

SAMS, LARKIN, HUFF & BALLI

A LIMITED LIABILITY PARTNERSHIP

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ADAM J. ROZEN

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June 18, 2018

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

Re: Application of Winchester Parkway, LLC to Rezone a 4.92 Acre Tract from O&I to UVC, Land Lot 765, 17th District, 2nd Section, Cobb County (No. Z-37).

Dear John:

Winchester Parkway, LLC proposes to redevelop an antiquated office development into a UVC development. The development is located at the terminus of Winchester Parkway between the new Wellstar Medical Complex and I-285. The location is directly across the interstate and Atlanta Road from the Cumberland Galleria Regional Activity Center (RAC). It is also at the Atlanta Road interchange making it easily accessible to the jobs and shopping in the area. The Application is scheduled to be heard and considered by the Cobb County Planning Commission on July 3, 2018 and, thereafter, is scheduled to be heard and considered for final action by the Cobb County Board of Commissioners on July 17, 2018.

Winchester is committed to developing a highly-amenitized, mid-rise UVC development with first floor office and commercial with 304 multifamily units above. The proposed density and intensity is consistent with similar developments in the area the area and the goals of the comprehensive plan which encourages more dense developments in the traffic corridors and close to job centers. Following is a list of stipulations that my client will agree to becoming a condition on the grant of the zoning request.

1. Winchester seeks a rezoning of the subject property from the existing zoning category of O&I to the proposed zoning category of UVC in substantial conformity to the Site Plan and Conceptual Site Plan submitted to Cobb County on April 5, 2018 and attached to this letter as Exhibit "A."
2. The subject property consists of a 4.92 acre tract of land which shall be developed with a total number of 304 residential units broken down into 179 one bedroom and 125 two bedroom units.
3. The architectural style and composition of the buildings shall be consistent with the

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attached architectural rendering/elevation which is being submitted concurrently herewith. A copy of said architectural rendering/elevation is attached hereto, made a part hereof by reference and marked as Exhibit "B". As the exterior elevations show, the height of the buildings will be responsive to the topography of the site and the surrounding area.

4. The community shall have state of art amenities, appointments and recreational facilities for the use and enjoyment of its residents, as follows:
 - a. A pool area which will include a clubhouse, a lounge and/or coffee bar area.
 - b. A fully equipped fitness center.
 - c. Gates and controlled access for the entrance to the community, buildings and amenity areas.
 - d. Interior floor plans and finishes shall consist of the following:
 - i. A minimum of 9' ceiling heights from floor to finished ceilings and a minimum of 10' between floors.
 - ii. Wood framed cabinetry and/or its equivalent, including Melamine cabinet veneer for durable finish and lacquer finish look.
 - iii. Enhanced granite, Corian, marble, quartz and/or other solid surface counter-tops.
 - iv. High-end appliances with luxury finishes.
 - v. Extra deep stainless steel kitchen sinks.
 - vi. Ceramic tile, wood plank or wood like vinyl plank and/or high-end carpet.
 - vii. Spacious, open floor plans, including walk-in closets.
 - viii. High speed internet wiring in all units.
 - ix. Upgraded wood trim package throughout each unit, including 1" x 4" square

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edge base and door trim.

- x. Brushed nickel, chrome or oil-rubbed bronze bathroom and kitchen fixtures, including high end Moen Chrome Fixtures or equivalent.
 - xi. Ceramic tile bathrooms and tile tub surrounds and tile showers in select units.
 - xii. Uniform window treatments to present an aesthetically pleasing and consistent appearance.
 - xiii. High-end landscaping and hardscape throughout the proposed community.
 - xiv. Energy efficient construction which will meet the Georgia Energy Code.
 - xv. Double paned, insulated windows.
5. The applicant will comply with all the recommendations by Cobb DOT and the Fire Marshal regarding fire access lanes and vehicular access.
 6. The overall lighting within the proposed development shall be environmentally sensitive, decorative and themed to the architectural style and composition of the buildings. Illumination utilized for the development shall be constructed so as to prevent illumination from extending beyond the subject property's boundaries.
 7. Compliance with recommendations from the Stormwater Management Division with respect to hydrology, detention and downstream considerations.
 8. The District Commissioner shall have the authority to approve minor modifications to these stipulations, the site plan, architectural renderings/elevations and all other components as this development proceeds through the Plan Review process and thereafter. However, the District Commissioner shall not have the authority to approve modifications which:
 - a. Increase the density.
 - b. Reduce the size or composition of an approved buffer or landscape strip adjacent to contiguous properties.

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- c. Relocate a structure closer to a perimeter property line.
- d. Increase the height of a building so that it exceeds the at-grade height of contiguous properties and/or buildings.

