

**NOVEMBER 18, 2008 ZONING HEARING
"OTHER BUSINESS"
COMMISSION DISTRICT 2**

ITEM #2

PURPOSE

To consider amending the site plan and stipulations for CSC Rivers Atlanta, LLLP regarding Z-15, Z-16, and Z-17 (SENTINEL REAL ESTATE CORP.) of February 21, 1989 and Z-91 (GS HARBOR, LLC AND GS RIVER, LLC) of July 18, 2006 for property located in Land Lots 1008, 1033, 1034, 1055 and 1056 of the 17th District on the northerly side of Powers Ferry Road, north of Interstate North Parkway and east of Shadowood Parkway.

BACKGROUND

The subject property is zoned RM-12 as the result of four separate rezoning applications. The Board of Commissioners decisions are attached. The properties included in the four applications were developed as one multi-phased apartment development. Each application was approved subject to a specific site plan. This request seeks to amend the approved site plan to allow construction of a new leasing office and parking lot, twenty-seven (27) new parking garage buildings of which the majority will be located over existing parking spaces, a wooden bridge for pedestrian and vehicular traffic and an interior private road which provides interconnectivity between the three (3) phases and construction of walking/nature trails throughout the entire project. This request does not increase the total number of units previously approved. The majority of the subject property is located within the ARC Chattahoochee River Corridor. The proposed site plan is attached. The other business application is also attached.

FUNDING

N/A

RECOMMENDATION

The Board of Commissioners consider amending the site plan and stipulations and if approved, should be subject to review by ARC, if required and all other previously approved conditions/stipulations should remain in effect.

ATTACHMENTS

Board of Commissioners Decisions
Proposed Site Plan
Other Business Application

Application for Rezoning COBB COUNTY

Exhibit "A"
Z-91
Page 1 of 4

(type or print clearly)

Application No. Z #15
Hearing Date 2-21-89

Sentinel Real Estate
Applicant Corporation ----- Business Phone 988-9770 Home Phone N/A
Drury W. Ghegan, Jr. Address 6540 Powers Ferry Road, Suite 325, Atlanta,
(representative's name, printed) Georgia 30339
Drury W. Ghegan, Jr. Business Phone 988-9770 Home Phone N/A
(representative's signature)

John H. Streicker, as Trustee
Titleholder for Trinet Trust ----- Business Phone 988-9770 Home Phone N/A
Signature M. C. Campbell Address 6540 Powers Ferry Road, Suite 325, Atlanta,
(attach additional signatures, if needed) Georgia 30339
Sr. Vice President
Sentinel Real Estate Corp., Manager

Zoning Request From RM-8 To RM-12 Conditional as per As-Built*
(present zoning) (proposed zoning)

For the Purpose of Apartment Size of Tract 32.27 acre(s)

(subdivision, restaurant, warehouse, apts., etc.)
Location 2075 Powers Ferry Road, Marietta, GA 30067
(street address, if applicable, nearest intersection, etc.)

Land Lot(s) 1033 & 1056 District 2nd Section, 17th District

We have investigated the site as to the existence of archeological and/or architectural landmarks. I hereby certify that there are no there are such assets. If any, they are as follows:

Drury W. Ghegan, Jr.
Applicant's Signature

*Survey of The River Apartment Homes, prepared by Planners & Engineers Collaborative, dated 12/8/88, a plat of which is attached hereto and incorporated herein as Exhibit A

FOR OFFICIAL USE ONLY

Recommendation of Planning Commission 2/21/89 Planning Commission recommended approval of application subject to the as-built plans as submitted. Motion by Jones, second by Wise, carried 4-0.

