

**AUGUST 19, 2014 ZONING HEARING
“OTHER BUSINESS”
COMMISSION DISTRICT 2**

ITEM OB-45

PURPOSE

To consider amending the site plan for Northside Hospital, Inc. regarding rezoning application Z-37 of 1983 (Johnson Ferry Investors, Inc.), for property located at the southeast intersection of Johnson Ferry Road and Olde Town Parkway in Land Lots 68 and 86 of the 1st District.

BACKGROUND

The subject property was zoned Planned Shopping Center (PSC) in 1983 as part of a 51-acre development consisting of offices, residential and shopping. This item entails the 12.8-acre property that has the Fountains of Olde Towne shopping center, which will be demolished and replaced with medical offices. Phase one of the proposal would be to build a four story office building that would have a brick and glass exterior. This building would face Johnson Ferry Road and would contain 80,000 square-feet. Phase two of the request would be to build another four story office building with the same square footage and same appearance on the rear of the property. It is important to note that there will not be an emergency room within these buildings. The applicant’s proposal is an allowable use in the PSC zoning district, and there are not any zoning variances being requested. The access points and detention pond will all stay in the current locations. The applicant’s proposal would contain more landscaping, and less impervious surface than what currently exist on the site.

FUNDING

N/A

STAFF COMMENTS

Cobb DOT: Recommend a deceleration lane on Johnson Ferry Road at Olde Towne Parkway.

Stormwater Management: Subject to Plan Review comments.

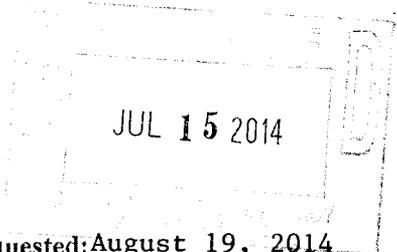
RECOMMENDATION

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

ATTACHMENTS

Other Business application, zoning stipulations and proposed site plan.

08-45



Application for "Other Business"

Cobb County, Georgia

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

BOC Hearing Date Requested: August 19, 2014

Applicant: Northside Hospital, Inc. by McKenna Phone #: 404-527-4676
(applicant's name printed) Long & Aldridge LLP

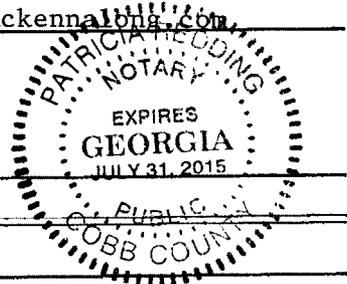
Address: 303 Peachtree St., #5300, Atlanta, GA 30308 E-Mail: sgay@mckennalong.com

Sharon A. Gay Address: 303 Peachtree Street, Suite 5300, Atlanta, GA 30308
(representative's name, printed)

Sharon A. Gay Phone #: 404-527-4676 E-Mail: sgay@mckennalong.com
(representative's signature)

Signed, sealed and delivered in presence of:

Patricia Redding My commission expires: _____
Notary Public



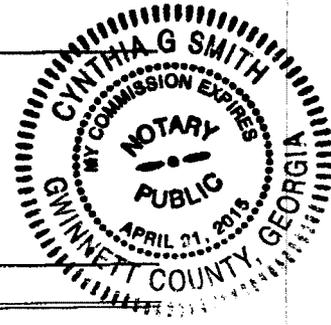
Titleholder(s): Plaza West, Ltd. Phone #: _____
(property owner's name printed)

Address: 736 Johnson Ferry Rd., Ste C-220, Marietta, GA E-Mail: _____

[Signature] ajat - As agent for Titleholder
(Property owner's signature)

Signed, sealed and delivered in presence of:

Cynthia G Smith My commission expires: 4-21-15
Notary Public



Commission District: 2 Zoning Case: Z-37

Date of Zoning Decision: 2-8-83 Original Date of Hearing: 2-8-83

Location: 736 Johnson Ferry Rd., Marietta, GA 30062
(street address, if applicable; nearest intersection, etc.)

