

Application for "Other Business"

OB-033-2016

Cobb County, Georgia

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

BOC Hearing Date Requested: 6-21-16

Applicant: Scot Clark (applicant's name printed) Phone #: 404-951-6546

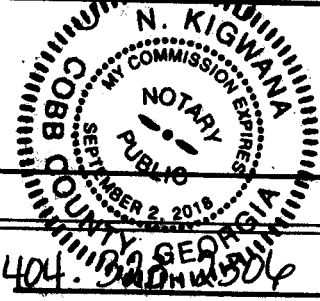
Address: 2303 Cumberland Parkway SE E-Mail: S.Clark@cahomes.com

Scot Clark Address: 1301 Shiloh Rd. Ste. 1210 Kennesaw Ga 30144
(representative's name, printed)

[Signature] Phone #: 770-424-0028 E-Mail: bholbway.cshp@gmail.com
(representative's signature)

Signed, sealed and delivered in presence of:

N. Kigwana My commission expires: _____
Notary Public



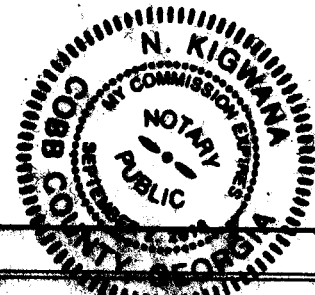
Titleholder(s): Glenridge, LLC (property owner's name printed) Phone #: 404-300-504

Address: PO Box 1724 E-Mail: mwrabalais@earthlink.net

[Signature]
(Property owner's signature)

Signed, sealed and delivered in presence of:

N. Kigwana My commission expires: _____
Notary Public



Commission District: 2 Zoning Case: 2112 (OB#4)

Size of property in acres: 2.47 Original Date of Hearing: 8/15/05 (2/15/05)

Location: 2303 Cumberland Pkwy. SE Atlanta, Ga 30339
(street address, if applicable; nearest intersection, etc.)

Land Lot(s): 816 & 817 District(s): 17th

State specifically the need or reason(s) for Other Business: Parking LOT Addition
OB #4 (2/15/05) removed some parking spaces, this application
will try to add some of the spaces back.

PAGE 3 OF 8

APPLICATION NO. Z-112

ORIGINAL DATE OF APPLICATION: 08-17-99

APPLICANTS NAME: HAWKINS DEVELOPMENT CORPORATION

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

BOC DECISION OF 08-17-99 ZONING HEARING:

HAWKINS DEVELOPMENT CORPORATION (Chemical Office Associates, a Georgia Limited Partnership, owner) for Rezoning from **OS** to **OI** for the purpose of Offices in Land Lots 816 and 817 of the 17th District. 2.495 acres. Located on the west side of Cumberland Parkway, the east side of I-285, south of Paces Ferry Road. The Board, by general consensus, added as stipulation the letter of agreeable conditions dated August 13, 1999. Consequently, the Board of Commissioners, as part of the Consent Agenda, approved Rezoning to the **OI zoning district subject to: 1) project subject to Cobb DOT comments and recommendations *excluding* donation of right of way and installation of sidewalk; 2) project subject to Stormwater Management Division comments and recommendations; 3) building facade to be brick; 4) project meeting all required Cobb County Development Standards and Ordinances related to project improvements; 5) letter of agreeable conditions dated August 13, 1999 (attached and made a part hereof).** Motion by W. Thompson, carried 5-0.

MOORE INGRAM JOHNSON & STEELE

A LIMITED LIABILITY PARTNERSHIP

192 ANDERSON STREET
MARIETTA, GEORGIA 30060

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MARIETTA, GEORGIA 30061

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ELDON L. BASHAM
MATTHEW J. HOWARD
SARAH L. BARGO
DIANE M. BUSCH
DAVID IAN MATTHEWS
JERE C. SMITH
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KEVIN B. CARLOCK
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J. KEVIN MOORE

WILLIAM C. BUHAY
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DANIEL A. LANDIS*
BRIAN D. SMITH
HARRY R. TEAR III
W. TROY HART
JOSEPH H. AKERS
JEFFREY A. DAXE
MELISSA W. GILBERT
DEAN C. BUCCI**
JOHN R. MCCOWN**
JOYCE W. HARPER
THOMAS L. SCHAEFER
JONATHAN J. TUGGLE
TRACY K. DAVIS

