

OB-A2

# Application for "Other Business"

## Cobb County, Georgia

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

BOC Hearing Date Requested: 12.21.2021

**Applicant:** Chuck Young Phone #: O:404.949.3892  
(applicant's name printed) C:404.285.0664

**Address:** 3715 Northside Parkway, NW Bldg. 200, Suite 175, E-Mail: chuck@prestwickcompanies.com  
Atlanta, Ga 30327

Chuck Young Address: 3715 Northside Parkway, NW Bldg. 200, Suite 175,  
(representative's name, printed) Atlanta, Ga 30327

[Signature] Phone #: O:404.949.3892 E-Mail: chuck@prestwickcompanies.com  
(representative's signature) C:404.285.0664

Signed, sealed and delivered in presence of:

Megan Bell My commission expires: 3-27-2024  
Notary Public



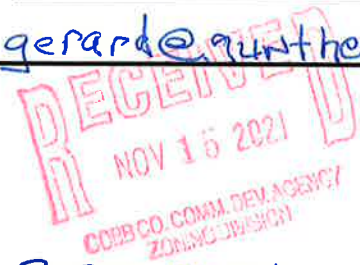
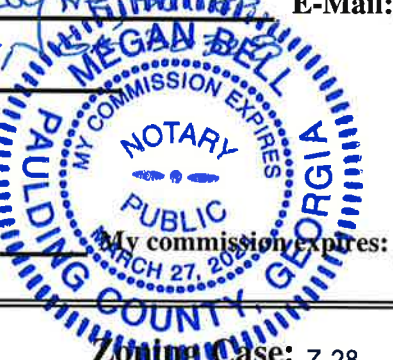
**Titleholder(s):** CP4900 FLOYD, LLC Phone #: 404.449.3204  
(property owner's name printed)

**Address:** 285 Mt Vernon Hwy NE Atlanta E-Mail: gerard@quinhent.com

[Signature]  
(Property owner's signature)

Signed, sealed and delivered in presence of:

Megan Bell My commission expires: 3-27-2024  
Notary Public



**Commission District:** District 4 **Zoning Case:** Z-28

**Size of property in acres:** 8.54 ac. **Original Date of Hearing:** 09.21.2021

**Location:** 4900 Floyd Rd SW Mableton, GA 30126  
(street address, if applicable; nearest intersection, etc.)

**Land Lot(s):** Land Lot 31 & 32 **District(s):** 17th Land District

**State specifically the need or reason(s) for Other Business:** See attached.

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\_\_\_\_\_  
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\_\_\_\_\_

(List or attach additional information if needed)

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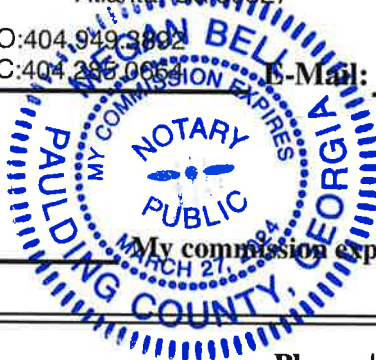
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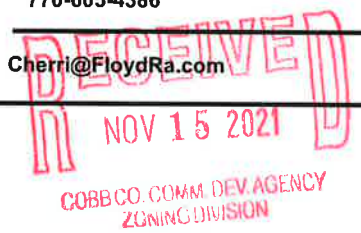
My commission expires: 3-27-2024

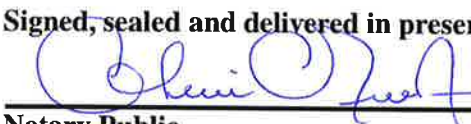
**Titleholder(s) :** Bobby Coleman **Phone #:** 770-605-4386  
(property owner's name printed)

**Address:** 4915 White Blvd., Mableton, GA 30126 **E-Mail:** Cherri@FloydRa.com

  
(Property owner's signature)

**Cherri C Frost**  
**NOTARY PUBLIC**  
**Cobb County, GEORGIA**  
**My Commission Expires 09/22/2025**



Signed, sealed and delivered in presence of:  
 **My commission expires:** 9/22/25  
Notary Public

**Commission District:** District 4 **Zoning Case:** Z-28

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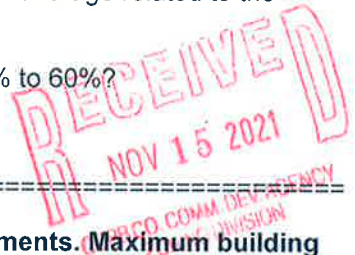
**State specifically the need or reason(s) for Other Business:** See attached.

