



APPLICATION FOR REZONING*

(OWNER/APPLICANT OR REPRESENTATIVE MUST BE PRESENT AT ALL PUBLIC HEARINGS)
(NOTE: CORRESPONDENCE IS HANDLED VIA EMAIL UNLESS OTHERWISE REQUESTED)

For Office Use Only:

Application #: 22020-34 Legistar #: 20200890 PZ #: 20-273
Planning Commission Hearing: 12/01/2020 City Council Hearing: 12/09/2020

Owner's Name RGM Properties Partnership, L.L.L.P.; McMullan Partners, LLC; and Ruben G. McMullan

EMAIL Address: rubemc@att.net

Mailing Address 870 Old Canton Road Marietta, GA Zip Code: 30068 Telephone Number (770) 977-1852

COMPLETE ONLY IF APPLICANT IS NOT OWNER:

Applicant and Owners Representative - J. Kevin Moore, Moore Ingram Johnson & Steele, LLC
Applicant: Nexus Marietta, LLC

EMAIL Address: stephen@shml00.com

Mailing Address Suite 331, 2870 Peachtree Road, Atlanta, GA Zip Code: 30305

Telephone Number (770) 363-2665 Add'l Email Address:

Address of property to be rezoned: See Attached Exhibit "C"

Land Lot(s) 06470, 06480, 06490, 06500 District 17 Parcel Exh. "C" Acreage 17.14± Ward 6A Future Land Use: RAC (City) MDR (Cobb)

Present Zoning Classification: RRC, CRC (City) Proposed Zoning Classification: MXD OI (Cobb)

REQUIRED INFORMATION

Applicant must submit the following information by 4:00 p.m. on or before the application deadline. Failure to submit any item, or any additional information that might be requested, on or before the deadline will result in the application being held until the next scheduled meeting of the Planning Commission.

- 1. The original application must be submitted with ALL ORIGINAL SIGNATURES - Copies of the application or signature(s) will NOT be accepted. ALL rezoning submittals must include proposed plans, supplementary material, etc. in Adobe Acrobat on computer disk.
2. Legal Description. Legal description must be in a WORD DOCUMENT.
3. Application fee (\$500)
4. Copy of the deed that reflects the current owner(s) of the property.
5. Copy of current tax bill showing payment or a certification from the City of Marietta Tax Office stating that taxes have been paid.
6. Site plan, plat or survey prepared by an architect, engineer (P.E. or Civil Engineer), Landscape Architect or Land Surveyor whose state registration is current and valid, and whose seal shall be affixed to the site plan/plat/survey.

Copies Required: One (1) - (8 1/2" x 11") -or- (11" x 17") drawn to scale. Optional Additional Plat size: (24"x 36"). If providing (24"x 36") then 5 copies REQUIRED.

The following information must be included:

- Specific use or uses proposed for the site • Acreage, bearing and distances, other dimensions, and location of the tract(s)
• Locations, sizes and setbacks of proposed structures, including the number of stories and total floor area
• Detention/retention areas, and utility easements • Public or private street(s) - right of way and roadway widths, approximate grades • Location and size of parking area with proposed ingress and egress • Specific types and dimensions of protective measures, such as buffers • Landscaping • Wetlands, stream buffers, and 100 year floodplain
7. A detailed written description of the proposed development/project must be submitted with the application.

8. REZONING REQUESTS TO PRD, PCD, PID, or MXD MUST INCLUDE THE GENERAL PLAN CHECKLIST WITH THIS APPLICATION.

*Applicant specifically reserves the right to amend any information contained in the Application for Rezoning at any time during the rezoning process.



Department of Development Services
205 Lawrence Street
Marietta, Georgia 30060
Phone (770) 794-5440

APPLICATION FOR ANNEXATION

(OWNER/APPLICANT OR REPRESENTATIVE MUST BE PRESENT AT ALL PUBLIC HEARINGS)
(NOTE: CORRESPONDENCE IS HANDLED VIA EMAIL UNLESS OTHERWISE REQUESTED)

For Office Use Only:

Application#: A2020-05 Registar#: 20200892 PZ #: -

PC Hearing: 12/01/2020 CC Hearing: 12/09/2020

The Honorable Mayor
Members of the City Council
City of Marietta
205 Lawrence Street
Marietta, GA 30060

Dear Mayor and Council:

This application/letter is a request that the City of Marietta annex into the city the property described below:

Property Owner's Name (please print): McMullan Partners, LLC

Address of property to be Annexed: 492 Meadowbrook Drive, S.E.

