

APPLICANT: Branch Acquisition Company, LLC

PHONE #: (404) 832-8900 **EMAIL:** jhaylett@branchprop.com

REPRESENTATIVE: John H. Moore

PHONE #: (770) 429-1499 **EMAIL:** jmoore@mijs.com

TITLEHOLDER: Branch/Highlands Vinings West, LLC and

West Village Associates, LLC

PROPERTY LOCATION: North side of West Village Crossing, east

side of Oakdale Rd, south side of West Village Way, west side of Pine St,

southern corner of Oakdale Rd and West Atlanta Rd, southeast corner of

West Atlanta Rd and Young Street, east side of West Atlanta Rd and west side of
Atlanta Rd, east side of West Atlanta Rd, and the northern corner of Pine St and
West Village Way

ACCESS TO PROPERTY: West Atlanta Road, West Village Way,

Pine Street and Oakdale Road

PHYSICAL CHARACTERISTICS TO SITE: Single-family houses,

undeveloped parcels

PETITION NO: Z-64

HEARING DATE (PC): 10-03-17

HEARING DATE (BOC): 10-17-17

PRESENT ZONING: R-15, R-20, PVC,

GC, NRC

PROPOSED ZONING: PVC

PROPOSED USE: Adding property to a

mixed use development (West Village)

SIZE OF TRACT: 15.30 acres

DISTRICT: 17

LAND LOT(S): 692,693,694, 748,749

PARCEL(S): Parcels on file in Zoning Div

TAXES: PAID X **DUE** _____

COMMISSION DISTRICT: 2

CONTIGUOUS ZONING/DEVELOPMENT

- NORTH:** R-20/Single-family houses; GC/Retail; PVC, RM-8, GC/Undeveloped
- SOUTH:** R-20/Single-family houses; PVC/Manchester Park at West Village; R-20, PVC, RM-8/Undeveloped
- EAST:** GC/Ace Hardware; PVC/West Village; GC, PVC, RM-8, R-20/Undeveloped
- WEST:** RA-5, R-20/Single-family houses; GC/Professional Office; PVC/Manchester Park at West Village; RM-8, R-20/Undeveloped

Adjacent Future Land Use:
 North: Neighborhood Activity Center (NAC)
 East: Neighborhood Activity Center (NAC) and Community Activity Center (CAC)
 South: Community Activity Center (CAC) and Medium Density Residential (MDR)
 West: Medium Density Residential (MDR) and Neighborhood Activity Center (NAC)

