

Application for "Other Business"

Cobb County, Georgia

OB-044-2017

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

BOC Hearing Date Requested: October 17, 2017

ENCORE BURLESON ATL HOTEL, LLC

Applicant: and ENCORE CORPUS I ATL HOTEL, LLC

Phone #: See Representative.

(applicant's name printed)

Address: See Representative.

E-Mail: See Representative.

James A. Balli, Esq.

Address: 376 Powder Springs St., Ste. 100, Marietta, GA 30064

(representative's name printed)

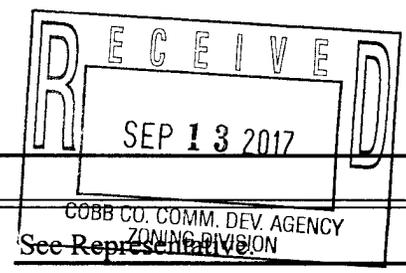
(representative's signature)

Phone #: 770.422.7016

E-Mail: jballi@slhb-law.com

Signed, sealed and delivered in presence of:

Selena F. Wingate
Notary Public



Titleholder(s) : Encore Burleson ATL Hotel, LLC and Encore Corpus I ATL Hotel, LLC

(property owner's name printed)

COBB CO. COMM. DEV. AGENCY
ZONING DIVISION
See Representative

Address: See Representative.

E-Mail: See Representative.

See attached Exhibit "A" for signature.

(Property owner's signature)

Signed, sealed and delivered in presence of:

Notary Public My commission expires: _____

Commission District: District 2 Zoning Case: Z-90 (2006)

Size of property in acres: 2.69 Original Date of Hearing: 7-18-06

Location: 2780 Windy Ridge Pkwy
(street address, if applicable; nearest intersection, etc.)

Land Lot(s): 879 District(s): 17

State specifically the need or reason(s) for Other Business: Approval of a Site Plan that includes a parking deck(s) as expressly allowed by the current OMR zoning designation.

(List or attach additional information if needed)

EXHIBIT "A" - ATTACHMENT TO APPLICATION FOR OTHER BUSINESS

Application No.: O.B. 44
Hearing Date: October 17, 2017

Applicant: ENCORE BURLESON ATL HOTEL, LLC and ENCORE CORPUS I ATL HOTEL, LLC

Titleholder: ENCORE BURLESON ATL HOTEL, LLC, a Delaware limited liability company, and ENCORE CORPUS I ATL HOTEL, LLC, a Delaware limited liability company, as tenants-in-common ("Owner")

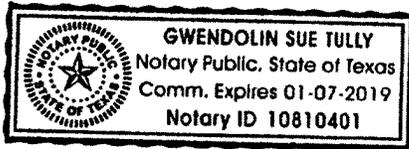


"OWNER"

ENCORE BURLESON ATL HOTEL, LLC,
a Delaware limited liability company

Signed, sealed, and delivered in the presence of:

Gwendolin Sue Tully
Notary Public
Commission Expires: 1-7-19



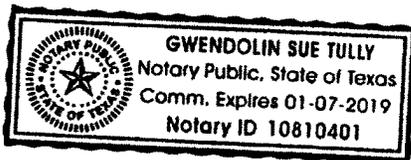
By: Encore Hospitality, LLC, a Delaware limited liability company, its non-member manager

By: [Signature]
Name: Charles A. Oimage
Title: Authorized Signatory

ENCORE CORPUS I ATL HOTEL, LLC,
a Delaware limited liability company

Signed, sealed, and delivered in the presence of:

Gwendolin Sue Tully
Notary Public
Commission Expires: 1-7-19



By: Encore Hospitality, LLC, a Delaware limited liability company, its non-member manager

By: [Signature]
Name: Charles A. Oimage
Title: Authorized Signatory

06-044-2017 Proposed site plan

SITE PLAN
 DOUBLE TREE HOTEL
 PARKING DECK

C2-00

Kimley-Horn



DESIGNED BY
 CHECKED BY
 DATE

SITE NOTES:

- 1. ALL DIMENSIONS SHALL BE AS SHOWN UNLESS OTHERWISE NOTED.
- 2. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL BUILDING CODE (IBC) AND THE LATEST EDITIONS OF THE INTERNATIONAL PLUMBING CODE (IPC).
- 3. ALL UTILITIES SHALL BE LOCATED AND DEPTHS SHALL BE AS SHOWN UNLESS OTHERWISE NOTED.
- 4. ALL UTILITIES SHALL BE PROTECTED AND SHALL NOT BE INTERRUPTED.
- 5. ALL UTILITIES SHALL BE RELOCATED OR DEPTHS SHALL BE AS SHOWN UNLESS OTHERWISE NOTED.
- 6. ALL UTILITIES SHALL BE PROTECTED AND SHALL NOT BE INTERRUPTED.
- 7. ALL UTILITIES SHALL BE RELOCATED OR DEPTHS SHALL BE AS SHOWN UNLESS OTHERWISE NOTED.