Land Lot 06490 District: 17 Parcel: 1020 Number of Acres: 0.4644±

Property owner's signature, date of signature and telephone number:

BY: [Signature] October 16, 2020 (770) 977-1852
(Property owner's signature) (Date) (Telephone Number)
Ruben G. McMullan, Manager
McMullan Partners, LLC
Property owner's EMAIL: rubemc@att.net

Property owner's mailing address if different from property being annexed:

870 Old Canton Road, Marietta, GA 30068

Current land use of the property: Residential
(i.e., commercial, residential, vacant, etc.)

If the current land use of the property is residential, how many people are living on the property:
0 (currently vacant)

THE FOLLOWING INFORMATION MUST BE SUBMITTED BY THE PROPERTY OWNER BEFORE THE APPLICATION DEADLINE:

- 1. Legal Description.
2. One (1) copy of survey.
3. One (1) copies of county tax plat.
4. Copy of the Certificate of Occupancy (CO) from Cobb County Building Inspections Department (if applicable). If the property is vacant, no CO is necessary.

EXHIBIT "C" - ATTACHMENT TO APPLICATION FOR REZONING

Application No.: _____
Legistar No.: _____
Hearing Dates: December 1, 2020
 December 9, 2020

Applicant: Nexus Marietta, LLC
Titleholders: RGM Properties Partnership, L.L.L.P.;
 McMullan Partners, LLC; and
 Ruben G. McMullan

ADDRESS, PARCEL, AND OWNER LISTING FOR PROPERTIES INCLUDED IN APPLICATION FOR REZONING

<u>Property Address</u>	<u>Tax Parcel No.</u>	<u>Property Owner</u>
350 Virginia Place	17-06490-0390	RGM Properties Partnership, L.L.L.P.
411 Meadowbrook Drive	17-06490-0380	Ruben G. McMullan and RGM Properties Partnership, L.L.L.P.
417 Meadowbrook Drive	17-06490-0370	RGM Properties Partnership, L.L.L.P.
420 Meadowbrook Drive	17-06490-0210	RGM Properties Partnership, L.L.L.P.
421 Meadowbrook Drive	17-06490-0990	RGM Properties Partnership, L.L.L.P.
430 Meadowbrook Drive	17-06490-0220	RGM Properties Partnership, L.L.L.P.
431 Meadowbrook Drive	17-06490-0360	RGM Properties Partnership, L.L.L.P.
440 Meadowbrook Drive	17-06490-0230	RGM Properties Partnership, L.L.L.P.
441 Meadowbrook Drive	17-06490-0350	RGM Properties Partnership, L.L.L.P.
450 Meadowbrook Drive	17-06490-0240	RGM Properties Partnership, L.L.L.P.
456 Meadowbrook Drive	17-06490-1580	RGM Properties Partnership, L.L.L.P.
460 Meadowbrook Drive	17-06490-1440	McMullan Partners, LLC
464 Meadowbrook Drive	17-06480-0790	RGM Properties Partnership, L.L.L.P.
470 Meadowbrook Drive	17-06490-0270	RGM Properties Partnership, L.L.L.P.
492 Meadowbrook Drive	17-06490-1020	McMullan Partners, LLC
500 Meadowbrook Drive	17-06490-1590	RGM Properties Partnership, L.L.L.P.
506 Meadowbrook Drive	17-06490-0030	RGM Properties Partnership, L.L.L.P.
510 Meadowbrook Drive	17-06500-0610	RGM Properties Partnership, L.L.L.P.
520 Meadowbrook Drive	17-06500-0620	McMullan Partners, LLC
524 Meadowbrook Drive	17-06470-0020	RGM Properties Partnership, L.L.L.P.

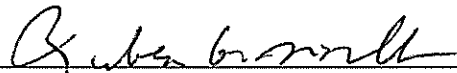
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EXHIBIT "A" - ATTACHMENT TO APPLICATION FOR REZONING
(Page Two of Two)

Application No.: _____
Legistar No.: _____
Hearing Dates: **December 1, 2020**
December 9, 2020

Applicant: Nexus Marietta, LLC
Titleholders: RGM Properties Partnership, L.L.L.P.;
McMullan Partners, LLC; and
Ruben G. McMullan

RGM PROPERTIES PARTNERSHIP, L.L.L.P.