Land Lot(s): 68 and 86 District(s): 01-2nd Section

State specifically the need or reason(s) for Other Business: _____
Amend the existing zoning to substitute a new site plan to allow for
development of medical office (see Exhibit A)

(List or attach additional information if needed)

JUL 15 2014

Application for "Other Business"

Cobb County, Georgia

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

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(applicant's name printed) Long & Aldridge, LLP

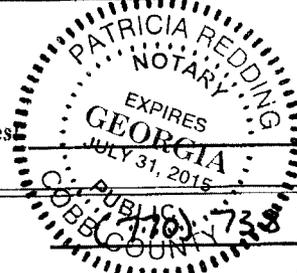
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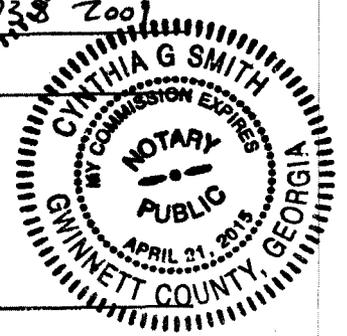
Patricia Redding My commission expires: _____
Notary Public



Titleholder(s): Fountains of Olde Towne, L.L.C. Phone #: _____
(property owner's name printed)

Address: 736 Johnson Ferry Rd., Ste C-220, Marietta, GA E-Mail: _____

ajal - AS agent for Titleholder
(Property owner's signature)



Signed, sealed and delivered in presence of:

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Notary Public

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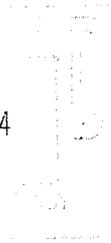
Amend the existing zoning to substitute a new site plan to allow for
development of medical office (see Exhibit A)

(List or attach additional information if needed)

EXHIBIT A

PROJECT DESCRIPTION AND PROPOSED STIPULATIONS

JUL 15 2014



Albany
Atlanta
Brussels
Denver
Los Angeles
Miami
New York

McKenna Long & Aldridge^{LLP}

303 Peachtree Street, NE • Suite 5300
Atlanta, GA 30308
Tel: 404.527.4000
mckennalong.com

Northern Virginia
Orange County
Rancho Santa Fe
San Diego
San Francisco
Seoul
Washington, DC

SHARON A. GAY
Direct Phone: 404.527.4676
Direct Fax: 404.527.4198

EMAIL ADDRESS
sgay@mckennalong.com

July 15, 2014

BY HAND DELIVERY

JUL 15 2014

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

Re: "Other Business" Application of Northside Hospital, Inc. to amend the Planned Shopping Center (PSC) Zoning for a 12.85-acre parcel known as 736 Johnson Ferry Road, Land Lots 68 and 86, 1st District, 2nd Section, Cobb County, Georgia to substitute a new site plan to allow for medical office building

Dear John:

This firm represents Northside Hospital, Inc. ("Applicant") in its Application for "Other Business" with regard to a 12.85-acre parcel located at the southeast corner of the intersection of Johnson Ferry Road and Olde Towne Parkway, Land Lots 68 and 86, 1st District, 2nd Section, Cobb County, Georgia and known as 736 Johnson Ferry Road (the "Property").

DESCRIPTION OF PROPERTY AND CURRENT ZONING

The Property slopes approximately 20 feet down from the rights-of-way of Johnson Ferry Road on the west side and Oliver Palms Walk on the southwest boundary. A cemetery and commercial uses are located south and east of the Property on the south side of Oliver Palms Walk. Commercial and recreational uses and townhome communities lie north and east of the Property on the opposite side of Olde Towne Parkway. The Property is currently occupied by The Fountains of Olde Towne, a retail and office development constructed in the 1980s and 1990s. The site is mostly impervious except for narrow landscape strips along the north and west boundaries, a natural buffer on the south and east property lines, and a detention pond located in the northeast corner.

JUL 15 2014

In February 1983, the Property was rezoned from R-20 to PSC as part of a rezoning of a large assemblage. A site plan amendment was approved in 1997 to revise the configuration of the office component.

DESCRIPTION OF PROJECT

Applicant proposes to demolish the existing buildings and redevelop the Property with an approximately 80,000 sq. ft. medical office building facing Johnson Ferry Road in accordance with a Zoning Site Plan prepared by Ross Consulting Engineers, P.C. dated July 11, 2014 (the "Site Plan") and a landscape plan by Sears Smith and Associates, Inc. dated July 14, 2014 (the "Landscape Plan"). The four-story office building will house various medical office practices and accessory uses. There will not be an emergency room, and no certificate of need will be required. The existing entrances to the Property from Olde Towne Parkway will remain. The Site Plan shows a potential Phase 2 medical office building, which will be subject to approval of the District Commissioner (see proposed stipulation 4) below).

