



Application for "Other Business" Cobb County, Georgia

(Cobb County Zoning Division - 770-528-2045)

BOC Hearing Date Requested: 03/18/2008

Applicant: The Pacific Group, Inc. Phone #: (770) 984-8170
(applicant's name printed)

Address: Suite 130, 5755 Dupree Drive, Atlanta, GA E-Mail: _____
Moore Ingram Johnson & Steele, LLP 30327

John H. Moore Address: 192 Anderson Street, Marietta, GA 30060
(representative's name, printed)

BY: [Signature] Phone #: (770) 429-1499 E-Mail: jmoore@mijs.com; w7@mijs.com
(representative's signature) Georgia Bar No. 519800

Signed, sealed and delivered in presence of:

Carolyn E. Cook My commission expires: January 10, 2011
Notary Public

Commission District: 2 Zoning Case: Z-42 (2004); Z-59 (2005);
Z-109 (2005); Z-193 (2005)

Date of Zoning Decision: See Attached Original Date of Hearing: See Attached

Location: Southwest intersection of Atlanta Road and I-285; south side of Oakdale
Road, west of CSX Railroad tracts, being more particularly known as
(street address, if applicable; nearest intersection, etc.) "West Village"

Land Lot(s): 692, 748, 749, 750, 763, 764 District(s): 17th

State specifically the need or reason(s) for Other Business: _____

See Exhibit "A" for narrative of requested stipulation amendments

(List or attach additional information if needed)

**ATTACHMENT TO APPLICATION FOR OTHER BUSINESS
(STIPULATION AMENDMENT)**

**Application Nos.: Z-42 (2004);
Z-59 (2005);
Z-109 (2005)
Z-193 (2005)
Hearing Date: March 18, 2008**

BEFORE THE COBB COUNTY BOARD OF COMMISSIONERS

Applicant: The Pacific Group, Inc.

Application No.: Z-42 (2004)

Date of Zoning Decision: November 16, 2004

Original Date of Hearing; April 20, 2004

Application No.: Z-59 (2005)

Date of Zoning Decision: June 21, 2005

Original Date of Hearing; April 19, 2005

Application No.: Z-109 (2005)

Date of Zoning Decision: July 19, 2005

Original Date of Hearing; July 19, 2005

Application No.: Z-193 (2005)

Date of Zoning Decision: December 20, 2005

Original Date of Hearing; November 15, 2005

**EXHIBIT "A" - ATTACHMENT TO APPLICATION FOR OTHER BUSINESS
(STIPULATION AMENDMENT)**

**Application Nos.: Z-42 (2004);
Z-59 (2005);
Z-109 (2005)
Z-193 (2005)
Hearing Date: March 18, 2008**

BEFORE THE COBB COUNTY BOARD OF COMMISSIONERS

Applicant: The Pacific Group, Inc.

Narrative in Support of Request for Stipulation Amendments

The development known as "West Village," currently under phased construction and located at the intersections of I-285 and Atlanta Road and Atlanta Road and Oakdale Road, is a true mixed-use village community. This type community is new to Cobb County and requires different considerations than the traditional single-family, detached subdivisions. Items such as street lighting, decorative signage, brick pavers, wider sidewalks, pedestrian crossings, and the like are all designed to blend the aesthetics of the differing components of the Village, being residential, retail, and office, all within a total village concept.

Cobb County has approved variances from its subdivision regulations for specific projects along Oakdale Road. For example, in the Walton Communities/Easlan Capital development along Oakdale Road, Johnston River Line signage was required in lieu of the standard Department of Transportation signage. Once again, recognizing differing projects, so long as they meet basic safety requirements, should be relieved from requirements which prevent or preclude the overall quality necessary for projects of these types. The requirements for true village-type projects should provide safety, but at the same time, allow for a different movement of people and vehicles which are unique to this type development.

Applicant requests the amendment to certain stipulations for the West Village Development, as follows:

(1) Street Lighting:

Applicant seeks an amendment to vary the height of the pole required by Cobb County from twenty-five (25) feet to thirteen (13) feet. The requested lighting has a higher foot candle than that required in the Cobb County Code. (See attached July 17, 2007 letter from Georgia Power Company)

(2) Street Signage:

The Cobb County Department of Transportation has requested the existing decorative street signs be removed as they are not in compliance with the Cobb County Department of Transportation's requirements as to (a) size; and (b) do not contain reflective materials. The existing, decorative signs were approved by the Cobb County Department of Transportation during the plan review process. Additionally, Applicant has placed reflective faces on the signs and has enlarged the pedestrian crossing signage. We ask that the existing decorative signage be approved.

(3) Street Pavers:

Applicant installed brick pavers and landscaping within the right-of-way of Oakdale Road. These were approved during the plan review process. Applicant, and subsequently the homeowners association, will have the responsibility for maintaining both the pavers and the landscaping. Applicant seeks approval of the installed pavers and landscaping within the right-of-way. (See attached e-mails from Vinings Crossing Subdivision and Paces Green Subdivision expressing appreciation for lighting, signage, and traffic calming devices along Oakdale Road)

(4) Drainage (Stormwater Drains):

The Cobb County Department of Transportation has requested that Applicant construct two additional catch basins on Oakdale Road. The approved, permitted construction plans do not request or reflect the two additional catch basins. Applicant requests that it be relieved from being required to install the requested catch basins.