

Zoning Stipulation
letter for
zoning case
Z-54 of 2013

SAMS, LARKIN & HUFF
A LIMITED LIABILITY PARTNERSHIP

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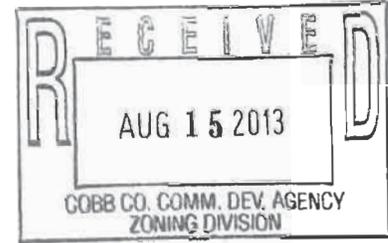
JUSTIN H. MEEKS

SAMSLARKINHUFF.COM

August 15, 2013

VIA EMAIL & HAND DELIVERY

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 The Providence Group of Georgia, L.L.C. to Rezone a 5.619 Acre Tract from R-20 & R-30 to R-20 (No. Z-54)

Dear John:

This firm has been engaged by and represents The Providence Group of Georgia, L.L.C. ("The Providence Group") regarding the above-styled Application for Rezoning. The Application is scheduled to be heard and considered by the Cobb County Planning Commission on September 9, 2013 and, thereafter, is scheduled to be heard and considered for final action by the Cobb County Board of Commissioners on September 17, 2013.

With respect to the foregoing, the subject property at issue consists of a 5.619 acre tract of land located on the east side of Murdock Road (1790 Murdock Road). The subject property is surrounded by R-20 developments on three (3) sides and R-30 on its south side along with a one-hundred fifty foot (150') Georgia Power Company easement. On Cobb County's Comprehensive Land Use Plan and Future Land Use Map, the property is shown as Low Density Residential (LDR) which contemplates residential densities ranging from 1 to 2.5 units per acre.

In keeping with the dialogue which has been established with the County's professional staff and consistent with the direction also received from staff, enclosed please find the requisite number of copies of a revised site plan. Also, consistent with the discussions which we have had with area residents and representatives of the East Cobb Civic Association ("ECCA"), this letter will serve as The Providence Group's letter of agreeable stipulations which, upon the Application for Rezoning being approved, shall become conditions and a part of the grant of the requested rezoning and binding upon the subject property thereafter. The referenced stipulations are as follows, to wit:

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Mr. John P. Pederson, AICP, Manager
Cobb County Zoning Division
August 15, 2013
Page 2

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 concerning the property which constitutes the subject matter of the above-captioned Application for Rezoning.
2. The subject property shall be developed in accordance with recommendations from the County's professional staff and in substantial conformity to that certain revised site plan, prepared by Essential Engineering Services, L.L.C., which is being submitted contemporaneously herewith.
3. The construction of a maximum number of ten (10) single-family detached homes at a maximum density of 1.78 units per acre.
4. The minimum house size for the proposed residential community shall be 3,000 sq. ft. ranging to 4,000 sq. ft. and above. Each of the homes shall have, at a minimum, an attached two-car garage (in most instances a three-car garage) which shall be used for the parking and storage of vehicles with driveways sufficient to park two (2) additional vehicles.
5. The architectural style and composition of the homes shall consist of a mixture of brick, stacked stone, cedar, hardy plank shake or hardy plank siding or a combination thereof as shown on the architectural elevations/renderings which are being submitted contemporaneously herewith. The architectural style and composition shall be applicable to at least three (3) sides of each home with the rear of the homes reflecting a masonry water table consisting of stone and/or brick.
6. The granting of contemporaneous Variances on Lots 5 and 6 waiving the required front setback from thirty-five feet (35') to twenty-five feet (25') with a commensurate increase in the rear setback on said lots.
7. The creation of a Mandatory Homeowners Association and the submission of Declaration of Covenants, Conditions and Restrictions which shall include, among other components, strict architectural controls.
8. Subdivision entrance signage shall be ground-based, monument-style and consistent with provisions of the Cobb County Sign Ordinance. Additionally, said entrance signage located on Murdock Road, shall be incorporated into the Landscape Plan for the subdivision and shall be fully landscaped and irrigated.

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Mr. John P. Pederson, AICP, Manager
Cobb County Zoning Division
August 15, 2013
Page 3

9. The submission of a Landscape Plan during the Plan Review process which shall be subject to review and approval by a Landscape Oversight Committee consisting of a representative from The Providence Group, a representative from ECCA, the County Arborist and the District 3 Commissioner who shall be the final arbiter with respect to any decisions which cannot otherwise be resolved.
10. The landscape plan shall include, along the frontage on Murdock Road, the construction of masonry columns with faux wrought iron, consistent with an elevation/rendering of same which shall be submitted under separate cover.
11. There shall be a fifteen foot (15') landscaped strip along the northern and western property lines which, after the installation of same, shall remain undisturbed except for the removal and/or replacement of any dead or irrevocably diseased vegetation. Said landscape strip shall be planted commensurate with the installation of utilities to the site and shall be maintained by The Providence Group until such time as the Residential community is turned over to the Mandatory HOA.
12. Each home shall have at a minimum two (2) four inch (4") caliper hardwood trees planted in the front yard. All yard areas of the proposed residences shall be sodded and irrigated with all such landscaping being accomplished by landscape professionals.
13. Subject to recommendations from the Cobb County Stormwater Management Division with respect to detention, stormwater management and hydrological issues, including the following:
 - a) The ultimate location and configuration of onsite detention, stormwater management and water quality components.
 - b) Relocation of the existing sewer easement consistent with the revised site plan which has been filed contemporaneously herewith.
 - c) Because of the nature of the private street within the residential community, the detention pond will be maintained by the Mandatory HOA.
 - d) The stormwater detention pond shall be fenced commensurate with the fencing treatment along Murdock Road and shall be landscaped to visually screen same from view. Additionally, if any walls are required with respect to the detention

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Mr. John P. Pederson, AICP, Manager
Cobb County Zoning Division
August 15, 2013
Page 4

pond, said walls shall be of masonry construction of brick and/or stone. Said detention pond shall be installed immediately after the installation of curb and gutter within the residential community.