Please do not hesitate to contact me should you or your Staff require any additional information or documentation prior to this Application being heard by the Planning Commission and Board of Commissioners. With kind personal regards, I am

Very truly yours,

SAMS, LARKIN, HUFF & BALLI, LLP



Parks F. Huff
phuff@slhb-law.com

PFH/sfw
Attachments

cc: Members, Cobb County Board of Commissioners (via email w/attachments)
Members, Cobb County Planning Commission (via email w/attachments)
Commission Assistants, Cobb County Board of Commissioners (via email w/attachments)
Mr. Dana Johnson, AICP, Director (via email w/attachments)
Mr. Lee McClead, Deputy Director (via email w/attachments)
Mr. Jason S. Gaines, AICP, Planning Division Manager (via email w/attachments)
Mr. Jason Campbell, Planner III (via email w/attachments)
Mr. Terry Martin, Planner III (via email w/attachments)
Mr. Donald Wells, Planner I (via email w/attachments)
Ms. Tannessa Bates, Planner I (via email w/attachments)
Ms. Aja Kynard, Zoning Analyst (via email w/attachments)
Mr. Tim Davidson, Cobb County Water System (via email w/attachments)
Mr. David Breaden, P.E., Cobb County Stormwater Management (via email w/attachments)
Ms. Amy Diaz, P.E., Cobb County DOT (via email w/attachments)
cc: continued on the next page

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VIA EMAIL:

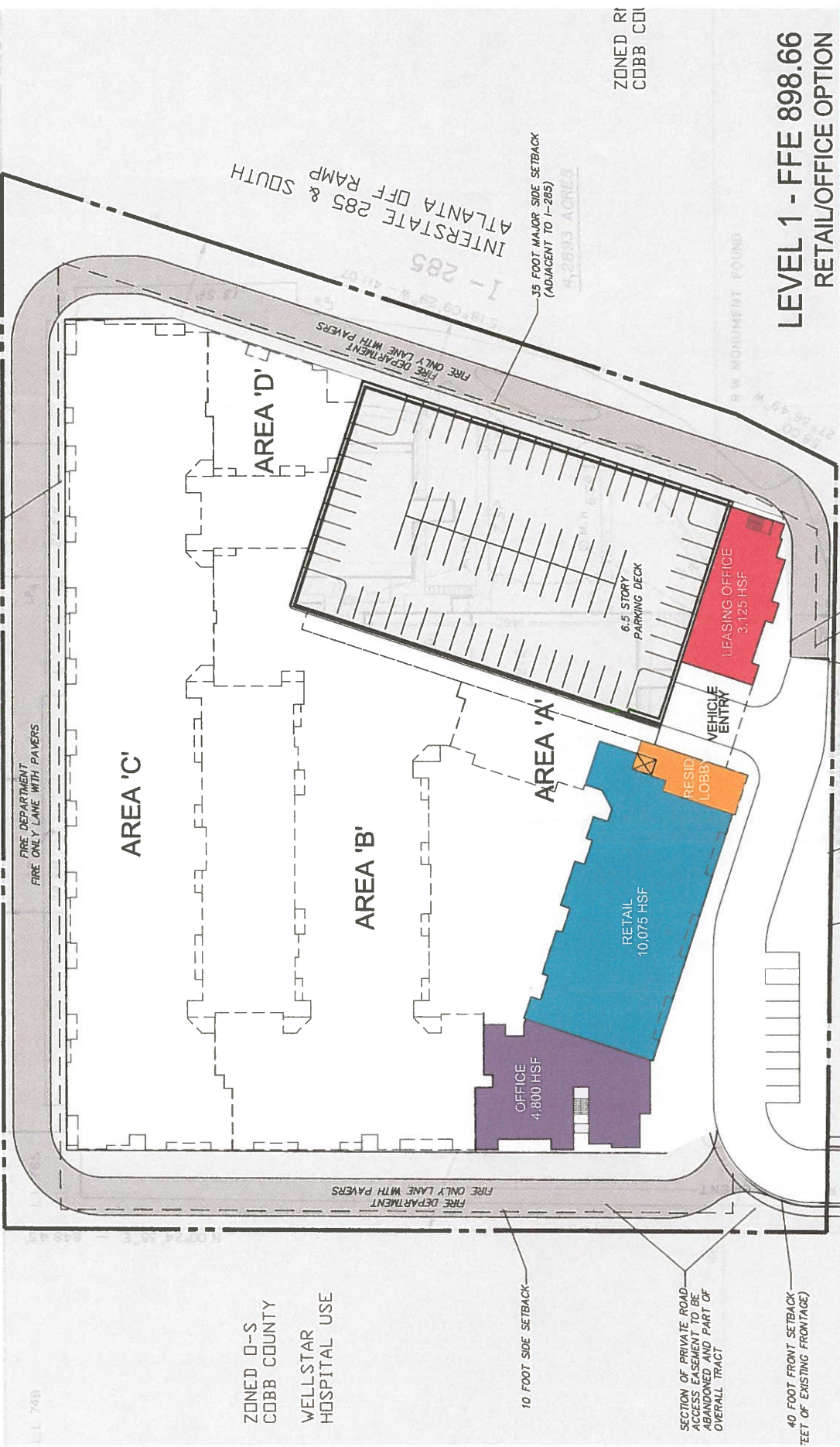
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Cobb County Zoning Division
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Ms. Ashley White, P.E., Cobb County DOT (via email w/attachments)
Ms. Pam Mabry, County Clerk (via email w/attachments)
Ms. Leila Washington, Deputy County Clerk (via email w/attachments)
Ms. Robin Presley, Deputy County Clerk (via email w/attachments)
Ms. Debra Blair, Cobb County Attorney's Office (via email w/attachments)
Vista Realty Partners (via email w/attachments)

