Order Plans @ WWW.LDILine.com

Packing No. Sheet 2 of 5
Meeting Date 2-22-18
Continued

Mr. John P. Pederson, AICP
Zoning Division Manager
Zoning Division
Cobb County Community Development Agency
Page 4 of 7
October 12, 2017

(170) All construction and employee vehicles and equipment will be parked, and otherwise located on the Subject Property during development of infrastructure and construction of the apartment and retail and be parked on or along Sandy Plains Road, or any other street or property. There shall be no blocking of construction vehicles on Sandy Plains Road whatsoever, for any area for Subject Property.

(171) Construction hours for the proposed development shall be limited to the following:

(a) Monday through Saturday, from 7:00 a.m. to 8:00 p.m., and

(b) No construction permitted on Sundays.

(172) Homeowners shall be allowed to locate one swap meet the rear of the Subject Property. Homeowners shall have phone, fax, and computers to coordinate sales during swapping. Homeowners shall only be allowed Monday through Saturday from 7:00 a.m. to 9:00 p.m., and Sunday from 11:00 a.m. to 9:00 p.m. Homeowners shall be confined to the rear of the property and shall comply with Cobb County, Cities and Homeowners.

(173) Parking for existing recreational homeowners shall be maintained to ensure Monday through Saturday, from 7:00 a.m. to 9:00 p.m., and Sunday, from 11:00 a.m. to 6:00 p.m.

(174) Applicant agrees the following uses shall be prohibited:

(a) Video arcades as a primary use;
(b) Adult businesses or any adult-themed shop, if open;
(c) Billboards and pole banks;
(d) Pawn shops;
(e) Tattoo parlors;
(f) Check cashing establishments;
(g) Flea markets or swapmeets stores;
(h) Tobacco-based or thrift stores;
(i) Pool halls;
(j) Amplified live outdoor entertainment, and no live music of any kind or in any area within one hundred (100) feet of adjoining residential property.

Packing No. Sheet 3 of 5
Meeting Date 2-22-18
Continued

Mr. John P. Pederson, AICP
Zoning Division Manager
Zoning Division
Cobb County Community Development Agency
Page 5 of 7
October 12, 2017

(a) Amenity pools;
(b) Automatic car wash parking bays;
(c) Bus shelters;
(d) Designated recycling/collection locations;
(e) Entertaining facilities;
(f) Fraternity or sorority house and residence halls;
(g) General business;
(h) Passenger loading areas;
(i) Saunas;
(j) Radio and television stations;
(k) Recording houses and recording centers;
(l) Townhomes; and
(m) Radio and television antennas.

(175) All HVAC systems shall be located on the roof and shall be screened with appropriate screening to reduce visibility to the fullest extent reasonably possible.

(176) There shall be no outside paging systems, phone bells, or loudspeakers; excepting only low-level outdoor security systems or outside loading areas.

(177) Any restaurants may only be open for business to the public Monday through Sunday from 5:30 a.m. to 12:30 midnight.

(178) Minor modifications to the within conditions, the referenced, revised Site Plan, lighting, signage, landscaping, architecture, the features, and the like, may be approved by the District Commissioners, as deemed as necessary, except for those that:

(a) Increase the density of a residential unit, or the overall square footage of non-residential proposed;

(b) Reduce the size of an approved buffer adjacent to a property that is zoned in a more restrictive zoning district;

(c) Reduce a setback closer to the property line of an adjacent property that is zoned in a more restrictive zoning district;

(d) Increase the height of a building that is adjacent to a property that is zoned in a more restrictive zoning district;

Packing No. Sheet 4 of 5
Meeting Date 2-22-18
Continued

Mr. John P. Pederson, AICP
Zoning Division Manager
Zoning Division
Cobb County Community Development Agency
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October 12, 2017

(e) Allow uses not permitted within the zoning district;

(f) Would be in direct conflict with any of the stipulations of this rezoning;

(g) Would be in direct contradiction or conflict with Cobb County Code and Ordinances;

(h) Would be in direct contradiction or conflict with any Staff Recommendations that were adopted into the final zoning decision; and

(i) The proposed Site Plan is "for reference only". Exact locations and dimensions of proposed buildings, parking arrangement, and drive aisles may change. However, no buildings, parking areas, or drive aisles may be located closer to adjacent residential property as reflected on the submitted Site Plan, without concurrence of the Board of Commissioners as part of an "Other Business" Application. Further the undisturbed and landscape buffer, as reflected in this letter and on the submitted Site Plan shall not be reduced or encroached.