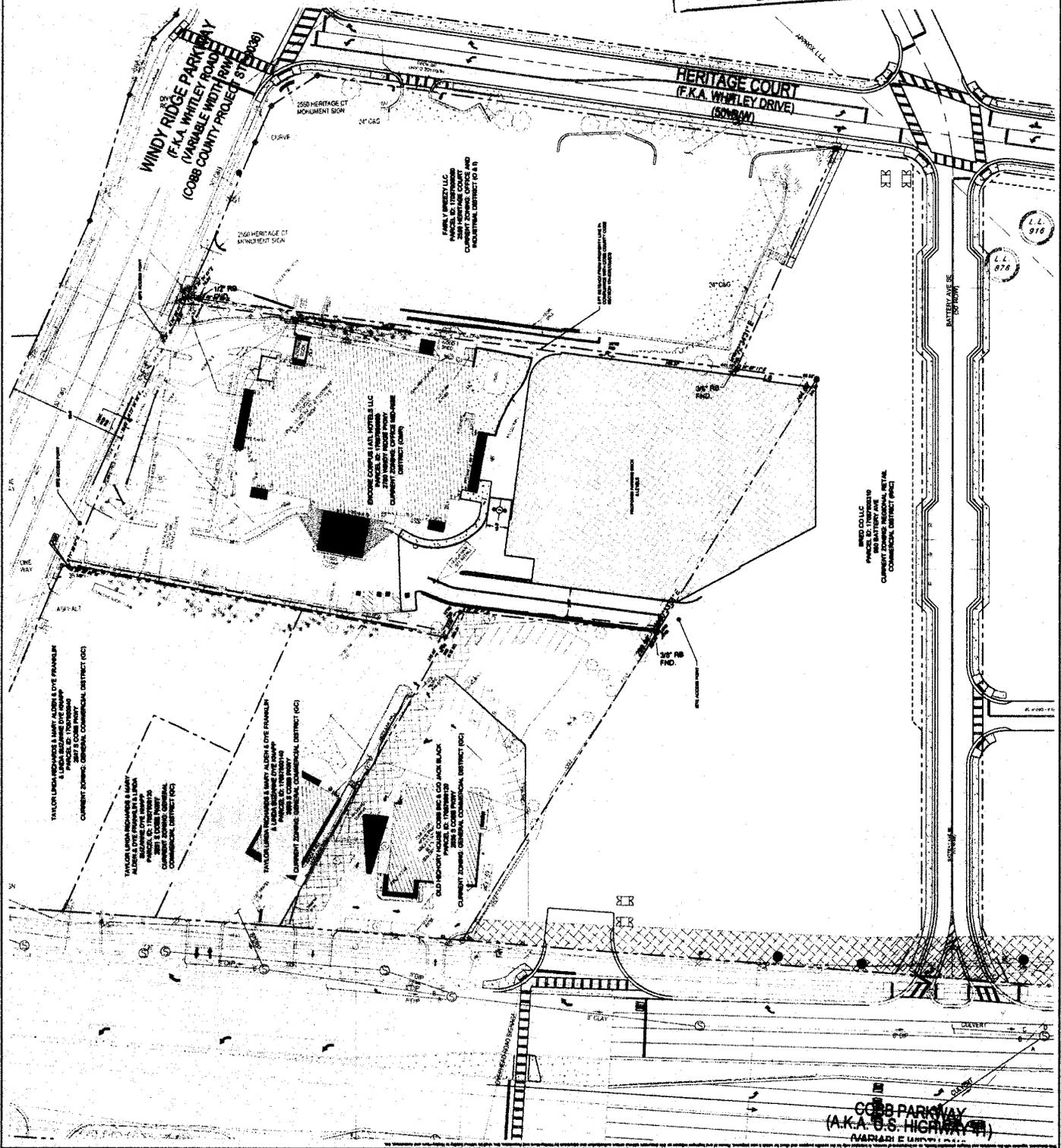
SITE PLAN LEGEND:

- PROPERTY LINE
- EXISTING UTILITY LINE
- PROPOSED UTILITY LINE
- PROPOSED WALL

PARKING SUMMARY:

- PROPOSED: 100
- EXISTING: 0
- TOTAL: 100

RECEIVED
 SEP 13 2017
 COBB CO. COMM. DEV. AGENCY
 ZONING DIVISION

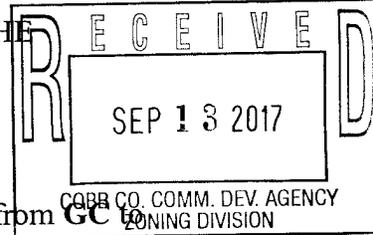


COBB PARKWAY
 (A.K.A. U.S. HIGHWAY 41)

ORIGINAL DATE OF APPLICATION: 07-18-06

APPLICANTS NAME: RLJ ATLANTA GALLERIA HOTEL, LLC

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



BOC DECISION OF 07-18-06 ZONING HEARING:

RLJ ATLANTA GALLERIA HOTEL, LLC (owner) requesting Rezoning from **GC 6** **OMR** for the purpose of a Hotel in Land Lot 879 of the 17th District. Located on the south side of Windy Ridge Parkway, east of U.S. Highway 41.

MOTION: Motion by Goreham, second by Kesting, as part of the Consent Agenda, to **approve** rezoning to the **OMR** zoning district **subject to:**

- **site plan dated May 3, 2006, with the District Commissioner approving minor modifications (copy attached and made a part of these minutes)**
- **Fire Department comments**
- **Water and Sewer Division comments and recommendations**
- **Stormwater Management Division comments and recommendations**
- **Cobb DOT comments and recommendations**

VOTE: **ADOPTED** unanimously

Survey Description

Bock & Clark's National Surveyors Network
National Coordinators of ALTA/ACSM Land Title Surveys

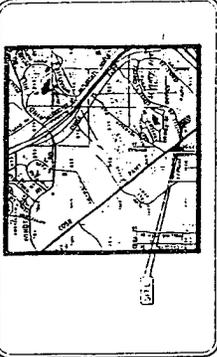


Sheet 1 of 1

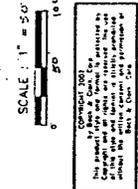
ALTA/ACSM Land Title Survey

ALTA/ACSM LAND TITLE SURVEY
ALTA/ACSM Land Title Survey
1180 Highway 100, Suite 100, Marietta, GA 30067
Phone: 770.429.1111
Fax: 770.429.1112
www.bockandclark.com

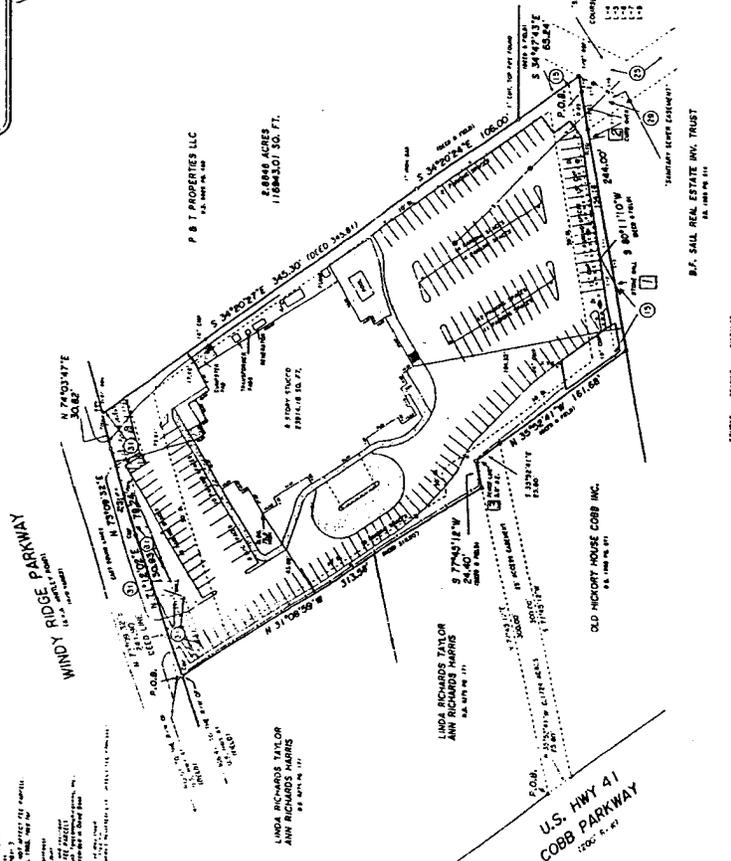
THIS SURVEY WAS CONDUCTED IN ACCORDANCE WITH THE STANDARDS AND PRACTICES SET FORTH IN THE ALTA/ACSM SURVEYING MANUAL, 10TH EDITION, 2005. THE SURVEYOR HAS REVIEWED THE RECORDS OF THE PUBLIC RECORDS OFFICE AND HAS FOUND NO RECORDS OF ANY PREVIOUS SURVEYS OF THIS PROPERTY. THE SURVEYOR HAS ALSO REVIEWED THE RECORDS OF THE PUBLIC RECORDS OFFICE AND HAS FOUND NO RECORDS OF ANY PREVIOUS SURVEYS OF THIS PROPERTY. THE SURVEYOR HAS ALSO REVIEWED THE RECORDS OF THE PUBLIC RECORDS OFFICE AND HAS FOUND NO RECORDS OF ANY PREVIOUS SURVEYS OF THIS PROPERTY.



