

GARVIS L. SAMS, JR.
JOEL L. LARKIN
PARKS F. HUFF

SAMS, LARKIN & HUFF

A LIMITED LIABILITY PARTNERSHIP
SUITE 100

376 POWDER SPRINGS STREET
MARIETTA, GEORGIA 30064-3448

770•422•7016
TELEPHONE
770•426•6583
FACSIMILE

June 24, 2021

**(REVISED STIPULATION LETTER, REVISED SITE PLAN &
FULL TRAFFIC IMPACT STUDY (“TIS”))**

VIA HAND DELIVERY & EMAIL:

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 Prestwick Development Company, LLC to Rezone an 8.32 Acre Tract from R-20 & NRC to RM-12 (No. Z-28)

Dear John:

As you know, this firm represents Prestwick Development Company, LLC (“Prestwick”) concerning the above-captioned Application for Rezoning. The Application was previously Continued in order to ensure that the site plan depicted and that the stipulations embodied our discussions with area residents, business owners and representatives of the Mableton Improvement Coalition (“MIC”). The application is now scheduled to be heard and considered by the Cobb County Planning Commission on July 6, 2021. Thereafter, the Application will be heard and considered for final action by the Cobb County Board of Commissioners (“BOC”) on July 20, 2021.

While this Application has been pending and, in fact, significantly in advance of the filing of the Application, Prestwick has met and established a meaningful dialogue with representatives of the Mableton Improvement Coalition (“MIC”); the District Commissioner; and, representatives and members of Cobb County’s Professional Staff. Additionally, we have coordinated with the Developer (Cornerpoint Properties) of the surrounding mixed-use development which includes retail/commercial components and a climate-controlled self-service storage facility (“CCSSSF”) and utilized Prestwick’s relationships with area business and property owners. All of those discussions have continued throughout this entitlement process.

SAMS, LARKIN & HUFF

A LIMITED LIABILITY PARTNERSHIP

VIA HAND DELIVERY & EMAIL:

Mr. John P. Pederson, AICP, Manager
Cobb County Zoning Division
Community Development Agency
June 24, 2021
Page 2

The property at issue (“Subject Property”) consists of an 8.32 acre tract of land which is located on the south side of White Boulevard, west of Floyd Road and east of the terminus of Green Valley Road. The Subject Property is situated within the confines of a Neighborhood Activity Center (“NAC”) and a portion within LDR under the County’s Future Land Use Map (“FLUM”). Additionally, the Subject Property is situated between commercial to the east and north; single-family residential to the west; and, multi-family residential developments to the south. In fact, the multi-family property which is south of the Subject Property (Twin Bridges Phase II) is also zoned and developed as an RM-12 community. In short, the Subject Property is within a Sub-area, the composition of which, is complementary to the multi-family use and its ancillary uses which are proposed.

The Subject Property is currently zoned in the split districts of NRC & R-20 with Prestwick seeking a Rezoning to the RM-12 classification for the purposes of the construction and development of luxury, highly-amenitized, Class “A” multi-family Flats. Additionally, and as a result of discussions with County and MIC representatives, the residential development will include approximately 1,470 square feet of ground-level ancillary retail.

With respect to the discussions thus far with the individuals and groups mentioned above, Prestwick has authorized this firm to submit the following revised stipulations which shall become conditions and a part of the grant of the requested Rezoning and which shall be binding upon the Subject Property thereafter. The referenced revised stipulations/conditions are as follows, to wit:

1. The revised 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 Subject Property.
2. The Subject Property, consisting of an 8.32 acre tract of land, shall be developed in substantial conformity to that certain Revised Zoning Site Plan prepared by Long Engineering which is being formally submitted concurrently herewith.
3. The Subject Property shall be developed as a Class “A”, highly-amenitized Residential Community consisting of a maximum number of 196 multi-family residential Flats as shown on the Revised Site Plan mentioned above.

SAMS, LARKIN & HUFF

A LIMITED LIABILITY PARTNERSHIP

VIA HAND DELIVERY & EMAIL:

Mr. John P. Pederson, AICP, Manager
Cobb County Zoning Division
Community Development Agency
June 24, 2021
Page 3

4. The architectural style and composition of the building shall be consistent with the architectural renderings/elevations prepared by Dwell Design Group which were also filed concurrently with the Application for Rezoning and which are being resubmitted contemporaneously herewith.