OPPOSITION: NO. OPPOSED **PETITION NO:** _____

PLANNING COMMISSION RECOMMENDATION

APPROVED _____ **MOTION BY** _____

REJECTED _____ **SECONDED** _____

HELD _____ **VOTE** _____

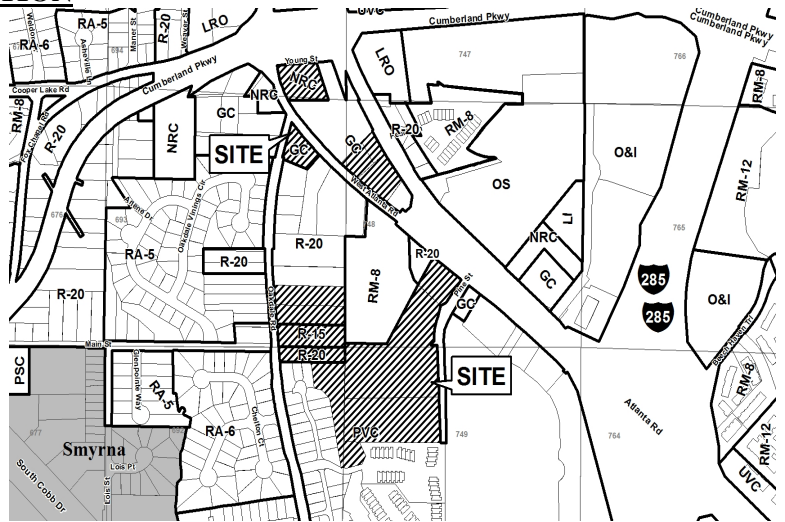
BOARD OF COMMISSIONERS DECISION

APPROVED _____ **MOTION BY** _____

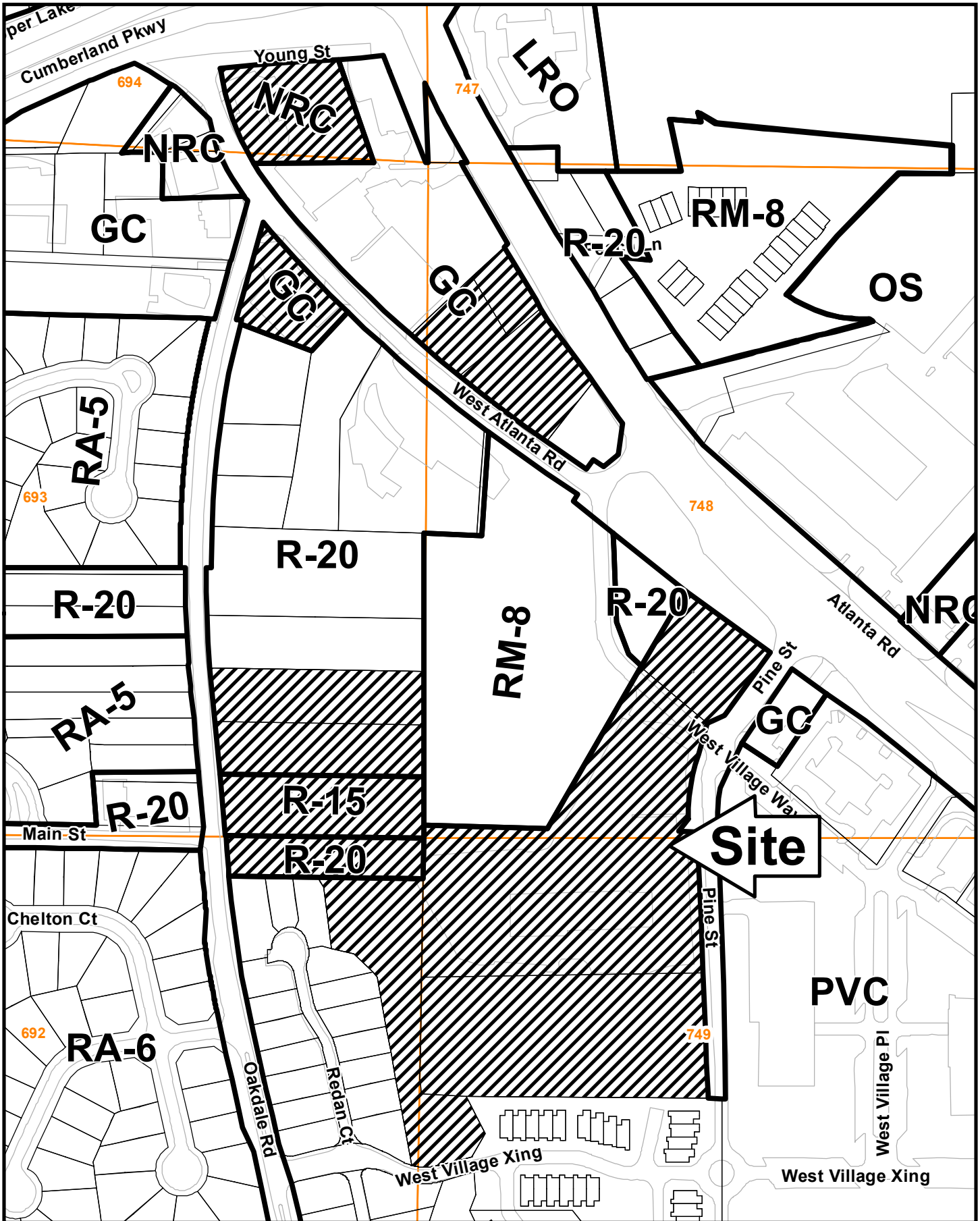
REJECTED _____ **SECONDED** _____

HELD _____ **VOTE** _____

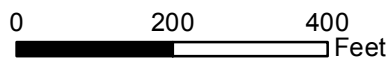
STIPULATIONS:





Z-64 2017-GIS



This map is provided for display and planning purposes only. It is not meant to be a legal description.