The Landscape Plan provides for extensive new landscaping. A tree survey has been conducted, and mature trees will be saved wherever possible. Additional trees, shrubs and groundcover will be added in the landscape strips and parking lot and surrounding the office building. The Applicant's plans provide for approximately 30 percent more greenspace than exists on the Property today. The existing detention pond will be improved to current stormwater management standards.

A conceptual elevation prepared by Howell Rusk Dodson – Architects dated July 11, 2014 has been included with this Application. The building façade and color of the exterior finish materials will be reflective of the character of other commercial buildings in the neighborhood.

PROPOSED STIPULATIONS

1) The stipulations and conditions set forth herein shall replace and supersede in full any and all prior stipulations and conditions, in whatever form, which are currently in place on the Property, as well as any and all Departmental Comments and Staff Recommendations relating to the Property from any prior zoning actions.

2) The Property shall be developed substantially in accordance with the Zoning Site Plan prepared by Ross Consulting Engineers, P.C. dated July 11, 2014 (the "Site Plan") and a landscape plan by Sears Smith and Associates, Inc. dated July 14, 2014 (the "Landscape Plan"), both of which were filed with this "Other Business" Application on July 15, 2014.

3) Phase 1 shall consist of a medical office building of no more than 80,000 sq. ft. of floor area as shown on the Site Plan.

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Mr. John P. Pederson
July 15, 2014
Page 3

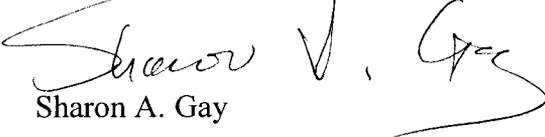
- 4) A second medical office building of no more than 80,000 sq. ft. of floor area may be developed as Phase 2 as shown on the Site Plan subject to approval of the District Commissioner.
- 5) Entrances to the development shall be as shown on the Site Plan.
- 6) Hooded security lighting shall be utilized in the parking areas.
- 7) All setbacks and buffers 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.
- 8) The following stipulations shall apply during construction of the development:
 - a) Construction hours shall be 7:00 a.m. -- 8:00 p.m. Monday- Friday and 10:00 a.m. – 4:00 p.m. on Saturday;
 - b) Outdoor construction work on Sundays is prohibited unless approved in advance by the District Commissioner; and
 - c) Construction deliveries shall occur only between 8:00 a.m. and 8:00 p.m. Monday – Friday.
- 9) An irrigation system shall be provided for the landscaping.
- 10) Minor modifications to the Site Plan may be approved by the District Commissioner, except for changes that a) increase the overall square footage of the project; b) reduce the size of an approved buffer adjacent to a property that is zoned to the same or a more restrictive classification; c) relocate a structure closer to the property line of an adjacent property that is zoned to the same or a more restrictive classification; d) increase the height of a building that is directly adjacent to a property that is zoned to the same or a more restrictive classification; or e) change an access location to a different roadway.

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Mr. John P. Pederson
July 15, 2014
Page 4

We look forward to working with you and your staff and the Board of Commissioners on this application and project. Please do not hesitate to contact me should you or the staff require further information or documentation prior to the application being heard and considered by the Board of Commissioners on August 19, 2014.

Very truly yours,


Sharon A. Gay

SAG/dwh

cc: Commissioner Bob Ott (w/encl.)
Ms. Jill Flamm (w/encl.)
Mr. Doug McDonald
Mr. Russ Davis
Mr. Craig Flanagan
Mr. Chad Simpson
Mr. George Schobloher

ATLANTA 5577186.3

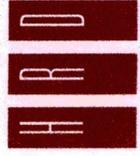
MATERIALS TO BE USED:

- ALUMINUM FASCIA
- ALUMINUM AND GLASS CURTAINWALL SYSTEM
- ALUMINUM AND GLASS RIBBON WINDOWS
- PRECAST/STONE VENEER
- BRICK VENEER
- METAL CANOPY