(List or attach additional information if needed)

**Request for variance to Sec. 134-206 (12) K. Maximum impervious surface shall not exceed 45 percent.**

When the site was rezoned, the density permitted in RM-12 doubled. The code states that a maximum of 45% of an RM-12 site can be impervious. With more density comes larger building footprints and more parking for the approved additional units. During rezoning, applicant requested a reduction in parking ratios but were denied that request. Once the site plan was amended to account for the new density and parking requirements, the impervious surface calculation became 60%, which exceeds the 45% requirement. Typically, multifamily zoning would allow 60% or more since parking cannot be provided while allowing only 45%. Achieving 45% is virtually impossible given the site coverage related to the approved density.

Request: Can the maximum impervious cover percentage increase from 45% to 60%?



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**Request for variance to Sec. 134-206 (7) Building and structure requirements. Maximum building height is 40 feet.**

According to the code, the front elevation of buildings within the RM-12 district may only be 40 feet tall, with the assumed intention being that buildings can be four stories tall on the front elevation. We assumed a four story front elevation building, which is shown in the zoned rendering. Once our architect began full building design to match the rendering, including decorative parapet walls and extra ceiling heights for the zoned corner retail space, the actual building height will be 46 feet. See attached diagram.

Request: In order to comply with the rendering from the original zoning case, can maximum building height be increased from 40 foot maximum to 46 foot maximum?

=====

**Request to eliminate the requirement of procuring the parking easement from adjacent owners.**

The applicant requested a parking ratio reduction from 1.75 to 1.50 per unit with the original rezoning request package. That request was denied, and a stipulation was added during the BOC vote requiring the developer to secure a parking easement with an adjacent property owner to utilize offsite parking in an effort to supplement onsite parking planned for the development. Once the applicant revised the site plan after zoning was approved, applicant was able to exceed the required 1.75 spaces per unit on-site.

Request: The site plan is able to accommodate 334 parking spaces and meet the required parking ratio of 1.75/unit, thus resulting in no need for additional parking. Can the parking easement requirement be waived?

**MINUTES OF ZONING HEARING  
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SEPTEMBER 21, 2021  
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5. Persons who speak virtually will acknowledge and affirm that his or her testimony before the BOC is under oath or affirmed to be truthful.

Otherwise, all other BOC Zoning Hearing Procedures will apply.

MOTION: Motion by Cupid, second by Richardson, to **adopt** the changes to the BOC Zoning Hearing Procedures as read into the record by the County Attorney; if the State of Emergency is not extended, then virtual participation will not be allowed.

VOTE: **ADOPTED 5-0**

**PENDING CASE**

**Z-28**            **PRESTWICK DEVELOPMENT COMPANY, LLC** (Bobby Coleman and Paul Coleman, as Joint Tenants with Rights of Survivorship; CP 4900 Floyd, LLC, owners) requesting rezoning from **R-20** and **NRC** to **RM-12** for multifamily residential and retail in land lots 31 and 32 of the 17<sup>th</sup> district. Property is located on the south side of White Boulevard, on the west side of Floyd Road, at the terminus of Nickajack Road, and at the terminus of Green Valley Road (4900 Floyd Road, 4915 White Boulevard). *(Previously continued by Staff from the June 1, 2021 Planning Commission (PC) hearing until the July 6, 2021, PC hearing; held by the PC from the July 6, 2021, PC hearing until the August 3, 2021, PC hearing; pending by the Board of Commissioners (BOC) from the August 17, 2021, BOC Zoning hearing until the September 21, 2021, BOC Zoning hearing).*

Mr. Pederson read Z-28 into the record and explained that this case was pending due to a tie vote (2-2, Chairwoman Cupid absent) at the August 17, 2021, BOC Zoning hearing. The motion that was voted on in the August hearing is shown below, thus allowing Chairwoman Cupid to vote.