Exhibit “A”

WINCHESTER AT SOUTH ATLANTA

Cobb County, Georgia



ZONED D-S
COBB COUNTY
WELLSTAR
HOSPITAL USE

10 FOOT SIDE SETBACK

SECTION OF PRIVATE ROAD
ACCESS EASEMENT TO BE
ABANDONED AND PART OF
OVERALL TRACT

40 FOOT FRONT SETBACK
FEET OF EXISTING FRONTAGE

INTERSTATE 285 & SOUTH
ATLANTA OFF RAMP
FIRE DEPARTMENT
FIRE ONLY LANE WITH PAVERS

35 FOOT MAJOR SIDE SETBACK
(ADJACENT TO I-285)
4,289.5 ACRES

ZONED R1
COBB COI

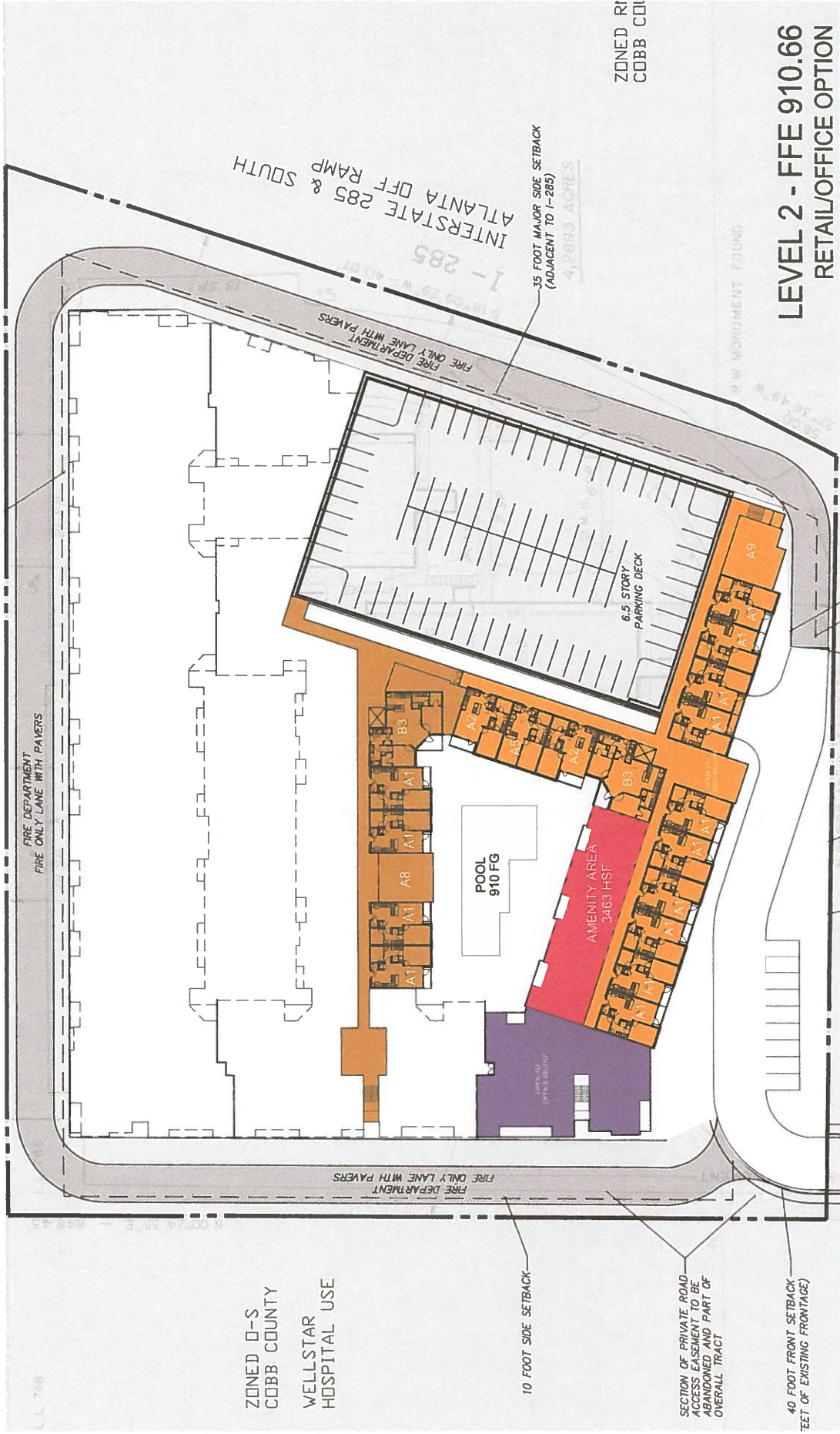
LEVEL 1 - FFE 898.66
RETAIL/OFFICE OPTION