PRELIMINARY MATERIAL CONCEPT RENDERING

MEDICAL OFFICE BUILDING
GROUND LEVEL RENDERING - JULY 11, 2014



HOWELL RUSK DODSON
ARCHITECTS



NORTHSIDE HOSPITAL

EXHIBIT B

SURVEY OF PROPERTY

JUL 15 2014

EXHIBIT C
CURRENT ZONING

JUL 15 2014

JUL 15 2014

NO. 37

COBB COUNTY BOARD OF COMMISSIONERS OF ROADS AND REVENUES

COBB COUNTY PLANNING COMMISSION

Date of Application 12/29/82 Date of Hearing, ^{July} Wed. 1:00 P

Titleholder HENRY D. DICKERSON and R. W. DICKERSON /s/ Henry Doyle Dickerson
R.W. Dickerson

Address 817 Johnson Ferry Road, Marietta, GA
886 Johnson Ferry Road, Marietta, GA Phone 871-2304
871-2012

Applicant Johnson Ferry Investors, Inc. /s/ [Signature] PRESIDENT

Address 5801 Peachtree Dunwoody Road, Suite 210
Atlanta, Georgia 30342 Phone 255-6101
DOUGLAS B. SPORN

To Zone From R-20 To O-I, O-S-2, RST-6, RM16, and PSC Land Use offices, residential and shopping

FOR THE PURPOSE OF offices, residential and shopping

Land Lot (s) 68 and 86, District 1st, Sec. 2nd Cobb County, Ga.,

CONTAINING 51.2 acres

LOCATED Johnson Ferry Road

This property being more particularly described as follows:

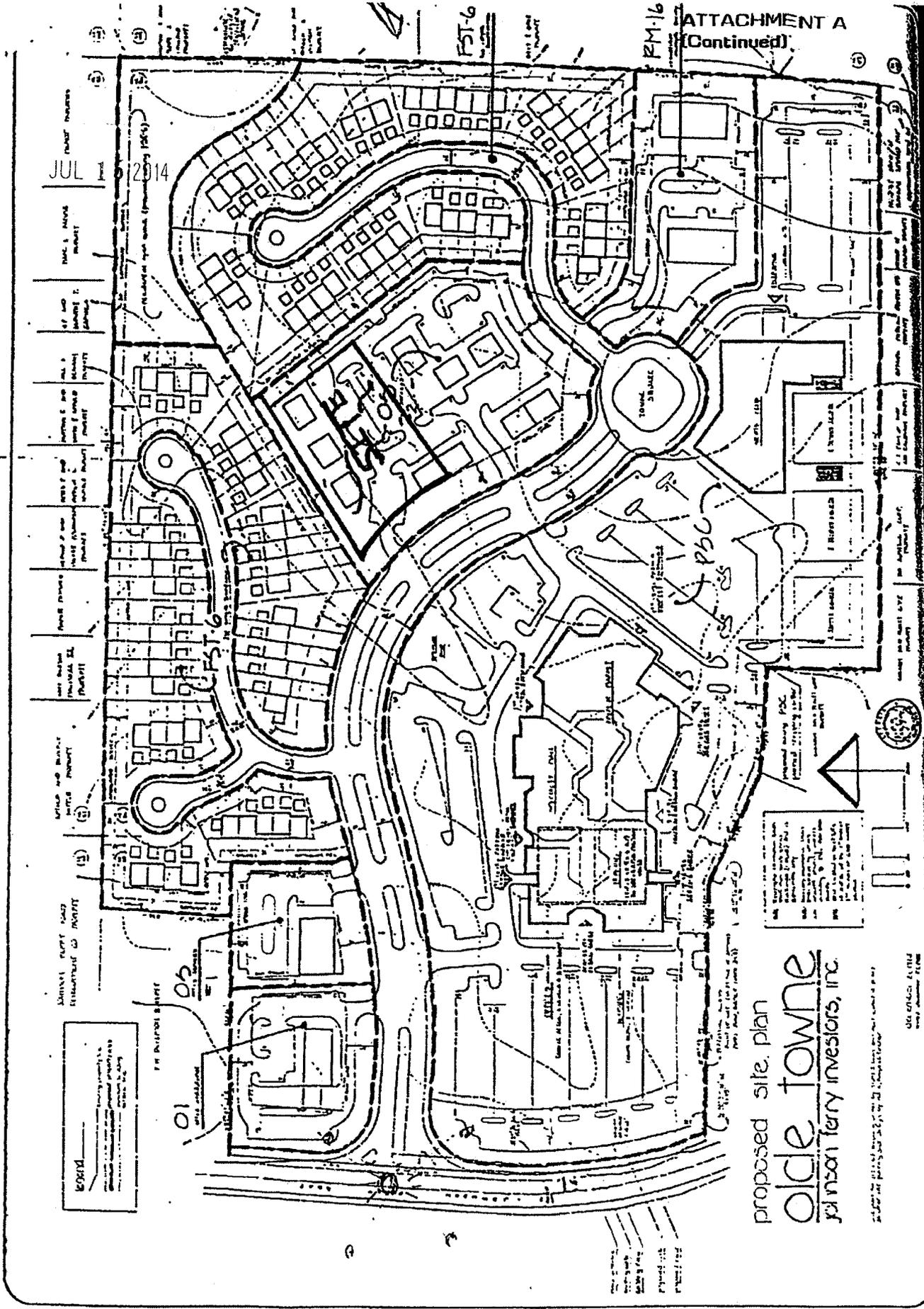
See Exhibit "A"