* ALSO ADMITTED IN NC
** ALSO ADMITTED IN TN

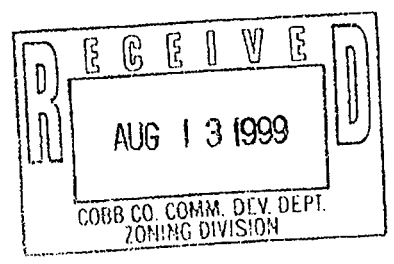
WRITER'S DIRECT DIAL NUMBER

August 13, 1999

Min. Bk. 12 Petition No. Z-112
 Doc. Type Stipulated letter of
conditions
 Meeting Date 8/17/99

Hand Delivered

Mrs. Linda A. Richardson
 Zoning Analyst
 Zoning Division
 Cobb County Community
 Development Department
 Suite 300
 191 Lawrence Street
 Marietta, Georgia 30060-1661



RE: Application for Rezoning
 Application No.: Z-112 (1999)
 Applicant: Hawkins Development Corporation
 Owner: Chemical Office Associates,
 A Georgia Limited Partnership
 Property: 2.495 acres located at
 2303 Cumberland Parkway,
 Land Lots 816 and 817,
 17th District, 2nd Section,
 Cobb County, Georgia

Dear Linda:

As you know, this firm represents Hawkins Development Corporation, the Applicant (hereinafter referred to as "Applicant"), and Chemical Office Associates, A Georgia Limited Partnership, the Property Owner (hereinafter referred to as "Owner"), in their Application for Rezoning with regard to the above-referenced property. After meeting with planning and zoning staff and reviewing the staff comments and recommendations and the uses of surrounding properties, we have been authorized by the Applicant and Owner to submit this letter of agreed stipulations which, if the Application for Rezoning is approved, as submitted, shall

MOORE INGRAM JOHNSON & STEELE

Mrs. Linda A. Richardson
Zoning Analyst
Zoning Division
Cobb County Community
Development Department
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Continued

become a part of the grant of the requested zoning and shall be binding upon the property. The referenced 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.
- (2) Rezoning of the subject property will be from the Office Services ("OS") zoning category to the Office and Institutional ("OI") zoning category pursuant and specific to that certain site plan prepared for The Hawkins Companies by Doulgerakis Consulting Engineers, Inc. dated May 21, 1999, last revised June 1, 1999, with regard to the total acreage of 2.495 acres.
- (3) Applicant proposes an upscale office development which shall be constructed in two (2) phases as follows:
 - (a) Phase I shall be the renovation of the existing structure. These renovations shall enhance and upgrade the interior and exterior of the existing structure. The exterior of the existing structure shall be redesigned to blend and complement in architecture and styling the proposed structure.
 - (b) Phase II of the proposed development shall be the construction of one (1) building, two-stories in height, as shown and reflected on the referenced site plan. The exterior design and facade of the proposed building shall be substantially similar to the existing structure once renovations have been completed.

MOORE INGRAM JOHNSON & STEELE

Mrs. Linda A. Richardson
Zoning Analyst
Zoning Division
Cobb County Community
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August 13, 1999

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Continued

- (c) The exterior facade and components of the proposed structure shall consist of brick and glass.
- (d) Phasing referenced herein does not imply any particular order of construction.
- (4) Entrance signage for the proposed development shall be ground based, monument style signage.
- (5) Applicant agrees to comply with all Cobb County Stormwater Management requirements.
- (6) Applicant agrees to comply with all Cobb County development standards and ordinances relating to project improvements.
- (7) Applicant agrees to the following system improvements to mitigate traffic concerns:
 - (a) Construction of a one hundred fifty (150) foot deceleration lane for ingress into the proposed development along the westerly side of Cumberland Parkway; and
 - (b) All work encroaching upon state right-of-way shall require Georgia Department of Transportation approval and if the Georgia Department of Transportation requirements are different from the within stipulations, then the Georgia Department of Transportation requirements shall prevail.