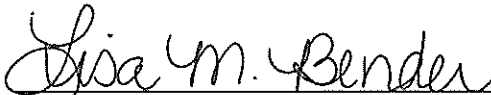
BY: 
Ruben G. McMullan
General Partner

Date Executed: October 16, 2020

Address: 870 Old Canton Road
Marietta, Georgia 30068

Telephone: (770) 977-1852
E-mail: rubemc@att.net

Signed, sealed, and delivered in the presence of:


Notary Public
My Commission Expires: 3/12/23

[Notary Seal]

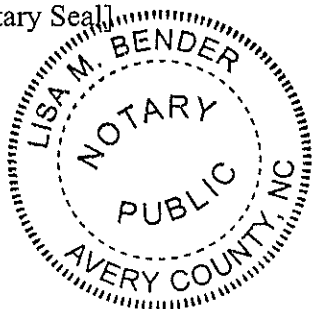


EXHIBIT "A" - ATTACHMENT TO APPLICATION FOR REZONING
(Page Two of Two)

Application No.: _____
Legistar No.: _____
Hearing Dates: **December 1, 2020**
December 9, 2020

Applicant: Nexus Marietta, LLC
Titleholders: RGM Properties Partnership, L.L.L.P.;
McMullan Partners, LLC; and
Ruben G. McMullan

McMULLAN PARTNERS, LLC

BY: *Rubén G. McMullan*
Ruben G. McMullan
Manager

Date Executed: October 16, 2020

Address: 870 Old Canton Road
Marietta, Georgia 30068

Telephone: (770) 977-1852
E-mail: rubemc@att.net

Signed, sealed, and delivered in the presence of:

Lisa M. Bender
Notary Public
My Commission Expires: 3/12/23

[Notary Seal]

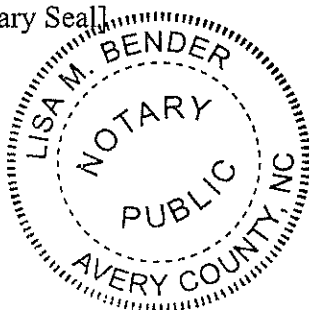
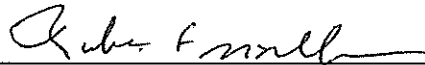


EXHIBIT "A" - ATTACHMENT TO APPLICATION FOR REZONING
(Page Two of Two)

Application No.: _____
Legistar No.: _____
Hearing Dates: December 1, 2020
December 9, 2020

Applicant: Nexus Marietta, LLC
Titleholders: RGM Properties Partnership, L.L.L.P.;
McMullan Partners, LLC; and
Ruben G. McMullan



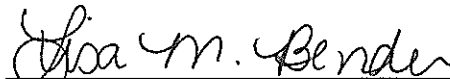
Ruben G. McMullan

Date Executed: October 16, 2020

Address: 870 Old Canton Road
Marietta, Georgia 30068

Telephone: (770) 977-1852
E-mail: rubemc@att.net

Signed, sealed, and delivered in the presence of:



Notary Public
My Commission Expires: 3/12/23

[Notary Seal]

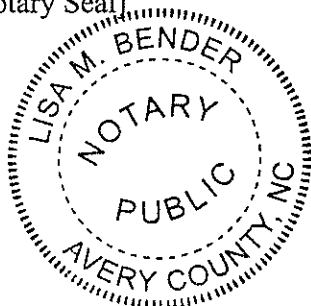
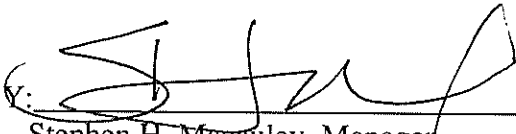


EXHIBIT "B" - ATTACHMENT TO APPLICATION FOR REZONING
(Page Two of Two)

Application No.: _____
Legistar No.: _____
Hearing Dates: **December 1, 2020**
December 9, 2020

Applicant: **Nexus Marietta, LLC**
Titleholders: **RGM Properties Partnership, L.L.L.P.;**
McMullan Partners, LLC; and
Ruben G. McMullan