Vicinity Map



PARKING TABLE	
REGULAR PARKING SPACES	130
HANDICAPPED PARKING SPACES	3
TOTAL SPACES	133



COURSE	BEARING	DISTANCE
1	S 89°15'00" W	24.40'
2	S 80°11'00" W	24.00'

NOTES CORRESPONDING TO SCHEDULE 'B'

1. THE SURVEY WAS CONDUCTED IN ACCORDANCE WITH THE STANDARDS AND PRACTICES SET FORTH IN THE ALTA/ACSM SURVEYING MANUAL, 10TH EDITION, 2005.

2. THE SURVEYOR HAS REVIEWED THE RECORDS OF THE PUBLIC RECORDS OFFICE AND HAS FOUND NO RECORDS OF ANY PREVIOUS SURVEYS OF THIS PROPERTY.

3. THE SURVEYOR HAS ALSO REVIEWED THE RECORDS OF THE PUBLIC RECORDS OFFICE AND HAS FOUND NO RECORDS OF ANY PREVIOUS SURVEYS OF THIS PROPERTY.

4. THE SURVEYOR HAS ALSO REVIEWED THE RECORDS OF THE PUBLIC RECORDS OFFICE AND HAS FOUND NO RECORDS OF ANY PREVIOUS SURVEYS OF THIS PROPERTY.

STATEMENT OF ENCROACHMENTS

- 1. THE SURVEYOR HAS REVIEWED THE RECORDS OF THE PUBLIC RECORDS OFFICE AND HAS FOUND NO RECORDS OF ANY PREVIOUS SURVEYS OF THIS PROPERTY.
- 2. THE SURVEYOR HAS ALSO REVIEWED THE RECORDS OF THE PUBLIC RECORDS OFFICE AND HAS FOUND NO RECORDS OF ANY PREVIOUS SURVEYS OF THIS PROPERTY.
- 3. THE SURVEYOR HAS ALSO REVIEWED THE RECORDS OF THE PUBLIC RECORDS OFFICE AND HAS FOUND NO RECORDS OF ANY PREVIOUS SURVEYS OF THIS PROPERTY.

ZONING INFORMATION

THE PROPERTY IS ZONED AS PER THE ZONING ORDINANCE OF THE CITY OF MARIETTA, GEORGIA.

REFERENCE PLAT:

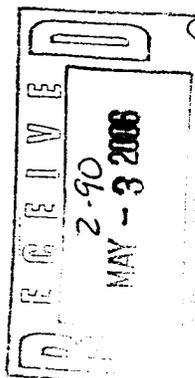
THE SURVEYOR HAS REVIEWED THE RECORDS OF THE PUBLIC RECORDS OFFICE AND HAS FOUND NO RECORDS OF ANY PREVIOUS SURVEYS OF THIS PROPERTY.

UTILITIES NOTE:

THE SURVEYOR HAS REVIEWED THE RECORDS OF THE PUBLIC RECORDS OFFICE AND HAS FOUND NO RECORDS OF ANY PREVIOUS SURVEYS OF THIS PROPERTY.



FLOOD NOTE: THE SURVEYOR HAS REVIEWED THE RECORDS OF THE PUBLIC RECORDS OFFICE AND HAS FOUND NO RECORDS OF ANY PREVIOUS SURVEYS OF THIS PROPERTY.



Min. Bk. 43 Petition No. 2-90
Doc. Type Site plan dated
May 3, 2006
Meeting Date July 18, 2006

Sept 12, 2010