-  City Boundary
-  Zoning Boundary

APPLICANT: Branch Acquisition Company, LLC

PETITION NO.: Z-64

PRESENT ZONING: R-15, R-20, PVC, GC, NRC

PETITION FOR: PVC

ZONING COMMENTS:

Staff Member Responsible: Jason A. Campbell

Land Use Plan Recommendation: MDR, CAC, NAC

Proposed Number of Buildings: 4 **Total Square Footage of Development:** 18,300

F.A.R.: 0.137 **Square Footage/Acre:** 5,974

Parking Spaces Required: 671 **Parking Spaces Provided:** 724

Applicant is requesting the Planned Village Commercial (PVC) zoning district for the purpose of developing 15.30 acres as an addition to the existing West Village mixed use development. The proposed development includes 51 for-sale residential units, 313 multi-family residential units and 21,300 square feet of retail/restaurant space. The residential units will be 850 square feet and greater. The building architecture will be traditional. The retail hours of operation will be from 8 a.m. until 10 p.m. and these buildings will also have traditional architecture. The proposed 313-unit multi-family residential building is located on the west side of Pine Street and will have an amenity area with a pool. The applicant has stated this additional property is phase III of West Village. This would be the fifth rezoning application adding property to West Village since the original application in 2004 (Z-42).

Cemetery Preservation: No comment.

APPLICANT: Branch Acquisition Company, LLC

PETITION NO.: Z-64

PRESENT ZONING: R-15,R-20,PVC,GC,NRC

PETITION FOR: PVC

SCHOOL COMMENTS:

<u>Name of School</u>	<u>Enrollment</u>	<u>Capacity Status</u>	<u>Number of Portable Classrooms</u>
<u>Nickajack Elementary</u>	<u>1058</u>	<u>1025</u>	<u> </u>
<u>Campbell Middle</u>	<u>1451</u>	<u>1203</u>	<u> </u>
<u>Campbell High</u>	<u>2788</u>	<u>2637</u>	<u> </u>

- High**
- School attendance zones are subject to revision at any time.

Additional Comments: Approval of this petition will cause concern for CCSD, as it will result in an impact on the enrollment for schools already over capacity.

APPLICANT: Branch Acquisition Co

PETITION NO.: Z-64

PRESENT ZONING: R-15

PETITION FOR: PVC

FIRE COMMENTS:

NO COMMENTS: After analyzing the information presented for a Preliminary Review, the Cobb County Fire Marshal's Office is confident that all other items can be addressed during the Plan Review Stage.

APPLICANT: Branch Acquisition Company, LLC
PRESENT ZONING: R-15, R-20, PVC, GC, NRC

PETITION NO.: Z-64
PETITION FOR: PVC

PLANNING COMMENTS:

The applicant is requesting a rezoning from R-15, R-20, PVC, GC and NRC to PVC for the purpose of adding property to a mixed Use development (West Village). The 15.30 acre sites are located on the north side of West Village Crossing; east side of Oakdale Road; south side of West Village Way; west side of Pine Street; southern corner of Oakdale Road and West Atlanta Road; southeast corner of West Atlanta Road; east side of West Atlanta Road and the northern corner of Pine Street and West Village Way.

HB-489 Intergovernmental Agreement Zoning Amendment Notification:

Is the application site within one half (1/2) mile of a city boundary? Yes No
If yes, has the city of Smyrna been notified? Yes No / N/A

Comprehensive Plan

The parcels are, moving from north to south, within a Medium Density Residential (MDR) future land use category, with NRC zoning designation; Neighborhood Activity Center (NAC) with GC zoning category; Medium Density Residential (MDR) with R-20, R-15-and PVC zoning and Community Activity Center (CAC) with PVC zoning. The purpose of the Medium Density Residential (MDR) category is to provide for areas that are suitable for moderate density housing between two and one-half (2.5) and five (5) dwelling units per acre. The purpose of the Neighborhood Activity Center (NAC) category is to provide for areas that serve neighborhood residents and businesses. Typical land uses for these areas include small offices, limited retail and grocery stores. The purpose of the Community Activity Center (CAC) is to provide for areas that can meet the immediate needs of several neighborhoods or communities. Typical land uses for these areas include low to mid-rise office buildings and department stores.