Recommendation of Planning Commission: 2-8-83, Planning Commission recommended application be approved subject to the following; the RM-16 be reduced to RM-8, the buffer adjacent to the OI, OS remain R-20 (20 foot buffer) subject to site plan as submitted, final approval by the Planning Dept. before building permits are issued. Motion by Howard, seconded by Diemer; carried 5-2. Vansant, Weeks opposed.

[Signature], Chairman

Final Decision of Board of Commissioners: 2-8-83, Board of Commissioners approved application as stated above. Motion by Williams, seconded by Lankford; carried 4-1. Barrett opposed.

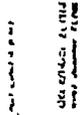
[Signature], Chairman



JUL 2014

- 1. MINIMAL SURVEY DATA
- 2. EXISTING UTILITIES
- 3. EXISTING AND PROPOSED PAVEMENT
- 4. EXISTING AND PROPOSED CURBS
- 5. EXISTING AND PROPOSED SIDEWALKS
- 6. EXISTING AND PROPOSED DRIVEWAYS
- 7. EXISTING AND PROPOSED DRIVEWAYS
- 8. EXISTING AND PROPOSED DRIVEWAYS
- 9. EXISTING AND PROPOSED DRIVEWAYS
- 10. EXISTING AND PROPOSED DRIVEWAYS
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- 17. EXISTING AND PROPOSED DRIVEWAYS
- 18. EXISTING AND PROPOSED DRIVEWAYS
- 19. EXISTING AND PROPOSED DRIVEWAYS
- 20. EXISTING AND PROPOSED DRIVEWAYS

proposed site plan
OLDE TOWNE
 JOHNSON TERRY INVESTORS, INC.



DATE: 07/15/14
 PROJECT: OLDE TOWNE JOHNSON TERRY INVESTORS, INC.
 SHEET: 1 OF 2

JUL 15 2014

PAGE 1 OF 6

APPLICATION NO.: #37

ORIGINAL DATE OF APPLICATION: 02/83

APPLICANT'S NAME: JOHNSON FERRY INVESTORS, INC.