MOTION: Motion by Sheffield, second by Richardson, to **approve** Z-28 to the RM-12 zoning district, subject to:

1. Letter of agreeable conditions from Garvis L. Sams, Jr. dated June 24, 2021 (attached and made a part of these minutes)
2. Final Site Plan to be approved by the District Commissioner
3. Total units not to exceed 188 units
4. Move the existing waterline under the stormwater pond located at the south of the property
5. Construction hours to be in compliance with County Code; no work conducted on Sunday
6. Staff comments and recommendations, *not otherwise in conflict*

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**PENDING CASE (CONT.)**

**Z-28            PRESTWICK DEVELOPMENT COMPANY, LLC (CONT.)**

VOTE: TIED 2-2, Birrell and Gambrill opposed and Cupid not present

*Chairwoman Cupid voted, "No"; therefore, the motion FAILED as shown below.*

VOTE: FAILED 2-3, Birrell, Gambrill, and Cupid opposed

*After the vote, discussions ensued, and then Commissioner Sheffield made the following motion:*

MOTION: Motion by Sheffield, second by Cupid, to **approve** Z-28 to the RM-12 zoning district, subject to:

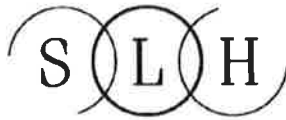
- 1. Prestwick Development Company will enter into a Parking Easement Agreement with the Climate Control Self-Service Storage Facility (CCSSSF) and neighboring businesses prior to issuance of any land disturbance permit regarding the subject property**
- 2. Letter of agreeable conditions from Garvis L. Sams, Jr. dated June 24, 2021 (attached and made a part of these minutes)**
- 3. Final Site Plan to be approved by the District Commissioner**
- 4. Total units not to exceed 188 units**
- 5. Move the existing waterline under the stormwater pond located at the south of the property**
- 6. Construction hours to be in compliance with County Code; no work conducted on Sunday**
- 7. Staff comments and recommendations, *not otherwise in conflict***

VOTE: **ADOPTED** 3-2, Birrell and Gambrill opposed

*Mr. Pederson announced that the Applicant and the opposition for O.B. 46 (Ashley Newman) had come to an agreement. Therefore, Mr. Pederson read O.B. 46, including some additional stipulations, back into the record, and then the following motion was made to approve the item:*

MOTION: Motion by Birrell, second by Richardson, to **approve** O.B. 46, as follows:

**O.B. 46**            To consider a reduction of public road frontage from the required 75' to 20' for Ashley Newman for property located on the southside of Liberty Hill Road, west of Morgan Road, in land lot 662 of the 16<sup>th</sup> district (1180 Liberty Hill Road).



**SAMS, LARKIN & HUFF**

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

**VIA HAND DELIVERY & EMAIL:**

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

**VIA HAND DELIVERY & EMAIL:**

Mr. John P. Pederson, AICP, Manager  
Cobb County Zoning Division  
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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.



**VIA HAND DELIVERY & EMAIL:**

Mr. John P. Pederson, AICP, Manager  
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- 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.

**VIA HAND DELIVERY & EMAIL:**

Mr. John P. Pederson, AICP, Manager  
Cobb County Zoning Division  
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- 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.

**VIA HAND DELIVERY & EMAIL:**

Mr. John P. Pederson, AICP, Manager  
Cobb County Zoning Division  
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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.

**VIA HAND DELIVERY & EMAIL:**

Mr. John P. Pederson, AICP, Manager  
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- 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.

**VIA HAND DELIVERY & EMAIL:**

Mr. John P. Pederson, AICP, Manager  
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- 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](mailto:gsams@samslarkinhuff.com)

GLS, Jr./jac  
Enclosures/Attachments

cc: Listed on next page.