Specific Area Policy Guidelines:

Regarding only the parcel at 4335 West Atlanta Road: The parcels fronting Cumberland Parkway between South Cobb Drive and Atlanta Road, the Neighborhood Activity Center south of Cumberland Parkway from south Cobb Drive to Interstate 285, and properties fronting Atlanta Road and Winchester Parkway from Cumberland Parkway to Interstate 285 are properties that require special attention from a development perspective. Any development in this area should incorporate property assemblages of multiple smaller parcels. Any development should ensure appropriate transitions in scale and general compatibility with existing stable residential communities. Mixed use developments, medical office, and professional offices uses should be encouraged in the Community Activity Center and Neighborhood Activity Center areas. Allowing mixed-use developments and professional office uses will assist in creating new residential and employment opportunities as well as reduce traffic congestion and improve traffic flow by reducing total number of trips on the overall transportation system. Mixed use developments adjacent to stable single-family residential neighborhoods should provide a change in scale or buffering/screening that will ensure the desirability and viability of the surrounding community.

Adjacent Future Land Use:

- North: Neighborhood Activity Center (NAC)
- East: Neighborhood Activity Center (NAC) and Community Activity Center (CAC)
- South: Community Activity Center (CAC) and Medium Density Residential (MDR)
- West: Medium Density Residential (MDR) and Neighborhood Activity Center (NAC)

APPLICANT: Branch Acquisition Company, LLC
PRESENT ZONING: R-15, R-20, PVC, GC, NRC

PETITION NO.: Z-64
PETITION FOR: PVC

PLANNING COMMENTS:

CONT.

Master Plan/Corridor Study

The properties are not located within the boundary of a Plan or Corridor Study.

Historic Preservation

After consulting various county historic resources surveys, historic maps, archaeology surveys and Civil War trench location maps, staff finds that no known significant historic resources appear to be affected by this application. No further comment. No action by applicant requested at this time.

Design Guidelines

Is the parcel in an area with Design Guidelines? Yes No

If yes, design guidelines area Atlanta Road Design Guidelines

Does the current site plan comply with the design requirements?

- Pedestrian access to buildings
 Yes No Not applicable
- Streetscape elements
 Yes No Not applicable
- Building Frontage
 Yes No Not applicable
- Parking Standard
 Yes No Not applicable
- Architecture standard
 Yes No Not applicable

YES indicates applicant has met the corresponding issue.

NO indicates applicant has not met the corresponding issue and/or there is not enough information provided.

N/A indicates issue is not applicable.

Incentive Zones

Is the property within an Opportunity Zone? Yes No

The Opportunity Zone is an incentive that provides \$3,500 tax credit per job in eligible areas if two or more jobs are being created. This incentive is available for new or existing businesses.

Is the property within an Enterprise Zone? Yes No

The _____ Enterprise Zone is an incentive that provides tax abatements and other economic incentives for qualifying businesses locating or expanding within designated areas for new jobs and capital investments.

Is the property eligible for incentives through the Commercial and Industrial Property Rehabilitation Program? Yes No

The Commercial and Industrial Property Rehabilitation Program is an incentive that provides a reduction in ad valorem property taxes for qualifying redevelopment in eligible areas.

For more information on incentives, please call the Community Development Agency, Planning Division at 770.528.2018 or find information online at <http://economic.cobbcountyga.gov>.

APPLICANT: Branch Acquisition Company, LLC

PRESENT ZONING: R-15, R-20, PVC, GC, NRC

PETITION NO.: Z-64

PETITION FOR: PVC

PLANNING COMMENTS:

CONT.

Special Districts

Is this property within the Cumberland Special District #1 (hotel/motel fee)?