The above-mentioned architectural rendering/elevations, in conjunction with the Site Plan, depict parking at a minimum of 1.5 parking spaces per unit for a total of 297 parking spaces. Consistent with information gleaned from the operational aspects of recently constructed and/or entitled multi-family communities, parking ratios from 1.4 parking spaces per unit and a little higher are sufficient for both residents and guests.

With Prestwick's anticipated mix of unit floorplans, including studios, 1, 2 and 3 bedroom units, it is clear from current market indicators and trends that the direction within which multi-family flats are progressing contemplate less parking spaces rather than more parking spaces, particularly in light of ride share services such as Uber, Lyft, potential circulator routes and other transportation options.

5. Prestwick's proposed multi-family flats residential development shall have state-of-the-art amenities, appointments and recreational facilities for the use and enjoyment of its residents, as follows:
 - a. A Swimming Pool area which will include a Clubhouse.
 - b. A fully equipped Fitness Center; dog park/dog washroom; electric vehicle parking spaces; bike racks with bike stations; a Carriage House Garage component with Flats above; and, other features which qualify the residential community as highly-amenitized.
 - c. Controlled access for the buildings.
 - d. Interior floor plans and finishes shall consist of the following:
 - i. A minimum of nine foot (9') ceiling heights from floor to finished ceilings.
 - ii. Wood framed cabinetry and/or its equivalent, including wood or Thermofoil cabinet veneers for durable finishes.

SAMS, LARKIN & HUFF

A LIMITED LIABILITY PARTNERSHIP

VIA HAND DELIVERY & EMAIL:

Mr. John P. Pederson, AICP, Manager
Cobb County Zoning Division
Community Development Agency
June 24, 2021
Page 4

- iii. Enhanced granite/Corian®, marble/quartz and/or other solid surface countertops.
 - iv. State of the Art appliances with luxury finishes.
 - v. Stainless steel kitchen sinks.
 - vi. Ceramic tile, wood plank or wood-like vinyl plank and/or high-end carpeting.
 - vii. Spacious, open floor plans.
 - viii. High speed Internet wiring in all units.
 - ix. Uniform window treatments to present an aesthetically pleasing and consistent appearance.
 - x. High-end landscaping and hardscaping throughout the proposed Community.
 - xi. Double-paned, insulated windows.
6. Compliance with the following recommendations from the Cobb County Department of Transportation (“DOT”):
- a. A full Traffic Impact Study, prepared by A&R Engineering, was formally submitted on March 31, 2021.
 - b. Ensuring interior maneuverability and accessibility to accommodate Fire and Public Safety vehicles and apparatus.
 - c. Site access configuration shall include the following:
 - i. Full-access driveway on White Boulevard which will consist of one entering lane and one (shared left/right turn) existing lane.
 - ii. Site access connection to Nickajack Road.
 - iii. Site access connection to Green Valley.

SAMS, LARKIN & HUFF

A LIMITED LIABILITY PARTNERSHIP

VIA HAND DELIVERY & EMAIL:

Mr. John P. Pederson, AICP, Manager
Cobb County Zoning Division
Community Development Agency
June 24, 2021
Page 5

- d. The construction of a tie-in into the existing curbing on Green Valley Road.
 - e. The installation of a curb, gutter and sidewalk along the Subject Property's White Boulevard frontage or, in lieu thereof, commensurate payment for same into the Curb, Gutter and Sidewalk Fund for District 4.
7. Compliance with recommendations from the Cobb County Fire Marshal's Office regarding Life Safety and Fire Prevention, including the following:
- a. All access roads shall meet AASHTO Design Manual Live Road Standards.
 - b. Aerial apparatus access shall be required for all structures over thirty feet (30') in height as measured from the lowest level of the Fire Department's access to the ceiling height of the highest occupied floor level.
 - c. If, in the future, there are any gate security fire apparatus access, they shall be a minimum of fourteen feet (14') in clear width for a single lane and twenty feet (20') for a double lane.
 - d. The maximum distance of a fire hydrant to the most remote portion of a structure shall be five hundred feet (500') as measured around the structure and from the fire apparatus access road.
8. Compliance with recommendations from the Cobb County Water System as follows:
- a. A connection to water lines (eight-inch on site and six-inch in White Boulevard) and conducting a Fire Flow Test during the Plan Review process.
 - b. Adjustments to the proposed Stormwater Management Facility which encroaches over an existing public water line.
 - c. Connecting to sewer which is within the drainage development and which is also at the proposed development site. Presently, there appears to be sufficient capacity by way of the South Cobb WRF.