**VIA HAND DELIVERY & EMAIL:**

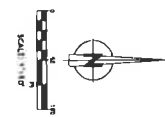
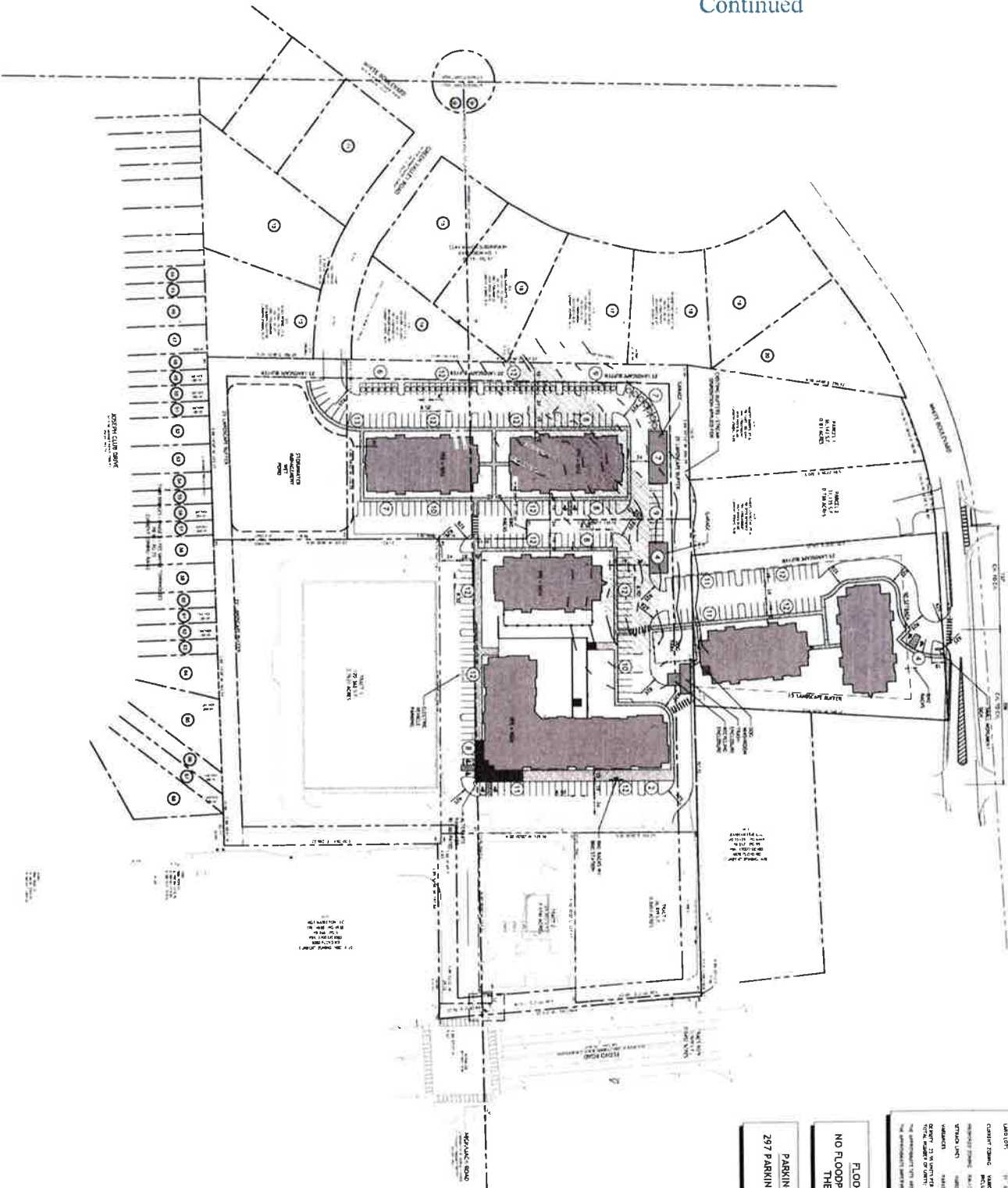
Mr. John P. Pederson, AICP, Manager  
Cobb County Zoning Division  
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June 24, 2021  
Page 9

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- 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 Breden, 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)

Petition No.  
Meeting Date  
Continued

2-28  
9-21-21



ALL ADDITION, ETC.  
TO BE MADE BY THE  
OWNER AT HIS OWN RISK  
AND WITHOUT LIABILITY  
TO THE ARCHITECT.

