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October 15, 2015

Hand Delivered



Zoning Division Manager Zoning Division Cobb County Community Development Agency Suite 400 1150 Powder Springs Road

Marietta, Georgia 30064

Dear John:

Mr. John P. Pederson, AICP

RE: Application for "Other Business" - Application No. Z-116 (2004)

(OB-042-2015) Applicant: Atlantic Realty Development LLC Property Owners: Circle 75 Venture Partners, L.L.C. and West Crescent Realty Partners LLC Property: Westerly side of Circle 75 Parkway; northerly of Windy Ridge Parkway; and southerly of Herodian Way, Land Lots 877,

878, 916, and 917, 17th District, 2nd Section, Cobb County, Georgia

On behalf of the Applicant in the above-referenced Application for "Other Business," submitted is the Second Amendment to the Exhibit "B" narrative, dated October 15, 2015. The attached amended narrative shall supersede and replace in full the narrative filed with the Application for "Other Business" on September 15, 2015, and the amended narrative dated and filed on October 6, 2015.

> Fitness and aerobic center; Conference center;

v) Walking trails; and

exterior façade of the residential buildings.

determining Code compliance for parking.

County Staff during the Plan Review Process.

the Cobb County Code.

the Subject Property and the overall development.

iv) Resort-style pool, with grill cabana;

(7) Signage for the residential community shall be ground-based, monument style,

(8) Lighting within the residential community shall be environmentally sensitive, decorative, and themed to the architecture and style of the residential buildings.

(9) Additionally, hooded security lighting shall be utilized on the building and

(10) All streets within the residential community shall be private with the construction

(11) Each phase of the proposed development shall have an adjacent, multi-level

(12) Phase I of the proposed residential development shall utilize the eighteen (18)

(13) Parking requirements as to the number of spaces required by Code and the size of

The amendments proposed and presented herein in no way adversely impact or affect the

Unless otherwise specifically set forth herein, the Conceptual Site Plan and the balance and remainder of the stipulations and conditions enumerated in the official minutes, and attachments thereto, of the Board of Commissioners Zoning Hearing held on March 15, 2005, in Application No. Z-116 (2005), are unaltered or unchanged by this request for Site Plan and

quality or integrity of the overall development. If the requested amendments are approved, as submitted, they shall become an additional part of the final rezoning and shall be binding upon

therefor complying in all respects as to materials, base, and other requirements to

parking deck for use by residents, tenants, and clients of any retail establishments.

private parking spaces located immediately adjacent to the development in

spaces may be varied by means of a parking study submitted by Applicant through the Cobb County Zoning Division Manager and accepted by Cobb

throughout the walkways, surface parking area, and amenity area.

vi) Dog-walk park (which is already constructed).

and shall consist of materials complementary to the materials comprising the

MOORE INGRAM JOHNSON & STEELE

Mr. John P. Pederson, AICP Zoning Division Manager Zoning Division Cobb County Community Development Agency Page 2 of 2 October 15, 2015

The balance and remainder of the pending Application for "Other Business" is unaltered and unchanged by the submission of the Second Amendment to Exhibit "B."

Thank you for your consideration and assistance in this request. If you should have any questions or require additional information or documentation at this time, please do not hesitate

With kindest regards, I remain

Very truly yours, MOORE, INGRAM, JOHNSON & STEELE, LLP

Attachment c: Cobb County Board of Commissioners: Timothy D. Lee, Chairman JoAnn Birrell

> Lisa N. Cupid Robert J. Ott Bob Weatherford (With Copy of Attachment)

Atlantic Realty Development LLC

(With Copy of Attachment)

OCT 1 5 2015 EXHIBIT "B" -SECOND AMENDMENT TO ATTACHMENT TO APPLICATION FOR "OTHER BUSINESS" (SITE PLAN AND STIPULATION AMENDMENT) (AMENDED OCTOBER 15, 2015)

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Z-116 (2004) Application No.: Original Hearing Date: August 17, 2004 Date of Zoning Decision: March 15, 2005 Current Hearing Date: October 20, 2015

BEFORE THE COBB COUNTY BOARD OF COMMISSIONERS

Applicant: Atlantic Realty Development LLC Titleholders: Circle 75 Venture Partners, L.L.C. and West Crescent Realty Partners LLC

Exhibit "B," Attachment to Application for "Other Business," filed as part of the Application for "Other Business" on September 15, 2015; as well as the Amended Exhibit "B" filed on October 6, 2015, regarding Other Business No. OB-042-2015 pending for hearing before the Cobb County Board of Commissioners on October 20, 2015, are deleted in their entirety and replaced in full as follows:

On March 15, 2005, the Cobb County Board of Commissioners approved the rezoning of an approximate 50.05 acre tract located at the northwest intersection of Circle 75 Parkway and Windy Ridge Parkway, the intersection of Circle 75 Parkway and Herodian Way, and on the south side of Herodian Way to the Planned Village Community ("PVC"). The rezoning was an amendment to the Master Plan previously approved by Cobb County to allow for the development of the residential component of the Master Plan. A copy of the amended, approved Master Plan is attached hereto as Exhibit "1" and incorporated herein by reference.