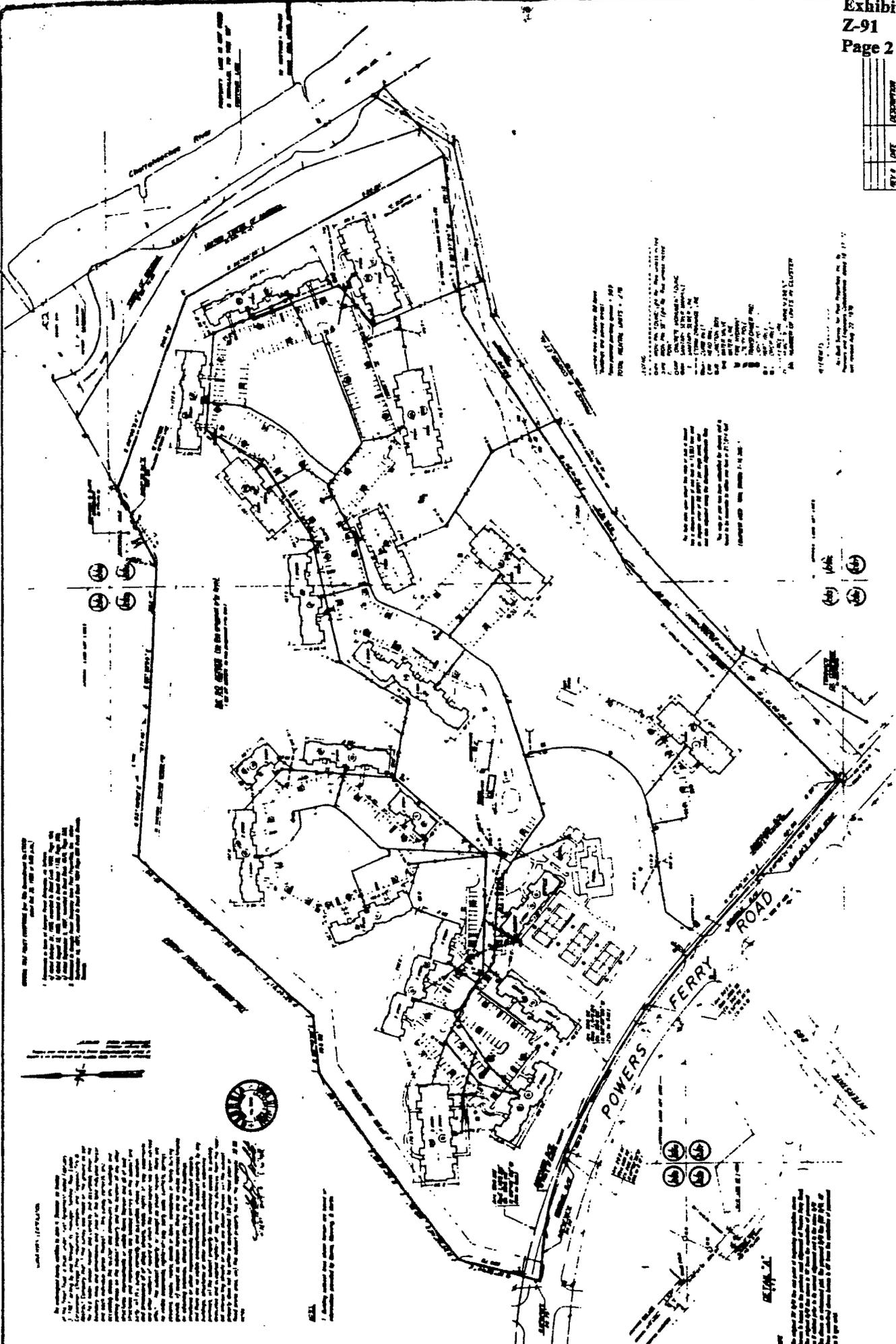
Stanley A. ... Chairman

Board of Commissioners' Decision 2/21/89 Board of Commissioners approved application as recommended by the Planning Commission. Carried 4-0.

Philip ... Chairman

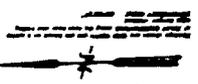
NO.	DATE	DESCRIPTION

PLANNERS AND ENGINEERS COLLABORATIVE
 1100 West Superior Street, Chicago, Illinois 60607
 1100 West Superior Street, Chicago, Illinois 60607
 1100 West Superior Street, Chicago, Illinois 60607



BY THE ENGINEER:
 JOHN H. STRICKER, P.E.
 REGISTERED PROFESSIONAL ENGINEER
 NO. 1100 WEST SUPERIOR STREET, CHICAGO, ILL. 60607
 DATE: FEBRUARY 11, 1987

THIS PLAN IS A REVISION OF THE PLAN DATED 11/11/86 AND IS TO BE USED IN CONNECTION WITH THE AS-BUILT SURVEY OF THE PROPERTY SHOWN THEREON.



John H. Stricker, as Trustee of the Trust, Trustee Trust, a Trust, under Trust Agreement dated February 11, 1987, acting by and through its Manager, Sentinel Real Estate Corporation, Chicago Title Insurance Company and Dogwood Title & Abstract Company, Cook County, Illinois.