We believe the proposed development, pursuant to the revised Site Plan and the proposed stipulations set forth herein, is an appropriate use of the Subject Property. The proposed development is a quality project and will provide services to residents of the area unique to others offered within the area. Applicant shall strive to work with area residents to lessen any impact on adjacent neighborhoods and residents. The proposed development shall be compatible with and complementary to surrounding developments, businesses, and venues, and shall be an enhancement to the Subject Property and Cobb County as a whole. Thank you for your consideration in this regard.

(Continues on page 6 left intentionally blank)

(Signature continued from page 5)

Packing No. Sheet 5 of 5
Meeting Date 2-22-18
Continued

Mr. John P. Pederson, AICP
Zoning Division Manager
Zoning Division
Cobb County Community Development Agency
Page 7 of 7
October 12, 2017

Wholeheartedly suggest, I remain

Very truly yours,

MOORE INGRAM JOHNSON & STEELE, LLP

J. Kevin Moore

JKM/ss
Attachments

cc: Cobb County Board of Commissioners
Mike Boyce, Chairman
JoAnn Birrell
Lisa N. Cupid
Robert L. Ott
Bob Weatherford
(With Copy of Attachments)

Judy Williams
Cobb County Planning Commissioner
(With Copy of Attachments)

Jason A. Campbell
Planner III
Zoning Division
Cobb County Community Development Agency
(With Copy of Attachments)

Jill Hunter
Trish Sellers
Scott Cobb Civil Associates, Inc.
(With Copy of Attachments)

Brooks Chadwick Capital, LLC.
Project Development, LP
(With Copy of Attachments)

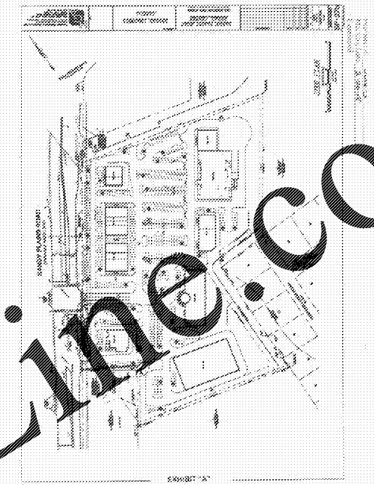

EXHIBIT "A"

Packing No. Sheet 1 of 5
Meeting Date 2-22-18
Continued

Mr. John P. Pederson, AICP
Zoning Division Manager
Zoning Division
Cobb County Community Development Agency
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Via Email and Hand Delivery

Mr. John P. Pederson, AICP
Zoning Division Manager
Zoning Division
Cobb County Community Development Agency
Suite 400
191 Peachtree Street
Atlanta, Georgia 30303

RE: Application for Rezoning – Application No. Z-53 (2017)
Applicant: Brooks Chadwick Capital, LLC
Property Owner: Cobb County Board of Education
Property: 13.8413 acres, more or less, located on the easterly side of Sandy Plains Road, south of Shallowford Road and at the northeast terminus of Flowers Lodge Road, Land Lots 386, 387, 406, and 407, 16th District, 2nd Section, Cobb County, Georgia.

Dear Sir:

As referenced and appreciating the Cobb County Board of Commissioners during the presentations of the above-referenced Application for Rezoning, Applicant agrees to the following additional stipulations:

(1) Applicant agrees the following uses shall be prohibited in Buildings #06, #08, and #09, as shown on the approved Site Plan:

(a) Amusement arcade;
(b) Automotive or truck parking lots;
(c) Bus stations;
(d) Commercial living, sales, or service of any kind;
(e) Communication gas and fuel stores;
(f) Laundry and/or dry cleaning;
(g) Package stores; and
(h) Telecommunication towers.