Yes No

Is this property within the Cumberland Special District #2 (ad valorem tax)?

Yes No

Is this property within the Six Flags Special Service District?

Yes No

Is the property within the:

Dobbins Airfield Safety Zone?

CZ (Clear Zone)

APZ I (Accident Potential Zone I)

APZ II (Accident Potential Zone II)

Noise Zone

Bird / Wildlife Air Strike Hazard (BASH) area

APPLICANT Branch Acquisition Company LLC

PETITION NO. Z-064

PRESENT ZONING R-15,R-20,PVC,GC,NRC

PETITION FOR PVC

WATER COMMENTS: NOTE: Comments reflect only what facilities were in existence at the time of this review.

Available at Development: Yes No

Fire Flow Test Required: Yes No

Size / Location of Existing Water Main(s): 6" CI / SW side of West Atlanta Rd

Additional Comments: Also 6" CI / E side of Oakdale Road

Developer may be required to install/upgrade water mains, based on fire flow test results or Fire Department Code. This will be resolved in the Plan Review Process.

SEWER COMMENTS: NOTE: Comments reflect only what facilities were in existence at the time of this review.

In Drainage Basin: Yes No

At Development: Yes No

Approximate Distance to Nearest Sewer: Existing or under constructon on all parcel frontages except for trac

Estimated Waste Generation (in G.P.D.): A D F= *59,092 Peak= *147,730

Treatment Plant: South Cobb

Plant Capacity: Available Not Available

Line Capacity: Available Not Available

Projected Plant Availability: 0 - 5 years 5 - 10 years over 10 years

Dry Sewers Required: Yes No

Off-site Easements Required: Yes* No *If off-site easements are required, Developer must submit easements to CCWS for review/approval as to form and stipulations prior to the execution of easements by the property owners. All easement acquisitions are the responsibility of the Developer

Flow Test Required: Yes No

Letter of Allocation issued: Yes No

Septic Tank Recommended by this Department: Yes No

Subject to Health Department Approval: Yes No

Additional Sewer flow test will be required of developer's design professional at Plan Review. *Flow
Comments: will be higher if restaurants rather than retail

Developer will be responsible for connecting to the existing County water and sewer systems, installing and/or upgrading all outfalls and water mains, obtaining on and/or offsite easements, dedication of on and/or offsite water and sewer to Cobb County, as may be required. Rezoning does not guarantee water/sewer availability/capacity unless so stated in writing by the Cobb County Water System. Permit issuances subject to continued treatment plant compliance with EPD discharge requirements.

APPLICANT: Branch Acquisition Company, LLC

PETITION NO.: Z-64

PRESENT ZONING: R-15, R-20, RM-8, PVC, GC, NRC

PETITION FOR: PVC

STORMWATER MANAGEMENT COMMENTS

FLOOD HAZARD: YES NO POSSIBLY, NOT VERIFIED

DRAINAGE BASIN: Trib to Chattahoochee River FLOOD HAZARD INFO: Zone X

- FEMA Designated 100 year Floodplain Flood.
- Flood Damage Prevention Ordinance DESIGNATED FLOOD HAZARD.
- Project subject to the Cobb County Flood Damage Prevention Ordinance Requirements.
- Dam Breach zone from (upstream) (onsite) lake - need to keep residential buildings out of hazard.

WETLANDS: YES NO POSSIBLY, NOT VERIFIED

Location:

- The Owner/Developer is responsible for obtaining any required wetland permits from the U.S. Army Corps of Engineer.

STREAMBANK BUFFER ZONE: YES NO POSSIBLY, NOT VERIFIED

- Metropolitan River Protection Area (within 2000' of Chattahoochee River) ARC (review 35' undisturbed buffer each side of waterway).
- Chattahoochee River Corridor Tributary Area - County review (_____ undisturbed buffer each side).
- Georgia Erosion-Sediment Control Law and County Ordinance - **County Review**/State Review.
- Georgia DNR Variance may be required to work in 25 foot streambank buffers.
- County Buffer Ordinance: **50'**, 75', 100' or 200' each side of creek channel.