14. Subject to recommendations from the Cobb County Department of Transportation, including the following recommendations:
 - a) The installation of sidewalk, curb and gutter along the Murdock Road frontage.
 - b) The installation of a private street which will be built to the County's Design and Detail Specifications and which shall have a sidewalk on one (1) side.
 - c) Compliance with County's regulations regarding the subdivision being a gated community including, but not limited to, sufficient spacing for turnarounds on Murdock Road.
 - d) Compliance with parking ratio requirements within the residential community.
 - e) A ten foot by ten foot (10'x10') hard surface pad shall be installed at the gated entrance to the residential community in order to provide space for children to stand while waiting for the school bus. Subject to DOT approval, in lieu of the hard surface pad, The Providence Group may widen the sidewalk or extend the sidewalk to provide a suitable area for children to stand while waiting for the bus.

15. The Providence Group agrees to adhere to the following construction hours:
 - a) 7:00 a.m. until 7:00 p.m., Monday through Friday, from October 1st through March 31st.
 - b) 7:00 a.m. until 8:00 p.m., Monday through Friday, from April 1st through September 30th.
 - c) 9:00 a.m. until 6:00 p.m. on Saturdays.
 - d) No outside work on Sundays unless approved ahead of time by the District Commissioner.

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Mr. John P. Pederson, AICP, Manager
Cobb County Zoning Division
August 15, 2013
Page 5

16. All construction and worker vehicles shall be parked on the subject property during the construction and build-out of the subdivision.
17. Compliance with recommendations from the Cobb County Water System with respect to the availability and accessibility of water and sewer for the site. Additionally, an agreement to master meter the site in view of the fact that it is a gated residential community.
18. Subject to recommendations from the Cobb County Fire Department.
19. If at least one (1) construction permit is not issued within twenty-four (24) months of the Board of Commissioners' decision to rezone the subject property as requested, said property shall revert to its present zoning classifications.
20. The existing residential home on the subject property shall be demolished within sixty (60) days after The Providence Group purchases and closes on the subject property.
21. The Providence Group agrees to allow the Georgia Native Plant Society to conduct a "plant rescue" prior to the commencement of construction on the subject property.
22. The District Commissioner shall have the authority to approve minor modifications to these stipulations and the site plan as the development proposal 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 come back through the public hearing process as an "Other Business" Application.

This zoning proposal by The Providence Group is consistent with the County's Future Land Use Map, Comprehensive Land Use Plan, existing zonings and densities in the area and consistent with the County's professional staff's recommendations. Nevertheless, please do not hesitate to contact me should you or the staff require further information or documentation prior to the Application being heard and considered by the Planning Commission and Board of Commissioners next month.

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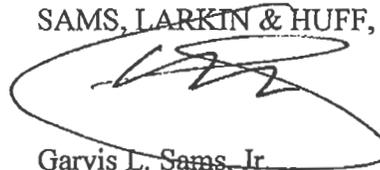
VIA EMAIL & HAND DELIVERY

Mr. John P. Pederson, AICP, Manager
Cobb County Zoning Division
August 15, 2013
Page 6