(2) Applicant agrees to enhance the solid method buffer (as shown on the approved Site Plan) by installation of additional screening at both ends of the solid method buffer.

(3) Applicant agrees to remove dead, dying, or diseased trees within the undisturbed buffer (as shown on the approved Site Plan), as identified through an evaluation by a professional, identified arborist.

(4) To the extent reasonably possible, Applicant agrees to install natural dampening screening around existing HVAC systems to be located on Buildings #06, #08, and #09, as shown on the approved Site Plan.

With all best regards, I remain

Very truly yours,

MOORE INGRAM JOHNSON & STEELE, LLP

J. Kevin Moore

JKM/ss

Packing No. Sheet 2 of 5
Meeting Date 2-22-18
Continued

Mr. John P. Pederson, AICP
Zoning Division Manager
Zoning Division
Cobb County Community Development Agency
Page 2 of 7
October 12, 2017

(a) Amenity pools;
(b) Automatic car wash parking bays;
(c) Bus shelters;
(d) Designated recycling/collection locations;
(e) Entertaining facilities;
(f) Fraternity or sorority house and residence halls;
(g) General business;
(h) Passenger loading areas;
(i) Saunas;
(j) Radio and television stations;
(k) Recording houses and recording centers;
(l) Townhomes; and
(m) Radio and television antennas.

(175) All HVAC systems shall be located on the roof and shall be screened with appropriate screening to reduce visibility to the fullest extent reasonably possible.

(176) There shall be no outside paging systems, phone bells, or loudspeakers; excepting only low-level outdoor security systems or outside loading areas.

(177) Any restaurants may only be open for business to the public Monday through Sunday from 5:30 a.m. to 12:30 midnight.

(178) Minor modifications to the within conditions, the referenced, revised Site Plan, lighting, signage, landscaping, architecture, the features, and the like, may be approved by the District Commissioners, as deemed as necessary, except for those that:

(a) Increase the density of a residential unit, or the overall square footage of non-residential proposed;

(b) Reduce the size of an approved buffer adjacent to a property that is zoned in a more restrictive zoning district;

(c) Reduce a setback closer to the property line of an adjacent property that is zoned in a more restrictive zoning district;

(d) Increase the height of a building that is adjacent to a property that is zoned in a more restrictive zoning district;

Packing No. Sheet 3 of 5
Meeting Date 2-22-18
Continued

Mr. John P. Pederson, AICP
Zoning Division Manager
Zoning Division
Cobb County Community Development Agency
Page 3 of 7
October 12, 2017

(e) Allow uses not permitted within the zoning district;

(f) Would be in direct conflict with any of the stipulations of this rezoning;

(g) Would be in direct contradiction or conflict with Cobb County Code and Ordinances;

(h) Would be in direct contradiction or conflict with any Staff Recommendations that were adopted into the final zoning decision; and

(i) The proposed Site Plan is "for reference only". Exact locations and dimensions of proposed buildings, parking arrangement, and drive aisles may change. However, no buildings, parking areas, or drive aisles may be located closer to adjacent residential property as reflected on the submitted Site Plan, without concurrence of the Board of Commissioners as part of an "Other Business" Application. Further the undisturbed and landscape buffer, as reflected in this letter and on the submitted Site Plan shall not be reduced or encroached.

We believe the proposed development, pursuant to the revised Site Plan and the proposed stipulations set forth herein, is an appropriate use of the Subject Property. The proposed development is a quality project and will provide services to residents of the area unique to others offered within the area. Applicant shall strive to work with area residents to lessen any impact on adjacent neighborhoods and residents. The proposed development shall be compatible with and complementary to surrounding developments, businesses, and venues, and shall be an enhancement to the Subject Property and Cobb County as a whole. Thank you for your consideration in this regard.

With all best regards, I remain

Very truly yours,

MOORE INGRAM JOHNSON & STEELE, LLP

J. Kevin Moore

JKM/ss
Attachments

Packing No. Sheet 4 of 5
Meeting Date 2-22-18
Continued

Mr. John P. Pederson, AICP
Zoning Division Manager
Zoning Division
Cobb County Community Development Agency
Page 4 of 7
January 11, 2018

(170) All construction and employee vehicles and equipment will be parked, and otherwise located on the Subject Property during development of infrastructure and construction of the apartment and retail and be parked on or along Sandy Plains Road, or any other street or property. There shall be no blocking of construction vehicles on Sandy Plains Road whatsoever, for any area for Subject Property.

