

**NOVEMBER 17, 2015 ZONING HEARING  
“OTHER BUSINESS”  
COMMISSION DISTRICT 2**

**ITEM # 048**

**PURPOSE**

To consider amending the site plan and stipulations for Alliance Realty Partners, LLC regarding rezoning application Z-27 (Lynwood Development Group, LLC) of 2015, for property located at the southwest intersection of Powers Ferry Road and Windy Ridge Parkway in Land Lots 985 and 1008 of the 17<sup>th</sup> District.

**BACKGROUND**

The subject property was rezoned to Urban Village Commercial (UVC) in June of this year to develop a mixed use project consisting of 280 residential units and 8,000 square feet of commercial area. The property was rezoned to the site plan and many stipulations. The applicant has completed final engineering and has found they need to amend the site and stipulations in order to start building this proposal. First, the applicant needs to amend the site plan to accommodate a revised access point on the rear of the building. This revised access point should improve traffic circulation. Second, the applicant would like to clarify their position that the stipulated unit square footages from 700- 1,400 square feet are not required minimum or maximum square footages for the units. They have supplied an attachment labeled “Windy Ridge Unit Square Footage”, which demonstrates actual unit square footage (703 square feet to 1,388 square feet). Lastly, the number of units is being reduced to 277 units from 280 units. If amended, all other zoning stipulations would remain in effect.

**FUNDING**

N/A

**RECOMMENDATION**

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

**ATTACHMENTS**

Other Business application and stipulations.

# Application for "Other Business" Cobb County, Georgia

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

BOC Hearing Date Requested: 11/17/15

Applicant: ALLIANCE REALTY PARTNERS, LLC Phone #: 404-923-8206  
(applicant's name printed)

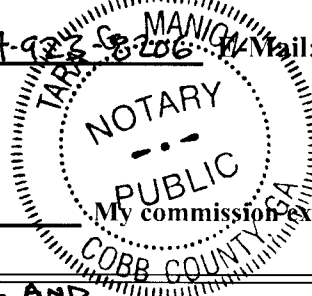
Address: 3715 NORTHSIDE PKWY, SUITE 1-102 E-Mail: toglesby@allresco.com  
ATLANTA, GA 30327

Todd Oglesby Address: 3715 Northside Parkway 1-102  
(representative's name, printed) Atlanta, Ga. 30327

Todd Oglesby Phone #: 404-923-8206 E-Mail: toglesby@allresco.com  
(representative's signature)

Signed, sealed and delivered in presence of:

Jana M. Manica My commission expires: August 23, 2018  
Notary Public



Titleholder(s): BSD POWER II, LLC AND Phone #: \_\_\_\_\_  
PARK POINT LAND, LLC  
(property owner's name printed)

Address: \_\_\_\_\_ E-Mail: \_\_\_\_\_  
SEE COLLECTIVE EXHIBIT "A" FOR  
OWNERS' REPRESENTATIVES' SIGNATURES AND CONTACT INFORMATION  
(Property owner's signature)

Signed, sealed and delivered in presence of:

\_\_\_\_\_  
Notary Public My commission expires: \_\_\_\_\_

Commission District: 2 Zoning Case: 2-27 of 2015

Date of Zoning Decision: 6/16/2015 Original Date of Hearing: 3/17/2015

Location: Powers Ferry Road + Windy Ridge Parkway  
(street address, if applicable; nearest intersection, etc.)

Land Lot(s): 985 + 1008 District(s): 17

State specifically the need or reason(s) for Other Business: Amend site plan to  
allow for improved circulation within proposed and shared parking  
structures. Clarify that unit square footages ranges are not required minimum  
and maximum.

(List or attach additional information if needed)

Exhibit A

Current Property Owner(s) / Titleholder(s)

**PARK POINT LAND, LLC, a Florida limited liability company**

Park Point Land, LLC, Attention: Jeff Stauffer

c/o The St. Joe Company

133 South WaterSound Parkway

WaterSound, FL 32413

Email: [jstauffer@joe.com](mailto:jstauffer@joe.com)

Phone: 850-231-6546

Representative Signature

OCT 13 2015



Print Name Marek Bakun

Title Manager

Notary Public Susan Elizabeth Anderson

My Commission Expires 8-27-18



**BSD POWER II, LLC, a Georgia limited liability company**

c/o Greenstone Properties, LLC

3301 Windy Ridge Parkway, Suite 320

Atlanta, GA 30339

Attention: Christian B. Schoen

[cschoen@greenstone-properties.com](mailto:cschoen@greenstone-properties.com)

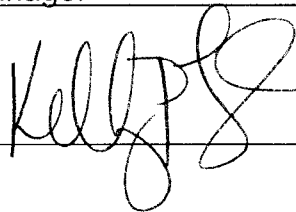
Phone: 678-589-7612

Representative Signature

  
\_\_\_\_\_

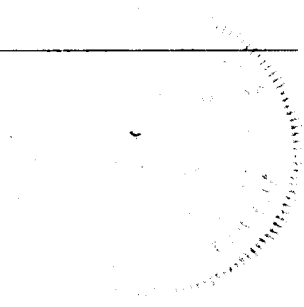
Print Name Christian B. Schoen

Title Manager

Notary Public   
\_\_\_\_\_

My Commission Expires \_\_\_\_\_

OCT 13 2015





## Windy Ridge Unit Square Footage October 12, 2015

UNIT TYPE	UNIT DESCRIPTION	NO OF UNITS	%	TOTAL SF/UNIT (Note)	TOTAL SF
A'S	A1 1 BED/ 1 BATH	26	9.4%	703 SF	18,278 SF
	A2 1 BED/ 1 BATH	32	11.6%	748 SF	23,936 SF
	A2b 1 BED/ 1 BATH	20	7.2%	766 SF	15,320 SF
	A3 1 BED/ 1 BATH	30	10.8%	824 SF	24,720 SF
	A4 1 BED/ 1 BATH	37	13.4%	794 SF	29,378 SF
	A5 1 BED/ 1 BATH	21	7.6%	948 SF	19,908 SF
	A6 1 BED/ 1 BATH	29	10.5%	889 SF	25,781 SF
<b>TOTAL A'S</b>		<b>195</b>	<b>70.4%</b>		<b>157,321 SF</b>
B'S	B1 2 BED/ 2 BATH	70	25.3%	1,176 SF	82,320 SF
	B2 2 BED/ 2 BATH	5	1.8%	1,124 SF	5,620 SF
	B3 2 BED/ 2 BATH	7	2.5%	1,388 SF	9,716 SF
<b>TOTAL B'S</b>		<b>82</b>	<b>29.6%</b>		<b>97,656 SF</b>
<b>TOTAL</b>		<b>277</b>	<b>100.0%</b>		<b>254,977 SF</b>

Note: Total square footage measured based upon perimeter walls and total area including balconies.

### ZONING REQUIREMENT Z-27 (2015)

Units within the development shall consist of one and two bedrooms, with square footages ranging from 700 to 1,400 square feet or greater.

APPROVED:

OCT 13 2015

John Pederson, Zoning Division Manager  
COBB COUNTY COMMUNITY DEVELOPMENT

MINUTES OF ZONING HEARING  
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REGULAR AGENDA (CONT.)