DOWNSTREAM CONDITIONS

- Potential or Known drainage problems exist for developments downstream from this site.
- Stormwater discharges must be controlled not to exceed the capacity available in the downstream storm drainage system.
- Minimize runoff into public roads.
- Minimize the effect of concentrated stormwater discharges onto adjacent properties.
- Developer must secure any easements required to receive concentrated discharges where none exist naturally
- Existing Lake Downstream
Additional BMP's for erosion sediment controls will be required.
- Lake Study needed to document sediment levels.
- Stormwater discharges through an established residential neighborhood downstream.
- Project engineer must evaluate the impact of increased volume of runoff generated by the proposed project on downstream receiving systems.

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PETITION FOR: PVC

STORMWATER MANAGEMENT COMMENTS – Continued

SPECIAL SITE CONDITIONS

- Provide comprehensive hydrology/stormwater controls to include development of out parcels.
- Submit all proposed site improvements to Plan Review.
- Any **spring activity** uncovered must be addressed by a qualified geotechnical engineer (PE).
- Structural fill _____ must be placed under the direction of a qualified registered Georgia geotechnical engineer (PE).
- Existing facility.
- Project must comply with the Water Quality requirements of the CWA-NPDES-NPS Permit and County Water Quality Ordinance.
- Water Quality/Quantity contributions of the existing lake/pond on site must be continued as baseline conditions into proposed project.
- Calculate and provide % impervious of project site.
- Revisit design; reduce pavement area to reduce runoff and pollution.

ADDITIONAL COMMENTS

1. This site is comprised of multiple parcels located adjacent to West Atlanta Road. Stormwater Management will be provided by multiple underground facilities. A stream buffer variance will be required to accommodate the proposed layout.

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PETITION NO.: Z-64

PRESENT ZONING: R-15, R-20, RM-8, PVC, GC, NRC

PETITION FOR: PVC

TRANSPORTATION COMMENTS:

ROADWAY	ROADWAY CLASSIFICATION	SPEED LIMIT	JURISDICTIONAL CONTROL	MIN. R.O.W. REQUIREMENTS
West Atlanta Road	Local	35 mph	Cobb County	50'
Atlanta Road	Arterial	45 mph	Cobb County	100'
Pine Street	Local	25 mph	Cobb County	50'
Oakdale Road	Local	30 mph	Cobb County	50'
Young Street	Local	25 mph	Cobb County	50'

ROADWAY	LOCATION	AVERAGE DAILY TRIPS	LEVEL OF SERVICE
West Atlanta Road	N/A	N/A	N/A
Atlanta Road	North of Daniel Street	21,000	D
Pine Street	N/A	N/A	N/A
Oakdale Road	N/A	N/A	N/A
Young Street	N/A	N/A	N/A

*Based on 2015 traffic counting data taken by Cobb County DOT for Atlanta Road.
 Planning Level of Service based on available Average Daily Trips using GRTA guideline thresholds. Classification thresholds for LOS A and LOS B are not available for local roads from this data source.
 LOS C or D is acceptable based on GDOT Design Policy Manual criteria.*

COMMENTS AND OBSERVATIONS

West Atlanta Road is classified as a local and according to the available information the existing right-of-way does not meet the minimum requirements for this classification.

Atlanta Road is classified as an arterial and according to the available information the existing right-of-way does meet the minimum requirements for this classification.

Pine Street is classified as a local and according to the available information the existing right-of-way does meet the minimum requirements for this classification.

Oakdale Road is classified as a local and according to the available information the existing right-of-way does not meet the minimum requirements for this classification.

Young Street is classified as a local and according to the available information the existing right-of-way does not meet the minimum requirements for this classification.

RECOMMENDATIONS

APPLICANT: Branch Acquisition Company, LLC

PETITION NO.: Z-64

PRESENT ZONING: R-15, R-20, RM-8, PVC, GC, NRC

PETITION FOR: PVC

Recommend applicant consider entering into a development agreement pursuant to O.C.G.A. 36-71-13 for dedication of the following system improvements to mitigate traffic concerns: a) donation of right-of-way on the east side of West Atlanta Road, a minimum of 25’ from the roadway centerline.