SAMS, LARKIN & HUFF

A LIMITED LIABILITY PARTNERSHIP

VIA HAND DELIVERY & EMAIL:

Mr. John P. Pederson, AICP, Manager
Cobb County Zoning Division
Community Development Agency
June 24, 2021
Page 6

9. Signage for the Subject Property shall consist of ground-based, monument-style signage and building signage consisting of an attached “blade sign”. Additionally, within the interior of the site, there shall be appropriately positioned, grade-based directional signage in order to assure ease of maneuverability and accessibility.
10. The overall lighting plan within the proposed development shall be environmentally sensitive, decorative and themed to the architectural style and composition of the buildings. Lighting utilized for the development shall be installed in order to prevent illumination from extending beyond the Subject Property’s boundaries. Security lighting, as well as high-resolution video surveillance cameras shall be installed to address potential security issues.
11. Prestwick’s engineers and consultants have established a dialogue with the Stormwater Management Division with respect to hydrology, detention, water quality and downstream considerations. In that regard and preliminarily, compliance with the following:
 - a. Prestwick shall be responsible for obtaining any required wetlands permits from the U.S. Army Corps. of Engineers. If required, Prestwick shall obtain a DNR variance in order to encroach within 25-foot streambank buffers.
 - b. Except as mentioned above, all streambank buffers shall remain undisturbed and inviolate in perpetuity and conveyed to Cobb County in the form of a Conservation Easement.
 - c. Prestwick shall be responsible for securing any required drainage easement(s) in order to accommodate concentrated discharges where none naturally and presently exist.
 - d. Prestwick’s engineer shall evaluate the impact of increased volume run-off generated by the proposed project on downstream drainage system(s).
 - e. Any spring activity discovered on the Subject-Property shall be addressed by a qualified, registered geotechnical engineer. Additionally, any structural fill shall be placed under the direction of a geotechnical engineer as well.

SAMS, LARKIN & HUFF

A LIMITED LIABILITY PARTNERSHIP

VIA HAND DELIVERY & EMAIL:

Mr. John P. Pederson, AICP, Manager
Cobb County Zoning Division
Community Development Agency
June 24, 2021
Page 7

- f. As of January 1, 2021, stormwater runoff reduction is required per the GSMM.
12. The submission of a landscape plan during the Plan Review Process which shall include, but not necessarily be limited to, the following:
 - a. To the extent that any portion of the detention facility located on the Subject Property is not located underground, said areas shall be landscaped and screened from view.
 - b. The Subject Property shall be landscaped in conformity to or exceeding the level of landscaping previously approved with respect to the other components within this existing, developing and planned mixed-use development.
 - c. The inclusion of strategically positioned pedestrian connectivity for all walkable areas.
 - d. During the Plan Review Process, the Landscape Plan shall be subject to final review and approval by the County's Arborist and by the District Commissioner unless she defers to the Arborist's decisions.
 13. The granting of the following requests for concurrent Variances as outlined within the Application for Rezoning, as follows:
 - a. To waive the required parking ratios from 1.75 spaces per unit to 1.55 spaces per unit in accordance with the rationale concerned in Paragraph Four (4) above.
 - b. To waive the required parking dimensions from 8.5 feet x 19 feet with a 24 foot drive aisle to 8.5 feet x 18 feet with a 22 foot drive aisle.
 - c. Increasing the maximum allowable density from 12 units per acre to 23.55 units per acre.
 14. The District Commissioner shall have the authority to approve minor modifications to this rezoning proposal as the development proceeds through the Plan Review Process and thereafter except for those that:
 - a. Increase the density of the residential community.

SAMS, LARKIN & HUFF

A LIMITED LIABILITY PARTNERSHIP

VIA HAND DELIVERY & EMAIL:

Mr. John P. Pederson, AICP, Manager

Cobb County Zoning Division

Community Development Agency

June 24, 2021

Page 8

-
- b. Reduce the size of an approved buffer adjacent to property which is zoned the same or in a more restrictive zoning district.
 - c. Relocate a structure closer to the property line of an adjacent property which is zoned in the same or in a more restrictive zoning district.
 - d. Increase the height of a building which is adjacent to a property that is zoned is the same or a more restrictive zoning district.
 - e. Change access to a different right-of-way.
 - f. Violate the Cobb County Zoning Ordinance or require a Variance.