(171) Construction hours for the proposed development shall be limited to the following:

(a) Monday through Saturday, from 7:00 a.m. to 8:00 p.m., and

(b) No construction permitted on Sundays.

(172) Homeowners shall be allowed to locate one swap meet the rear of the Subject Property. Homeowners shall have phone, fax, and computers to coordinate sales during swapping. Homeowners shall only be allowed Monday through Saturday from 7:00 a.m. to 9:00 p.m., and Sunday from 11:00 a.m. to 9:00 p.m. Homeowners shall be confined to the rear of the property and shall comply with Cobb County, Cities and Homeowners.

(173) Parking for existing recreational homeowners shall be maintained to ensure Monday through Saturday, from 7:00 a.m. to 9:00 p.m., and Sunday, from 11:00 a.m. to 6:00 p.m.

(174) Applicant agrees the following uses shall be prohibited:

(a) Video arcades as a primary use;
(b) Adult businesses or any adult-themed shop, if open;
(c) Billboards and pole banks;
(d) Pawn shops;
(e) Tattoo parlors;
(f) Check cashing establishments;
(g) Flea markets or swapmeets stores;
(h) Tobacco-based or thrift stores;
(i) Pool halls;
(j) Amplified live outdoor entertainment, and no live music of any kind or in any area within one hundred (100) feet of adjoining residential property.

Packing No. Sheet 5 of 5
Meeting Date 2-22-18
Continued

Mr. John P. Pederson, AICP
Zoning Division Manager
Zoning Division
Cobb County Community Development Agency
Page 5 of 7
January 11, 2018

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(178) Minor modifications to the within conditions, the referenced, revised Site Plan, lighting, signage, landscaping, architecture, the features, and the like, may be approved by the District Commissioners, as deemed as necessary, except for those that:

(a) Increase the density of a residential unit, or the overall square footage of non-residential proposed;

(b) Reduce the size of an approved buffer adjacent to a property that is zoned in a more restrictive zoning district;

(c) Reduce a setback closer to the property line of an adjacent property that is zoned in a more restrictive zoning district;

(d) Increase the height of a building that is adjacent to a property that is zoned in a more restrictive zoning district;

Packing No. Sheet 1 of 5
Meeting Date 2-22-18
Continued

Mr. John P. Pederson, AICP
Zoning Division Manager
Zoning Division
Cobb County Community Development Agency
Page 1 of 7
January 11, 2018

Hand Delivered

Mr. John P. Pederson, AICP
Zoning Division Manager
Zoning Division
Cobb County Community Development Agency
Suite 400
191 Peachtree Street
Atlanta, Georgia 30303

RE: Application for Special Land Use Permit and Application for "Other Business"
Applicant: Brooks Chadwick Capital, LLC
Property Owner: Cobb County Board of Education
Property: 13.8413 acres, more or less, located on the easterly side of Sandy Plains Road, south of Shallowford Road, and at the northeast terminus of Flowers Lodge Road, Land Lots 386, 387, 406, and 407, 16th District, 2nd Section, Cobb County, Georgia.

Dear Sir:

The undersigned and this firm represent Brooks Chadwick Capital, LLC (the Applicant (hereinafter "Applicant") and the Cobb County Board of Education, as Property Owner (hereinafter "Owner" or "Property Owner"), in the Applications for Special Land Use Permit and Application for "Other Business" with regard to a total tract of 13.8413 acres, more or less, and on the easterly side of Sandy Plains Road, south of Shallowford Road, and at the northeast terminus of Flowers Lodge Road, Land Lots 386, 387, 406, and 407, 16th District, 2nd Section, Cobb County, Georgia.

