-year rate).

APPLICANT: Cherry Hill Investments, LLC

PETITION

PRESENT ZONING: R-20

PETITION FOR: CRC, OMR

TRANSPORTATION COMMENTS

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

ROADWAY	AVRACH DAILY TRIPS	ROADWAY CLASSIFICATION	SPEED LIMIT	JURISDICTIONAL CONTROL	MIN. R.O.W. REQUIREMENTS
Roberts Trail	NA	Non-residential Local	25 mph	Cobb County	60'

COMMENTS AND OBSERVATIONS

Roberts Trail is classified as a Non-residential and according to the available information, the existing right-of-way does meet the minimum requirements for this classification.

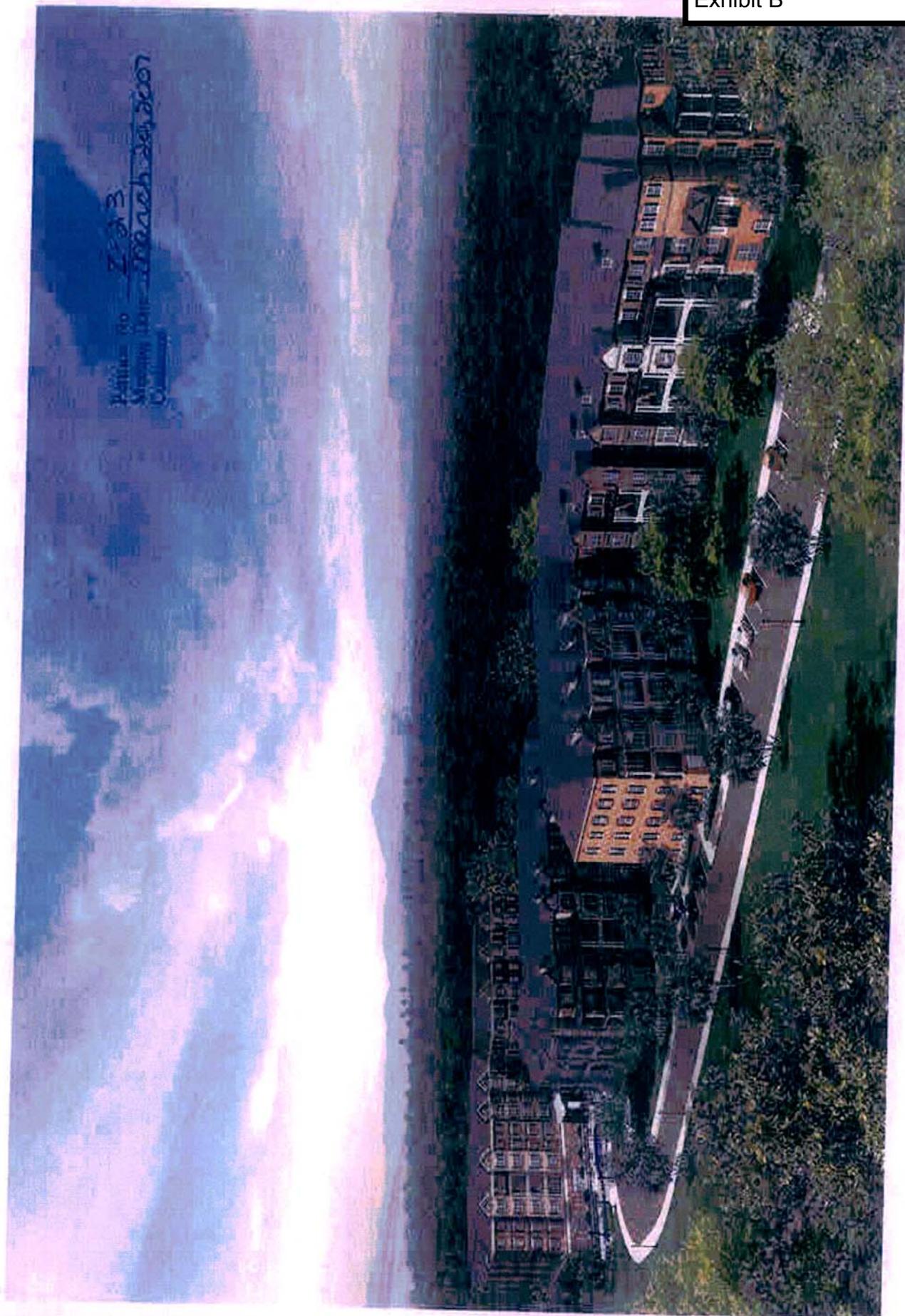
This development is within the flight hazard area of McCullom Airport.