Prestwick's proposal meets the critical need for new housing within this sub-area; serves to provide to ensure the success and/or sustainability of adjacent retail and service related uses as well as those previously entitled for this specific mixed-use development; and, which adds a high-quality residential community while increasing the County's tax base.

Please do not hesitate to contact me should you or your Staff require any further information or documentation prior to this Application being heard and considered by both the Planning Commission and the BOC during the July Zoning Cycle. With kind regards, I am

Very truly yours,

SAMS, LARKIN & HUFF, LLP



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

GLS, Jr./jac
Enclosures/Attachments

cc: Listed on next page.

SAMS, LARKIN & HUFF

A LIMITED LIABILITY PARTNERSHIP

VIA HAND DELIVERY & EMAIL:

Mr. John P. Pederson, AICP, Manager

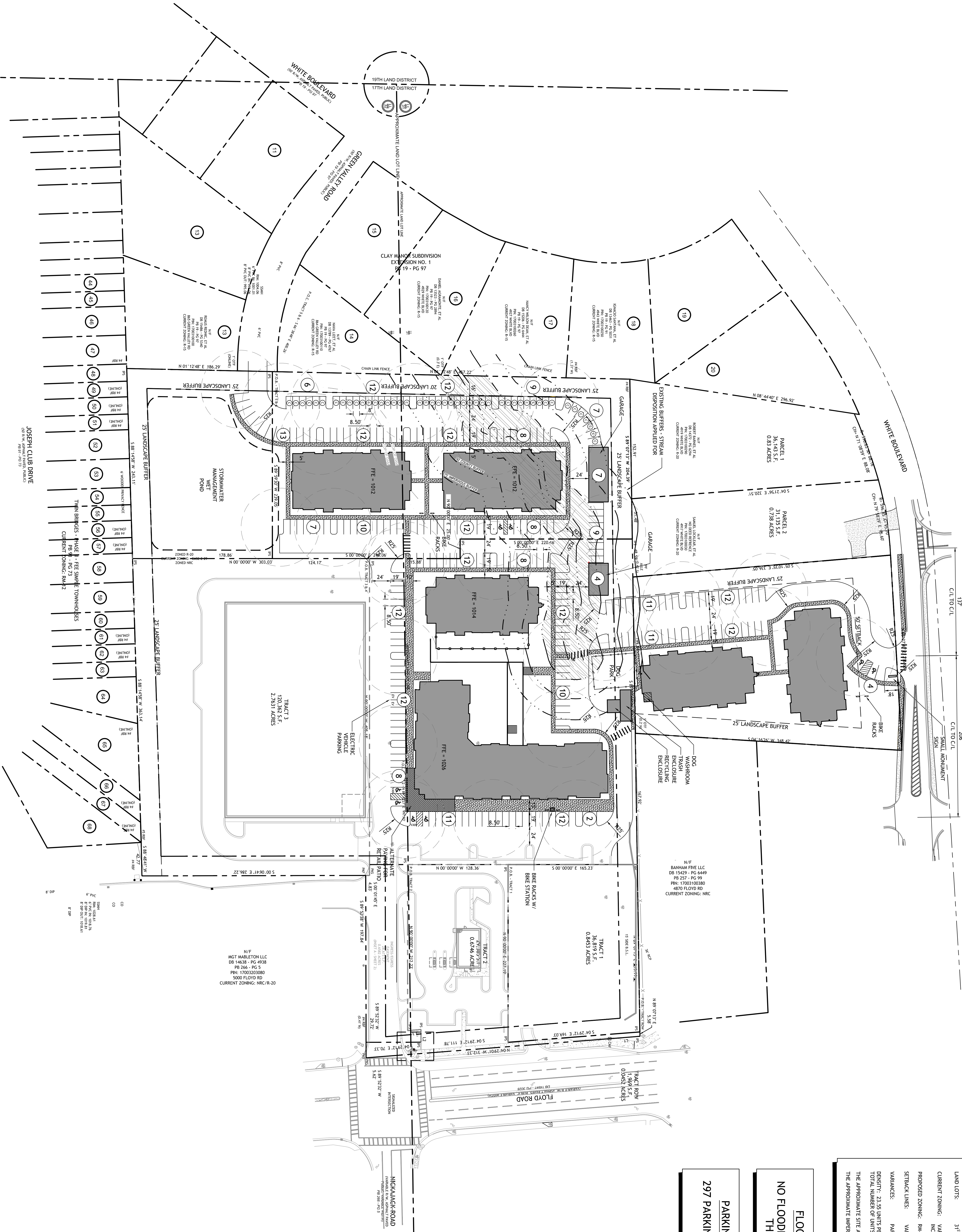
Cobb County Zoning Division

Community Development Agency

June 24, 2021

Page 9

cc: Members, Cobb County Board of Commissioners (via email w/attachments)
Members, Cobb County Planning Commission (via email w/attachments)
Dr. Jackie McMorris, County Manager (via email w/attachments)
Board of Commission Assistants (via email w/attachments)
Ms. Jessica Guinn, AICP, Director (via email w/attachments)
Mr. Jason S. Gaines, AICP, Planning Manager (via email w/attachments)
Ms. Jeannie Peyton, Senior Planner (via email w/attachments)
Mr. Terry Martin, Planner III (via email w/attachments)
Mr. Donald Wells, Planner II (via email w/attachments)
Ms. Margie Vasquez, Planner II (via email w/attachments)
Ms. Pamela Mabry, County Clerk (via email w/attachments)
Ms. Robin Stone, Deputy County Clerk (via email w/attachments)
Ms. Leila Washington, Deputy County Clerk (via email w/attachments)