**SITE DATA NOTES**

OWNER: [REDACTED]  
 ARCHITECT: [REDACTED]  
 CONTRACTOR: [REDACTED]  
 DATE: [REDACTED]

**FLOOD STATEMENT**  
 NO FLOODPLAIN EXISTS WITHIN  
 THE SITE LIMITS

**PARKING INFORMATION**  
 297 PARKING SPACES PROVIDED

Petition No. Z-28  
Meeting Date 7-21-21  
Continued

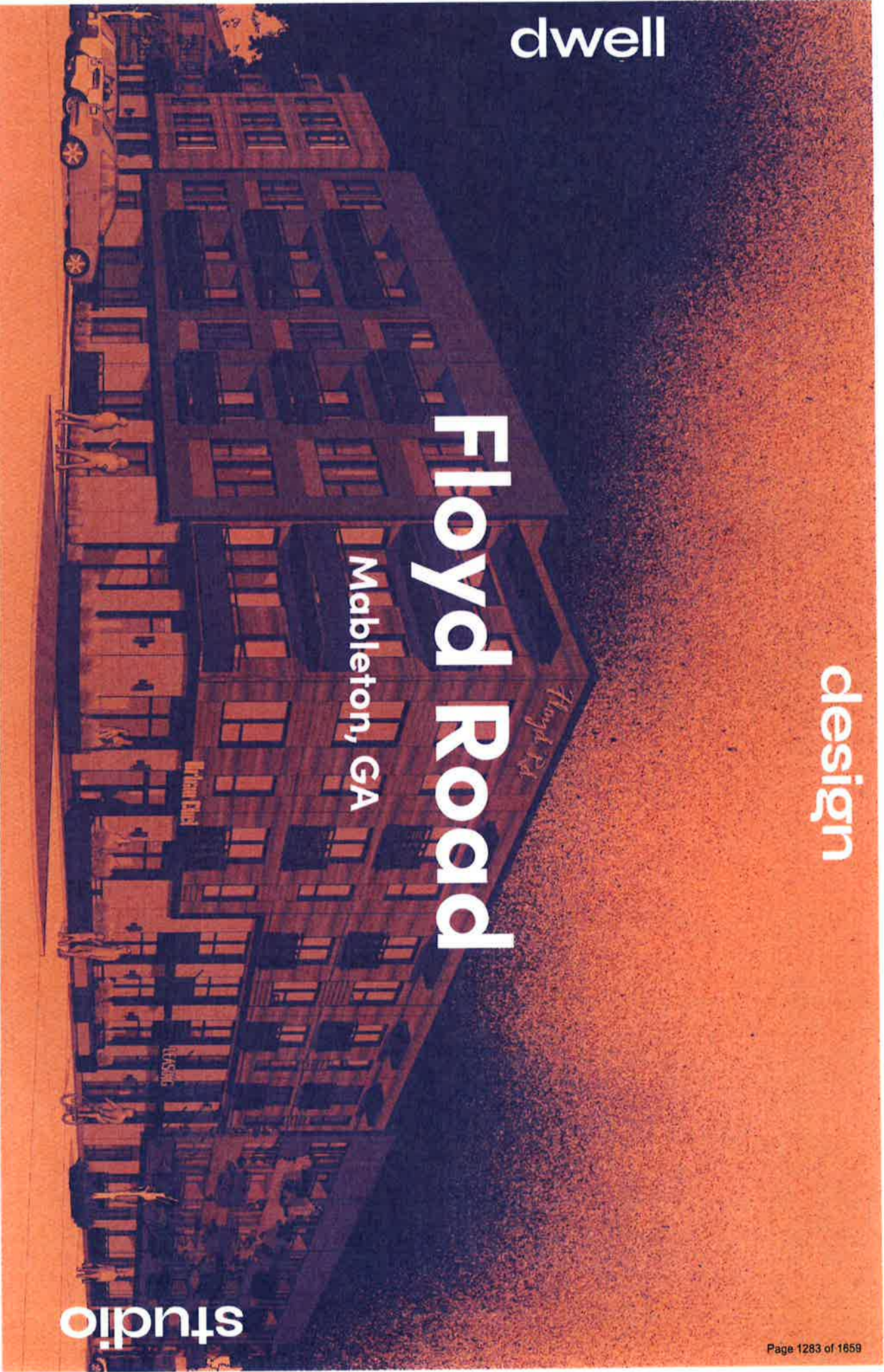
design

dwell

# Floyd Road

Mableton, GA

studio