~~LUP 18 HIS HOUSE RECOVERY RESIDENCE, INC. (CONT.)~~

~~Clerk's Note: Chairman Lee and Commissioner Birrell noted Staff's and Planning Commission's recommendations for denial.~~

~~Chairman Lee called for a recess at 10:59 a.m. until 11:08 a.m.~~

**Z-27**      **LYNWOOD DEVELOPMENT GROUP, LLC** (BSD Power II, LLC and Park Point Land, LLC, owners) requesting Rezoning from **OHR** to **UVC** for the purpose of Mixed Use in Land Lots 985 and 1008 of the 17<sup>th</sup> District. Located at the southwest intersection of Powers Ferry Road and Windy Ridge Parkway. *(Previously continued by the Board of Commissioners from their March 17, 2015 hearing, previously continued by Staff from the April 21, 2015 Board of Commissioners' hearing and previously held by the Board of Commissioners from their May 19, 2015 hearing)*

The public hearing was opened and Mr. Kevin Moore, Mr. Todd Oglesby, Mr. Charles Coffin, and Ms. Maryli Marcos addressed the Board. Following presentation and discussion, the following motion was made:

MOTION: Motion by Ott, second by Birrell, to **hold** Z-27 until the July 21, 2015 Board of Commissioners Zoning Hearing.

VOTE: **FAILED** 2-3, Lee, Cupid, Weatherford opposed

**SUBSTITUTE MOTION**

MOTION: Motion by Weatherford, second by Lee, to **approve** Z-27 to the **UVC** zoning category, subject to:

- Site plan submitted to the Zoning Division on April 16, 2015, with the District Commissioner approving minor modifications (attached and made part of these minutes)
- Letter of agreeable conditions from Mr. Kevin Moore dated April 16, 2015 (attached and made a part of these minutes), including an amendment to the letter titled "Proposed Stipulations" submitted at this hearing (attached and made a part of these minutes)
- Water and Sewer Division comments and recommendations, *not otherwise in conflict*
- Stormwater Management Division comments and recommendations, *not otherwise in conflict*

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REGULAR AGENDA (CONT.)

Z-27 LYNWOOD DEVELOPMENT GROUP, LLC (CONT.)

- Cobb DOT comments and recommendations, *not otherwise in conflict*
- 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** 4-1, Ott opposed

~~OTHER BUSINESS~~

*By general consensus, the Order of Business was amended and O.B. 26 was brought forward on the agenda.*

**O.B. 26** To consider amending the site plan and zoning stipulations for M&J Wilkow, Ltd. regarding rezoning application Z-12 (The Kroger Company) of 2008, for property located at the northwest intersection of Macland Road and Lost Mountain Road in Land Lot 429 of the 19<sup>th</sup> District.

Mr. Pederson provided information regarding site plan and stipulation amendments to address issues created by improvements to Macland Road. 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 Weatherford, second by Birrell, to **approve** O.B. 26 for site plan and stipulation amendments for M&J Wilkow, Ltd. regarding rezoning application Z-12 (The Kroger Company) of 2008, for property located at the northwest intersection of Macland Road and Lost Mountain Road in Land Lot 429 of the 19<sup>th</sup> District, subject to:

- Letter from Ms. Kathryn M. Zickert received by the Zoning Division on May 12, 2015 (attached and made a part of these minutes)
- All previous stipulations and conditions, *not otherwise in conflict*, to remain in effect

~~VOTE: **ADOPTED** unanimously~~



**PLANNERS AND ENGINEERS COLLABORATIVE**  
 WE PROVIDE SOLUTIONS™  
 4880 LOWER ROSWELL ROAD  
 SUITE 165, NO. 524  
 MARIETTA, GEORGIA 30068  
 PHONE: 404.512.4583  
 FAX: 404.512.4583

**SITE DATA:**

TOTAL SITE AREA: 3.14 ACRES

ZONING: RESIDENTIAL MEDIUM DENSITY (RM-MD)

EXISTING ZONING: RESIDENTIAL MEDIUM DENSITY (RM-MD)

EXISTING USE: RESIDENTIAL MEDIUM DENSITY

PROPOSED USE: RESIDENTIAL MEDIUM DENSITY

ADJACENT PROPERTIES:

TO THE NORTH: [BLANK]

TO THE SOUTH: [BLANK]

TO THE EAST: [BLANK]

TO THE WEST: [BLANK]

**REVISIONS:**

NO.	DATE	BY	DESCRIPTION
1	11/23/15	DL	ACUTE BENCH REVISION
2	11/23/15	DL	COMMERCIAL AND LEASING

550 RESEARCH COURT # NOKROSS, GEORGIA 30092 # 770451-2741 # FAX 770451-3919 # WWW.PFCATL.COM  
 SITE PLANNING & LANDSCAPE ARCHITECTURE & CIVIL ENGINEERING & LAND SURVEYING

**REZONING SITE PLAN**

SCALE: 1" = 50'

DATE: DEC 29, 2014

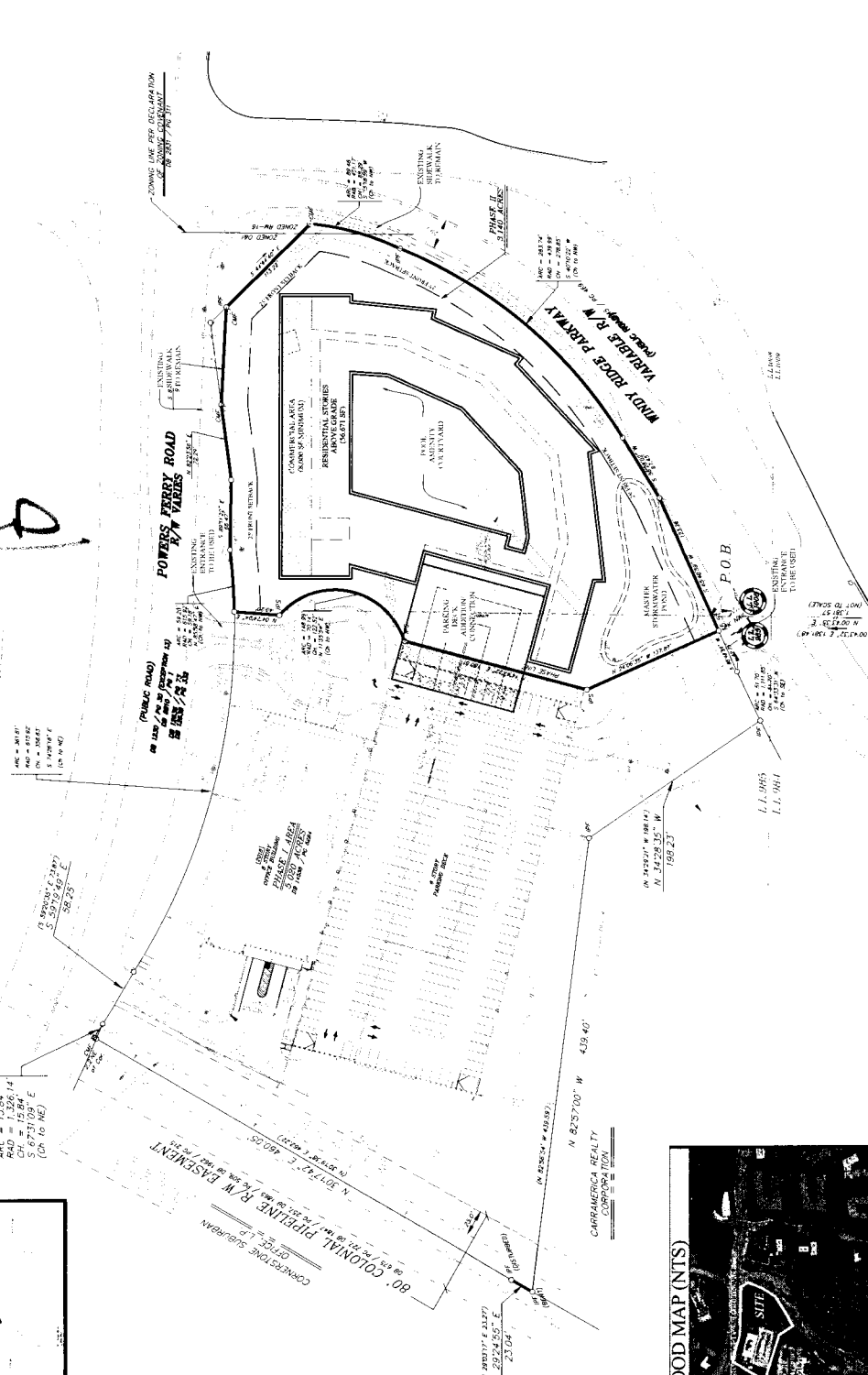
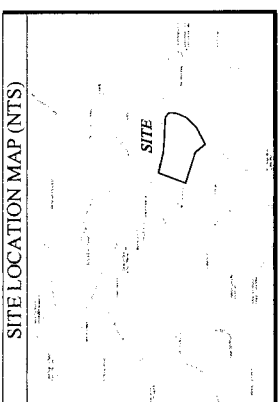
PROJECT: 8127LINE

THESE PLANS HAVE BEEN PREPARED BY AN ENGINEER AND THE ENGINEER'S SEAL AND DATE ARE ON THESE PLANS.

