

**MARCH 19, 2013 ZONING HEARING
“OTHER BUSINESS”
COMMISSION DISTRICT 2**

ITEM # 2

PURPOSE

To consider a site plan amendment for East Lake Apartment Partners, LLC regarding rezoning application #48 of 1979 (Frank M. Robinson), for property located on the northwesterly side of Roswell Road, south of Barnes Mill Road in Land Lots 988, 989, 1027, 1028, 1029, 1061 and 1062 of the 16th District.

BACKGROUND

The subject property was zoned site plan specific to RM-12 for an apartment complex, which was built around 1986. The owners of the apartments would like to renovate and upgrade the property with four changes. First, the owner would like to replace the clubhouse, replace pool area and reconfigure the parking spaces for these two uses. Second, the owner would like to build four garage buildings for the tenants. Each garage building would have five garage bays. Third, the applicant would like to remove two tennis courts; note there will still be two tennis courts near the clubhouse. Fourth, the owner would like to build a pavilion at the volleyball court, which is also located near the clubhouse. There will not be an increase in the number of leasable units. If approved, all previous zoning stipulations would remain in effect.

FUNDING

N/A

RECOMMENDATION

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

ATTACHMENTS

Other Business application, proposed site plan and zoning stipulations.

Application for "Other Business" Cobb County, Georgia

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

COBB COUNTY GEORGIA
FILED IN OFFICE

BOC Hearing Date Requested: 2013 FEB 12 AM 10:21
3/19/13

Applicant: East Lake Apartment Partners, LLC **Phone #:** 404.965.3988
(applicant's name printed)

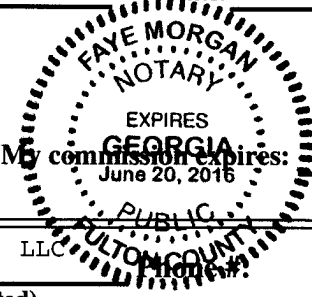
Address: 3424 Peachtree Rd, Suite 300, Atlanta, Ga 30326 **E-Mail:** paul.wrights@cortlandpartners.com

Glenn Imes **Address:** 3424 Peachtree Rd, Suite 300, Atlanta, Ga 30326
(representative's name, printed)

Glenn Imes **Phone #:** 404.246.3943 **E-Mail:** glenn.imes@cortlandpartners.com
(representative's signature)

Signed, sealed and delivered in presence of:

Jaye Morgan **Notary Public** **My commission expires:** 06/20/2016
(Notary Public)



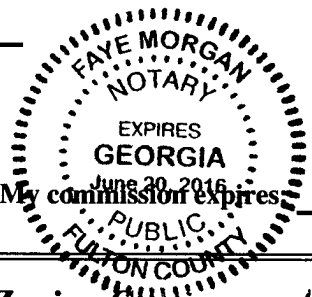
Titleholder(s): East Lake Apartment Partners, LLC **Phone #:** 404.965.3988

Address: 3424 Peachtree Rd, Suite 300, Atlanta, Ga 30326 **E-Mail:** paul.wrights@cortlandpartners.com
(property owner's name printed)

Jaye Morgan **(Property owner's signature)**

Signed, sealed and delivered in presence of:

Jaye Morgan **Notary Public** **My commission expires:** 06/20/2016
(Notary Public)



Commission District: 2 **Zoning Case:** 48 of 79

Date of Zoning Decision: 4/4/79 **Original Date of Hearing:** 4/4/79

Location: 2000 East Lake Parkway, Marietta, GA 30062
(street address, if applicable; nearest intersection, etc.)

Land Lot(s): 988, 989, 1027, 1028, 1029, 1061 & 1062 **District(s):** 16th

State specifically the need or reason(s) for Other Business: See Attachment A

(List or attach additional information if needed)

ATTACHMENT A

**COBB COUNTY GEORGIA
FILED IN OFFICE**

Following are the reasons for Other Business:

2013 FEB 12 AM 10: 21

- REPLACE EXISTING CLUB HOUSE BUILDING. ~~COBB COUNTY ZONING SIZE TO~~ BE DETERMINED DURING SITE AND BUILDING PLAN REVIEW AND PERMIT PROCESS. REPLACE EXISTING POOL AND POOL DECK WITHIN EXISTING FOOTPRINT. RECONFIGURE EXISTING PARKING LOT AND DRIVEWAYS TO ACCOMODATE NEW BUILDING WITH NO NET LOSS OR ADDITION OF PARKING SPACES.
- ADDITION OF FOUR 5-CAR GARAGE STRUCTURES ON THE PROPERTY. LOCATIONS TO BE DETERMINED DURING SITE PLAN REVIEW AND PERMIT PROCESS.
- REMOVE TWO TENNIS COURTS.
- PROPOSED PAVILION STRUCTURE AT EXISTING VOLLEYBALL COURT. LOCATION AND SIZE TO BE DETERMINED DURING SITE AND BUILDING PLAN REVIEW AND PERMIT PROCESS.
- TOTAL PARKING SPACE COUNT REDUCED FROM 970 TO 962 WITH ADDITION OF FOUR 5-CAR GARAGE STRUCTURES AND REMOVAL OF TWO PARKING SPACES SHOWN ON SITE PLAN.