VISTA REALTY PARTNERS | 1" = 50' | .03.28.18

NILES BOLTON ASSOCIATES

WINCHESTER AT SOUTH ATLANTA

Cobb County, Georgia



ZONED RT
COBB COI

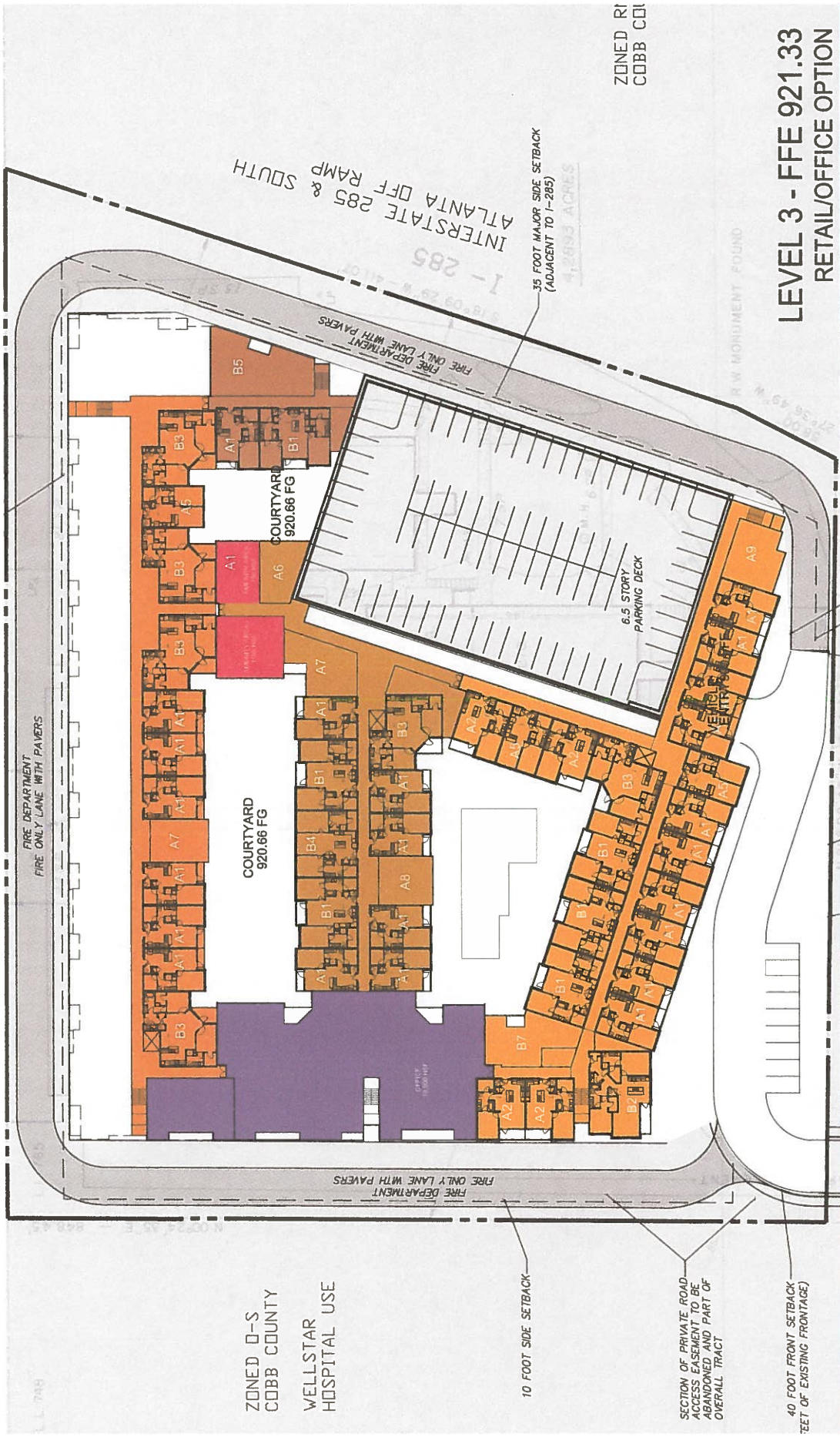
LEVEL 2 - FFE 910.66 RETAIL/OFFICE OPTION