811

Know what's Below. Call before you dig.

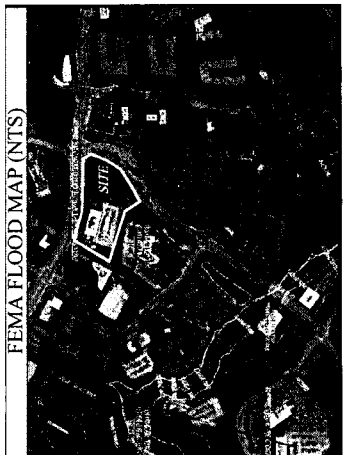
**REVISED**



**PARKING NOTE:**

1. PARKING IS ON THE PROJECT SITE. UTILIZING THE EXISTING PARKING DECK, AS WELL AS WITH A UTILITY LEVEL ADJUSTMENT TO THE EXISTING PARKING DECK, TO PROVIDE FOR THE PROPOSED PARKING. THE PROPOSED PARKING IS LOCATED TO THE EAST OF THE PROPOSED BUILDING AND THE ADJACENT PARKING DECK.

Min. Bk. 76 Petition No. Z-27  
 Doc. Type Site plan  
 Meeting Date 6-16-15



# MOORE INGRAM JOHNSON & STEELE

A LIMITED LIABILITY PARTNERSHIP  
WWW.MIJS.COM

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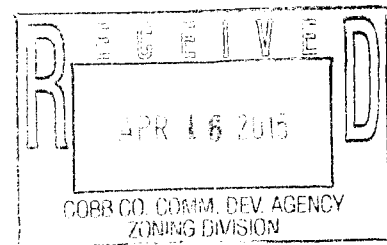
RAHUL SHETH  
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JOHN L. SKELTON, JR.†

† 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  
\*\* ALSO ADMITTED IN IN  
\* ADMITTED ONLY IN TN  
‡ ADMITTED ONLY IN FL  
\*\*\* ADMITTED ONLY IN SC  
◊ ADMITTED ONLY IN KY

Min. Bk. 76 Petition No. Z-27  
Doc. Type letter  
Meeting Date 6-16-15

April 16, 2015

Hand Delivered



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 Rezoning - Application No. Z-27 (2015)  
Applicant: Lynwood Development Group, LLC  
Property Owners: BSD Power II, LLC and Park Point Land, LLC  
Property: 3.14 acres, more or less, located on the southerly side of Powers Ferry Road and the westerly side of Windy Ridge Parkway, Land Lots 985 and 1008, 17<sup>th</sup> District, 2<sup>nd</sup> Section, Cobb County, Georgia

Dear John:

The undersigned and this firm represent Lynwood Development, LLC, the Applicant (hereinafter "Applicant"), in its Application for Rezoning with regard to property located on the southerly side of Powers Ferry Road and the westerly side of Windy Ridge Parkway, being 3.14 acres, more or less, in Land Lots 985 and 1008, 17<sup>th</sup> District, 2<sup>nd</sup> Section, Cobb County, Georgia (hereinafter the "Property" or "Subject Property"). After meetings and discussions with planning and zoning staff and various Cobb County departmental representatives, ongoing discussions and meetings with area civic and homeowner representatives and area residents, reviewing the staff

# MOORE INGRAM JOHNSON & STEELE

Mr. John P. Pederson, AICP  
Zoning Division Manager  
Zoning Division  
Cobb County Community Development Agency  
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comments and recommendations and the uses of surrounding properties, and following the presentation to the Cobb County Planning Commission, we have been authorized by the Applicant to submit this revised 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 previous letter of agreeable stipulations and conditions dated February 25, 2015, and filed with the Cobb County Zoning Office on February 26, 2015. The revised, proposed 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 prior Departmental Comments and Staff Recommendations submitted by Planning, Fire, Water, Sewer, and Drainage, relating to the Subject Property from any previous zoning actions.
- (2) Applicant seeks rezoning of the Subject Property from the existing zoning category of Office High Rise (“OHR”) to the proposed zoning category of Urban Village Commercial (“UVC”), site plan specific to the revised Rezoning Site Plan prepared for Applicant by Planners and Engineers Collaborative dated December 29, 2014, last revised April 15, 2015. A reduced copy of the revised Rezoning Site Plan is attached hereto for ease of reference as Exhibit “A” and incorporated herein by reference.
- (3) By this revised letter of agreeable stipulations and conditions, Applicant amends its Application for Rezoning to include the revised Zoning Site Plan for the proposed development hereinabove referenced, same being prepared for Applicant by Planners and Engineers Collaborative dated December 29, 2014, last revised April 15, 2015, and filed contemporaneously herewith.
- (4) The Subject Property consists of approximately 3.14 acres of total site area and shall be developed for a mixed-use development consisting of residential units and supporting commercial development.

**MOORE INGRAM JOHNSON & STEELE**

Mr. John P. Pederson, AICP  
Zoning Division Manager  
Zoning Division  
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**I. COMMERCIAL COMPONENT**

- (1) The commercial component shall consist of a minimum of 8,000 square feet along the entire frontage of Powers Ferry Road, and may include specialty shops such as coffee, sundries, fitness, general merchandise, alcohol sales and consumption, restaurants, shared “hotspot” workspace, and other like businesses or establishments, which may be shared as business and fitness centers for the overall development.
- (2) Applicant agrees the exteriors and architectural appearance of the commercial component, shall be substantially similar to the renderings attached hereto as Exhibit “B,” including a combination of glass and brick with patio and outdoor seating areas ranging from twelve (12) to more than eighteen (18) feet in width and designed to engage the Powers Ferry Road corridor from a pedestrian perspective, but so as not to impede pedestrian traffic.
- (3) Applicant agrees that the minimum floor to finished ceiling height within the commercial component shall be twelve (12) feet.

**II. RESIDENTIAL COMPONENT**

- (1) The residential component of the proposed development shall consist of one building, a maximum of six (6) stories in height, with a maximum of two hundred eighty (280) total residential units.
- (2) Units within the proposed residential development shall consist of one and two-bedrooms, and range in square footage from 700 square feet to 1,400 square feet per unit, and possibly greater.
- (3) Floor plans and finishes within the units shall consist, at a minimum, of the following:
  - (a) Enhanced Corian, granite, marble, or other solid surface counter tops;
  - (b) Minimum ceiling heights:
    - i) Minimum nine (9) feet from floor to finished ceiling and greater; and

**MOORE INGRAM JOHNSON & STEELE**

Mr. John P. Pederson, AICP  
Zoning Division Manager  
Zoning Division  
Cobb County Community Development Agency  
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- ii) Minimum ten (10) feet between floors;
  - (c) Wood frame cabinetry or equivalent;
  - (d) High-end appliances consistent with luxury apartment and condominium finishes;
  - (e) Extra deep stainless steel kitchen sinks;
  - (f) Ceramic tile, wood plank and high-end carpet throughout;
  - (g) Spacious, open floor plans;
  - (h) Brushed chrome or oiled rubbed bronze bathroom and kitchen fixtures;
  - (i) Ceramic tile bathrooms and laundry rooms;
  - (j) Spacious walk-in closets;
  - (k) High-speed internet wiring in all units;
  - (l) Window treatments throughout the units to present a uniform appearance;
  - (m) Tile tub surround and tile showers in select units;
  - (n) Upgraded wood trim package throughout each unit;
  - (o) First-class landscape and hardscape throughout the proposed development;
  - (p) Energy-efficient construction which will exceed the Georgia Energy Code;
  - (q) Double-paned, insulated windows in all units; and
  - (r) Controlled access building and amenity areas.
- (4) The exterior façade of the building will be responsive to the site and surrounding area and shall consist of brick, stone, stacked stone, stone-type materials, stucco-type materials, hardi or metal-panel, masonry, cement fiber, and glass, or any

# MOORE INGRAM JOHNSON & STEELE

Mr. John P. Pederson, AICP  
Zoning Division Manager  
Zoning Division  
Cobb County Community Development Agency  
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combinations thereof, on all four (4) sides. A copy of the rendering of the proposed building is attached hereto as Exhibit "C" and incorporated herein by reference.