With kind regards, I am

Very truly yours,

SAMS, LARKIN & HUFF, LLP

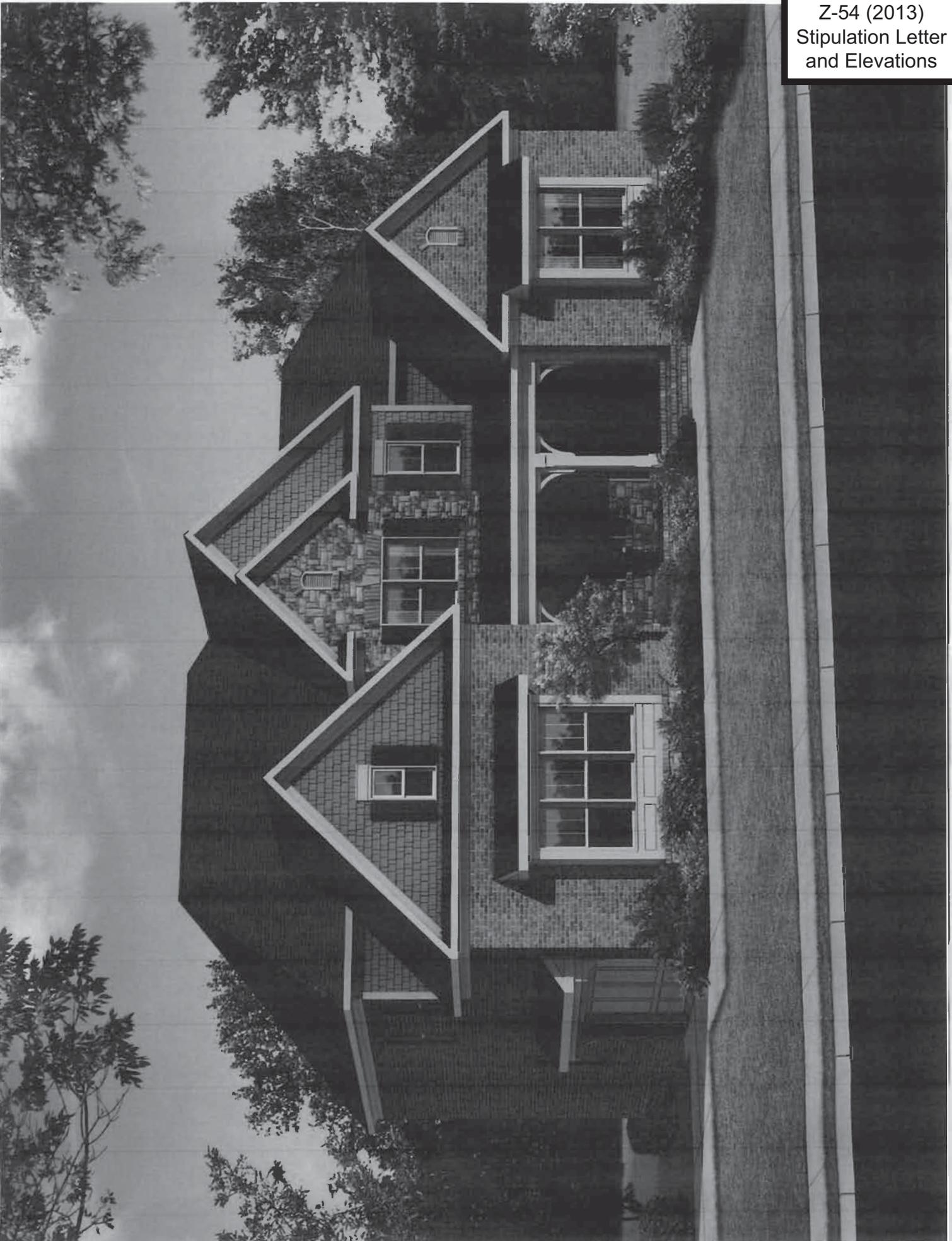


Garvis L. Sams, Jr.
gsams@samslarkinhuff.com

GLS/dsj

Enclosures/Attachments

cc: Members, Cobb County Board of Commissioners (via email w/attachments)
Members, Cobb County Planning Commission (via email w/attachments)
Mr. Robert L. Hosack, Jr., AICP Director (via email w/attachments)
Mr. Dana Johnson, AICP Planning Manager (via email w/attachments)
Mr. Jason Campbell, Planner III (via email w/attachments)
Mr. David Breaden, PE, Cobb County Stormwater Management
(via email w/attachments)
Ms. Jane Stricklin, PE, Cobb County DOT (via email w/attachments)
Ms. Karen King, Assistant County Clerk (via email w/attachments)
Ms. Lori Barton, Deputy County Clerk (via email w/attachments)
Ms. Jill Flamm, ECCA (via email w/attachments)
Mr. Doug Davis, ECCA (via email w/attachments)
Mr. Mike Smith, Vice President, The Providence Group (via email w/attachments)
Mr. David Caragher, The Providence Group (via email w/attachments)
Mr. John Merder, P.E. (via email w/attachments)





Zoning Stipulation
letter for
zoning case
Z-55 of 2013

MOORE INGRAM JOHNSON & STEELE

A LIMITED LIABILITY PARTNERSHIP
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OF COUNSEL:
JOHN L. SKELTON, JR.†

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* ALSO ADMITTED IN FL
**** ALSO ADMITTED IN CA
* ALSO ADMITTED IN TX
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August 29, 2013

Hand Delivered

Mr. Jason A. Campbell
Planner III
Zoning Division
Cobb County Community Development Agency
Suite 400
1150 Powder Springs Road
Marietta, Georgia 30064

RE: Application for Rezoning - Application No. Z-55 (2013)

Applicant: Riverview Office, LLC
Property Owner: Crescent Communities, LLC
Property: 6.658 acres located at the northerly intersection of Cumberland Boulevard with Cobb Galleria Parkway, southwesterly of Interstate 75, Land Lots 1014 and 1015, 17th District, 2nd Section, Cobb County, Georgia

Dear Jason:

The undersigned and this firm represent Riverview Office, LLC, the Applicant (hereinafter referred to as "Applicant"), and Crescent Communities, LLC, the Property Owner (hereinafter referred to as "Property Owner"), in their Application for Rezoning with regard to a total tract of 6.658 acres, more or less, located at the northerly intersection of Cumberland Boulevard with Cobb Galleria Parkway, southwesterly of Interstate 75, Land Lots 1014 and 1015, 17th District, 2nd Section, Cobb County, Georgia (hereinafter referred to as the "Property" or the "Subject Property"). After meetings with planning and zoning staff, reviewing the staff comments and recommendations; and reviewing the uses of surrounding properties, we have

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COBB COUNTY ZONING DIVISION

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Mr. Jason A. Campbell
Planner III
Zoning Division
Cobb County Community Development Agency
Page 2 of 11
August 29, 2013

been authorized by the Applicant and Property Owner to submit this 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. The 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 Departmental Comments and Staff Recommendations relating to the Subject Property from any prior 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 Regional Retail Commercial ("RRC"), site plan specific to the revised Zoning Site Plan prepared for Applicant by Croy Engineering, LLC, dated July 3, 2013, last revised August 23, 2013, said revised Plan being submitted to the Zoning Office on August 28, 2013. A reduced copy of the revised Zoning Site Plan is attached hereto for ease of reference as Exhibit "A" and incorporated herein by reference.
- (3) The Subject Property consists of approximately 6.658 acres of total site area and shall be developed for a mixed-use development consisting of office, retail, and residential.