As-Built Survey
 JOHN H. STRICKER, P.E.
 REGISTERED PROFESSIONAL ENGINEER
 NO. 1100 WEST SUPERIOR STREET, CHICAGO, ILL. 60607

Application for Rezoning COBB COUNTY

(type or print clearly)

Application No. F#16
Hearing Date 2-21-89

Sentinel Real Estate
Applicant Corporation Drury W. Ghegan, Jr. Business Phone 988-9770 Home Phone N/A
Address 6540 Powers Ferry Road, Suite 325, Atlanta, Georgia 30339

(representative's name, printed)
Drury W. Ghegan Business Phone 988-9770 Home Phone N/A
(representative's signature)

Titleholder John H. Streicker, as Trustee Business Phone 988-9770 Home Phone N/A
for Trinet Trust

Signature Phillip C. Conroy Address _____
Sr. Vice President
(attach additional signatures, if needed)
Sentinel Real Estate Corp., Manager

Zoning Request From RM-8 To RM-12 Conditional as per As-Built*
(present zoning) (proposed zoning)

For the Purpose of Apartments Size of Tract 18.31 acre(s)
(subdivision, restaurant, warehouse, apts., etc.)

Location 2051 Powers Ferry Road, Marietta, Georgia 30067
(street address, if applicable, nearest intersection, etc.)

Land Lot(s) 1008, 1033, 1034, 1055 & 1056 District 2nd Section, 17th District

We have investigated the site as to the existence of archeological and/or architectural landmarks. I hereby certify that there are no there are such assets. If any, they are as follows: _____

Drury W. Ghegan
Applicant's Signature

*Survey of The Harbor Apartment Homes, prepared by Planners & Engineers Collaborative, dated 12/8/88, a plat of which is attached hereto and incorporated herein as Exhibit A.

FOR OFFICIAL USE ONLY

Recommendation of Planning Commission 2-21-89 Planning Commission recommended approval of application subject to the as-built plans as submitted. Motion by Jones, second by Wise, carried 4-0.

Stanley A. Conroy, Jr. Chairman

Board of Commissioners' Decision 2-21-89 Board of Commissioners approved application as recommended by the Planning Commission. Carried 4-0.

David L. ... Chairman

180

Application for Rezoning COBB COUNTY

(type or print clearly)

Application No. Z # 17
Hearing Date 2-21-89

Sentinel Real Estate
Applicant Corporation ----- Business Phone 988-9770 Home Phone N/A
Drury W. Chegan, Jr. Address 6540 Powers Ferry Road, Suite 325, Atlanta,
Georgia 30339
(representative's name printed)
Drury W. Chegan, Jr. Business Phone 988-9770 Home Phone N/A
(representative's signature)

John H. Streicker, as Trustee
Titleholder for Trinet Trust Business Phone 988-9770 Home Phone N/A
Signature William C. Campbell Address 6540 Powers Ferry Road, Suite 325, Atlanta,
Georgia 30339
Sp. Vice President
(attach additional signatures, if needed)
Sentinel Real Estate Corp. Manager

Zoning Request From RM-8 To RM-12 Conditional as per As-Built*
(present zoning) (proposed zoning)
For the Purpose of Apartment Size of Tract 27.12 acre(s)
(subdivision, restaurant, warehouse, apts., etc.)
Location 2025 Powers Ferry Road, Marietta, GA 30067
(street address, if applicable, nearest intersection, etc.)
Land Lot(s) 1007, 1008, 1033, 1034 & 1035 District 2nd Section, 17th District

We have investigated the site as to the existence of archeological and/or architectural landmarks. I hereby certify that there are no there are such assets. If any, they are as follows:

Drury W. Chegan, Jr.
Applicant's Signature

Survey of The Landings Apartment Homes, prepared by Planners & Engineers Collaborative, dated 12/8/88, 1988, a plat of which is attached hereto and incorporated herein as Exhibit A.

FOR OFFICIAL USE ONLY

Recommendation of Planning Commission 2-21-89 Planning Commission recommended approval of application subject to the as-built plans as submitted. Motion by Jones, second by Wise, carried 4-0.

Henry A. ... Chairman

Board of Commissioners' Decision 2-21-89 Board of Commissioners approved application as recommended by the Planning Commission. Carried 4-0.