- (5) All units within the proposed residential community may be leased in accordance with the UVC category. The units shall be converted to "for sale" units at such time as market conditions allow as determined by the primary lending institutions, at any given time, financing the subject development.
- (6) Upon conversion of the units to "for sale" condominium units, the units shall be made subject to the Georgia Condominium Act and shall comply in all respects therewith. The submission of these units to the Georgia Condominium Act shall be concurrent with the conversion of the units to "for sale" units. Upon such conversion, Applicant agrees to the recording and enforcement of a Declaration of Condominium which shall contain covenants, rules, and regulations applicable to the proposed residential condominium community.
- (7) Additionally, and in conjunction with the submission of the community to the Georgia Condominium Act, Applicant agrees to the creation of a mandatory condominium association which shall be responsible for the upkeep and maintenance of the entrance areas, all common areas, amenity areas, and the like, contained within the residential condominium community.
- (8) Upon conversion of the units to "for sale" units, there shall be established a restrictive covenant which limits the number of units which can be leased or rented at any one time to a maximum of ten (10) percent of the total number of units, or as allowed by any federal agency.
- (9) The proposed residential community shall have a state-of-the art recreational facility and unique amenity area for the use and enjoyment of its residents, as follows:
  - (a) Pool;
  - (b) Clubhouse, which will feature a media lounge and coffee bar;
  - (c) Fitness center, which will be fully equipped with weight training equipment; as well as a separate yoga studio and computerized aerobic training system;

# MOORE INGRAM JOHNSON & STEELE

Mr. John P. Pederson, AICP  
Zoning Division Manager  
Zoning Division  
Cobb County Community Development Agency  
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- (d) Outside courtyard;
- (e) Bicycle racks; and
- (f) Controlled access.

## **STIPULATIONS APPLICABLE TO THE OVERALL DEVELOPMENT**

- (1) Access to the proposed development shall be means of the existing access points to the office high-rise building; namely, the main access on Powers Ferry Road and the private road access from Windy Ridge Parkway, as more particularly shown and reflected on the referenced Rezoning Site Plan.
- (2) Parking for the commercial and residential components of the proposed project will be provided within the existing parking deck servicing the adjacent office high-rise building; as well as or within a multi-level addition to the existing parking deck, which will employ “shared” parking among the respective components and which will provide sufficient and adequate parking for the total development based on parking for the residents at a minimum ratio of one (1) space per bedroom and the Modified ULI Shared Parking demand ratios.
- (3) Overall lighting within the proposed development shall be environmentally sensitive, decorative, and themed to the architecture and style of the building. More specifically, proposed pedestrian lighting will be similar in nature and style to the Pedestrian Lighting Concepts attached hereto as Exhibit “D” and incorporated herein by reference so as to create a distinctive pedestrian-friendly location within the Powers Ferry Road corridor. The final pedestrian lighting style and concept will be subject to approval by the District Commissioner during the plan review process.
- (4) Additionally, hooded lighting shall be utilized on the building and throughout the walkways, surface parking area, and parking garage.
- (5) Signage for the proposed development shall be ground based, monument style, and shall be constructed in a style and of materials which are complementary to the proposed building; excepting only, building, commercial/tenant identification signage and directional signage. More specifically, signage for the commercial

**MOORE INGRAM JOHNSON & STEELE**

Mr. John P. Pederson, AICP  
Zoning Division Manager  
Zoning Division  
Cobb County Community Development Agency  
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Continued

portion of the development will be similar in style and distinction to those shown on the Signage Concepts attached hereto as Exhibit "E" and incorporated herein by reference. The final signage package for the overall development, including commercial signage shall be subject to the approval of the District Commissioner during the plan review process.

- (6) All construction and employee vehicles and equipment will be parked, and otherwise located on, the Subject Property, or the adjacent office parking, during development of infrastructure and construction of the residential building.
- (7) The setbacks for the proposed community shall be as follows:
  - (a) Front setback - Twenty-five (25) feet;
  - (b) Rear setback - Twenty-five (25) feet;
  - (c) Major side setback - Twenty-five (25) feet; and
  - (d) Minor side setback - Zero (0) feet.
- (8) The maximum impervious surface area shall be sixty-five (65) percent.
- (9) Landscaping for the entrance area, sign areas, amenity and courtyard areas, and all other common areas immediately surrounding the proposed building shall be professionally designed, implemented, and maintained.
- (10) All utilities servicing units within the proposed development shall be underground.
- (11) Applicant shall be allowed to provide for a gated development pursuant to Cobb County standards.
- (12) The District Commissioner shall have the authority to approve minor modifications to these stipulations and the Rezoning Site Plan as the development 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 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



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Mr. John P. Pederson, AICP  
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come back through the public hearing process as an “Other Business” Application.”

- (13) Any retaining walls exposed to public rights-of-way or adjoining properties shall be faced with hard surface materials such as brick, stone, stacked stone, or split-faced segment block wall.
- (14) Any sidewalk, curb, or guttering damaged or destroyed during construction shall be repaired or fully replaced following completion of the project.
- (15) All buffer areas may be penetrated for purposes of access, utilities, and stormwater management; including, but not limited to, detention/retention facilities, drainage facilities, trails, and any and all slopes or other required engineering features of the foregoing.
- (16) Applicant agrees to comply with all Cobb County Stormwater Management requirements applicable to the Subject Property.
- (17) All landscaping referenced herein shall be approved by the Cobb County Arborist as part of the plan review process and incorporated into the overall landscape plan for the proposed development.
- (18) Applicant agrees 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.

We believe the requested zoning, pursuant to the revised Rezoning Site Plan and the stipulations set forth herein, conforms to the vision established in the Powers Ferry Master Plan and is an appropriate use of the Subject Property. This project will be of the highest quality and will make an immediate contribution of critically needed, higher quality housing to the Powers Ferry Road’s residential base.

**MOORE INGRAM JOHNSON & STEELE**

Mr. John P. Pederson, AICP  
Zoning Division Manager  
Zoning Division  
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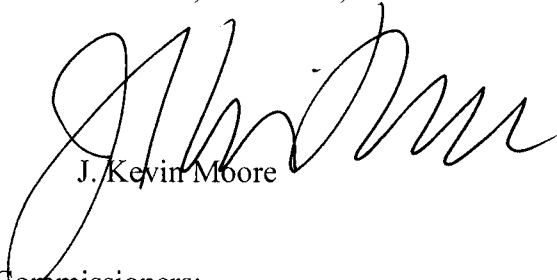
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Continued

Thank you for your consideration in this request.