The property involved in this Application for "Other Business" is an approximately 7.97 acre tract located on the westerly side of Circle 75 Parkway, northerly of Windy Ridge Parkway (hereinafter "Property" or "Subject Property"). Applicant is seeking to amend the portion of the previously approved Master Plan; as well as amend certain stipulations approved during rezoning of the residential component of the Master Plan. The proposed approval and amendments are enumerated as follows:

(1) Applicant seeks approval of the Preliminary Zoning Plan for the project titled "Reserve at the Ballpark, Phase I & II," dated August 28, 2015, prepared for Applicant by Kimley-Horn and Associates, Inc., specific as to the development of the Subject Property only. A reduced copy of the proposed Preliminary Zoning Plan as to the Subject Property is attached hereto as Exhibit "2" for ease of review and incorporated herein by reference.

(2) Applicant seeks to amend the stipulations applicable to the Subject Property which are more particularly set forth in the letter of agreeable stipulations and conditions dated March 9, 2005, page 8, section titled "Residential Component 'D," which are attached and referenced in the official minutes of the Board of Commissioners Zoning Hearing held on March 15, 2005, by deleting said stipulations in their entirety and inserting in lieu thereof the following:

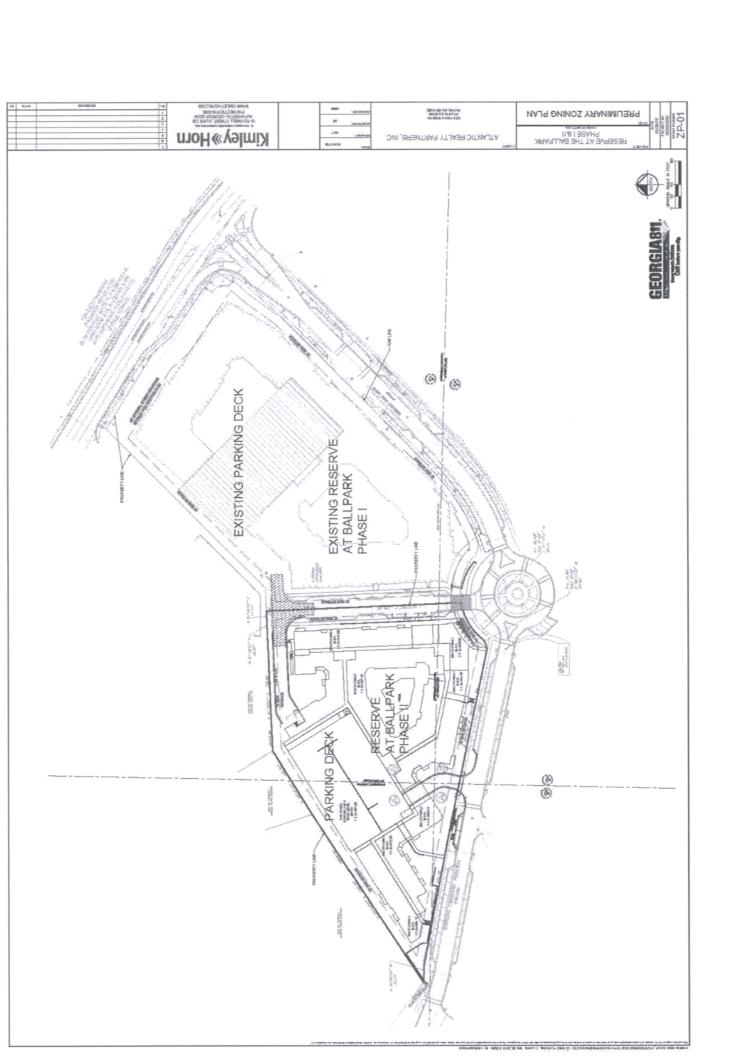
RESIDENTIAL COMPONENT "D" (Pursuant to Preliminary Zoning Plan dated August 28, 2015)

(1) The Property is designated as Area "D" on the previously approved Conceptual Site Plan (Z-116 (2005)) and is located on the westerly side of Circle 75 Parkway. northerly of Windy Ridge Parkway and contains approximately 7.97 acres. Applicant seeks development of the Property for a multi-family residential community pursuant to the Preliminary Zoning Plan for the project titled "Reserve at the Ballpark, Phase I & II," dated August 28, 2015, prepared for Applicant by Kimley-Horn and Associates, Inc. and submitted with this Application for "Other Business."

It is noted that Phase I of the development consisting of one multi-family building and adjacent parking deck is under construction with a target opening date of

- (2) There shall be a maximum of five hundred ninety-seven (597) total units contained within two (2) mid-rise buildings, up to a maximum of six (6) stories in height, with surface parking.
- (3) The proposed residential buildings shall contain a maximum of 7,000 square feet for potential accessory service retail, such as dry cleaners, convenience store, and the like, which will be located on the ground floors.
- (4) The units shall consist of studios, 1, 2, and 3 bedroom units ranging in square footage from 620 square feet to 2,066 square feet, and greater.
- (5) The exterior façade of the residential buildings shall consist of brick, stone, stacked stone, hardi-plank type, stucco-type, metal panels, and combinations thereof, and shall be substantially similar to the renderings to be presented at the hearing before the Board of Commissioners.
- (6) The amenities for the residential community shall include, but not be limited to, the following:

Exhibit "1"



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06/20/2017 PROJECT NO.