RECOMMENDATIONS

Recommend a FAA study.

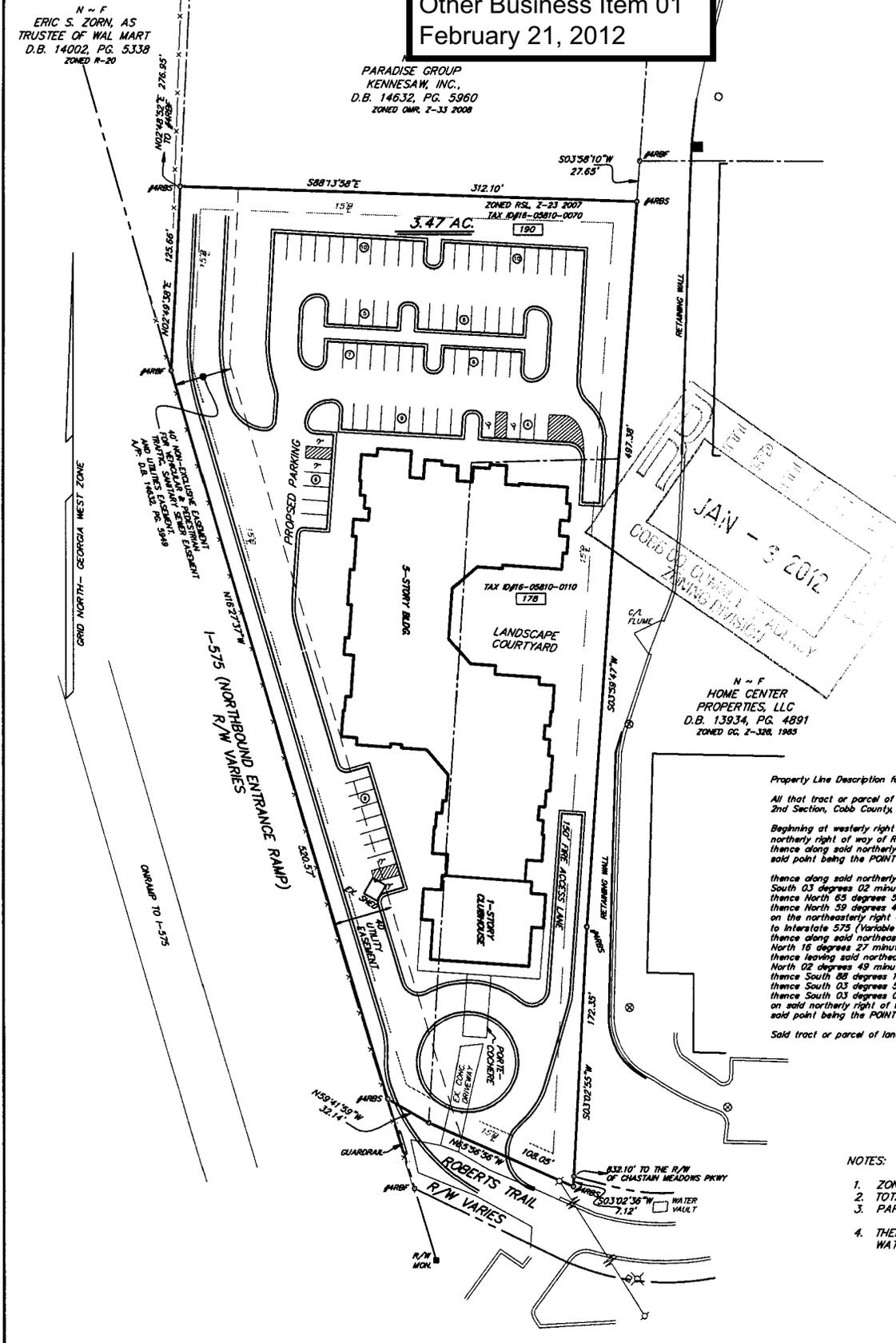
Recommend applicant be required to meet all Cobb County Development Standards and Ordinances related to project improvements.