STIPULATIONS APPLICABLE TO THE OVERALL DEVELOPMENT

- (1) There shall be master protective covenants for the entire development which will include all phases of the development; and concurrent therewith a master association, and possibly sub-associations, will be formed which will include all component parts of the proposed development. The master association shall be responsible for the oversight, upkeep, and maintenance of the entrance areas, common areas, open space areas, and the like contained within the overall development.
- (2) The master association, and any sub-associations, to be formed hereunder shall have architectural design regulations which shall control such items as signage

MOORE INGRAM JOHNSON & STEELE

Mr. Jason A. Campbell
Planner III
Zoning Division
Cobb County Community Development Agency
Page 3 of 11
August 29, 2013

for individual units, and other such usual and necessary covenants and restrictions to protect the quality and integrity of the total development.

- (3) The entrances to the proposed development shall be as more particularly shown and reflected on the referenced revised Zoning Site Plan.
- (4) There shall be a traffic signal installed at the project's main entrance on Cobb-Galleria Parkway, in the location as shown and reflected on the referenced revised Zoning Site Plan. Applicant shall be responsible for and pay to the Cobb County Department of Transportation all costs associated with the design and installation of the referenced traffic signal.
- (5) Entrance signage for the proposed overall development shall be ground-based, monument-style signage, with the finish, materials, and color being in conformity with the architecture and design of the various components. Such signage shall contain no flashing sign components.
- (6) The entrance areas, together with all islands and planted areas, shall be professionally designed, landscaped, and maintained. These areas shall be part of the overall landscape plan approved by staff as part of the plan review process.
- (7) Lighting within the proposed development shall be environmentally sensitive, decorative, and themed to the architecture and style of the respective components of the development.
- (8) Additionally, hooded security lighting shall be utilized on the exteriors of the buildings and throughout the walkways, surface parking areas, and parking deck areas; excepting only, the individual townhome units which shall utilize only decorative, themed lighting as described above.
- (9) All dumpsters servicing any portion of the overall development shall be enclosed with a minimum six (6) foot high brick enclosure on three sides with a solid wooden screen gate or doors on the access side. All dumpsters shall contain rubber lids to minimize noise. Dumpsters shall be emptied Monday through Saturday from 5:00 a.m. to 7:00 p.m. and Sunday from 2:00 p.m. to 7:00 p.m.

MOORE INGRAM JOHNSON & STEELE

Mr. Jason A. Campbell
Planner III
Zoning Division
Cobb County Community Development Agency
Page 4 of 11
August 29, 2013

- (10) Parking lot cleaning with the use of mechanical equipment shall be restricted to hours Monday through Saturday from 5:00 a.m. to 10:00 p.m. and Sunday from 11:00 a.m. to 9:00 p.m.
- (11) Deliveries to the proposed retail uses shall be limited to between the hours of 5:00 a.m. to 11:00 p.m., Monday through Friday; 9:00 a.m. to 7:00 p.m. on Saturday and Sunday.
- (12) Store hours which are open to the public for the retail uses proposed for this development shall be limited to Monday through Saturday, 6:00 a.m. to 10:00 p.m. and Sunday from 6:00 a.m. to 9:00 p.m. Restaurants may remain open until 2:00 a.m.
- (13) There shall be no tenant vehicles or vehicles of any type parked in front of the proposed buildings containing tenant identification signage or advertising signage. This provision shall be contained within any lease between Applicant and any prospective tenant, and Applicant agrees to enforce these provisions against any tenant which violates the foregoing. Additionally, there shall be no vehicles parked in front of the proposed retail centers with "for sale" signs posted thereon.
- (14) Minor modifications to the within stipulations, the referenced revised Zoning Site Plan, lighting, landscaping, architecture, site features, and the like, may be approved by the District Commissioner, as needed or necessary.
- (15) All setbacks and buffer areas may be penetrated for purposes of access, utilities, and stormwater management, including, but not limited to, detention/retention facilities, drainage facilities, and any and all slopes or other required engineering features of the foregoing.
- (16) 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.

MOORE INGRAM JOHNSON & STEELE

Mr. Jason A. Campbell
Planner III
Zoning Division
Cobb County Community Development Agency
Page 5 of 11
August 29, 2013

- (17) All streets within the proposed development shall be private with the construction therefor complying in all respects as to materials, base, and other requirements to the Cobb County Code.
- (18) 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.
- (19) Applicant agrees to comply with all Cobb County Stormwater Management requirements applicable to the Subject Property.
- (20) All utilities for the proposed overall development shall be located underground.
- (21) The following uses shall be prohibited from the proposed overall development:
 - (a) Video arcades as a primary use;
 - (b) Adult-themed bookstores as a primary use;
 - (c) Automotive sales, repair, and/or service facilities;
 - (d) Gas station;
 - (e) Truck and trailer leasing facilities;
 - (f) Automotive paint and body repair shops;
 - (g) Automotive upholstery shops;
 - (h) Billiards and pool halls which are the sole or predominant use;
 - (i) Bus stations (not to exclude bus stops);
 - (j) Fraternity and sorority house;
 - (k) Full-service gas stations;