We believe that the requested zoning, pursuant to the referenced site plan and the stipulations contained herein, is an appropriate use of the subject property while taking into consideration the

MOORE INGRAM JOHNSON & STEELE

Mrs. Linda A. Richardson
Zoning Analyst
Zoning Division
Cobb County Community
Development Department
Page Four
August 13, 1999

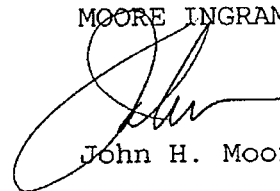
Petition No. 2-112
Meeting Date 8/17/99
Continued

properties and owners thereof surrounding the proposed development. The proposed development, as presented herein, shall be of the highest caliber and shall not only utilize and enhance the existing structure but also blend the proposed structure and overall development with existing developments within the area. Thank you for your consideration in this request.

With kindest regards, I remain

Very truly yours,

MOORE INGRAM JOHNSON & STEELE, LLP

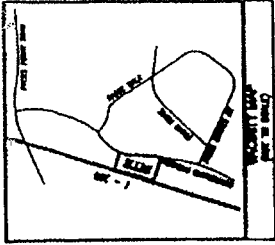


John H. Moore

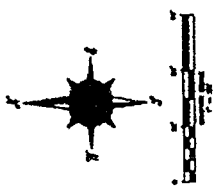
JHM:cc

- c: Cobb County Board of Commissioners:
- William J. Byrne, Chairman
- George Woody Thompson, Jr.
- Louie Hunter
- Joe L. Thompson
- Samuel S. Olens

REZONING PLAN



24 HR CONTACT
 BOB BLACKWELL
 (770)-436-6675
 BROKERING CONTACT
 JOHN DOULGERAKIS
 (770)-753-8800



Min. Bk. 12 Petition No. 2-112
 Doc. Type site plan referenced
 in stipulated order
 Meeting Date 8/11/99

SITE INFORMATION

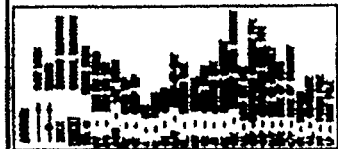
CURRENT ZONING	OS
PROPOSED ZONING	OS
USE	OFFICE
TOTAL AREA	2,495 acres
TOTAL BUILDING	30,000 s.f.
EXISTING BUILDING	15,000 s.f.
PROPOSED BUILDING	15,000 s.f.
PARKING REQUIRED	105 spaces
PARKING PROVIDED	132 spaces
HANDICAP PARKING	4 spaces

OFFICE BUILDING

LOCATED BY
 LAND 2075 1/4 SEC. 34, T. 11 N., R. 10 W., DISTRICT
 2868 COMBERLAND PARKWAY

OWNER & DEVELOPER
THE HAWKINS COMPANIES
 2868 COMBERLAND PARKWAY, SUITE 200-A, ATLANTA, GEORGIA 30338
 (770) 436-6676

DESIGNED BY
DOULGERAKIS CONSULTING ENGINEERS, INC.
 2665 OLD MCTON PARKWAY, ALPHARETTA, GA. 30004 770-753-8800



GENERAL NOTES

1. ALL NOTES REFER TO THE PLAN SHEETS.
2. THE PROPOSED DEVELOPMENT IS SUBJECT TO THE APPROVAL OF THE CITY OF ATLANTA.
3. THE DEVELOPER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS.
4. THE DEVELOPER SHALL MAINTAIN ACCESS TO ALL ADJACENT PROPERTIES AT ALL TIMES.
5. THE DEVELOPER SHALL MAINTAIN ALL EXISTING UTILITIES AND STRUCTURES.
6. THE DEVELOPER SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING TREES AND LANDSCAPE.
7. THE DEVELOPER SHALL MAINTAIN ALL EXISTING EROSION CONTROL MEASURES.
8. THE DEVELOPER SHALL MAINTAIN ALL EXISTING FLOOD CONTROL MEASURES.
9. THE DEVELOPER SHALL MAINTAIN ALL EXISTING TRAFFIC SIGNALS AND LIGHTS.
10. THE DEVELOPER SHALL MAINTAIN ALL EXISTING PUBLIC UTILITIES AND STRUCTURES.