NILES BOLTON ASSOCIATES

VISTA REALTY PARTNERS | 1" = 50' | .03.28.18

WINCHESTER AT SOUTH ATLANTA

Cobb County, Georgia

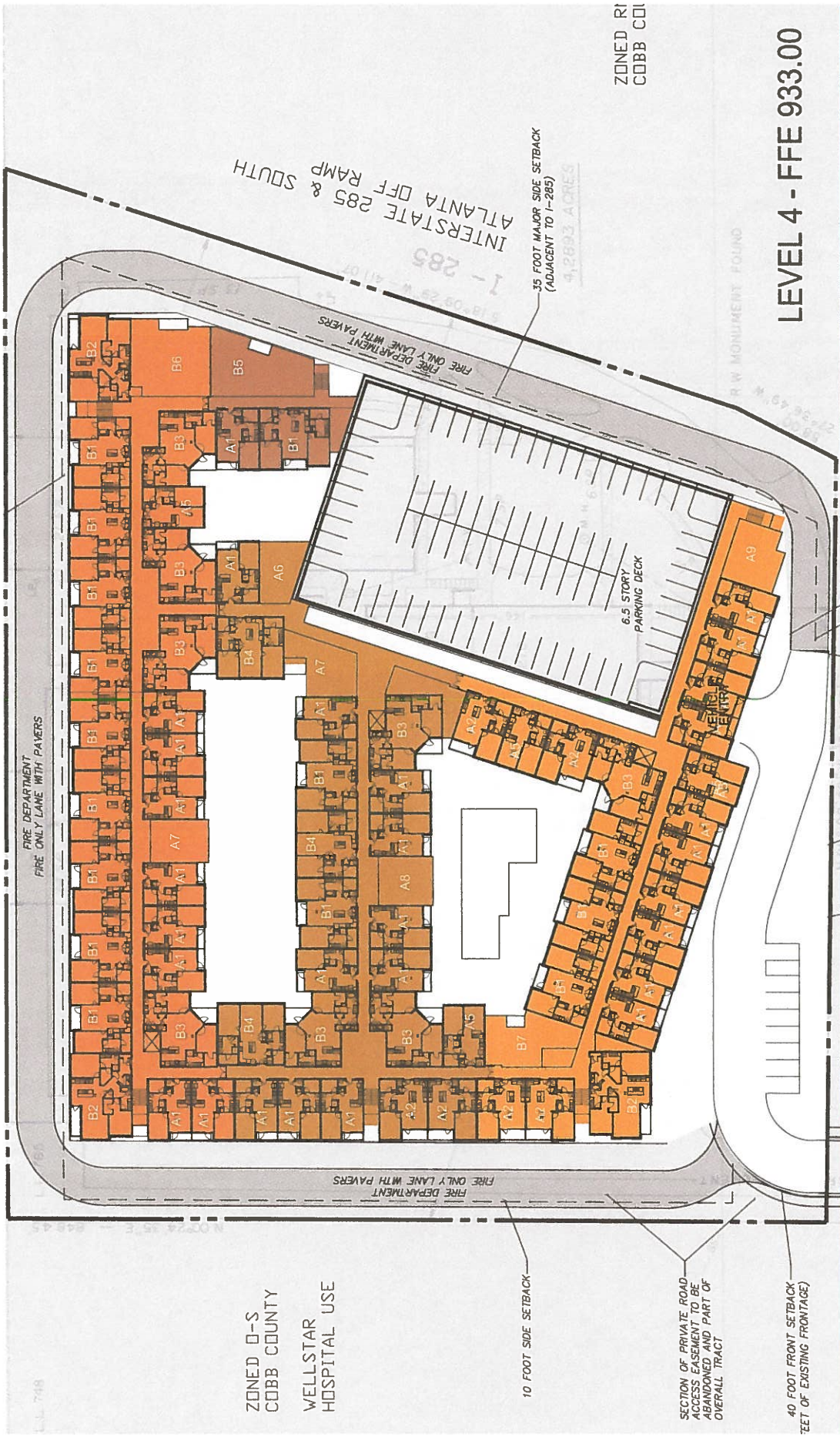


LEVEL 3 - FFE 921.33 RETAIL/OFFICE OPTION