MOORE INGRAM JOHNSON & STEELE

Mr. Jason A. Campbell
Planner III
Zoning Division
Cobb County Community Development Agency
Page 6 of 11
August 29, 2013

- (l) Light automotive repair;
 - (m) Rooming houses and boarding houses;
 - (n) Any form of adult entertainment business; and
 - (o) Nightclubs and bars, except that same would be permitted within a restaurant or hotel provided that they are an integral part of a restaurant or hotel operation.
- (22) As to the overall development, there shall be "zero lot lines" among the various components within the development so as to allow for the free flow of access, parking, and the like.
- (23) There shall be a minimum of eight hundred eighty-five (885) on-site parking spaces for the proposed overall development, as follows:
- (a) Parking Deck - 835 spaces;
 - (b) Surface Parking - 22 spaces;
 - (c) Townhome Parking - 28 spaces.

I. OFFICE COMPONENT

- (1) The office component of the proposed development shall consist of a maximum 10-story office tower containing approximately 200,000 square feet.
- (2) Parking for tenants of the proposed office tower shall be accomplished by providing connectivity to the proposed multi-level parking deck. The parking deck shall provide approximately eight hundred thirty-five (835) spaces.
- (3) The exterior finish of the proposed office building shall consist of glass, brick, stone, steel, concrete, and stucco, or combinations thereof; and shall be substantially similar to the renderings to be presented to the Planning Commission and Board of Commissioners at the respective upcoming public hearings.

MOORE INGRAM JOHNSON & STEELE

Mr. Jason A. Campbell
Planner III
Zoning Division
Cobb County Community Development Agency
Page 7 of 11
August 29, 2013

II. RESIDENTIAL COMPONENT

- (1) The residential component of the proposed development shall have a maximum of two hundred fifty (250) residential leased units, be as follows:
 - (a) A maximum of fourteen (14) townhome units which shall be located as more particularly shown and reflected on the revised Zoning Site Plan submitted herewith. Specifics as to the townhomes are as follows:
 - (i) Maximum of three (3) stories in height;
 - (ii) Minimum 2,000 square feet, and greater;
 - (iii) Traditional in style and architecture;
 - (iv) Exterior façade consisting of brick, stone, stacked stone, cedar shake-type, and combinations thereof.
 - (b) A maximum of two hundred thirty-six (236) units shall be contained within a maximum of six (6) stories located within the mid-rise buildings as more particularly shown and reflected on the revised Zoning Site Plan submitted herewith. Specifics as to the units are as follows:
 - (i) Units shall consist of one, two, and three bedrooms;
 - (ii) Unit size shall range from a minimum of 540 square feet in a one-bedroom unit to a maximum of 1,600 square feet in a three-bedroom unit. The average unit shall be approximately 1,040 square feet of heated living space;
 - (iii) Building architecture and exterior façade shall be complementary to the office building.
- (2) Floor plans and finishes for the residential units shall consist, at a minimum, of the following:
 - (a) Enhanced corian, granite, or marble counter tops, or other solid surface materials;
 - (b) Minimum ceiling heights:
 - i) Minimum 9 feet from floor to finished ceiling and greater; and

MOORE INGRAM JOHNSON & STEELE

Mr. Jason A. Campbell
Planner III
Zoning Division
Cobb County Community Development Agency
Page 8 of 11
August 29, 2013

- ii) Minimum 10 feet between floors;
 - (c) European or upscale wooden face-frame cabinetry;
 - (d) Top-of-the line appliances, stainless steel or equivalent;
 - (e) Extra-deep stainless steel sinks and side-by-side refrigerators/freezers as upgrades;
 - (f) A selection of hardwood flooring, high-end carpet, and tile throughout;
 - (g) Spacious open floor plans which eliminate the necessity for typical hallways within the units;
 - (h) Brushed chrome, brushed nickel, or oiled rubbed bronze bathroom and kitchen fixtures;
 - (i) Ceramic tile bathrooms and laundry rooms;
 - (j) Brushed chrome bathroom and kitchen fixtures;
 - (k) Spacious walk-in closets;
 - (l) High-speed internet wiring in all rooms of each unit;
 - (m) Garden tubs with showers;
 - (n) Eight (8) foot entry doors subject to fire rating;
 - (o) Energy-efficient construction which will exceed the Georgia Energy Code;
 - (p) Double-paned, insulated windows in all units; and
 - (q) Controlled access building and amenity areas.
- (3) Parking for residents of the proposed residential high-rise shall be within the parking deck to be utilized by the office component.

MOORE INGRAM JOHNSON & STEELE

Mr. Jason A. Campbell
Planner III
Zoning Division
Cobb County Community Development Agency
Page 9 of 11
August 29, 2013

- (4) All residents of the proposed residential community shall have access to and use and enjoyment of the amenity areas, which will include the following:
 - (a) Pool;
 - (b) Fitness center;
 - (c) Clubroom;
 - (d) Business center or internet café;
 - (e) Courtyards.
- (5) The residents within the proposed residential community will utilize a compactor system for refuse.
- (6) All residential units, including townhomes units, within the proposed residential community may be leased. The units shall be converted to "for sale" units at such time as market conditions allow as determined by the primary lending institution, at any given time, financing the subject development.
- (7) During the period of time residential units shall be leased, and prior to conversion to "for sale" units, all residential units, including townhome units, shall be subject to the Cobb County Condominium Ordinance, as more particularly set forth in the Cobb County Zoning Ordinance; and shall not be subject to the Georgia Condominium Act.
- (8) However, 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.
- (9) 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

MOORE INGRAM JOHNSON & STEELE

Mr. Jason A. Campbell
Planner III
Zoning Division
Cobb County Community Development Agency
Page 10 of 11
August 29, 2013

maintenance of the entrance areas, all common areas, amenity areas, and the like, contained within the residential condominium community.