**Proposed Site Plan
Other Business Item 01
February 21, 2012**

Exhibit C



⊗	P.P. - POWER POLE
⊗	L.P. - LIGHT POLE
⊗	F.H. - FIRE HYDRANT
⊗	M.H. - SANITARY SEWER MANHOLE
⊗	W.M. - WATER METER
⊗	G.M. - GAS METER
○	RBS - REINFORCING BAR SET
○	RBF - REINFORCING BAR FOUND
○	CTF - CRIMP TOP PIPE FOUND
○	OTF - OPEN TOP PIPE FOUND
□	R/W MON - RIGHT-OF-WAY MONUMENT
-X-	TYPE OF FENCE
○	J.B. - JUNCTION BOX
⊗	D.I. - DROP INLET / YARD INLET
⊗	C.B. - CATCH BASIN
==	R.C.P. - REINFORCED CONCRETE PIPE
===	C.M.P. - CORRUGATED METAL PIPE
---	F.F.E. - FINISHED FLOOR ELEVATION
⊗	WATER VALVE
○	C.O. SEWER CLEAN OUT
⊗	TELEPHONE MANHOLE
---	OVERHEAD POWER LINES
---	HW - HEADWALL
⊗	POWERBOX
---	STREET ADDRESS
---	W-W - WATER LINE
---	T-T - UNDERGROUND TELEPHONE LINE
---	G - GAS LINE
---	E - UNDERGROUND ELECTRICAL LINE

SURVEY REFERENCES:
D.B. 14740, PG. 385

**N - F
HOME CENTER
PROPERTIES, LLC
D.B. 13934, PG. 4891
ZONED GC, Z-308, 1985**

Property Line Description for Town Center Heights

All that tract or parcel of land lying and being in Land Lot 581 of the 16th District, 2nd Section, Cobb County, Georgia, and being more particularly described as follows:

Beginning at westerly right of way of Chastain Meadows Parkway and the northerly right of way of Roberts Trail (Variable R/W); thence along said northerly right of way 832.10 feet to a point; said point being the POINT OF BEGINNING;

thence along said northerly right of way South 03 degrees 02 minutes 36 seconds West, 7.12 feet to a #4 rebar set; thence North 63 degrees 36 minutes 56 seconds West, 108.05 feet to a point; thence North 59 degrees 41 minutes 59 seconds West, 32.14 feet to a #4 rebar set on the northeasterly right of way of the northbound entrance ramp to Interstate 575 (Variable R/W); thence along said northeasterly right of way North 16 degrees 27 minutes 37 seconds West, 520.57 feet to a #4 rebar found; thence leaving said northeasterly right of way North 02 degrees 49 minutes 38 seconds East, 125.66 feet to a #4 rebar set; thence South 88 degrees 13 minutes 58 seconds East, 312.10 feet to a #4 rebar set; thence South 03 degrees 59 minutes 47 seconds West, 497.38 feet to a #4 rebar set; thence South 03 degrees 02 minutes 55 seconds West, 172.35 feet to a point on said northerly right of way; said point being the POINT OF BEGINNING;

Said tract or parcel of land contains 3.47 acres.

NOTES:

1. ZONING ~ RSL
2. TOTAL ACRES ~ 3.47 ACRES
3. PARKING SPACES PROVIDED ~ 75 SPACES TOTAL INCLUDING 6 H.C. PARKING
4. THERE ARE NO WETLANDS, FLOODPLAIN OR STATE WATERS LOCATED ON THIS SITE.