With kindest regards, I remain

Very truly yours,

MOORE, INGRAM, JOHNSON & STEELE, LLP



J. Kevin Moore

JKM:cc

Attachments

c: Cobb County Board of Commissioners:  
Timothy D. Lee, Chairman  
JoAnn Birrell  
Lisa N. Cupid  
Robert J. Ott  
Bob Weatherford  
(With Copies of Attachments)

Jason A. Campbell  
Planner III  
Zoning Division  
Cobb County Community Development Agency  
(With Copies of Attachments)

Charles H. Coffin  
(With Copies of Attachments)

Sheldon Schlegman  
The Horizon Condominiums  
(With Copies of Attachments)

Sheri George  
Vice President  
Terrell Mill Community Association  
(With Copies of Attachments)

**MOORE INGRAM JOHNSON & STEELE**

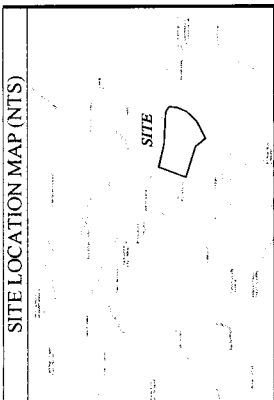
Mr. John P. Pederson, AICP  
Zoning Division Manager  
Zoning Division  
Cobb County Community Development Agency  
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c: Lynwood Development Group, LLC  
(With Copies of Attachments)

Alliance Residential Company  
(With Copies of Attachments)

SITE LOCATION MAP (NTS)



Petition No. **2-27**  
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 Continued

**SITE DATA:**

TOTAL SITE AREA	3.14 AC RES
ZONING	RESIDENTIAL MEDIUM DENSITY
EXISTING ZONING	RESIDENTIAL MEDIUM DENSITY
EXISTING USE	RESIDENTIAL MEDIUM DENSITY
PROPOSED USE	RESIDENTIAL MEDIUM DENSITY
DENSITY CALCULATIONS:	
EXISTING DENSITY	10 UNITS/AC
PROPOSED DENSITY	10 UNITS/AC
SETBACKS:	
FRONT	10 FT
REAR	10 FT
SIDE	10 FT
STREET	10 FT
ADJACENT	10 FT
DEVELOPER	

**Park Point**  
 A MASTER PLANNED RESIDENTIAL COMMUNITY  
 Lynwood Development Group, LLC

4880 LUTHER BROSSELL ROAD  
 SUITE 165, NO 324  
 MARIETTA, GEORGIA 30068  
 PHONE: 404-372-1583

WE PROVIDE SOLUTIONS™  
**PLANNERS AND ENGINEERS COLLABORATIVE**  
 SITE PLANNING, LANDSCAPE ARCHITECTURE & CIVIL ENGINEERING & LAND SURVEYING  
 350 RESEARCH COURT #100 CROSS, GEORGIA 30092 • (770) 451-2741 FAX (770) 451-3915 • WWW.PEACIL.COM

**REVISIONS:**

NO.	DATE	BY	DESCRIPTION
1	11/20/14	JK	ISSUE FOR PERMITS
2	11/20/14	JK	CONTRACT DOCUMENTS

SUBJECT TITLE  
**REZONING SITE PLAN**

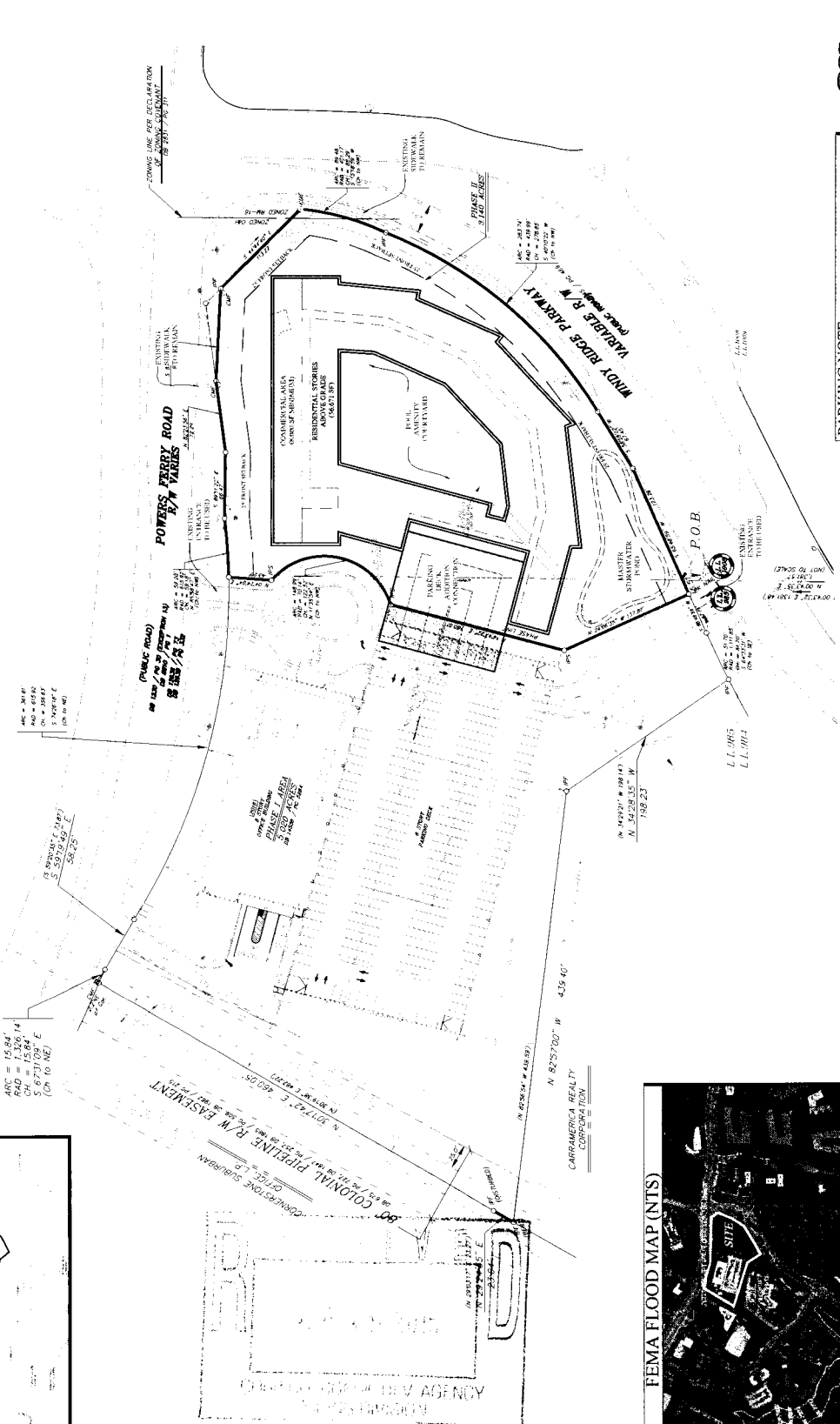
SCALE: 1" = 50'  
 DATE: DEC 9, 2014  
 PROJECT: 15077-101

THIS SITE IS ONLY VALID FOR THE PERIOD SHOWN ON THIS PLAN. ANY CHANGES TO THIS PLAN MUST BE APPROVED BY THE LOCAL GOVERNMENT.