- (10) 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.

III. RETAIL COMPONENT

- (1) There shall be a maximum of 5,000 square feet of retail space which shall be located on the ground level of buildings located adjacent to the parking deck and across the courtyard area from the high-rise office building.
- (2) All exhausts from any restaurant facilities shall be filtered to minimize grease and odors.

We believe the requested zoning, pursuant to the revised Zoning Site Plan and the stipulations set forth herein, is an appropriate use of the Subject Property. The proposed community is an exciting project which fits together various types of product into one development. The proposed development shall promote the "live where you work" concept; shall be of the highest quality; shall be compatible with surrounding retail developments, businesses, and neighborhoods; and shall be an enhancement to the Subject Property and Cobb County as a whole. Thank you for your consideration in this request.

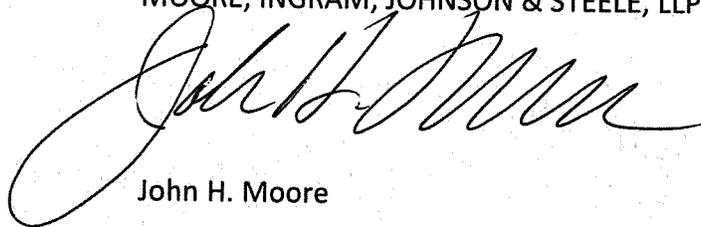
MOORE INGRAM JOHNSON & STEELE

Mr. Jason A. Campbell
Planner III
Zoning Division
Cobb County Community Development Agency
Page 11 of 11
August 29, 2013

With kindest regards, I remain

Very truly yours,

MOORE, INGRAM, JOHNSON & STEELE, LLP



John H. Moore

JHM:cc

Attachment

c: Cobb County Board of Commissioners:
Timothy D. Lee, Chairman
Helen C. Goreham
Robert J. Ott
Joanne Birrell
Lisa N. Cupid
(With Copy of Attachment)

Cobb County Planning Commission
Mike Terry, Chairman
Judy Williams
Christi S. Trombetti
Robert Hovey
Galt Porter
(With Copy of Attachment)

Wade Goetz
Area Property Owner
(With Copy of Attachment)
(Via E-mail Only)

Riverview Office, LLC
(With Copy of Attachment)



RIVERVIEW
LAND LOTS 1014 & 1015
OF THE 17th DISTRICT, 2ND SECTION
COBB COUNTY, GEORGIA
CURRENT ZONING OHR
PROPOSED ZONING RRC

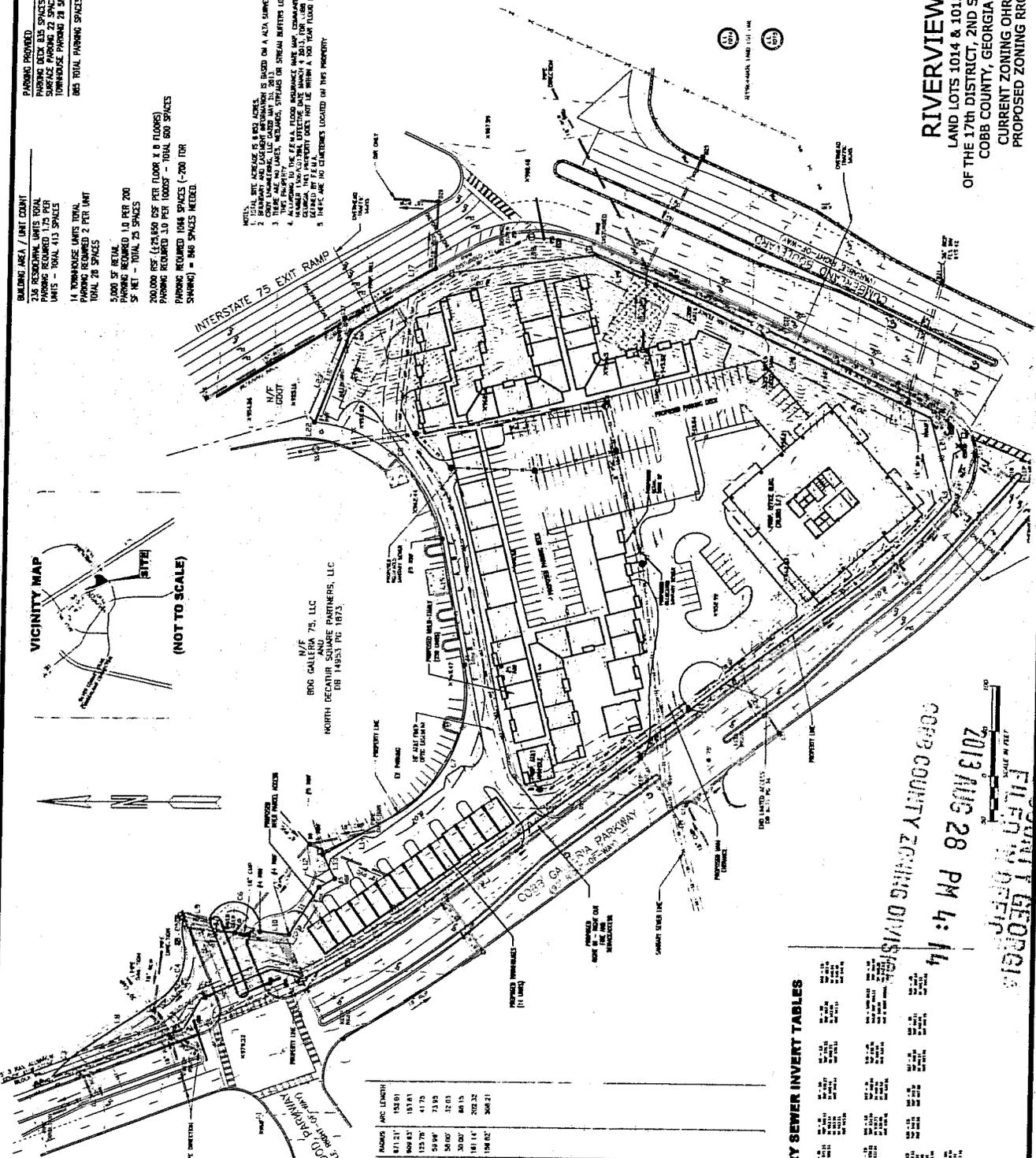
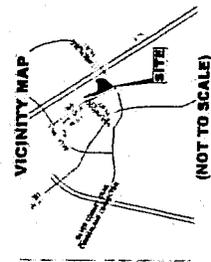
PARKING PROVIDED:
PARKING DECK 835 SPACES
PARKING DECK 22 SPACES
TOTAL PARKING 857 SPACES
857 TOTAL PARKING SPACES PROVIDED