THIS PARCEL OF LAND IS NOT IN THE 100 YEAR FLOOD PLAIN AND IS IN ZONE X; ACCORDING TO F.E.M.A. (F.I.A.) COMMUNITY NUMBER # 130052, MAP NUMBER # 13067 C 0043 G DATED DECEMBER 16, 2008

LOCATION OF UTILITIES EXISTING ON OR SERVING THE SUBJECT PROPERTY IS DETERMINED BY OBSERVABLE EVIDENCE ONLY. THIS PROPERTY MAY BE SUBJECT TO EASEMENTS, CLAIMS, PRESCRIPTION AND SUBSURFACE CONDITIONS THAT ARE NOT VISIBLE OR RECORDED, THUS DEEMING THEM UNDETERMINED AND NOT SHOWN. THIS PLAN IS INTENDED FOR THE PARTIES STATED ON THE FACE OF SURVEY. USE OF THE SURVEY BY THIRD PARTIES IS AT THEIR OWN RISK.

THIS PLAN IS PREPARED FROM A FIELD SURVEY USING A FIVE SECOND DIGITAL THEODOLITE AND ELECTRONIC DISTANCE METER; LINEAR PRECISION OF TRAVERSE: 1/13,573; ANGULAR ERROR: 5" PER POINT. THE TRAVERSE WAS ADJUSTED USING THE COMPASS RULE. LINEAR PRECISION OF THIS PLAN: 1/98,010. MATTERS OF TITLE ARE EXCEPTED.