Recommend applicant consider entering into a development agreement pursuant to O.C.G.A. 36-71-13 for dedication of the following system improvements to mitigate traffic concerns: a) donation of right-of-way on the east side of Oakdale Road, a minimum of 25’ from the roadway centerline.

Recommend applicant consider entering into a development agreement pursuant to O.C.G.A. 36-71-13 for dedication of the following system improvements to mitigate traffic concerns: a) donation of right-of-way on the south side of Young Street, a minimum of 25’ from the roadway centerline.

Recommend applicant be required to meet all Cobb County Development Standards and Ordinances related to project improvements.

Recommend a traffic study. The traffic study should include existing and base year (full build out year) Build and No Build analysis; and horizon year (base year + 10 years) Build and No Build analysis. Study assumptions (such as study intersections, trip distribution and annual growth rate) should be agreed to by Cobb DOT before completing the study.

Recommend West Village Way be dedicated to Cobb County DOT and necessary easements obtained prior to plan approval.

Recommend improving the intersection of Oakdale Road at West Atlanta Road/Young Street to bring to a standard 90 degree angle. Recommend the existing painted splitter island on Oakdale Road approach be changed to a raised concrete island. Recommend final design be determined during plan review, subject to Cobb County DOT approval. Recommend applicant consider entering into a development agreement to donate sufficient right-of-way for these improvements.

STAFF RECOMMENDATIONS

Z-64 BRANCH ACQUISITION COMPANY, LLC

- A. It is Staff's opinion that the applicant's rezoning proposal will permit a use that is suitable in view of the use and development of adjacent and nearby properties. The applicant's proposal is located in an area that contains a variety of land uses, including restaurants, retail, offices, industrial, single-family houses, cluster homes and institutional uses. The applicant's proposal is being proposed as a 15.30-acre addition to the existing West Village PVC. In addition, the proposed site plan shows the more intense 313-unit multi-family residential building toward the center of the development with the detached units and townhomes closer to the exterior.
- B. It is Staff's opinion that the applicant's rezoning proposal will not have an adverse effect on the usability of adjacent or nearby property. Staff believes the proposed development will bring together numerous parcels, developed and undeveloped, into a project that will be a complimentary addition to the West Village PVC, which was entitled as Z-42 of 2004. A unified development of these parcels as an addition to West Village would be preferable over several developments in this area. The expansion of West Village has the potential to reduce problems in the future as it relates to the overall development of these parcels. The proposed site plan appears to be sensitive to adjacent residential uses by placing the less intense residential uses on the exterior of the development. The proposed multi-family portion is interior to the proposed development and is located in the Community Activity Center (CAC) future land use category. Like West Village, the subject properties are located in close proximity to interstates and the major employment centers associated with the Cumberland/Galleria area and downtown Atlanta.
- C. It is Staff's opinion that the applicant's rezoning proposal may not result in a use which would cause an excessive or burdensome use of existing streets, transportation facilities, or utilities. This opinion is supported by some of the departmental comments contained in this analysis. The Cobb County School District comments section has concerns that an approval of this petition will result in an impact on the enrollment for schools that are already over capacity. However, Staff believes the proposal is beneficial in combining several parcels that are developed and undeveloped into one development being added to the existing West Village mixed use development.
- D. It is Staff's opinion that the applicant's rezoning proposal is not in conformity with the policy and intent of the *Cobb County Comprehensive Plan*, which delineates the parcels as being within the Medium Density Residential (MDR/2.5-5 units per acre), Community Activity Center (CAC), and Neighborhood Activity Center (NAC) future land use categories. The proposed density is over the range of the MDR land use maximum of 2.5 units per acre. It should be noted that the Board of Commissioners, in making land use decisions, uses the future land use map as a guide in the decision making process, but there are circumstances when decisions will be made that are contrary to this document based upon a change in market conditions, information unbeknownst to staff/community in the preparation of this document, or some other condition.
- E. It is Staff's opinion that there are existing and changing conditions affecting the use and development of the property which give supporting grounds for approving the applicant's rezoning proposal. Staff believes the applicant's proposal would be suitable as an addition to West Village. The proposal will provide a unified extension to an existing PVC that will be developed comprehensively instead of piecemeal developments that may require additional detention ponds, uncoordinated transportation improvements and uncoordinated sewer and/or drainage facilities.