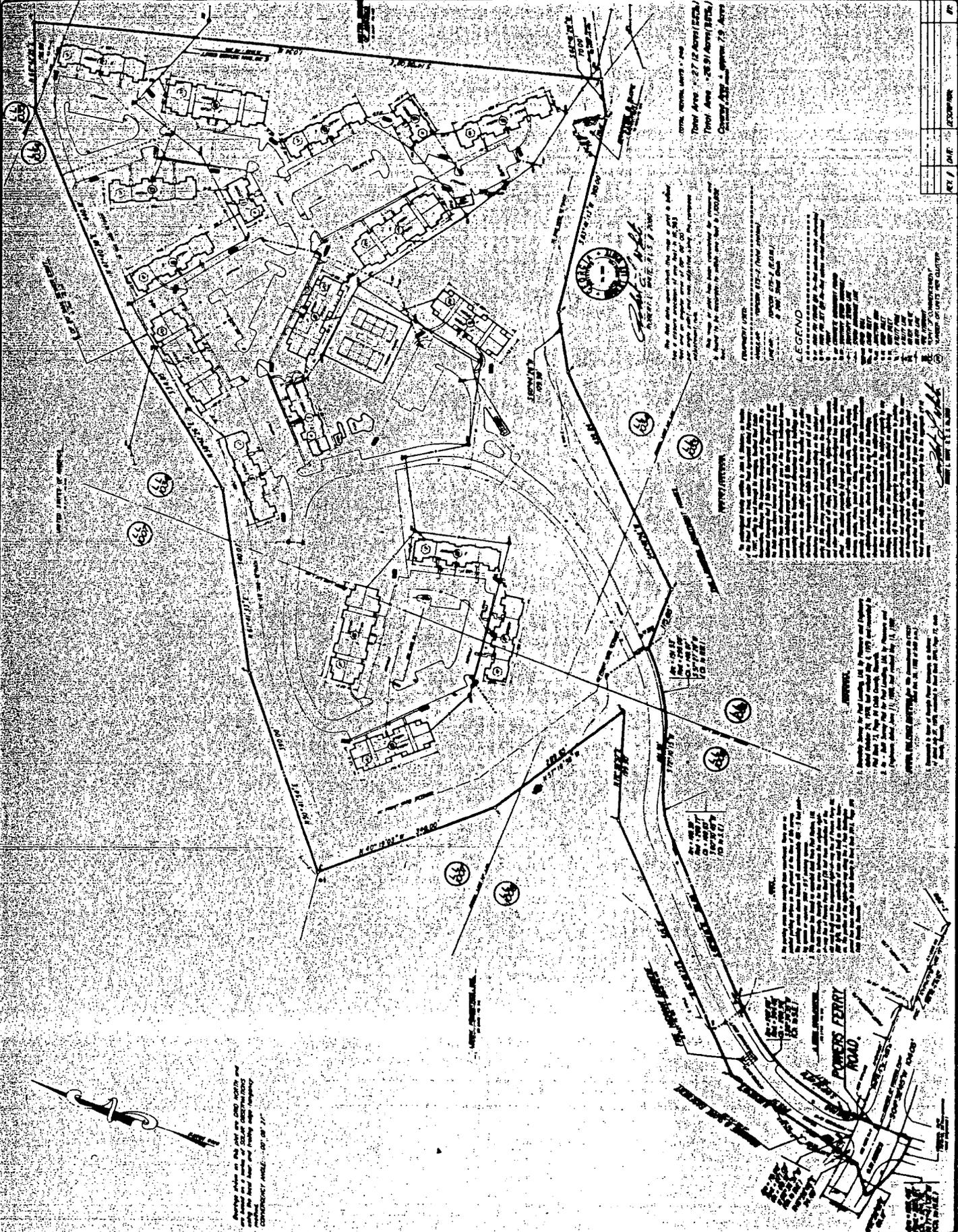
Philip L. ... Chairman

191

PLANNERS AND ENGINEERS
COLLABORATIVE

THE LANDINGS APARTMENT HOUSES

AS-BUILT SURVEY



Survey points on the site are 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 814, 815, 816, 817, 818, 819, 820, 821, 822, 823, 824, 825, 826, 827, 828, 829, 830, 831, 832, 833, 834, 835, 836, 837, 838, 839, 840, 841, 842, 843, 844, 845, 846, 847, 848, 849, 850, 851, 852, 853, 854, 855, 856, 857, 858, 859, 860, 861, 862, 863, 864, 865, 866, 867, 868, 869, 870, 871, 872, 873, 874, 875, 876, 877, 878, 879, 880, 881, 882, 883, 884, 885, 886, 887, 888, 889, 890, 891, 892, 893, 894, 895, 896, 897, 898, 899, 900, 901, 902, 903, 904, 905, 906, 907, 908, 909, 910, 911, 912, 913, 914, 915, 916, 917, 918, 919, 920, 921, 922, 923, 924, 925, 926, 927, 928, 929, 930, 931, 932, 933, 934, 935, 936, 937, 938, 939, 940, 941, 942, 943, 944, 945, 946, 947, 948, 949, 950, 951, 952, 953, 954, 955, 956, 957, 958, 959, 960, 961, 962, 963, 964, 965, 966, 967, 968, 969, 970, 971, 972, 973, 974, 975, 976, 977, 978, 979, 980, 981, 982, 983, 984, 985, 986, 987, 988, 989, 990, 991, 992, 993, 994, 995, 996, 997, 998, 999, 1000.