The undersigned and this firm represent Brooks Chadwick Capital, LLC (the Applicant (hereinafter "Applicant") and the Cobb County Board of Education, as Property Owner (hereinafter "Owner" or "Property Owner"), in the Applications for Special Land Use Permit and Application for "Other Business" with regard to a total tract of 13.8413 acres, more or less, and on the easterly side of Sandy Plains Road, south of Shallowford Road, and at the northeast terminus of Flowers Lodge Road, Land Lots 386, 387, 406, and 407, 16th District, 2nd Section, Cobb County, Georgia. Said property is currently zoned to the R-20 (Single-Family Residential) District for the purpose of constructing a new high school. Applicant proposes to rezone the property to the RM-16 (Multiple-Family Residential) District for the purpose of constructing a multi-family residential community. Applicant also proposes to construct a self-storage facility on the property. The proposed rezoning is more fully described in Rezoning Application No. Z-53 (2017) filed concurrently herewith.

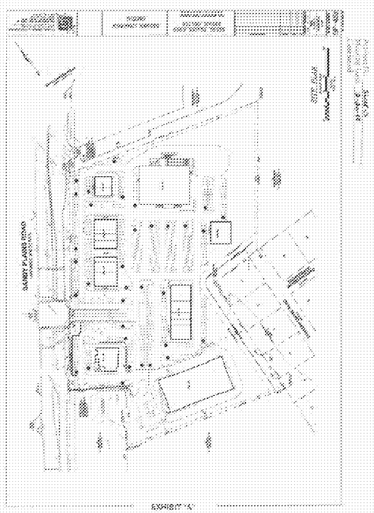

EXHIBIT "A"

Packing No. Sheet 2 of 5
Meeting Date 2-22-18
Continued

Mr. John P. Pederson, AICP
Zoning Division Manager
Zoning Division
Cobb County Community Development Agency
Page 2 of 7
January 11, 2018

(a) Communication gas and fuel stores;
(b) Laundry and/or dry cleaning;
(c) Package stores; and
(d) Telecommunication towers.

We believe the proposed development, pursuant to the revised Site Plan and the additional stipulations specific to the development set forth herein, is an appropriate use for a portion of the Subject Property. The proposed climate-controlled self-storage facility is a quality project and will provide services to residents of the area unique to others offered within other retail centers within the area. The proposed development shall be compatible with and complementary to surrounding developments, businesses, and venues, and shall be an enhancement to the Subject Property and Cobb County as a whole. Thank you for your consideration in this regard.

With kindest regards, I remain

Very truly yours,

MOORE INGRAM JOHNSON & STEELE, LLP

J. Kevin Moore

JKM/ss
Attachments

cc: Cobb County Board of Commissioners
Mike Boyce, Chairman
JoAnn Birrell
Lisa N. Cupid
Robert L. Ott
Bob Weatherford
(With Copies of Attachments)

Judy Williams
Cobb County Planning Commissioner
(With Copies of Attachments)

Jason A. Campbell
Planner III
Zoning Division
Cobb County Community Development Agency
(With Copies of Attachments)

Jill Hunter
Trish Sellers
Scott Cobb Civil Associates, Inc.
(With Copies of Attachments)

Brooks Chadwick Capital, LLC
Project Development, LP
(With Copies of Attachments)

EXHIBIT "A"

HANKINSON & ASSOCIATES
CONSULTING ENGINEERS
LAND DEVELOPMENT SERVICES
1550 NORTH BROWN ROAD, SUITE 100
LAWRENCEVILLE, GEORGIA 30043
PHONE (770) 491-7650
FAX (770) 491-7750
HGA

GEORGIA REGISTERED No. 021 PROFESSIONAL ENGINEER CHRISTOPHER STONEY ABERNATHY

JIM'N NICK'S BAR-B-Q
200 UNION HILL SUITE 100 BIRMINGHAM, ALABAMA 35209 (205) 871-8826

Jim'n Nick's Bar-B-Q
Sandy Plains Marketplace

COBB COUNTY, GEORGIA
SANDY PLAINS ROAD

NO.	BY	DATE	DESCRIPTION

☒ RELEASED FOR CONSTRUCTION
☐ NOT RELEASED FOR CONSTRUCTION

DRAWN BY	CHECKED BY
SCA	RCL

DATE
08/06/2018

SHEET TITLE
CONSTRUCTION DETAILS

SHEET NUMBER
Z-2.0

HGA JOB No. 2018-1810