Z-64 BRANCH ACQUISITION COMPANY, LLC (Continued)

Based on the above analysis, Staff recommends **APPROVAL** subject to the following conditions:

1. Site plan received by the Zoning Division August 3, 2017, with the District Commissioner to approve minor modifications;
2. Variances from the Zoning Comments section;
3. Fire Department comments and recommendations;
4. Water and Sewer Division comments and recommendations;
5. Stormwater Management Division comments and recommendations;
6. Department of Transportation comments and recommendations; and
7. 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.

The recommendations made by the Planning and Zoning Staff are only the opinions of the Planning and Zoning Staff and are by no means the final decision. The Cobb County Board of Commissioners makes the final decisions on all Rezoning and Land Use Permits at an advertised public hearing.



Application No. Z-64 (2017)
Hearing Dates: PC: 10/03/2017
BOC: 10/17/2017

Summary of Intent for Rezoning*

.....
Part 1. Residential Rezoning Information (attach additional information if needed)

- a) Proposed unit square-footage(s): Minimum 850 square feet and greater
- b) Proposed building architecture: Traditional
- c) List all requested variances: None known at this time

.....
Part 2. Non-residential Rezoning Information (attach additional information if needed)

- a) Proposed use(s): Retail
- b) Proposed building architecture: Traditional
- c) Proposed hours/days of operation: 8:00 a.m. - 10:00 p.m.
- d) List all requested variances: None known at this time

.....
Part 3. Other Pertinent Information (List or attach additional information if needed)

.....
Part 4. Is any of the property included on the proposed site plan owned by the Local, State, or Federal Government?
(Please list all Right-of-Ways, Government owned lots, County owned parcels and/or remnants, etc., and attach a plat clearly showing where these properties are located). None known at this time.

*Applicant specifically reserves the right to amend any information set forth in this Summary of Intent for Rezoning, or any other portion of the Application for Rezoning, at any time during the rezoning process.

EXHIBIT "C" - ATTACHMENT TO APPLICATION FOR REZONING

Application No.: Z-64 (2017)
Hearing Dates: October 3, 2017
October 17, 2017



Applicant: Branch Acquisition Company, LLC
a Georgia limited liability company
Titleholders: Branch/Highlands Vinings West, LLC
West Village Associates, LLC

**ADDRESS AND PARCEL LISTING FOR PROPERTIES
INCLUDED IN APPLICATION FOR REZONING**

<u>Property Address</u>	<u>Tax ID/ Parcel #</u>	<u>Ownership Name</u>
Redan Court	17-0692-0-184-0	West Village Associates, LLC
4421 Oakdale Rd.	17-0693-0-006-0	West Village Associates, LLC
4457 Oakdale Rd	17-0693-0-010-0	West Village Associates, LLC
4467 Oakdale Rd	17-0693-0-011-0	West Village Associates, LLC
4475 Oakdale Rd	17-0693-0-012-0	West Village Associates, LLC
4497 Oakdale Rd	17-0693-0-013-0	West Village Associates, LLC
4505 Oakdale Rd	17-0692-0-001-0	West Village Associates, LLC
4520 Pine St	17-0749-0-032-0	West Village Associates, LLC
4542 Pine St	17-0749-0-033-0	West Village Associates, LLC
4388 W. Atlanta Rd	17-0693-0-003-0	West Village Associates, LLC
4335 W. Atlanta Rd	17-0694-0-012-0	West Village Associates, LLC
4410 W. Atlanta Rd	17-0748-0-035-0	West Village Associates, LLC
4395 W. Atlanta Rd	17-0748-0-036-0	West Village Associates, LLC
4399 W. Atlanta Rd	17-0748-0-046-0	West Village Associates, LLC
4448 Atlanta Rd	17-0748-0-056-0	Branch Highlands Vinings West, LLC