THE FOLLOWING REPRESENTS THE FINAL DECISIONS OF THE COBB COUNTY BOARD OF COMMISSIONERS

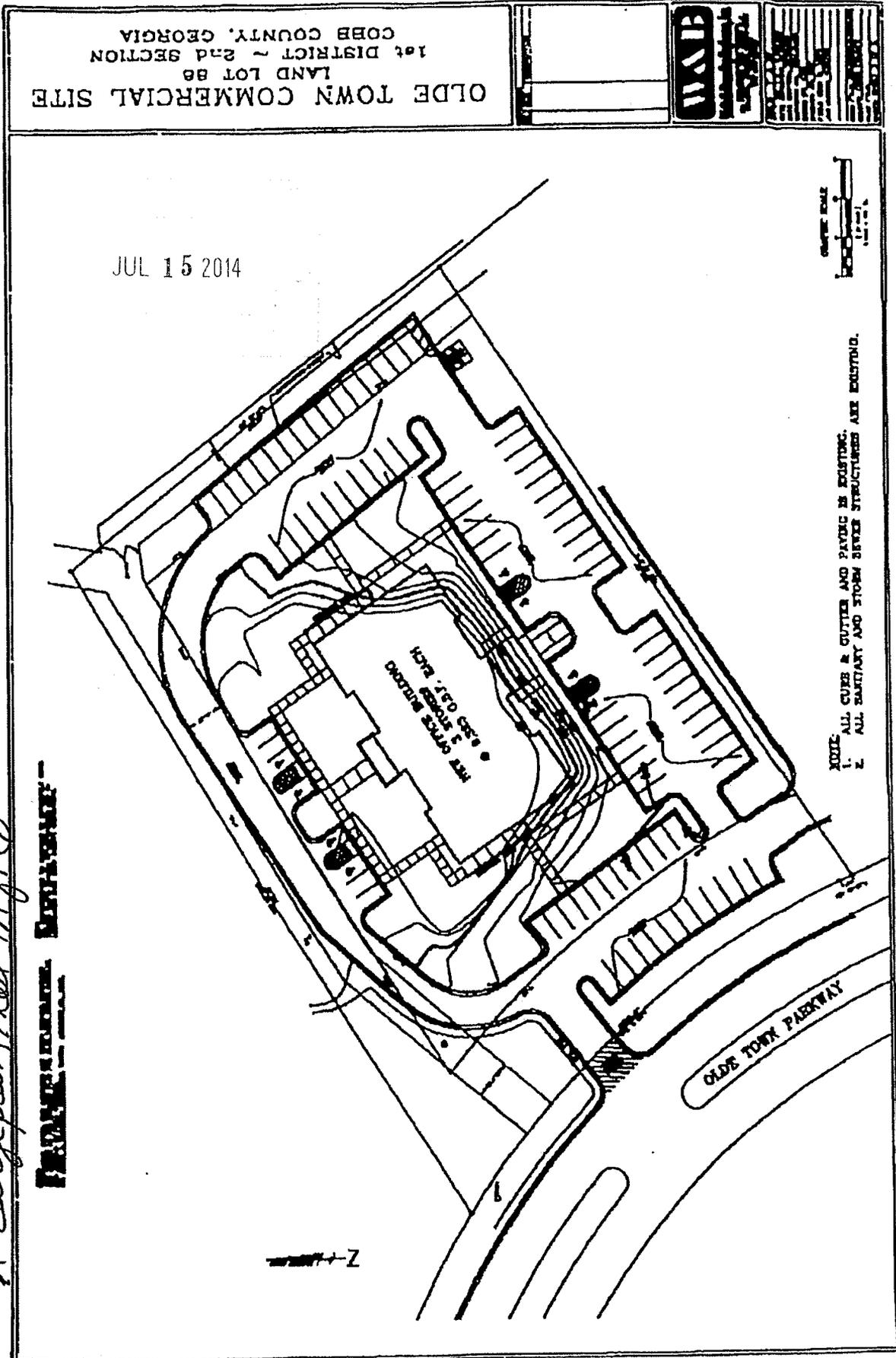
OTHER BUSINESS ITEM #3 OF 10-21-9 ZONING HEARING:

TO CONSIDER A SITE PLAN AMENDMENT FOR OLDE TOWNE VENTURES, LLC REGARDING APPLICATION #37 OF FEBRUARY 8, 1983 (JOHNSON FERRY INVESTORS, INC.)

To consider a Site Plan Amendment for Olde Towne Ventures, LLC regarding application #37 of February 8, 1983 (Johnson Ferry Investors, Inc.) for property located on the east side of Johnson Ferry Road, and the north side of Olde Towne Parkway in Land Lot 88 of the 1st District. Mr. Danneman presented site plan and elevation drawings for review stating that the requested amendment to the previously approved site plan will allow for one, two-story office building with a partial basement and no increase in total square footage. The architectural style will be similar to the other existing office buildings within the Olde Towne development. Following this presentation, the Board of Commissioners approved the request for site plan amendment for Olde Towne Ventures, LLC regarding application Z-37 of February 8, 1983 (Johnson Ferry Investors, Inc.), located on the east side of Johnson Ferry Road and the north side of Olde Towne Parkway in Land Lot 88 of the 1st District subject to: 1) site plan submitted (reduced copy attached and made a part hereof); 2) elevation drawings submitted (reduced copy attached and made a part hereof); 3) all other previously approved conditions/stipulations remaining in effect. Motion by Wysong, second J. Thompson, carried 5-0.