Petition No. 7-28  
Meeting Date 9-21-21  
Continued



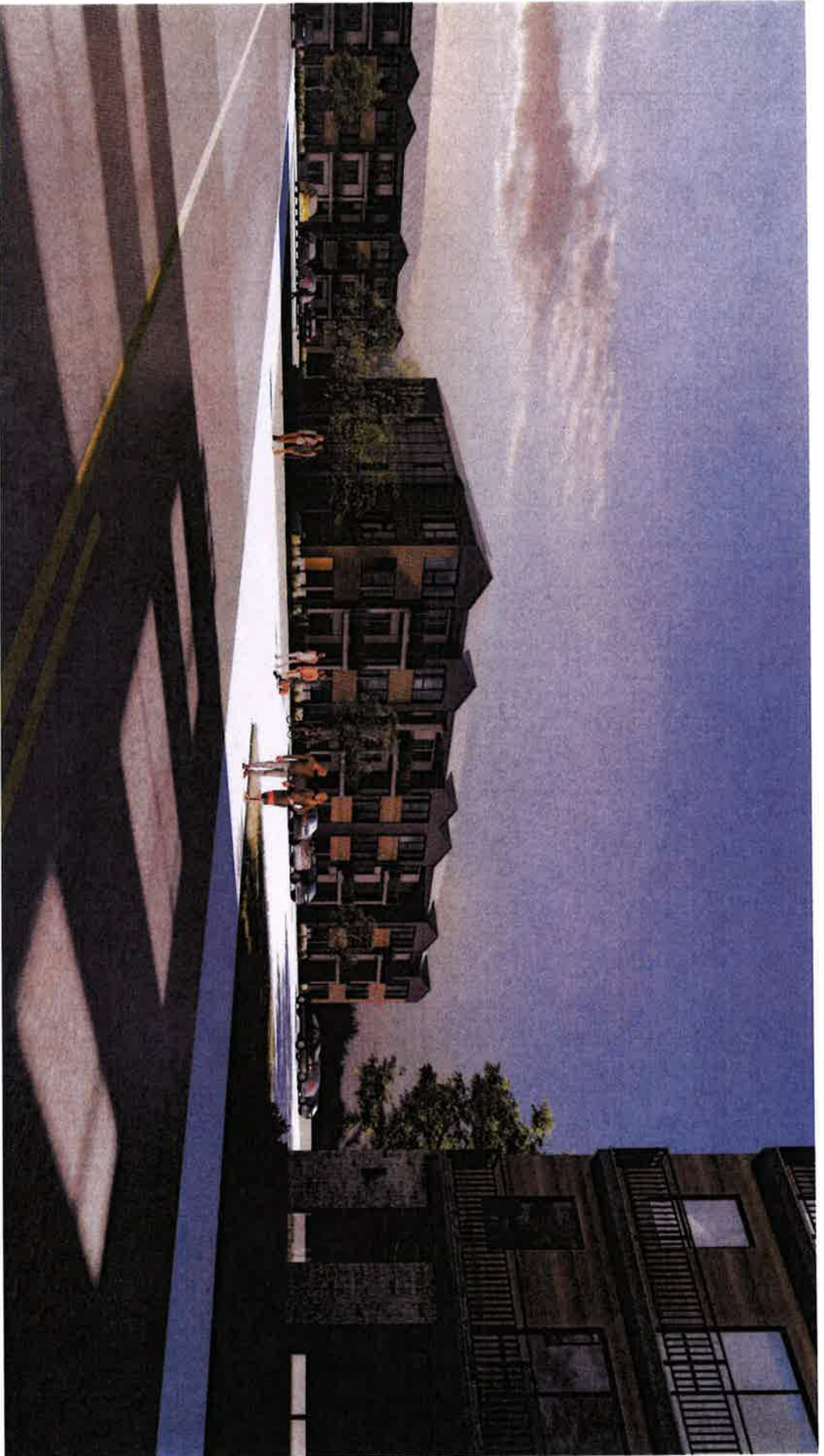
Four story Multifamily Building & Retail

Floyd Road - Mableton GA  
March 29, 2021  
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Overall Property View

Petition No. 2-28  
Meeting Date 9-21-21  
Continued



### Three story Multifamily Buildings

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