Scale: 1" = 40'
 Total Area: 27.12 Acres (237,100 sq. ft.)
 Total Area: 28.91 Acres (252,700 sq. ft.)
 Contiguous Area: 1.79 Acres (156,000 sq. ft.)

APPROXIMATE TOTAL AREA: 27.12 ACRES (237,100 SQ. FT.)
 TOTAL AREA: 28.91 ACRES (252,700 SQ. FT.)
 CONTIGUOUS AREA: 1.79 ACRES (156,000 SQ. FT.)

LEGEND

- APARTMENT UNIT
- COMMON AREA
- STREET
- UTILITY
- LANDSCAPE
- CONCRETE DRIVEWAY
- ASPHALT DRIVEWAY
- GRAVEL DRIVEWAY
- PAVED DRIVEWAY
- UNPAVED DRIVEWAY
- CONCRETE DRIVEWAY
- ASPHALT DRIVEWAY
- GRAVEL DRIVEWAY
- PAVED DRIVEWAY
- UNPAVED DRIVEWAY

APPROXIMATE TOTAL AREA: 27.12 ACRES (237,100 SQ. FT.)
 TOTAL AREA: 28.91 ACRES (252,700 SQ. FT.)
 CONTIGUOUS AREA: 1.79 ACRES (156,000 SQ. FT.)

APPROXIMATE TOTAL AREA: 27.12 ACRES (237,100 SQ. FT.)
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 CONTIGUOUS AREA: 1.79 ACRES (156,000 SQ. FT.)

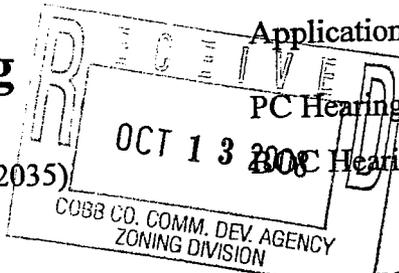
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 TOTAL AREA: 28.91 ACRES (252,700 SQ. FT.)
 CONTIGUOUS AREA: 1.79 ACRES (156,000 SQ. FT.)

REV	DATE	DESCRIPTION

Application for Rezoning Cobb County, Georgia

(Cobb County Zoning Division - 770-528-2035)



Application No. 2-91

PC Hearing Date: 7/6/2006

CC Hearing Date: 7/18/2006

Chris Riley, VP - 678-638-6320

Applicant GS Harbor, LLC & GS River, LLC

(applicant's name printed)

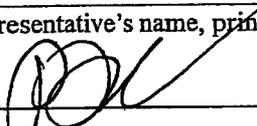
Business Phone _____

Address One Glenlake Parkway, Ste. 700, Atlanta, GA 30328

email: criley@greystar.com

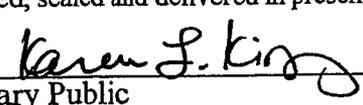
Parks F. Huff
(representative's name, printed)

Address 376 Powder Springs St., Ste. 100, Marietta, GA 30064

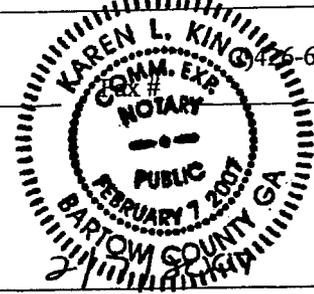

(representative's signature) SAMS, LARKIN & HUFF, LLP

Business Phone 770-422-7016

Signed, sealed and delivered in presence of:


Notary Public

My commission expires: _____



Titleholder Same as applicants/see attached sheets
(titleholder's name, printed)

Business Phone _____

Home Phone _____

Signature _____
(attach additional signature, if needed)

Address _____

Signed, sealed and delivered in presence of:

Notary Public

My commission expires: _____

Zoning Request From RM-12
(present zoning)

to

RM-12
(proposed zoning)

For the Purpose of Clubhouse, Walking Path, 8 parking spaces at mail facility
(subdivision, restaurant, warehouse, apt., etc.)

Size of Tract 25.30 **Acre(s)**

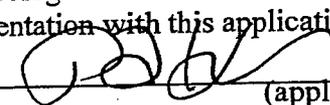
Location 2075 Powers Ferry Road, Marietta, GA 30067

(street address, if applicable; nearest intersection, etc.)