#37 of 1983-Site plan as referenced in zoning Minutes of 10-21-97 (Other Business Item # 3). Per Alac

* Large plan not in file



OLDE TOWNE VENTURES, LLC

c/o MULTI FAMILY SERVICES, INC.
194 POWERS FERRY ROAD, MARIETTA, GEORGIA 30067
TELEPHONE: 770-973-3321, FAX: 770-973-3735

October 10, 1997

Mr. Mark Danneman
Zoning Administrator
Planning & Zoning Department
100 Cherokee Street, Suite 500
Marietta, Georgia 30090-9694

*Other Business #3
#379/1983
continued*

RE: OLD TOWNE OFFICE PARK
LL 86, 1ST DIST, 2ND SECTION
ZONING APPLICATION # 37, 12/29/82
DEVELOPMENT APPLICATION # 970353

JUL 15 2014

Dear Mark,

Per your request, please consider this letter as our request for clarification that our proposed development of a single office building complies with the original zoning approval whose original site plan indicated up to as many as four separate buildings on the same tract. We are not asking for any increase in square footage as originally approved.

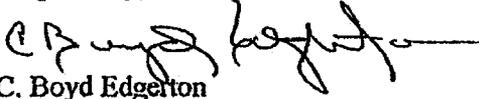
Plans have been submitted to, and approved by, the Olde Towne Architectural Control Committee which controls all standards in the development. Please see attached letters.

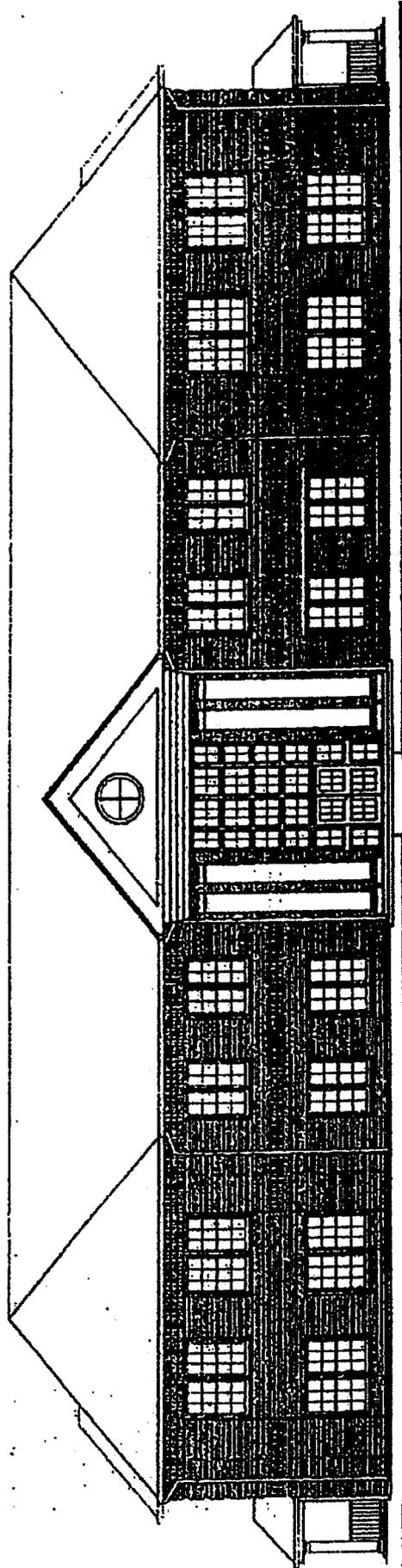
The site is presently developed in "building pad ready" condition with all curbing, asphalt paving and all underground utilities installed.

We have included, attached hereto, 8.5 x 11" reductions of our site plan and building elevations per your instructions. Further, we have included photographs of other buildings within the development.

If there is any additional information you require, or if we can be of further assistance, please do not hesitate to call.