Large plan in zoning file

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APPLICATION NO. Z-112

ORIGINAL DATE OF APPLICATION: 08-17-99

APPLICANTS NAME: HAWKINS DEVELOPMENT CORPORATION

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

BOC DECISION OF 02-15-05 ZONING HEARING:

**OTHER BUSINESS ITEM #4 - TO CONSIDER A SITE PLAN AND
STIPULATION AMENDMENTS REGARDING Z-112 (HAWKINS
DEVELOPMENT CORPORATION) OF AUGUST 17, 1999**

To consider a site plan and stipulation amendments regarding Z-112 (Hawkins Development Corporation) of August 17, 1999, for property located on the west side of Cumberland Parkway, the east side of I-285, south of Paces Ferry Road in Land Lots 816 and 817 of the 17th District.

Mr. Mark Danneman, Zoning Division Manager, provided information regarding request to amend site plan and stipulations. Following presentation and discussion, the following motion was made:

MOTION: Motion by J. Thompson, second by Goreham, to **approve** site plan and stipulation amendments regarding Z-112 (Hawkins Development Corporation) of August 17, 1999, for property located on the west side of Cumberland Parkway, the east side of I-285, south of Paces Ferry Road in Land Lots 816 and 817 of the 17th District **subject to:**

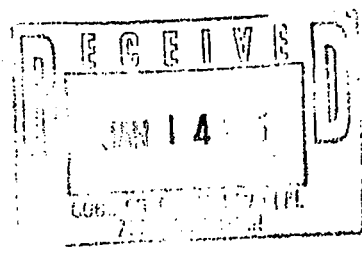
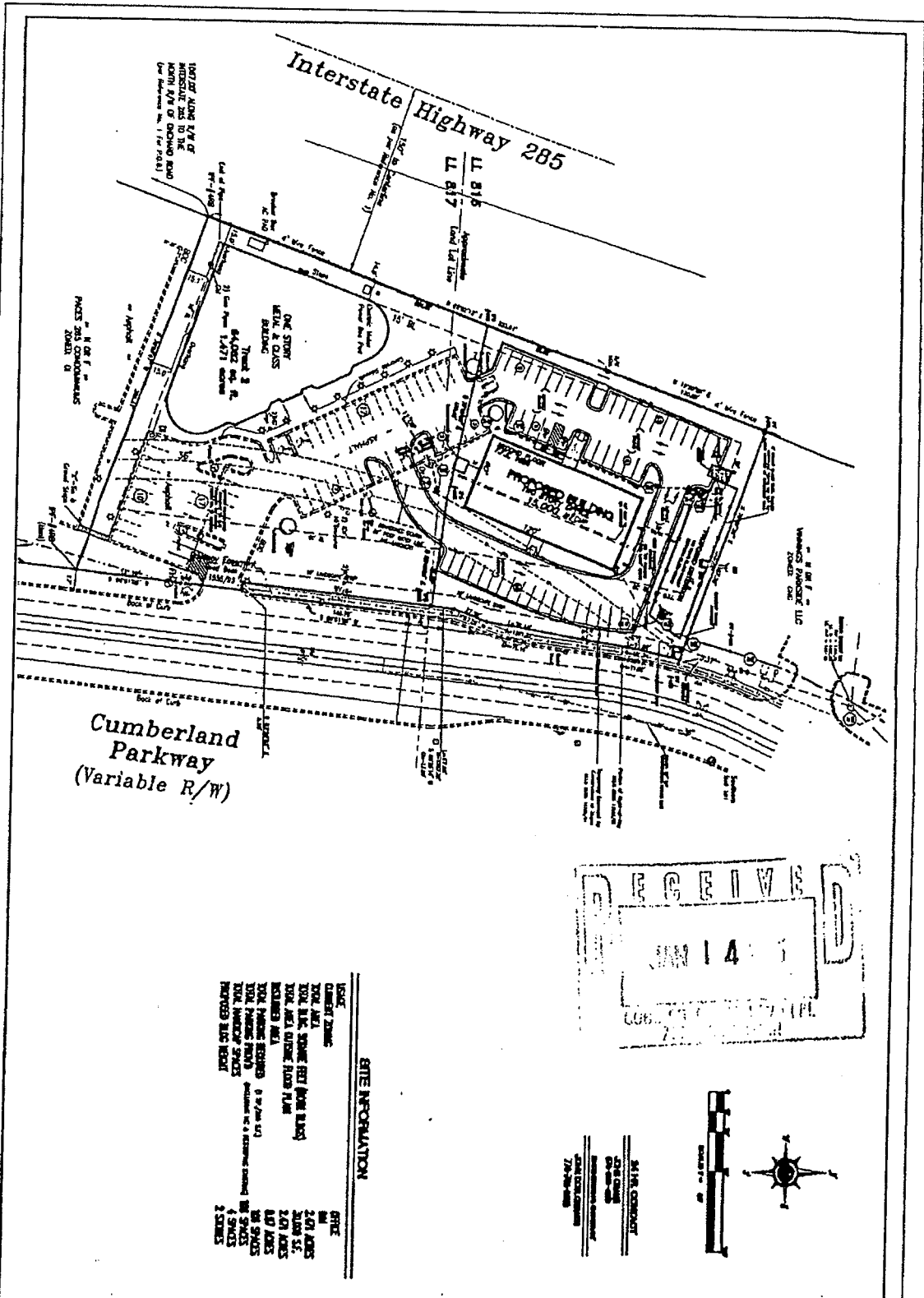
- site plan received in the Zoning Division on January 14, 2005 (copy attached and made a part of these minutes)
- request letter from Mr. John Moore dated February 15, 2005 (copy attached and made a part of these minutes)
- all other previously approved conditions/stipulations to remain in full force and effect