Land Lot(s) 1008, 1033, 1034, 1055 and 1056

District(s) 17th, 2nd Section

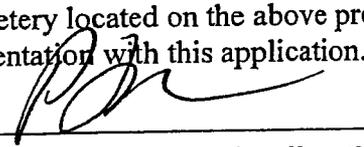
We have investigated the site as to the existence of archeological and/or architectural landmarks. I hereby certify that there are ~~is/are~~ no such assets. If any exist, provide documentation with this application.


(applicant's signature)

By: Parks F. Huff

We have investigated the site as to the existence of any cemetery located on the above property. I hereby certify that there is ~~is/are~~ not such a cemetery. If any exist, provide documentation with this application.

By: Parks F. Huff


(applicant's signature)

ORIGINAL DATE OF APPLICATION: 07-18-06

APPLICANTS NAME: GS HARBOR, LLC AND GS RIVER, LLC

THE FOLLOWING REPRESENTS THE FINAL DECISIONS OF THE
COBB COUNTY BOARD OF COMMISSIONERS

BOC DECISION OF 07-18-06 ZONING HEARING:

GS HARBOR, LLC AND GS RIVER, LLC (owners) requesting Rezoning from **RM-12 with Stipulations** to **RM-12 with Stipulations** for the purpose of Amending Previously Approved Plan in Land Lots 1008, 1033, 1034, 1055 and 1056 of the 17th District. Located on the northerly side of Powers Ferry Road, north of Interstate North Parkway.

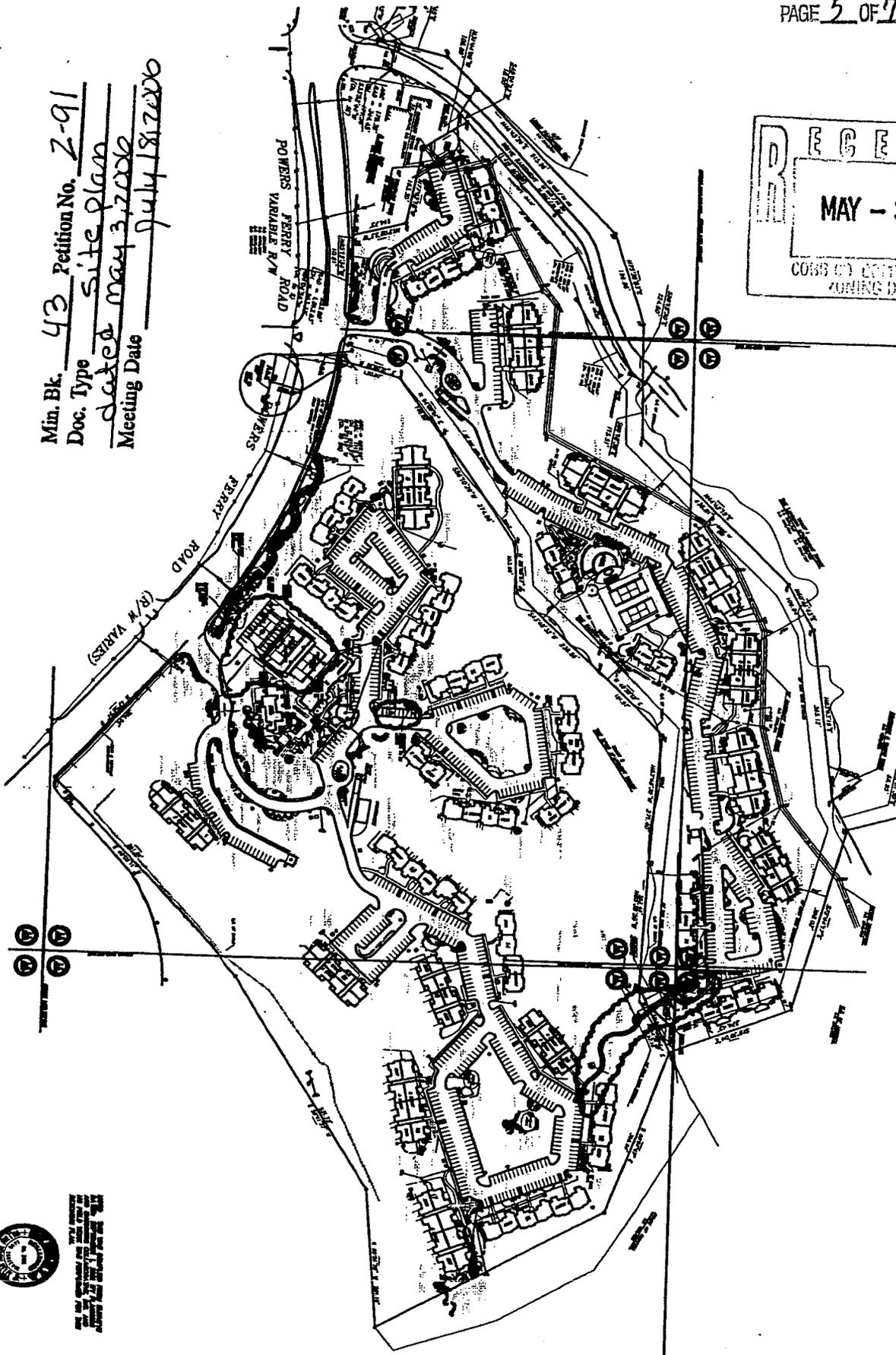
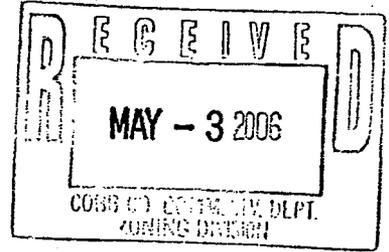
The public hearing was opened and Mr. Parks Huff addressed the Board. Following presentations and discussions, the following motion was made:

MOTION: Motion by Thompson, second by Lee, to **approve** rezoning to the **RM-12 with stipulations** zoning district **subject to:**

- **site plan received by the Zoning Division May 3, 2006, with the District Commissioner approving minor modifications (copy attached and made a part of these minutes)**
- **letter of agreeable stipulations from Mr. Parks Huff dated June 27, 2006, with the following changes: (copy attached and made a part of these minutes)**
 - **delete first paragraph, thereby keeping the request of GS Harbor, LLC as part of the rezoning**
 - **additional walking trail to be constructed of pervious mulch or a like material**
- **Fire Department comments**
- **Water and Sewer Division comments and recommendations**
- **Stormwater Management Division comments and recommendations**
- **Cobb DOT comments and recommendations subject to District Commissioner approval**

VOTE: **ADOPTED** unanimously

Min. Bk. 43 Petition No. 2-91
Doc. Type site plan
dated may 3 2006
Meeting Date July 18 2006



THE CITY OF ATLANTA
DEPARTMENT OF PLANNING AND ZONING
100 N. W. AVENUE, SUITE 1000
ATLANTA, GEORGIA 30303
PHONE: 404-526-3000

REZONING PLAN

SCALE: 1" = 100'
DATE: APRIL 1, 2006
PROJECT: [illegible]

POWERS FERRY COMMUNITY

AN APARTMENT COMMUNITY
FOR
GREYSTAR MANAGEMENT
ONE GLENLACE PARKWAY
SUITE 700
ATLANTA, GEORGIA 30328
PHONE: 478-454-4329

PLANNERS AND ENGINEERS COLLABORATIVE
100 PRINCE PARK SOUTH, ATLANTA, GEORGIA 30304
PHONE: 404-526-3000

SAMS, LARKIN & HUFF
A LIMITED LIABILITY PARTNERSHIP

ATTORNEYS AT LAW
SUITE 100
376 POWDER SPRINGS STREET
MARIETTA, GEORGIA 30064-3448

GARVIS L. SAMS, JR.
JOEL L. LARKIN
PARKS F. HUFF
JAMES A. BALLI*
MELISSA P. HAISTEN

OF COUNSEL
DAVID P. HARTIN

*ALSO LICENSED TO PRACTICE
IN ALABAMA

June 27, 2006

COBB COUNTY, GEORGIA
FILED CLERK'S OFFICE

2006 JUN 27 PM 5:00

COBB COUNTY CLERK'S OFFICE
770-422-7016
TELEPHONE
770-426-6583
FACSIMILE

WWW.SAMSLARKINHUFF.COM

VIA HAND DELIVERY

Mr. John Pederson, Planner
Cobb County Zoning Department
191 Lawrence Street, Suite 300
Marietta, Georgia 30090

Min. Bk. 43 Petition No. 2-91
Doc. Type stipulation letter
dated June 27, 2006
Meeting Date July 18, 2006

Re: Application of GS Harbor, LLC & GS River, LLC to Rezone 50 Acre Tract from RM-12 to RM-12, Land Lots 1008, 1033, 1034, 1055 and 1056 of the 17th District, Cobb County, Georgia.

Dear John:

I represent the GS Harbor, LLC and GS River, LLC in the above styled zoning application regarding modifications to the original RM-12 zoning conditions. The properties were rezoned from RM-8 to RM-12 specific to "as built" site plans. GS Harbor, LLC planned to amend its site plan to add an additional walking trail. However, Cobb County's Stormwater Management Division could not support this modification because of the increased amount of impervious surface. Therefore, GS Harbor is withdrawing its 25.307 acre portion of the rezoning application.