BUILDING AREA / UNIT COUNT:
TOTAL RESIDENTIAL UNITS TOTAL
PARKING REQUIRED 125 PER UNIT
UNITS - TOTAL 113 SPACES
TOTAL 28 SPACES

5,000 SF RETAIL
PARKING REQUIRED 1.0 PER 200 SF RET - TOTAL 25 SPACES

200,000 RSF (175,000 RSF PER FLOOR X 8 FLOORS)
PARKING REQUIRED 1.0 PER 1000SF - TOTAL 800 SPACES
PARKING REQUIRED 1948 SPACES (-200 TOR SHARING) = 848 SPACES NEEDED.

- NOTES:**
- TOTAL SITE AREA IS 86 ACRES.
 - CONTRACTOR TO VERIFY ALL UTILITIES LOCATED ON A-173A SURVEY BY CROY ENGINEERING, LLC DATED MAY 21, 2013.
 - THE PROPOSED LINES, TRENCHES, SPREADS OR STREAM BEDS LOCATED ON A-173A SURVEY BY CROY ENGINEERING, LLC DATED MAY 21, 2013.
 - ALL UTILITIES TO THE LEFT OF A FLOOD INSURANCE RATE MAP, COMMUNITY PANEL, COBB COUNTY, GEORGIA, THIS PROPERTY DOES NOT LIE WITHIN A 100 YEAR FLOOD ZONE AS SHOWN ON THE FLOOD INSURANCE RATE MAP.
 - THESE ARE THE UTILITIES LOCATED ON THIS PROPERTY.