300 N. Peachtree St., Suite 300
Atlanta, GA 30308
TEL: 404.222.2222
WWW: www.ksa.com



EAST LAKE APARTMENTS

LAND LOTS 88A, 88B, 88C, 88D, 88E, 88F, 88G, 88H, 88I, 88J, 88K, 88L, 88M, 88N, 88O, 88P, 88Q, 88R, 88S, 88T, 88U, 88V, 88W, 88X, 88Y, 88Z, 88AA, 88AB, 88AC, 88AD, 88AE, 88AF, 88AG, 88AH, 88AI, 88AJ, 88AK, 88AL, 88AM, 88AN, 88AO, 88AP, 88AQ, 88AR, 88AS, 88AT, 88AU, 88AV, 88AW, 88AX, 88AY, 88AZ, 88BA, 88BB, 88BC, 88BD, 88BE, 88BF, 88BG, 88BH, 88BI, 88BJ, 88BK, 88BL, 88BM, 88BN, 88BO, 88BP, 88BQ, 88BR, 88BS, 88BT, 88BU, 88BV, 88BW, 88BX, 88BY, 88BZ, 88CA, 88CB, 88CC, 88CD, 88CE, 88CF, 88CG, 88CH, 88CI, 88CJ, 88CK, 88CL, 88CM, 88CN, 88CO, 88CP, 88CQ, 88CR, 88CS, 88CT, 88CU, 88CV, 88CW, 88CX, 88CY, 88CZ, 88DA, 88DB, 88DC, 88DD, 88DE, 88DF, 88DG, 88DH, 88DI, 88DJ, 88DK, 88DL, 88DM, 88DN, 88DO, 88DP, 88DQ, 88DR, 88DS, 88DT, 88DU, 88DV, 88DW, 88DX, 88DY, 88DZ, 88EA, 88EB, 88EC, 88ED, 88EE, 88EF, 88EG, 88EH, 88EI, 88EJ, 88EK, 88EL, 88EM, 88EN, 88EO, 88EP, 88EQ, 88ER, 88ES, 88ET, 88EU, 88EV, 88EW, 88EX, 88EY, 88EZ, 88FA, 88FB, 88FC, 88FD, 88FE, 88FF, 88FG, 88FH, 88FI, 88FJ, 88FK, 88FL, 88FM, 88FN, 88FO, 88FP, 88FQ, 88FR, 88FS, 88FT, 88FU, 88FV, 88FW, 88FX, 88FY, 88FZ, 88GA, 88GB, 88GC, 88GD, 88GE, 88GF, 88GG, 88GH, 88GI, 88GJ, 88GK, 88GL, 88GM, 88GN, 88GO, 88GP, 88GQ, 88GR, 88GS, 88GT, 88GU, 88GV, 88GW, 88GX, 88GY, 88GZ, 88HA, 88HB, 88HC, 88HD, 88HE, 88HF, 88HG, 88HH, 88HI, 88HJ, 88HK, 88HL, 88HM, 88HN, 88HO, 88HP, 88HQ, 88HR, 88HS, 88HT, 88HU, 88HV, 88HW, 88HX, 88HY, 88HZ, 88IA, 88IB, 88IC, 88ID, 88IE, 88IF, 88IG, 88IH, 88IJ, 88IK, 88IL, 88IM, 88IN, 88IO, 88IP, 88IQ, 88IR, 88IS, 88IT, 88IU, 88IV, 88IW, 88IX, 88IY, 88IZ, 88JA, 88JB, 88JC, 88JD, 88JE, 88JF, 88JG, 88JH, 88JI, 88JJ, 88JK, 88JL, 88JM, 88JN, 88JO, 88JP, 88JQ, 88JR, 88JS, 88JT, 88JU, 88JV, 88JW, 88JX, 88JY, 88JZ, 88KA, 88KB, 88KC, 88KD, 88KE, 88KF, 88KG, 88KH, 88KI, 88KJ, 88KK, 88KL, 88KM, 88KN, 88KO, 88KP, 88KQ, 88KR, 88KS, 88KT, 88KU, 88KV, 88KW, 88KX, 88KY, 88KZ, 88LA, 88LB, 88LC, 88LD, 88LE, 88LF, 88LG, 88LH, 88LI, 88LJ, 88LK, 88LL, 88LM, 88LN, 88LO, 88LP, 88LQ, 88LR, 88LS, 88LT, 88LU, 88LV, 88LW, 88LX, 88LY, 88LZ, 88MA, 88MB, 88MC, 88MD, 88ME, 88MF, 88MG, 88MH, 88MI, 88MJ, 88MK, 88ML, 88MM, 88MN, 88MO, 88MP, 88MQ, 88MR, 88MS, 88MT, 88MU, 88MV, 88MW, 88MX, 88MY, 88MZ, 88NA, 88NB, 88NC, 88ND, 88NE, 88NF, 88NG, 88NH, 88NI, 88NJ, 88NK, 88NL, 88NM, 88NN, 88NO, 88NP, 88NQ, 88NR, 88NS, 88NT, 88NU, 88NV, 88NW, 88NX, 88NY, 88NZ, 88OA, 88OB, 88OC, 88OD, 88OE, 88OF, 88OG, 88OH, 88OI, 88OJ, 88OK, 88OL, 88OM, 88ON, 88OO, 88OP, 88OQ, 88OR, 88OS, 88OT, 88OU, 88OV, 88OW, 88OX, 88OY, 88OZ, 88PA, 88PB, 88PC, 88PD, 88PE, 88PF, 88PG, 88PH, 88PI, 88PJ, 88PK, 88PL, 88PM, 88PN, 88PO, 88PP, 88PQ, 88PR, 88PS, 88PT, 88PU, 88PV, 88PW, 88PX, 88PY, 88PZ, 88QA, 88QB, 88QC, 88QD, 88QE, 88QF, 88QG, 88QH, 88QI, 88QJ, 88QK, 88QL, 88QM, 88QN, 88QO, 88QP, 88QQ, 88QR, 88QS, 88QT, 88QU, 88QV, 88QW, 88QX, 88QY, 88QZ, 88RA, 88RB, 88RC, 88RD, 88RE, 88RF, 88RG, 88RH, 88RI, 88RJ, 88RK, 88RL, 88RM, 88RN, 88RO, 88RP, 88RQ, 88RR, 88RS, 88RT, 88RU, 88RV, 88RW, 88RX, 88RY, 88RZ, 88SA, 88SB, 88SC, 88SD, 88SE, 88SF, 88SG, 88SH, 88SI, 88SJ, 88SK, 88SL, 88SM, 88SN, 88SO, 88SP, 88SQ, 88SR, 88SS, 88ST, 88SU, 88SV, 88SW, 88SX, 88SY, 88SZ, 88TA, 88TB, 88TC, 88TD, 88TE, 88TF, 88TG, 88TH, 88TI, 88TJ, 88TK, 88TL, 88TM, 88TN, 88TO, 88TP, 88TQ, 88TR, 88TS, 88TT, 88TU, 88TV, 88TW, 88TX, 88TY, 88TZ, 88UA, 88UB, 88UC, 88UD, 88UE, 88UF, 88UG, 88UH, 88UI, 88UJ, 88UK, 88UL, 88UM, 88UN, 88UO, 88UP, 88UQ, 88UR, 88US, 88UT, 88UU, 88UV, 88UW, 88UX, 88UY, 88UZ, 88VA, 88VB, 88VC, 88VD, 88VE, 88VF, 88VG, 88VH, 88VI, 88VJ, 88VK, 88VL, 88VM, 88VN, 88VO, 88VP, 88VQ, 88VR, 88VS, 88VT, 88VU, 88VV, 88VW, 88VX, 88VY, 88VZ, 88WA, 88WB, 88WC, 88WD, 88WE, 88WF, 88WG, 88WH, 88WI, 88WJ, 88WK, 88WL, 88WM, 88WN, 88WO, 88WP, 88WQ, 88WR, 88WS, 88WT, 88WU, 88WV, 88WW, 88WX, 88WY, 88WZ, 88XA, 88XB, 88XC, 88XD, 88XE, 88XF, 88XG, 88XH, 88XI, 88XJ, 88XK, 88XL, 88XM, 88XN, 88XO, 88XP, 88XQ, 88XR, 88XS, 88XT, 88XU, 88XV, 88XW, 88XZ, 88YA, 88YB, 88YC, 88YD, 88YE, 88YF, 88YG, 88YH, 88YI, 88YJ, 88YK, 88YL, 88YM, 88YN, 88YO, 88YP, 88YQ, 88YR, 88YS, 88YT, 88YU, 88YV, 88YW, 88YZ, 88ZA, 88ZB, 88ZC, 88ZD, 88ZE, 88ZF, 88ZG, 88ZH, 88ZI, 88ZJ, 88ZK, 88ZL, 88ZM, 88ZN, 88ZO, 88ZP, 88ZQ, 88ZR, 88ZS, 88ZT, 88ZU, 88ZV, 88ZW, 88ZX, 88ZY, 88ZZ