VOTE: **ADOPTED** unanimously

OB # 4

Min. Bk. 33 Petition No. Z-112 of 2/17/99
 Doc. Type Site Plan

Meeting Date 2/15/05



SITE INFORMATION

SITE: 2303 CUMBERLAND PHASE II
 CLIENT: THE HAWKINS COMPANIES
 PROJECT: 2303 CUMBERLAND PHASE II
 DATE: 2/15/05
 DRAWN BY: [Name]
 CHECKED BY: [Name]
 APPROVED BY: [Name]
 SCALE: AS SHOWN
 SHEET NO. 10 OF 10

MOORE INGRAM JOHNSON & STEELE

A LIMITED LIABILITY PARTNERSHIP
192 ANDERSON STREET

MARIETTA, GEORGIA 30060

WWW.MIJS.COM

JOHN H. MOORE
STEPHEN C. STEELE
WILLIAM R. JOHNSON
ROBERT D. INGRAM
J. BRIAN O'NEAL
G. PHILLIP BEGG
ELDON L. BASHAM
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TIMOTHY W. BAILEY
JOYCE W. HARPER
AMY K. WEBER
COURTNEY H. MOORE
KIM A. ROPER
TANIA C. RIDDLE
JOSHUA M. BOOTH
KELLI L. WOLK
C. LEE DAVIS
TANYA L. CROSSE
ROBERT W. BROWN II
VICTOR P. VALMUS
JEFFERY L. DICKERSON

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MARIETTA, GEORGIA 30061

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TELECOPIER (770) 429-8631

TENNESSEE OFFICE

CEDAR RIDGE OFFICE PARK
SUITE 463
408 N. CEDAR BLUFF ROAD
KNOXVILLE, TENNESSEE 37923

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NICHOLAS J. PETERSON
JEFFREY K. STINSON
BENJAMIN A. WALDEN
DAVID A. COX
ELIZABETH ANN GUERRANT
JAMES D. WALKER III
CHRISTOPHER D. GUNNELS

CHRISTOPHER L. MOORE
JENNIFER S. WHITE
KRISTIE L. KELLY
RYAN G. PRESCOTT
RICARDO J. DAMEDEIRDS
L. LAKE JORDAN

OF COUNSEL:
MICHELLE S. DAVENPORT
JOHN L. SKELTON, JR.

1 ALSO ADMITTED IN TN
2 ALSO ADMITTED IN FL
3 ALSO ADMITTED IN SC
4 ADMITTED ONLY IN TN

WRITER'S DIRECT
DIAL NUMBER

February 15, 2005

Mr. Mark A. Danneman
Zoning Administrator
Zoning Division
Cobb County Community Development
Suite 300
191 Lawrence Street
Marietta, Georgia 30060-1661

FILED WITH COUNTY CLERK THIS 15th DAY
OF Feb 2005 BY Hand Delivered
RE D.B.#4
Mark Danneman
Deputy County Clerk
COBB COUNTY, GEORGIA

Min. Bk. 33 Petition No. (2-112 of 8/17/99)
Doc. Type Letter of Request

Meeting Date 2/15/05

RE: Application for Site Plan Amendment
Application No.: Z-112 (1999)
Applicant: Hawkins Development Corporation
Property: 2.471 acres located at
2303 Cumberland Parkway,
Land Lots 816 and 817,
17th District, 2nd Section,
Cobb County, Georgia