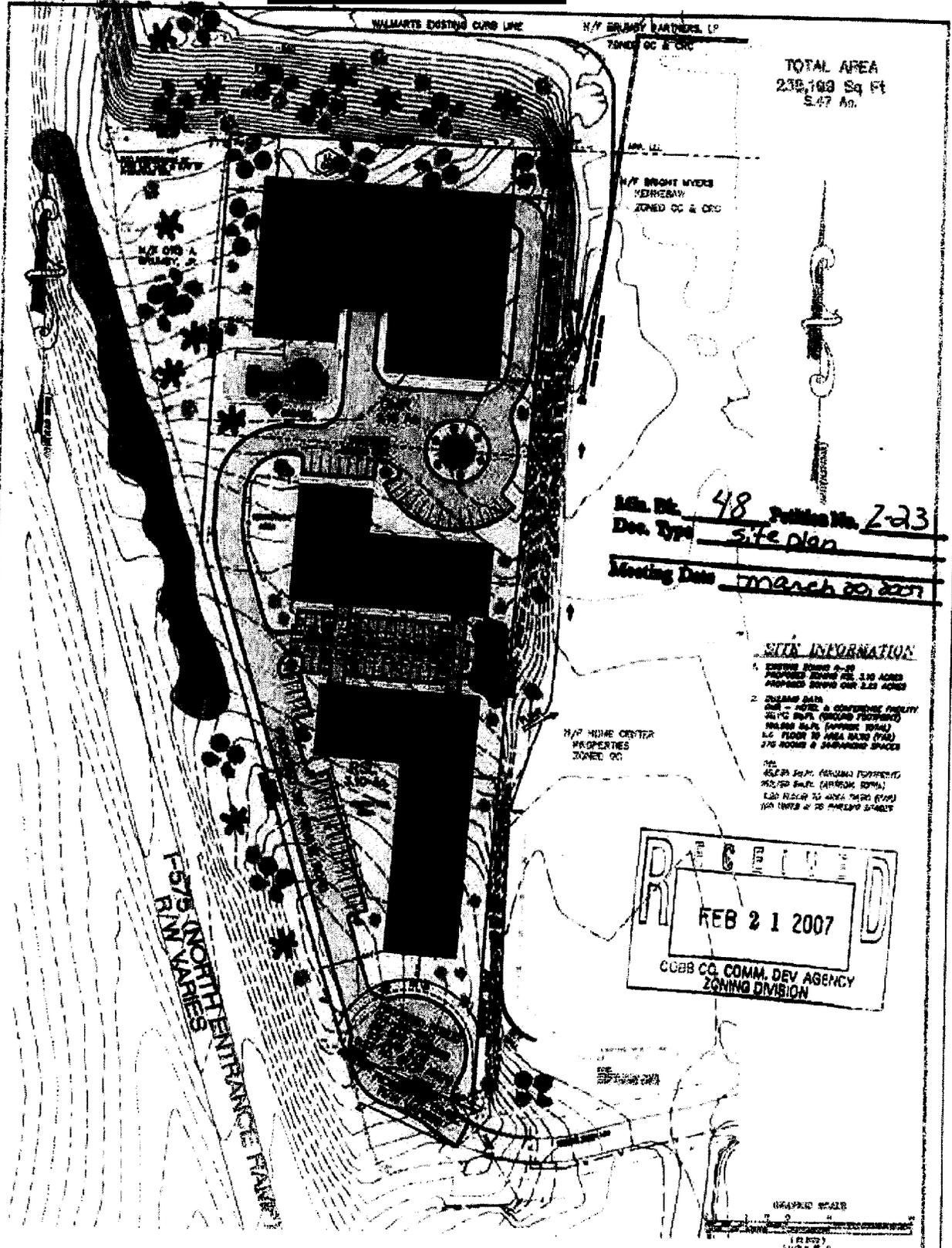


DATE	: 6-7-11	REVISIONS	
SCALE	: 1" = 50'		
DRAWN BY	: MAN/SJW		
CHECKED BY	: CAE		
FIELD BOOK	: 546		

Gaskins
ENGINEERING • SURVEYING • LAND PLANNING • ENVIRONMENTAL
2800 Peachtree Dunwoody Rd. Atlanta, Georgia 30328 Phone 4778-6844 FAX 4778-6845

CONCEPT PLAN FOR:
WALTON COMMUNITIES
178 & 190 ROBERTS TRAIL

LOCATED IN L.L. 581
16th DISTRICT, 2nd SECTION
COBB COUNTY, GA.

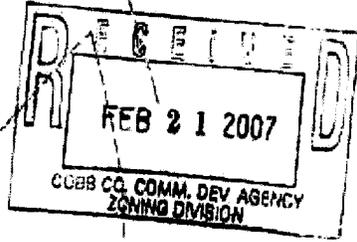


TOTAL AREA
 238,108 Sq Ft
 5.47 Ac.

App. No. 48 Petition No. 2-23
 Doc. Type Site plan
 Meeting Date March 22, 2007

SITE INFORMATION

- EXISTING BLDG A-B PROPOSED BLDG A-B 3.15 ACRES PROPOSED BLDG C-D 2.53 ACRES
- BLDG A - HOTEL & CONFERENCE FACILITY 247,100 SQ. FT. (GROUND FLOOR) 247,100 SQ. FT. (SECOND FLOOR) 1.50 FLOOR TO AREA (247,100) 276 ROOMS & SURROUNDING SPACES
- BLDG B - 45,000 SQ. FT. (GROUND FLOOR) 45,000 SQ. FT. (SECOND FLOOR) 1.50 FLOOR TO AREA (247,100) 100 UNITS & 75 PARKING SPACES



GRAPHIC SCALE

	FRONTLINE 2000 Garden Road Cherry Hill, NJ 08003 Tel: 856-686-2222 Fax: 856-686-2223 www.frontlinenj.com	PROJECT NO. CHERRY HILL INVESTMENTS	DATE: 1/21/07
		SHEET NO. 1	TOTAL SHEETS: 1
CLIENT: CHERRY HILL INVESTMENTS		PROJECT: CHERRY HILL INVESTMENTS	
ADDRESS: 2000 GARDEN ROAD, CHERRY HILL, NJ 08003		CONTACT: JOHN J. BROWN, CHIEF OF STAFF PHONE: 856-686-2222 FAX: 856-686-2223 EMAIL: jjbrown@cherryhillnj.com	