REVISIONS table with columns: NO, DATE, BY, COMMENTS

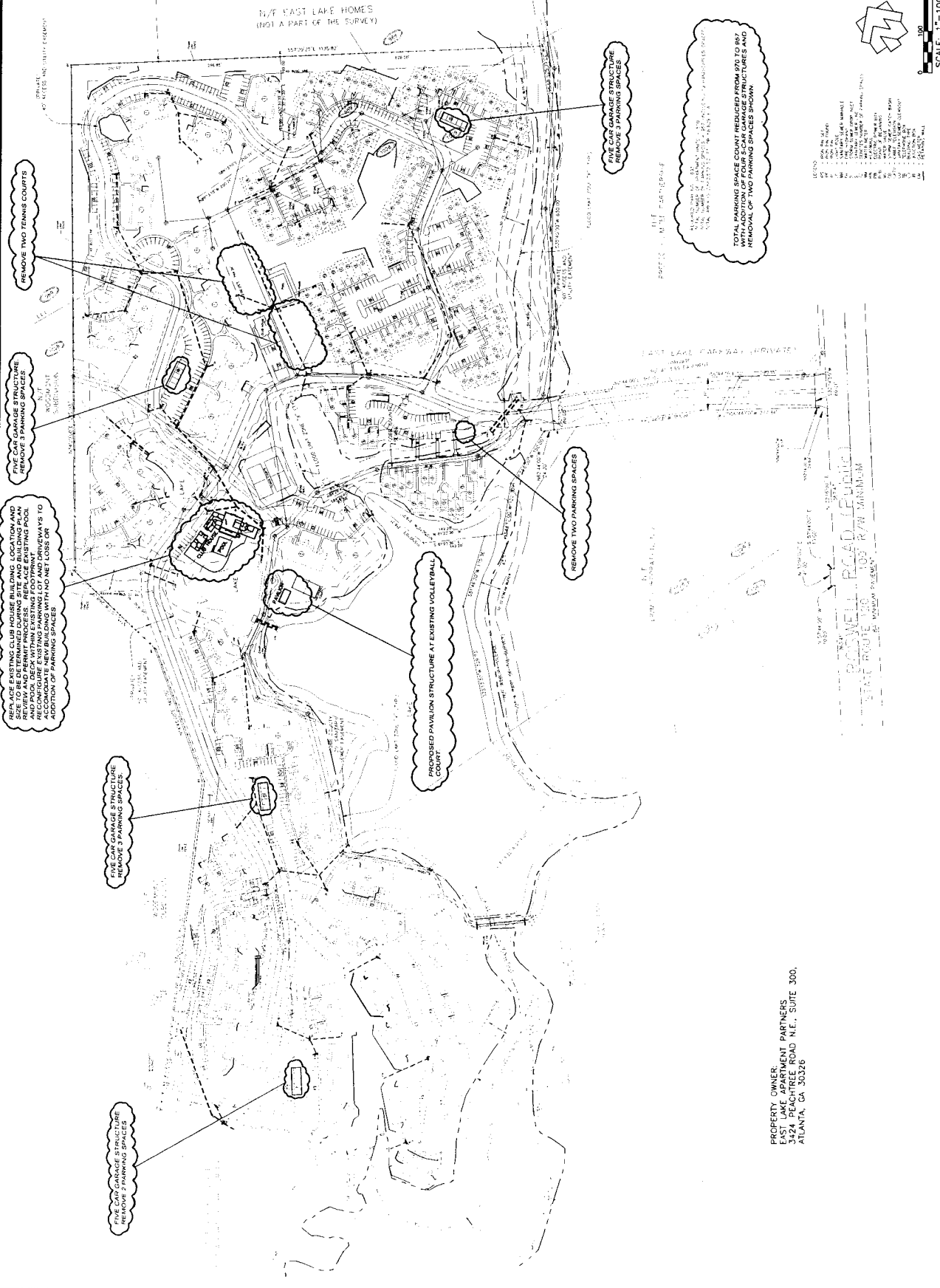
SHEET TITLE: SITE PLAN

PROJECT NUMBER: 14121718
DRAWN BY: [Name]
CHECKED BY: [Name]
SCALE: 1"=100'-0"