BIG GULLIAN 75, LLC
AND
NORTH DECATUR SQUARE PARTNERS, LLC
1811 14553 75 1873

LINE #/CURVE #	LENGTH	DIRECTION	ARC LENGTH
C1	131.86	143.25 207.9	871.21
C2	131.86	143.25 277.6	860.87
C3	131.86	143.25 347.3	850.53
C4	131.86	143.25 417.0	840.19
C5	131.86	143.25 486.7	829.85
C6	131.86	143.25 556.4	819.51
C7	131.86	143.25 626.1	809.17
C8	131.86	143.25 695.8	798.83
C9	131.86	143.25 765.5	788.49
C10	131.86	143.25 835.2	778.15
C11	131.86	143.25 904.9	767.81
C12	131.86	143.25 974.6	757.47
C13	131.86	143.25 1044.3	747.13
C14	131.86	143.25 1114.0	736.79
C15	131.86	143.25 1183.7	726.45
C16	131.86	143.25 1253.4	716.11
C17	131.86	143.25 1323.1	705.77
C18	131.86	143.25 1392.8	695.43
C19	131.86	143.25 1462.5	685.09
C20	131.86	143.25 1532.2	674.75
C21	131.86	143.25 1601.9	664.41
C22	131.86	143.25 1671.6	654.07
C23	131.86	143.25 1741.3	643.73
C24	131.86	143.25 1811.0	633.39
C25	131.86	143.25 1880.7	623.05
C26	131.86	143.25 1950.4	612.71
C27	131.86	143.25 2020.1	602.37
C28	131.86	143.25 2089.8	592.03
C29	131.86	143.25 2159.5	581.69
C30	131.86	143.25 2229.2	571.35
C31	131.86	143.25 2298.9	561.01
C32	131.86	143.25 2368.6	550.67
C33	131.86	143.25 2438.3	540.33
C34	131.86	143.25 2508.0	529.99
C35	131.86	143.25 2577.7	519.65
C36	131.86	143.25 2647.4	509.31
C37	131.86	143.25 2717.1	498.97
C38	131.86	143.25 2786.8	488.63
C39	131.86	143.25 2856.5	478.29
C40	131.86	143.25 2926.2	467.95
C41	131.86	143.25 2995.9	457.61
C42	131.86	143.25 3065.6	447.27
C43	131.86	143.25 3135.3	436.93
C44	131.86	143.25 3205.0	426.59
C45	131.86	143.25 3274.7	416.25
C46	131.86	143.25 3344.4	405.91
C47	131.86	143.25 3414.1	395.57
C48	131.86	143.25 3483.8	385.23
C49	131.86	143.25 3553.5	374.89
C50	131.86	143.25 3623.2	364.55
C51	131.86	143.25 3692.9	354.21
C52	131.86	143.25 3762.6	343.87
C53	131.86	143.25 3832.3	333.53
C54	131.86	143.25 3902.0	323.19
C55	131.86	143.25 3971.7	312.85
C56	131.86	143.25 4041.4	302.51
C57	131.86	143.25 4111.1	292.17
C58	131.86	143.25 4180.8	281.83
C59	131.86	143.25 4250.5	271.49
C60	131.86	143.25 4320.2	261.15
C61	131.86	143.25 4389.9	250.81
C62	131.86	143.25 4459.6	240.47
C63	131.86	143.25 4529.3	230.13
C64	131.86	143.25 4599.0	219.79
C65	131.86	143.25 4668.7	209.45
C66	131.86	143.25 4738.4	199.11
C67	131.86	143.25 4808.1	188.77
C68	131.86	143.25 4877.8	178.43
C69	131.86	143.25 4947.5	168.09
C70	131.86	143.25 5017.2	157.75
C71	131.86	143.25 5086.9	147.41
C72	131.86	143.25 5156.6	137.07
C73	131.86	143.25 5226.3	126.73
C74	131.86	143.25 5296.0	116.39
C75	131.86	143.25 5365.7	106.05
C76	131.86	143.25 5435.4	95.71
C77	131.86	143.25 5505.1	85.37
C78	131.86	143.25 5574.8	75.03
C79	131.86	143.25 5644.5	64.69
C80	131.86	143.25 5714.2	54.35
C81	131.86	143.25 5783.9	44.01
C82	131.86	143.25 5853.6	33.67
C83	131.86	143.25 5923.3	23.33
C84	131.86	143.25 5993.0	12.99
C85	131.86	143.25 6062.7	2.65

STORM AND SANITARY SEWER INVERT TABLES

LINE #	INVERT	MANHOLE	INVERT	MANHOLE	INVERT	MANHOLE	INVERT	MANHOLE
1	101.00	1	101.00	1	101.00	1	101.00	1
2	102.00	2	102.00	2	102.00	2	102.00	2
3	103.00	3	103.00	3	103.00	3	103.00	3
4	104.00	4	104.00	4	104.00	4	104.00	4
5	105.00	5	105.00	5	105.00	5	105.00	5
6	106.00	6	106.00	6	106.00	6	106.00	6
7	107.00	7	107.00	7	107.00	7	107.00	7
8	108.00	8	108.00	8	108.00	8	108.00	8
9	109.00	9	109.00	9	109.00	9	109.00	9
10	110.00	10	110.00	10	110.00	10	110.00	10

2013 AUG 28 PM 4: 14
COBB COUNTY ZONING DIVISION
FILED IN THE OFFICE OF THE CLERK OF SUPERIOR COURT
COBB COUNTY, GEORGIA

Zoning Stipulation
letter for
zoning case
Z-56 and Z-58 of 2013

Stipulation Letter

For zoning cases Z-56 and Z-58

Duncan Land Investments and Copperleaf Partners, Inc.

September 6, 2013

- 1) Applicant seeks rezoning for the subject property from the existing category of R-20 to the proposed zoning category of RA-5.
- 2) Subject property will be developed for a single family detached residential development consisting of 13 maximum lots. All lots shall comply with the minimum of 7,000 square feet per lot required under RA-5 zoning.
- 3) Minimum house size in the new proposed subdivision will be 2,100 square feet of heated and cooled living space
- 4) Elevations of the homes shall contain brick, stone, stacked stone, cedar shakes, cementitious shake siding and/or cementitious siding, board and batten, or combinations thereof.
- 5) All lots in the new proposed subdivision will be sodded fronts and at least 15 feet along both sides.
- 6) Side setbacks will be 10 feet with a minimum of 20 feet in between homes.
- 7) There will be a mandatory HOA that will require maintenance and upkeep of landscaping and fencing around the detention pond.
- 8) Applicant agrees that along Piedmont Rd. there will be 6 ft. tall privacy shadowbox fencing, along with sod and an irrigation system to be maintained by the proposed subdivision's HOA.
- 9) Applicant agrees that all worker's vehicles will be parked on site and not on Piedmont Rd., or on any other surrounding subdivision streets.
- 10) Construction work hours will comply with Cobb County Code Ordinance on Monday through Friday. Construction work hours on Saturday will be from 9-6. No work on Sundays.
- 11) All utilities servicing the residents within the proposed subdivision shall be underground.
- 12) Applicant agrees to comply with all Cobb County Stormwater management comments and recommendations, and also all Cobb County DOT comments and recommendation of the subject property.

- 13) The District Commissioner shall have the authority to approve minor modifications to these stipulations and the site plan as the development proposal 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 come back through the public hearing process as an "Other Business" Application.
- 14) These applicants agree to allow the Georgia Native Plant Society to conduct a "plant rescue" prior to the commencement of construction of the subject property.