Dear Mark:

As you may recall, the undersigned and this firm represented Hawkins Development Corporation, who was the Applicant in the initial Application for Rezoning, same being Application No. Z-112 (1999), regarding rezoning of approximately 2.471 acres located at 2303 Cumberland Parkway, Land Lots 816 and 817, 17th District, 2nd Section, Cobb County, Georgia (hereinafter referred to as the "Property" or the "Subject Property"). The Subject Property was rezoned to the Office and Institutional ("OI") zoning category by the Board of Commissioners at its Zoning Hearing held on August 17, 1999.

Hawkins Development Corporation (hereinafter referred to as "Applicant") desires to modify the previously approved site plan and submits herein a revised Site Plan with respect to the previously approved rezoning request. The requested amendments hereinafter set forth, if approved by the Board of Commissioners,

MOORE INGRAM JOHNSON & STEELE

Mr. Mark A. Danneman
Zoning Administrator
Zoning Division
Cobb County Community Development Agency
Page Two
February 15, 2005

Petition No. OB#4(2-12 of 8/17/99)
Meeting Date 2/15/05
Continued

as presented herein, shall become binding upon the Subject Property and part of the overall rezoning. This letter shall supersede and replace in full that certain Application for Site Plan Amendment, excepting only the revised Site Plan submitted therewith, dated and filed January 14, 2005. The revised amendments are as follows:

- (1) Applicant seeks an amendment to the previously approved Site Plan to substitute the General Site Plan submitted on January 14, 2005, same being dated October 6, 2004, last revised January 11, 2005, prepared for Hawkins Development Corporation by Doulgerakis Consulting Engineers, Inc., a reduced copy of which is attached hereto for ease of reference.
- (2) Applicant requests a reduction in the total number of parking spaces from the previously approved one hundred thirty-two (132) spaces to one hundred six (106) spaces. These parking spaces will serve two (2) buildings totaling 30,000 square feet. The new spaces would equate to 3.53 spaces per 1,000 square feet of office space.
- (3) Applicant agrees to prepare, execute, and file in the Deed Records of the Superior Court of Cobb County, Georgia, a shared parking agreement between the two (2) buildings so that each building may utilize parking over the entire site; together with necessary ingress and egress easements; said filing to be prior to permitting.
- (4) There shall be no building expansion unless Applicant complies with Code Parking requirements.
- (5) The balance and remainder of the stipulations and conditions specifically enumerated in the official minutes, and attachments thereto, of the Board of Commissioners Zoning Hearing held on August 17, 1999, in Z-112 (1999) are unaltered by this request for site plan and stipulation amendment.

MOORE INGRAM JOHNSON & STEELE

Petition No. OB#4 (2-112 of 8/17/99)
Meeting Date 2/15/05
Continued

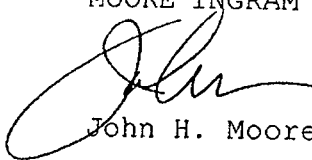
Mr. Mark A. Danneman
Zoning Administrator
Zoning Division
Cobb County Community Development Agency
Page Three
February 15, 2005

We respectfully request this Application for Site Plan Amendment be placed on the Board of Commissioners' "Other Business Agenda" for the scheduled Zoning Hearing on February 15, 2005. Thank you for your consideration in this matter. We look forward to confirmation of this item on the requested Zoning Hearing agenda and receipt of the signs in order to meet the requisite posting date.