SCALE: 1" = 100'

Received by Cobbs Consulting
3/8/13 JPP.



PROPERTY OWNERS:
EAST LAKE APARTMENT PARTNERS
3424 PEACHTREE ROAD N.E., SUITE 300,
ATLANTA, GA 30326

TOTAL MARKING SPACE COUNT REDUCED FROM 430 TO 367
WITH ADDITION OF FOUR 5-CAR GARAGE STRUCTURES AND
REMOVAL OF TWO PARKING SPACES SHOWN

OB# 2 3-19-13
Stipulations 1/3

NO. #48

COBB COUNTY BOARD OF COMMISSIONERS OF ROADS AND REVENUES

COBB COUNTY PLANNING COMMISSION

Date of Application February 28, 1979 Date of Hearing Wed. 4/4/79 1:00
P.M.
 Titleholder FRANK M. ROBINSON /s/ [Signature]
 Address 1939 Life of Georgia Tower, Atlanta, GA 30308 Phone 881-8690
 Applicant FRANK M. ROBINSON /s/ [Signature]
 Address 1939 Life of Georgia Tower, Atlanta, GA 30308 Phone 881-8690
 To Zone From SEE ATTACHED EXHIBITS To SEE ATTACHED EXHIBITS LAND USE SEE ATTACHED EXHIBITS
 FOR THE PURPOSE OF SEE ATTACHED EXHIBITS
 Land Lot (s) 988, 989, 990, 1026, 1028, 1029, 1060, 1061, 1062 and 1099, District SEE ATTACHED EXHIBITS, Sec., SEE ATTACHED EXHIBITS Cobb County, Ga.
 CONTAINING 238.2 acres

LOCATED: _____

This property being more particularly described as follows:

SEE ATTACHED EXHIBITS

COBB COUNTY GEORGIA
 FILED IN OFFICE
 2013 FEB 12 AM 10:21
 COBB COUNTY ZONING DIVISION

Recommendation of Planning Commission: 4/4/79 Planning Commission recom-
 mended application be approved subject to revised plan marked exhibit A
 and Letter marked exhibit B. Motion by Nixon, seconded by Bigham. carr
 7-0.

[Signature], Chairman

Final Decision of Board of Commissioners: 4/4/79 Board of Commissioners
 approved application as stated above. Motion by Thompson, seconded by Barret
 carried 4-0.

[Signature], Chairman

OR#2 3-19-13
Stipulations 2/3
#48
EXHIBIT B

COBB PROPERTIES, INC.

1030 LIFE OF GEORGIA TOWER
ATLANTA, GEORGIA 30308
404/881-5090

March 28, 1979

Mr. Louis Smith
Cobb County Planning Commission
P.O. Box 649
Marietta, Georgia 30060

Dear Louis:

In response to your telephone request today, I would like to clarify our development plans per our rezoning application scheduled for hearing on April 4, 1979.

1. I propose to have a 100 foot undisturbed buffer between Barnes Mill Road and the proposed shopping center.
2. All single family homes will have a minimum of 1600 square feet of floor space.
3. I propose to develop the property as outlined on the development plan that is submitted with our rezoning application.
4. I will maintain the single family set back requirements from the proposed Barnes Mill Road future right-of-way.
5. It is my intention to start the single family development within a couple months after rezoning as economic conditions indicate.