NILES BOLTON ASSOCIATES

WINCHESTER AT SOUTH ATLANTA

Cobb County, Georgia



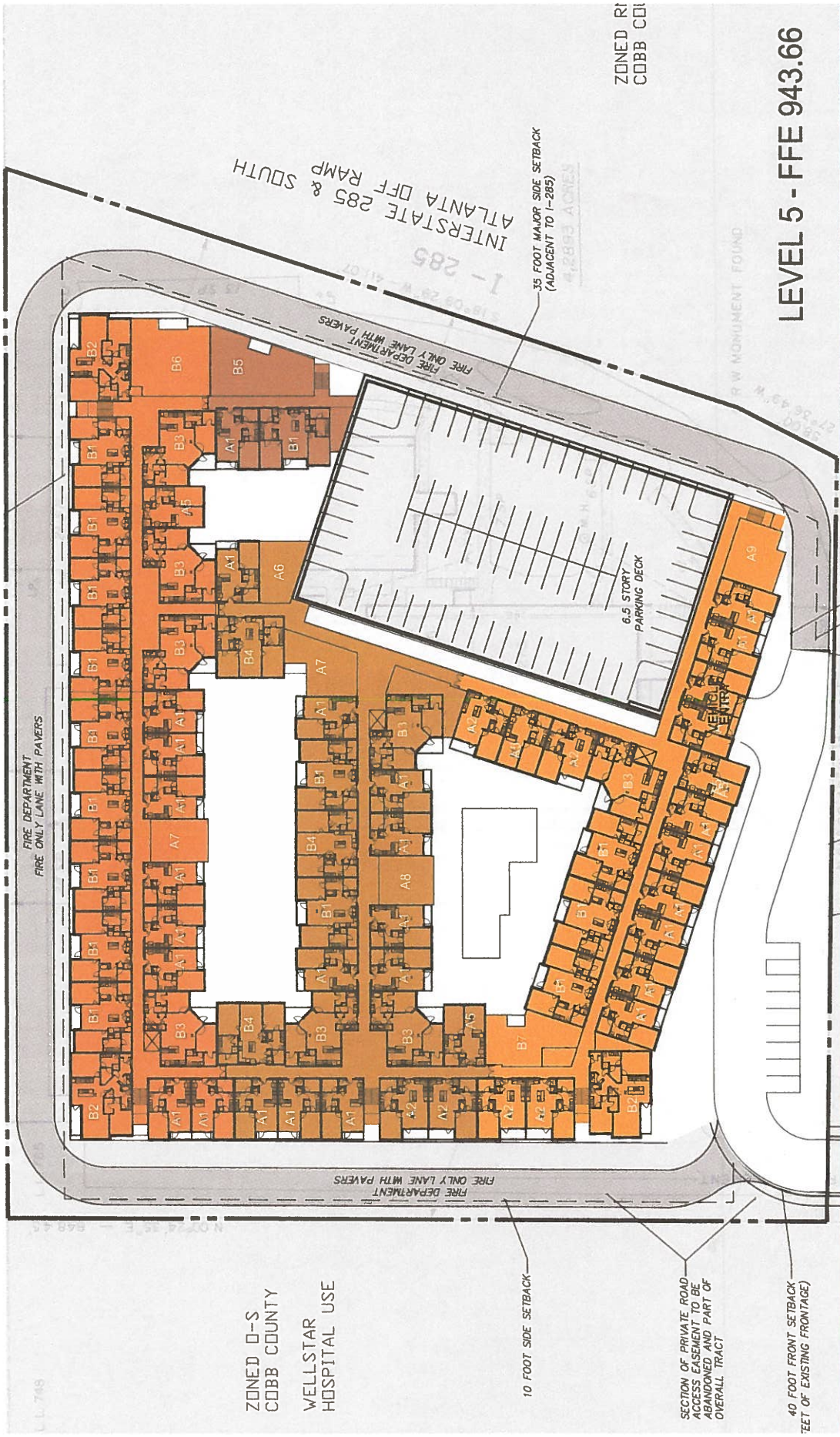
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VISTA REALTY PARTNERS | 1" = 50' | .03.28.18