Respectfully,


C. Boyd Edgerton

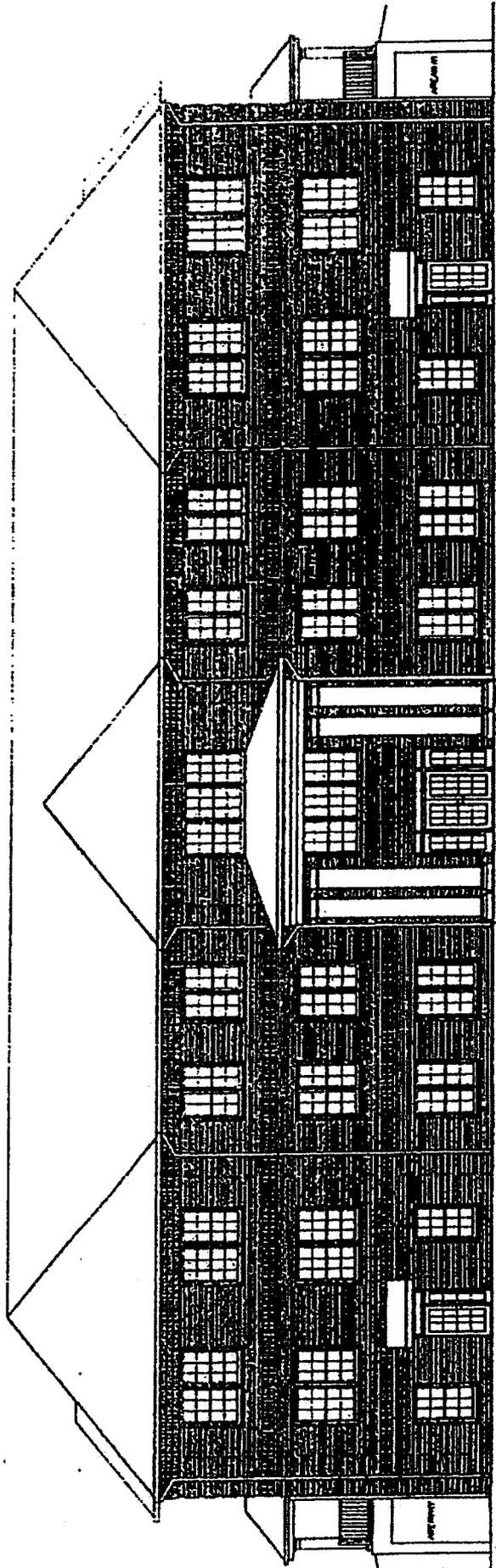


SOUTH ELEVATION
NTS

*Other Business #3
#379/1983
Continued*

JUL 15 2014

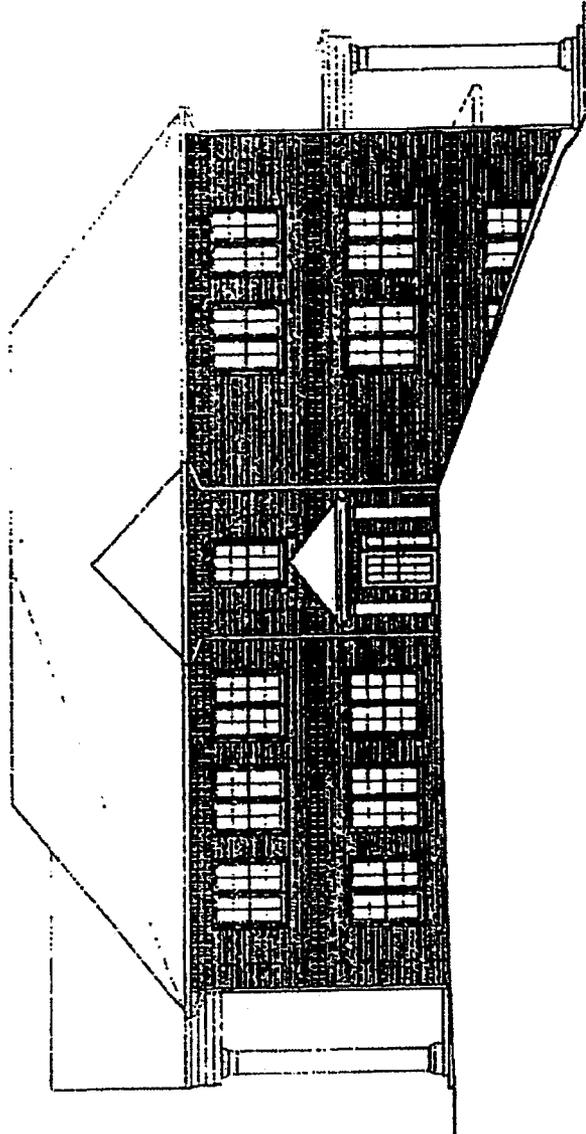
*Other Buildings #3
#37 of 1983 continued*



NORTH ELEVATION
N15

JUL 15 2014

Other Business #3
#379/1983
continued



EAST ELEVATION
etc.

JUL 15 2014