

## **Other Business Item – CSC Rivers Atlanta LLP**

Amend stipulations to allow upgrading of “The Preserves”, “The Park” and “The Point” apartment complexes on Powers Ferry Road, north of Akers Mill Road .

### **Staff Comments:**

Please see [http://zoning.comdev.cobbcountyga.gov/2008-11/final\\_other\\_business/Item 02.pdf](http://zoning.comdev.cobbcountyga.gov/2008-11/final_other_business/Item 02.pdf) for detailed information

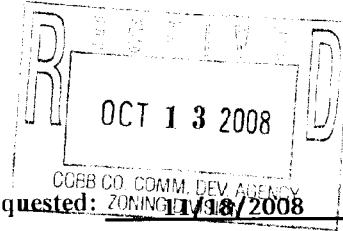
**ECCA position: NO ACTION. We support the position of the Terrell Mill Neighborhood Association**

**Board of Commissioners Action: APPROVED.**

# Application for "Other Business" Cobb County, Georgia

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

BOC Hearing Date Requested: 11/18/2008



**Applicant:** CSC Rivers Atlanta LLLP Phone #: (203) 406-1300  
(applicant's name printed)

**Address:** 112 Hoyt Street, Stamford, CT 06905 E-Mail: jschlesinger@ceebrad.com  
**Moore Ingram Johnson & Steele, LLP**

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

BY: John H. Moore 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:

My commission expires: January 10, 2011

Notary Public

**Commission District:** 2 **Zoning Case:** Z-15; Z-16; Z-17 (1989)  
Z-91 (2006)

**Date of Zoning Decision:** 02/21/1989 **Original Date of Hearing:** 02/21/1989  
07/18/2006 07/18/2006

**Location:** Powers Ferry Road; northwest of I-285  
(street address, if applicable; nearest intersection, etc.)

**Land Lot(s):** 1007, 1008, 1033, 1034, 1035, 1055, 1056 **District(s):** 17th

**State specifically the need or reason(s) for Other Business:** \_\_\_\_\_

See Exhibit "A" attached hereto and incorporated herein by reference

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(List or attach additional information if needed)

**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 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-one (21) new garage buildings, for a total of one hundred fourteen (114) garages; all as more particularly shown and reflected on the Site Redevelopment Plan prepared by Planners and Engineers Collaborative dated August 21, 2008, last revised August 25, 2008, and submitted with this Application for Other Business;
- (3) Construction of two (2) wooden bridges for pedestrian and vehicular traffic, as more particularly shown and reflected on the referenced 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 August 25, 2008;
- (7) There shall be no net increase of impervious area as a result of these amendments.
- (8) 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.