STATE OF GEORGIA  
 SURVEYOR  
 JOHN L. HARRIS  
 15077-101

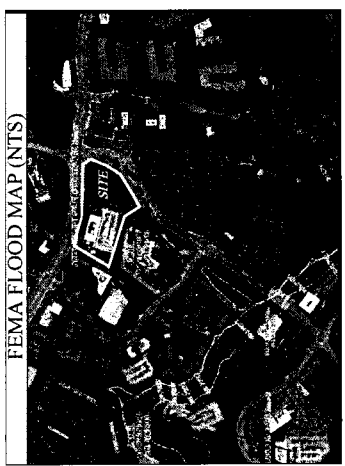
15077-101

**Z1** SHEET



**PARKING NOTE:**  
 1. PARKING FOR THE PROJECT WILL BE PROVIDED IN THE EXISTING PARKING LOT AND IN THE NEW PARKING LOT. THE TOTAL PARKING SPACES AND SURFACE AREAS FOR THE TOTAL PARKING SPACES SHALL BE ONE SPACE PER RESIDENT AND THE VEHICULAR CIRCULATION DEMAND SHALL BE:

**818**  
 Know what's Below.  
 Call before you dig.



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APR 16 2015

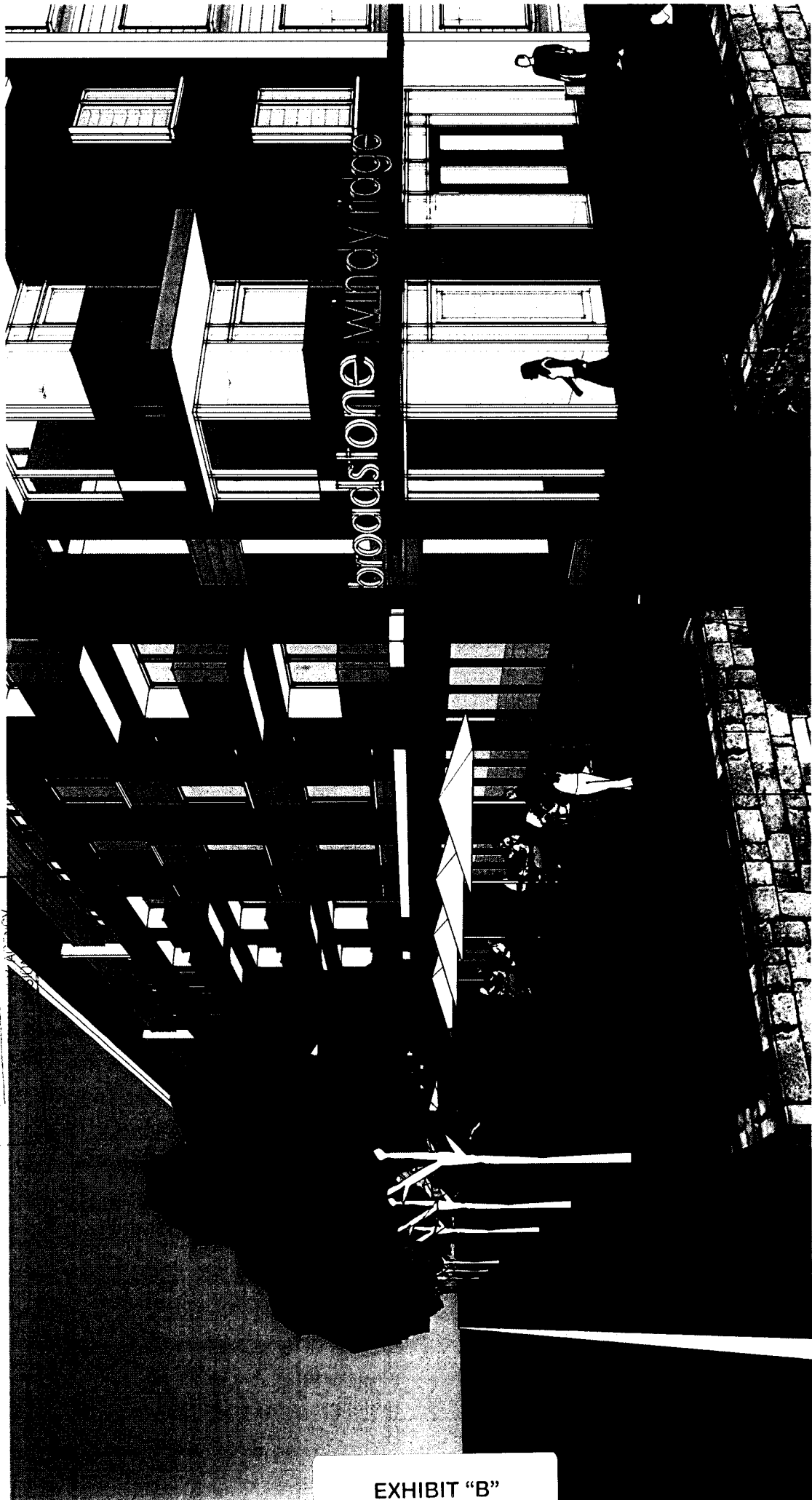
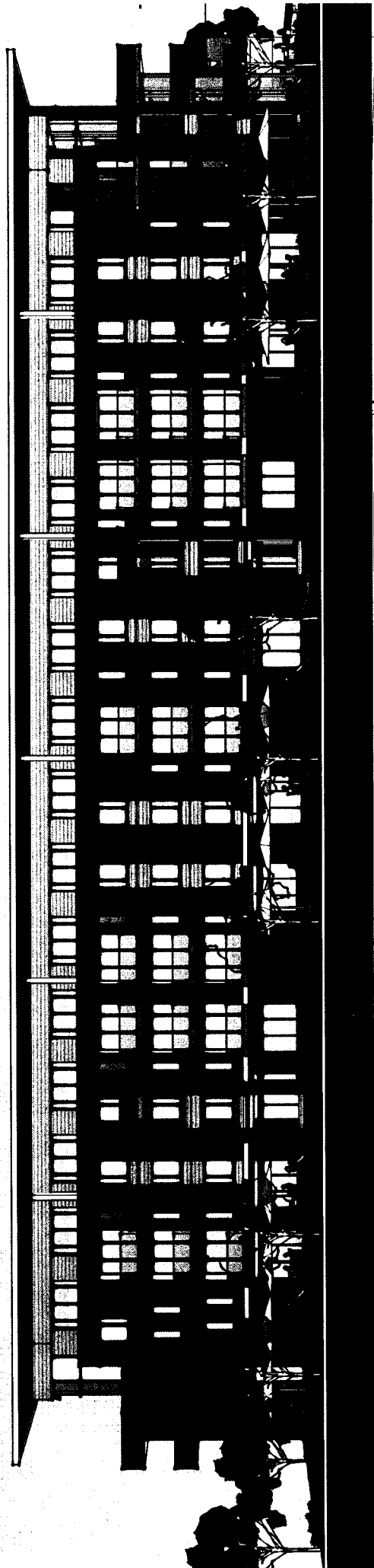
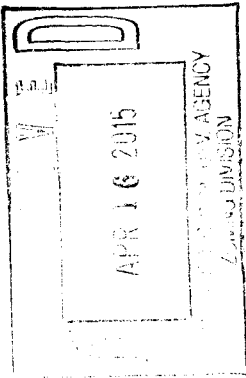


EXHIBIT "B"

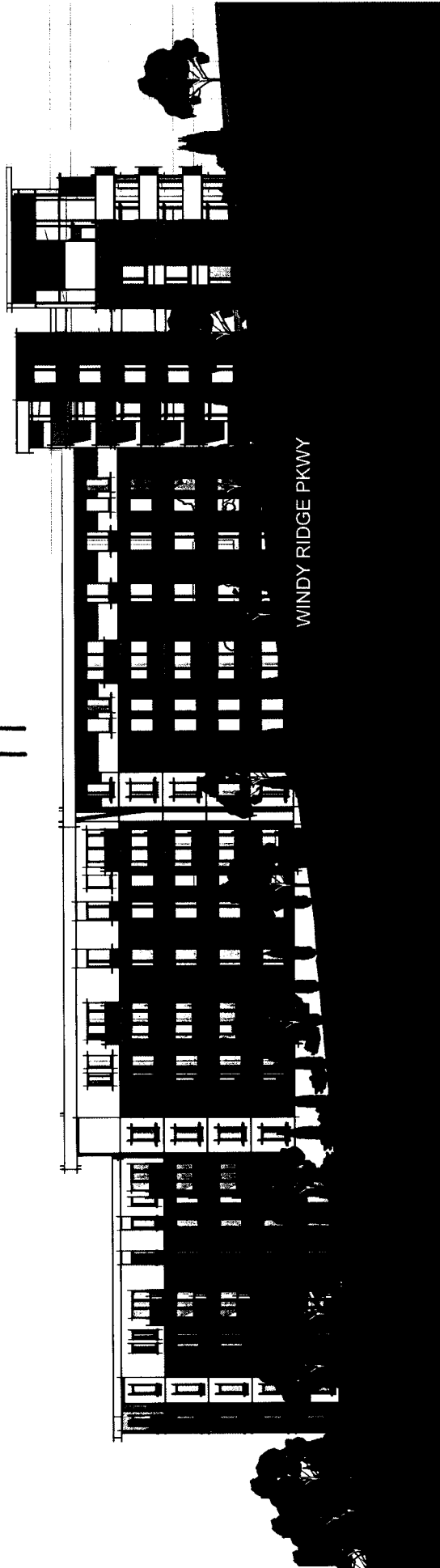
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Continued