With kindest regards, I remain

Very truly yours,

MOORE INGRAM JOHNSON & STEELE, LLP


John H. Moore

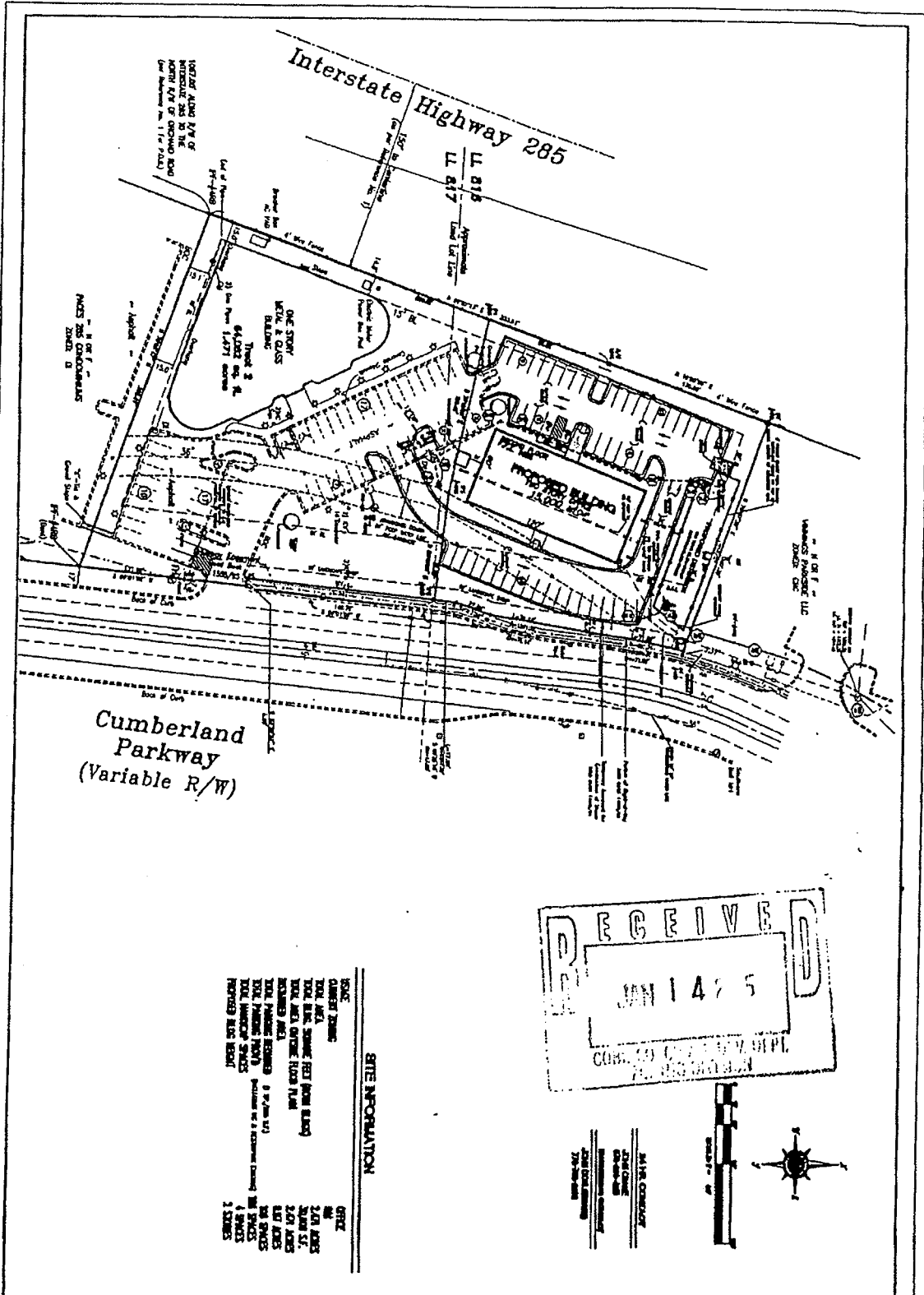
JHM:cc

Enclosure

- c: Cobb County Board of Commissioners:
- Samuel S. Olens, Chairman
- Helen C. Goreham
- Annette Kesting
- Joe L. Thompson
- Tim Lee
- (With Copy of Enclosure)

Hawkins Development Corporation
(With Copy of Enclosure)

Petition No. OB#4(2-112 of 8/17/99)
 Meeting Date 2/15/05
 Continued Site plan referenced in letter.



RECEIVED
 JAN 14 2005
 COMMUNITY DEVELOPMENT
 700 WASHINGTON



SCALE
 1" = 20'
 1/4" = 5'

SITE INFORMATION

SOLE: [unclear]
 OWNER: [unclear]
 DESIGNER: [unclear]
 CONTRACTOR: [unclear]
 ARCHITECT: [unclear]
 ENGINEER: [unclear]
 PLANNING: [unclear]
 SURVEYOR: [unclear]
 LANDSCAPE: [unclear]
 TRAFFIC: [unclear]
 UTILITIES: [unclear]