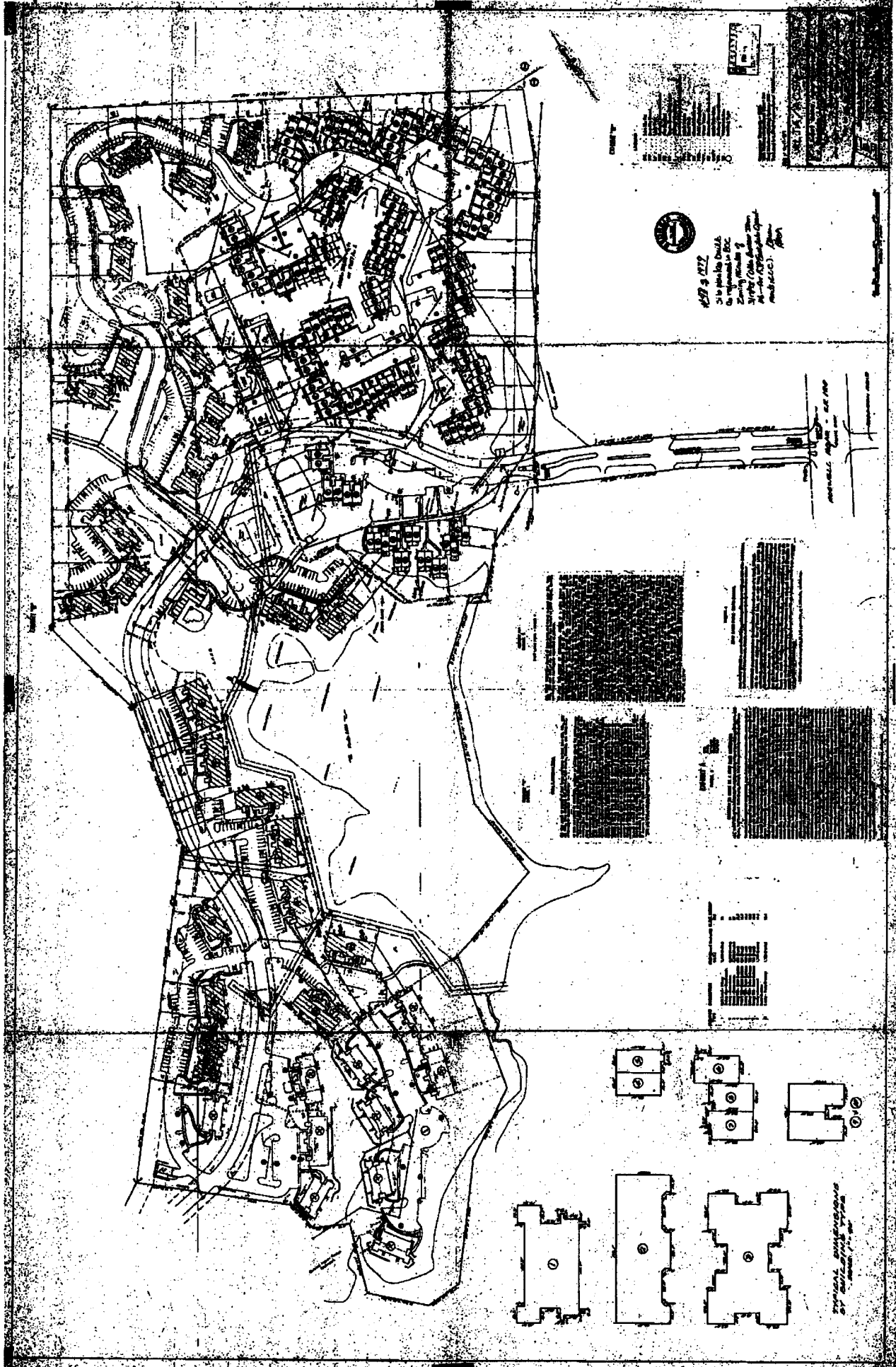
If I can be of any further help please feel free to call me.

Sincerely,

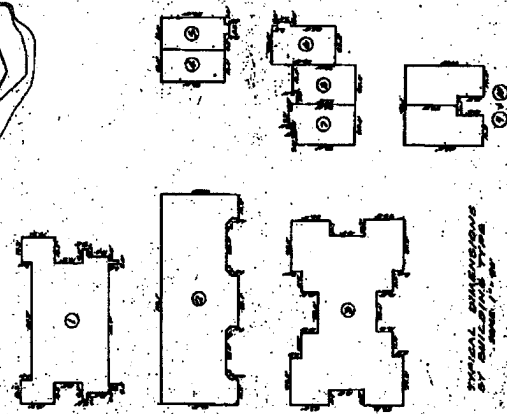
Frank M. Robinson

Frank M. Robinson

FMR/pp
cc: Mr. B. E. Pittman



457 & 1122
3 to 4 units per lot
to be developed in 2013
2014 (with 2013 & 2014)
at the discretion of the
applicant.



STIPULATIONS
BY [illegible]