EXISTING  
OFFICE TOWER



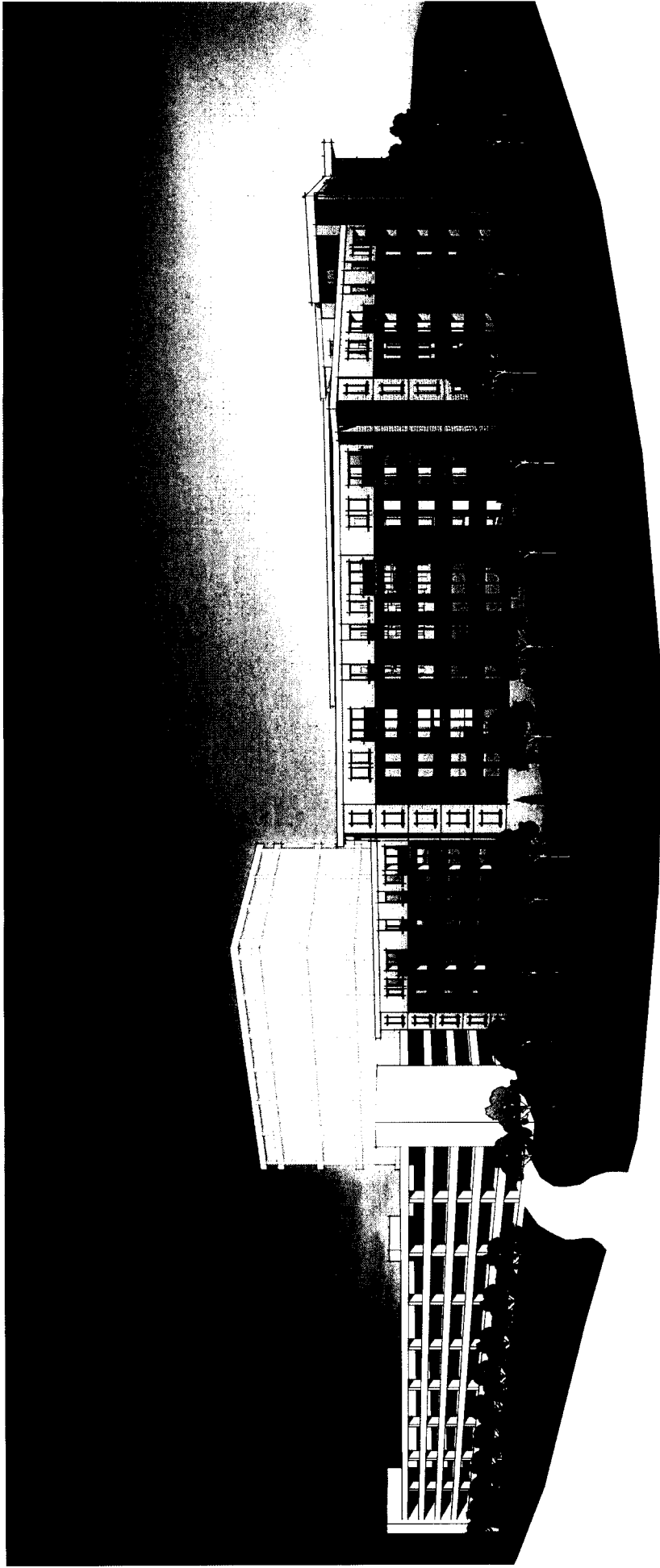
EAST ELEVATION @ WINDY RIDGE PKWY

EXHIBIT "C"

Massing Diagram  
01.29.15

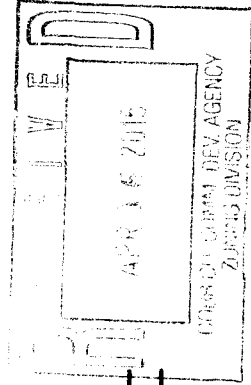
Powers Ferry Road at Windy Ridge Parkway, Marietta

Windy Ridge  
project: P0320-14



**PERSPECTIVE @ WINDY RIDGE PKWY - SOUTH**

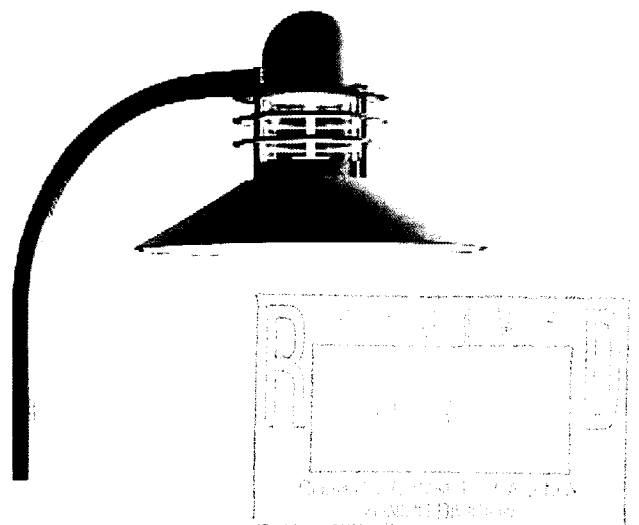
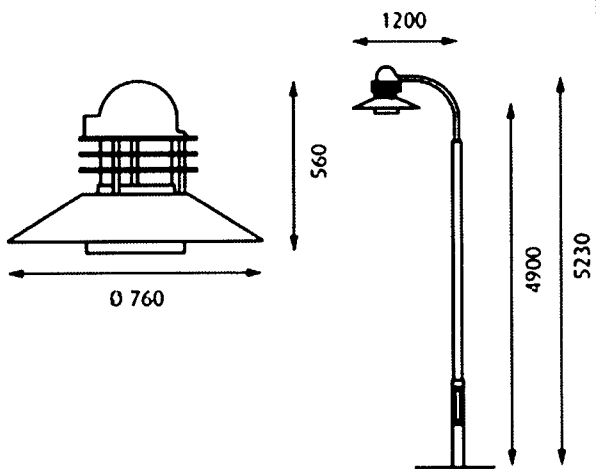
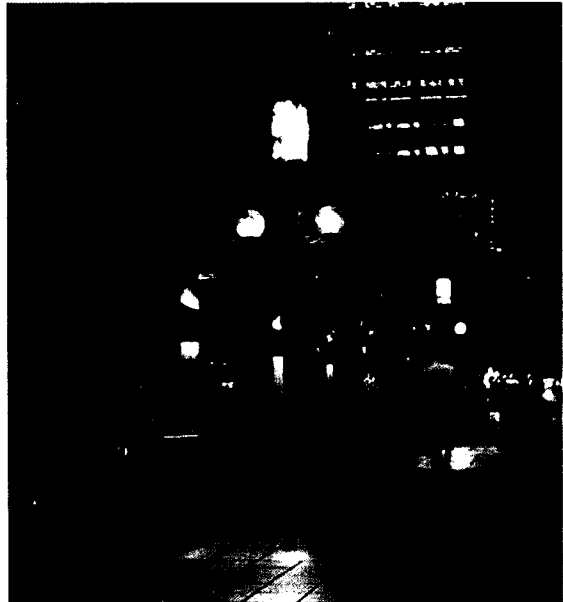
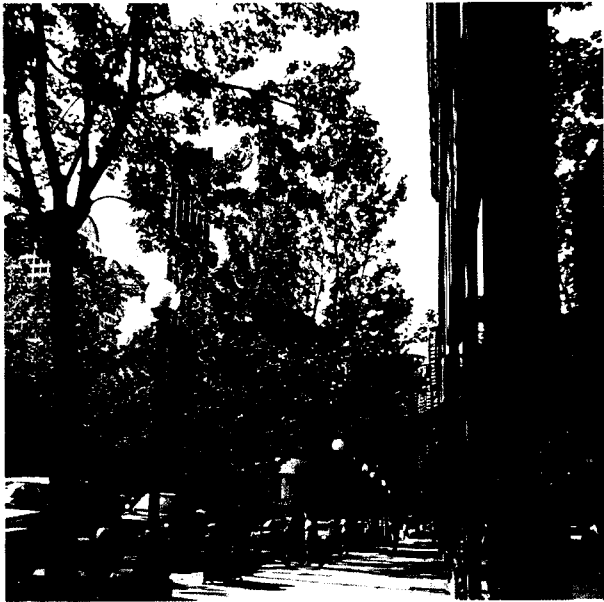
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## Streetscape Lighting