GS River, LLC is seeking a modification of the original site plan to build a new amenity club house and add additional parking around a mailbox facility. This modification is part of a plan to make improvements to the apartment complex by replacing siding and upgrading the landscaping. GS River is making these improvements to make the apartments more attractive and modern. Following is a list of stipulations that GS River is willing to become a condition on the approval of the modification to the site plan for its 32.247 acre tract.

1. The proposed two story clubhouse and leasing office will be built on the existing the tennis court to not impact impervious surface.

VIA HAND DELIVERY

Mr. John Pederson, Planner
Cobb County Zoning Department
Page Two
June 27, 2006

Petition No. 2-91
Meeting Date July 18, 2006
Continued

2. Additional parking will be added to serve the clubhouse consistent with the parking county's parking standards.
3. The applicant will build a deceleration lane as requested by Cobb County DOT at the entrance to the GS River's complex.
4. The applicant will comply with the recommendations of the Stormwater Management Division including the removal of excess impervious surface from the tennis court to compensate for the additional impervious surface required for the entrance driveway to the clubhouse.
5. Eight parking spaces will be added in front of the mailboxes as depicted on the site plan.

Very truly yours,

SAMS, LARKIN & HUFF, LLP

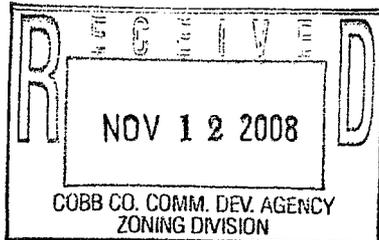


Parks f. Huff
phuff@samslarkinhuff.com

PFH

cc: Members, Cobb County Board of Commissioners – VIA Hand Delivery
Members, Cobb County Planning Commission
Ms. Gail K. Huff, Assistant County Clerk – VIA Hand Delivery
Ms. Karen King, Deputy County Clerk – VIA Hand Delivery
Mr. Chris Riley, Vice President, Greystar

AMENDMENT TO EXHIBIT "A"
ATTACHMENT TO APPLICATION FOR OTHER BUSINESS
(SITE PLAN AND STIPULATION AMENDMENT)



Application Nos.: Z-91 (2006)
Z-15 (1989)
Z-16 (1989)
Z-17 (1989)
Original Hearing Dates: July 18, 2006
February 21, 1989
Current Hearing Date: November 18, 2008

BEFORE THE COBB COUNTY BOARD OF COMMISSIONERS

Applicant: CSC Rivers Atlanta LLLP

Applicant deletes in its entirety Exhibit "A" attached to the Application for Other Business filed on October 13, 2008, and substitutes in lieu thereof the following:

Applicant requests amendments to stipulations for the existing developments known as "The Preserves," "The Park," and "The Point," approved through the rezoning process by the Board of Commissioners on February 21, 1989, and July 18, 2006. The requested amendments are as follows:

- (1) Removal of a portion of the existing tennis courts in the developments. The construction of a new leasing office on an existing tennis court; together with a new parking lot to be built next to the tennis court location at The Preserves Community.
- (2) Construction of a total of twenty-seven (27) new garage buildings, for a total of one hundred thirty-six (136) garages; all as more particularly shown and reflected on the revised Site Redevelopment Plan prepared by Planners and Engineers Collaborative dated August 21, 2008, last revised November 5, 2008, and submitted with this amended Application for Other Business.

- (3) Construction of one (1) wooden bridge for pedestrian and vehicular traffic, as more particularly shown and reflected on the revised Site Redevelopment Plan.
- (4) Construction of seven (7) amenity areas within the developments. Each amenity area shall be unique and shall include at least one or more, but shall not be limited to, the following: picnic area; tot lot; grill area; pavilions; arbors and waterfalls with recirculating streams.
- (5) Construction of walking/nature trails throughout the wooded areas around the development. The trails shall be comprised of natural materials, such as wood chips.
- (6) Applicant submits a revised Site Redevelopment Plan depicting the amendments requested above, prepared by Planners and Engineers Collaborative dated August 21, 2008, last revised November 5, 2008.
- (7) There shall be no net increase of impervious area as a result of these amendments.
- (8) There will be an addition of an interior private road approximately four hundred thirty (430) feet in length providing connectivity among all three developments.
- (9) The balance and remainder of the stipulations and conditions specifically enumerated in the official minutes, and attachments thereto, of the Board of Commissioners Zoning Hearings held on July 18, 2008, and February 21, 1989, in Application Nos. Z-91 (2006) and Z-15, Z-16, and Z-17 (1989) are unaltered by this request for site plan.