Capt. Josh Davis, Cobb County Fire Marshal's Office (via email w/attachments)
Mr. David Breaden, P.E., SWM Division (via email w/attachments)
Mr. L. Carl Carver, P.E., SWM Division (via email w/attachments)
Ms. Amy Diaz, P.E., Cobb DOT (via email w/attachments)
Ms. Abby Rettig, P.E., Cobb DOT (via email w/attachments)
Mr. Tim Davidson, Cobb County Water System (via email w/attachments)
Mr. Joe Severin, PE, LEED AP, Long Engineering (via email w/attachments)
Mr. Abdul Amer, P.E., A&R Engineering, Inc. (via email with attachments)
Mr. Jay Silverman, Dwell Design Studio (via email with attachments)
Ms. Robin Meyer, Mableton Improvement Coalition ("MIC") (via email with attachments)
Mr. Chuck Young, Partner, EVP, Prestwick Development Company, LLC (via email w/attachments)
Mr. Mark Hudgins (via email w/attachments)
Mr. Gerard Gunthert, Cornerpoint Partners (via email w/attachments)



SITE DATA NOTES

DISTRICT: 17TH
 LAND LOTS: 3RD AND 3RD
 VARIOUS WITH MULTIPLE PARCELS.
 CURRENT ZONING: INCLUDES MRC & R-20
 PROPOSED ZONING: RM-12
 SETBACK LINES: VARIOUS, SEE SITE PLAN
 VARIANCES: PARKING: 1.5 SPACES PER UNIT
 DENSITY: 23.55 UNITS PER ACRE
 TOTAL NUMBER OF UNITS: 196
 THE APPROXIMATE SITE AREA IS 8.32 ACRES.
 THE APPROXIMATE IMPERVIOUS AREA IS 3.73 ACRES.

FLOOD STATEMENT
 NO FLOODPLAIN EXISTS WITHIN THE SITE LIMITS

PARKING INFORMATION
 297 PARKING SPACES PROVIDED



SHEET
C-3.0

DATE: 08/13/2024
 DRAWN BY: [Name]
 CHECKED BY: [Name]
 DESIGNED BY: [Name]
 REVISIONS:

FLOYD CROSSING

MABLETON, COBB COUNTY
 GEORGIA

SITE PLAN

LONG
 ENGINEERING

2550 HERITAGE COURT, STE 250
 ATLANTA, GA 30339
 TEL 770.951.2495, FAX 770.951.2496
 www.longeng.com

REV #	DATE	DESCRIPTION	REQUESTED BY

design

dwell

Floyd Road

Mableton, GA

studio







Overall Property View



Three story Multifamily Buildings