Creating a safe and inviting environment is the main goal for the commercial area street lighting plan.



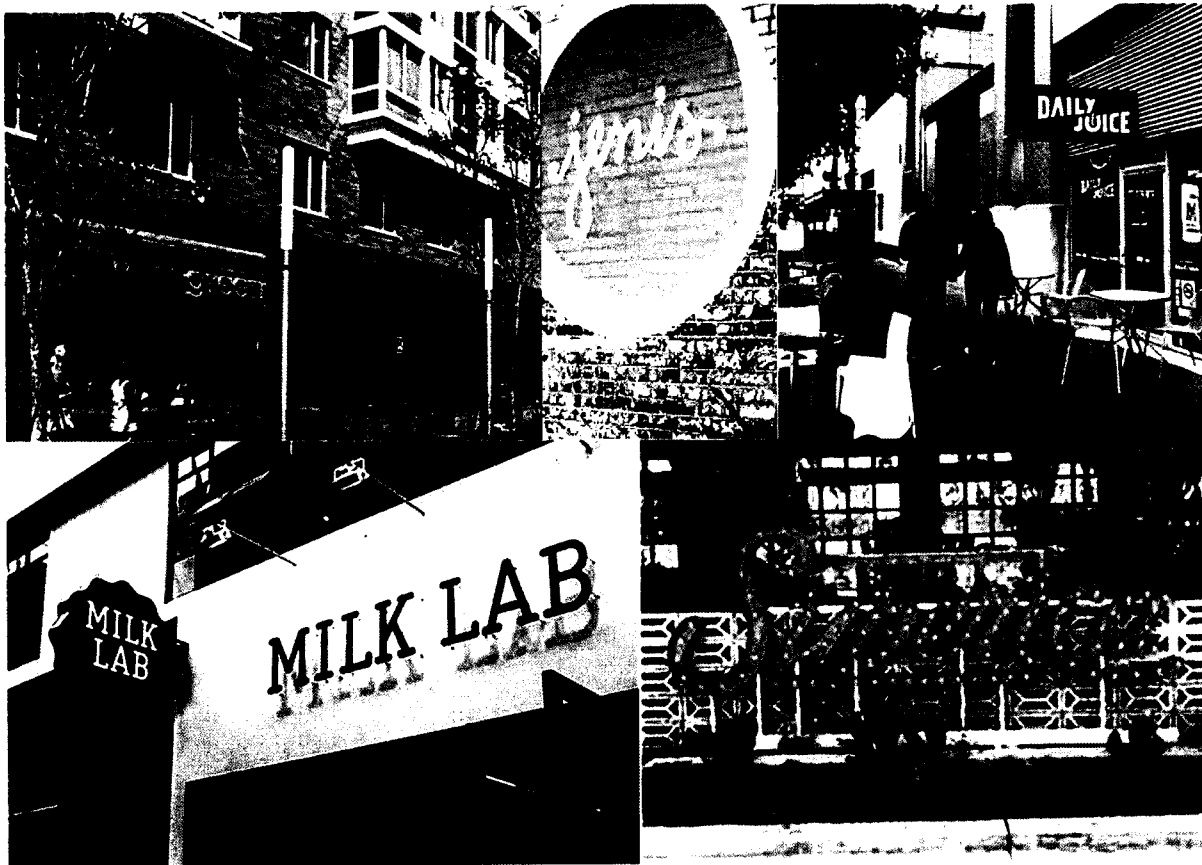
The town center style street lamps create a vintage look and are aesthetically pleasing. The fixtures illuminate adjacent sidewalks and storefronts providing opportunity for evening strolls and community gathering.

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## Commercial Area - Conceptual Signage

Powers Ferry at Windy Ridge

Attractive, updated and fun with personality to match, the signage package provides an urban village feel and a destination to call home.



- Positioning signs at alternate heights and in nontraditional locales provides ideal pedestrian views and creates intimacy.
- Artistic alternative sign formats bring a unique, indie look to the commercial area.
- Allowing for autonomy in sign design, materials and placement avoids a homogenous suburban feel
- Prohibiting the use of back lit florescent signs mitigates a vehicular centric feel.

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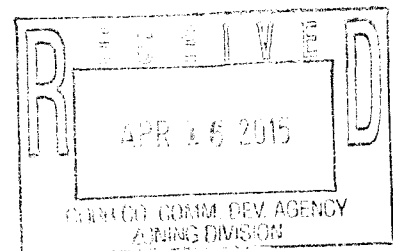


EXHIBIT "E"

Z-27/Lynwood Development  
Proposed Stipulations:

(5) All units within the proposed residential community may be leased or purchased in accordance with the UVC category. Applicant and/or subsequent transferees and assigns agrees to actively pursue conversion of all units within the community in accordance with the Georgia Condominium Act to "for sale" units at such time as market conditions allow as determined by the primary lending institutions, at any given time, financing the subject development.

Deleted: All

Deleted: shall be converted

(6) Upon conversion of all units to "for sale" condominium units, all units shall be made subject to the Georgia Condominium Act and shall comply in all respects therewith. The submission of these units to the Georgia Condominium Act shall be concurrent with the conversion of all units to "for sale" units. Upon such conversion, Applicant agrees to the recording and enforcement of a Declaration of Condominium consistent with the Georgia Condominium Act; consistent with the quality of the community as set forth in these stipulations; and which shall contain covenants, rules, and regulations applicable to the proposed residential condominium community. At the time of conversion, a copy of the Declaration of Condominium shall be delivered to the Cobb County Community Development Department.

(7) Additionally, and in conjunction with the submission of the community to the Georgia Condominium Act, Applicant agrees to the creation of a mandatory condominium association which shall be responsible for the upkeep and maintenance of the entrance areas, all common areas, amenity areas, and the like, contained within the residential condominium community.

Min. Bk. 76 Petition No. Z-27  
Doc. Type proposed stipulations  
Meeting Date 6-16-15

FILED WITH COUNTY CLERK THIS 16 DAY  
OF June 20 15 BY K. Moore  
RE Z-27  
Jeri Cantel  
COUNTY CLERK/ASST. COUNTY CLERK/DEPUTY COUNTY CLERK  
COBB COUNTY, GEORGIA