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Cobb County, Georgia



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COBB COUNTY
WELLSTAR
HOSPITAL USE

10 FOOT SIDE SETBACK

SECTION OF PRIVATE ROAD
TO BE ABANDONED AND PART OF
OVERALL TRACT

40 FOOT FRONT SETBACK
FEET OF EXISTING FRONTAGE

INTERSTATE 285 & SOUTH
ATLANTA OFF RAMP

35 FOOT MAJOR SIDE SETBACK
(ADJACENT TO I-285)

ZONED RI
COBB COI

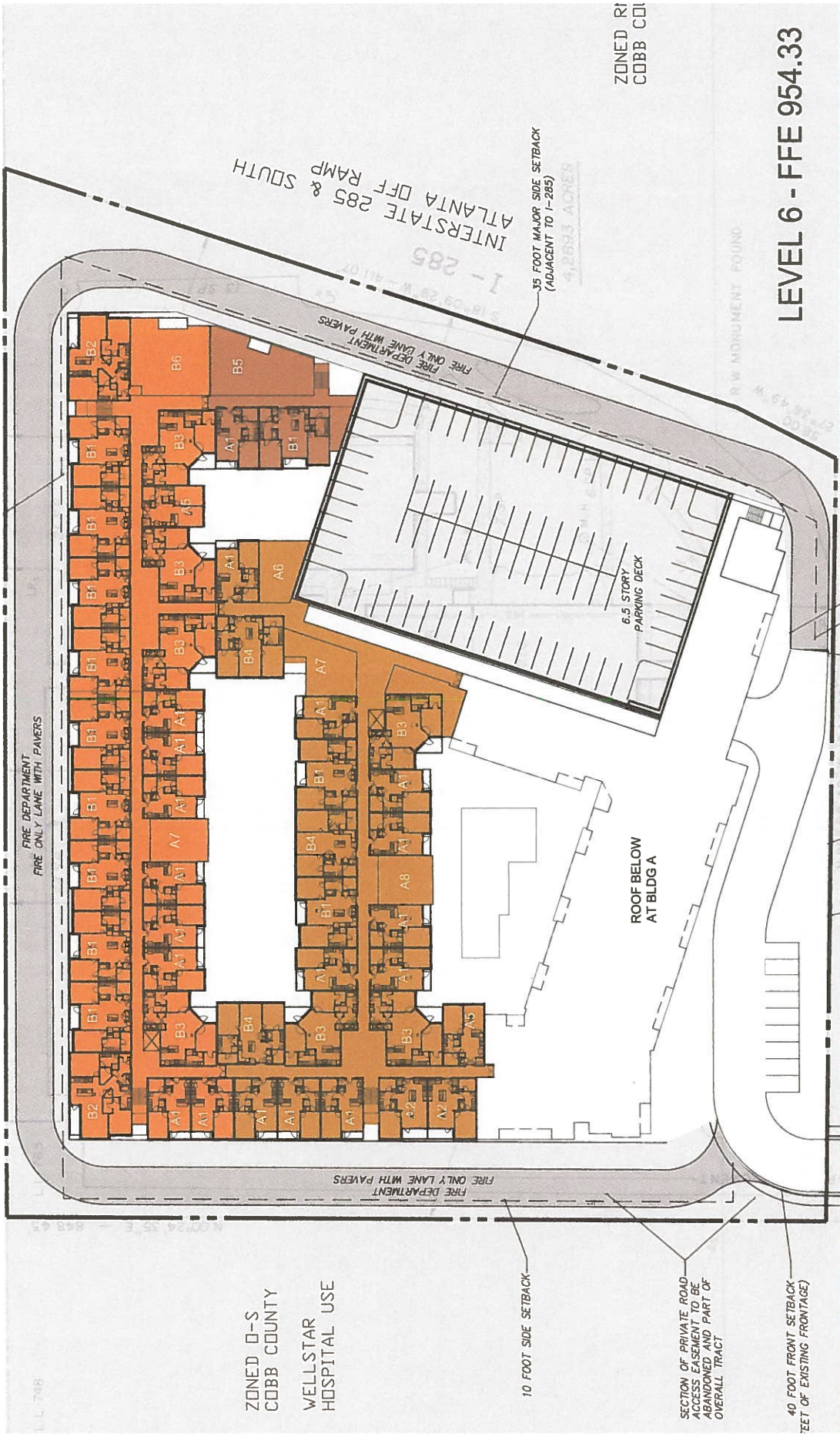
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VISTA REALTY PARTNERS | 1" = 50' | 03.28.18

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ZONED D-S
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(FEET OF EXISTING FRONTAGE)

INTERSTATE 285 & SOUTH
ATLANTA OFF RAMP
I - 285

35 FOOT MAJOR SIDE SETBACK
(ADJACENT TO I-285)
4.2893 ACRES

ZONED RT
COBB COI

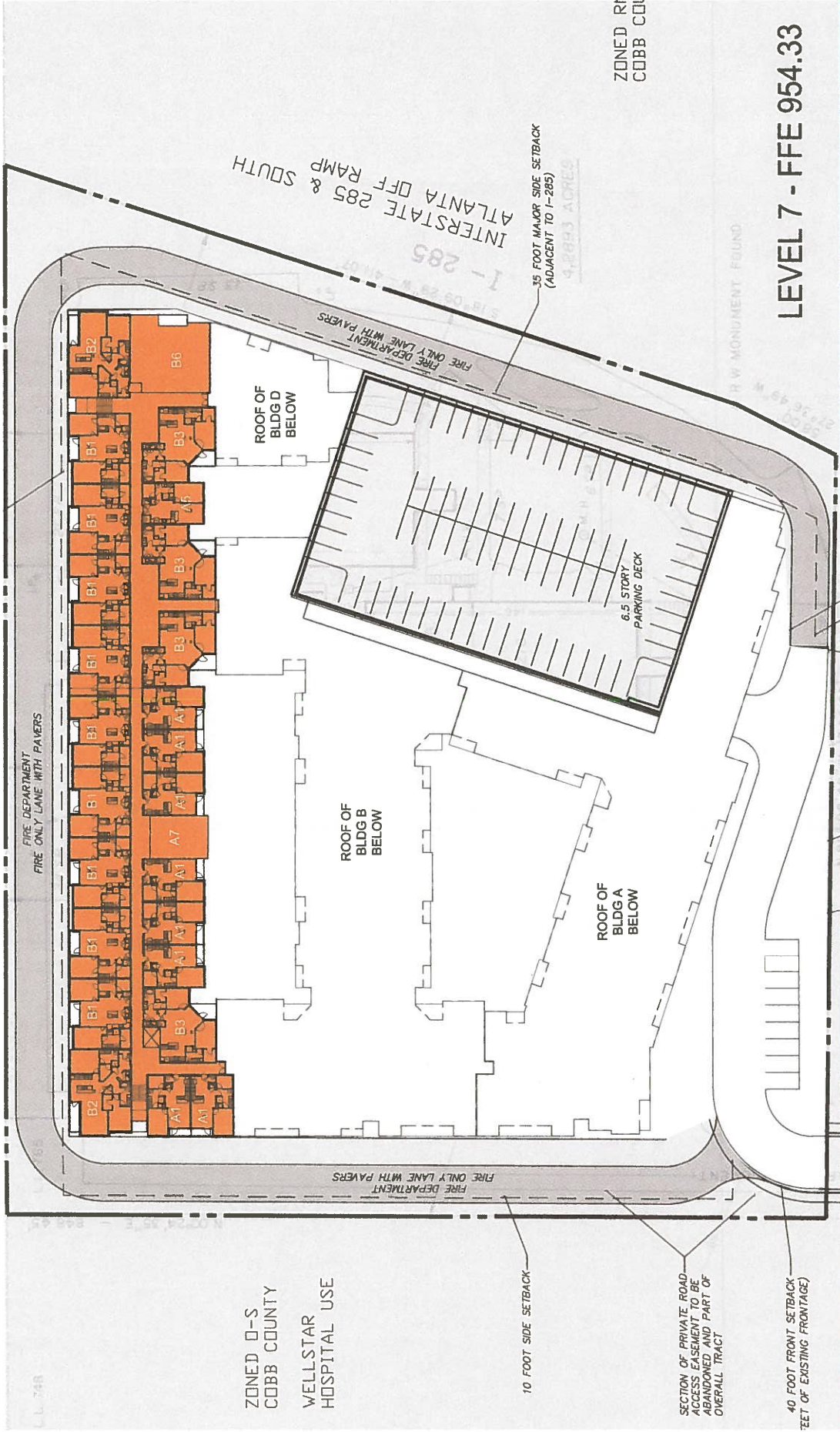
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VISTA REALTY PARTNERS | 1" = 50' | .03.28.18

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WINCHESTER AT SOUTH ATLANTA

Cobb County, Georgia



ZONED R1
COBB COI

LEVEL 7 - FFE 954.33

NILES BOLTON ASSOCIATES

VISTA REALTY PARTNERS | 1" = 50' | .03.28.18

Exhibit “B”

Winchester Vista
Rendering



Winchester Vista
Sample Unit Interiors



Winchester Vista
Sample Unit Interiors



Winchester Vista
Exterior Amenity Examples