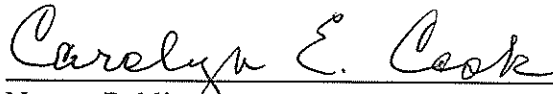
NEXUS MARIETTA, LLC

BY: 

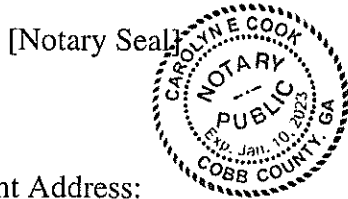
Stephen H. Macauley, Manager

Date Executed: October 19, 2020

Signed, sealed, and delivered in the presence of:



Notary Public
My Commission Expires: January 10, 2023



Applicant Address:

Nexus Marietta, LLC
Suite 331
2870 Peachtree Road
Atlanta, Georgia 30305
(770) 363-2665
E-mail: stephen@shm100.com

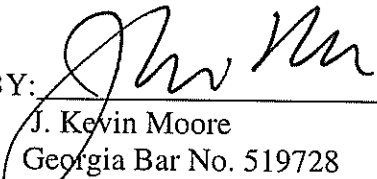
ATTACHMENT TO APPLICATION FOR REZONING

Application No.: _____
Legistar No.: _____
Hearing Dates: December 1, 2020
December 9, 2020

Applicant: Nexus Marietta, LLC
Titleholders: RGM Properties Partnership, L.L.L.P.;
McMullan Partners, LLC; and
Ruben G. McMullan

Representative for Applicant and Property Owners:

MOORE INGRAM JOHNSON & STEELE, LLP


BY: 

J. Kevin Moore
Georgia Bar No. 519728

Attorneys for Applicant and Property Owners

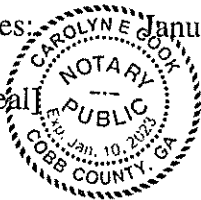
Date Executed: October 20, 2020

Signed, sealed, and delivered in the presence of:



Notary Public
Commission Expires: January 10, 2023

[Notarial Seal]



Moore Ingram Johnson & Steele, LLP
Attorneys at Law
Emerson Overlook
Suite 100
326 Roswell Street
Marietta, Georgia 30060
(770) 429-1499
(770) 429-8631 (Telefax)
E-mail: jkm@mijs.com

TO: Marietta Daily Journal

FROM: City of Marietta

RUN AD DATE: November 13, 2020

**CITY OF MARIETTA
PUBLIC NOTICE OF REZONINGS, SPECIAL LAND USE PERMITS, & CODE AMENDMENTS**

The City of Marietta hereby gives notice that a public hearing will be held on the following by the Planning Commission on **Tuesday, December 1st, 2020, 6:00 P.M.**, City Hall, for a recommendation to the City Council at their meeting on **Wednesday, December 9th, 2020, 7:00 p.m.**, City Hall, for a final decision to be made.

Z2020-34 [REZONING] NEXUS MARIETTA, LLC is requesting the rezoning of 17.14 acres located in Land Lot 649, District 17, Parcels 0390, 0380, 0370, 0210, 0990, 0220, 0360, 0230, 0350, 0240, 1580, 1440, 0270, 1020, 1590, 0030; Land Lot 648, District 17, Parcel 0790; Land Lot 650, District 17, Parcels 0610 & 0620; and Land Lot 647, District 17, Parcel 0020 of the 2nd Section, Cobb County, Georgia, and being known as 350 Virginia Place; 411, 417, 420, 421, 430, 431, 440, 441, 450, 456, 460, 464, 470, 492, 500, 506, 510, 520, & 524 Meadowbrook Drive from CRC (Community Retail Commercial – City), RRC (Regional Retail Commercial – City, and O&I (Office & Institutional – Cobb County) to MXD (Mixed Use Development - City). Wards 6A.

A description and plat of the property sought for the rezoning, special land use permit, and variances are on file in the Planning and Zoning Office, City Hall, and is available for inspection between 8:00 A.M. and 5:00 P.M., Monday through Friday. Anyone wishing to attend may do so and be heard relative thereto. You may also review the property file at www.marietta.gov and enter the case # in the search box.

For additional information please call the Planning and Zoning Office (770) 794-5669.

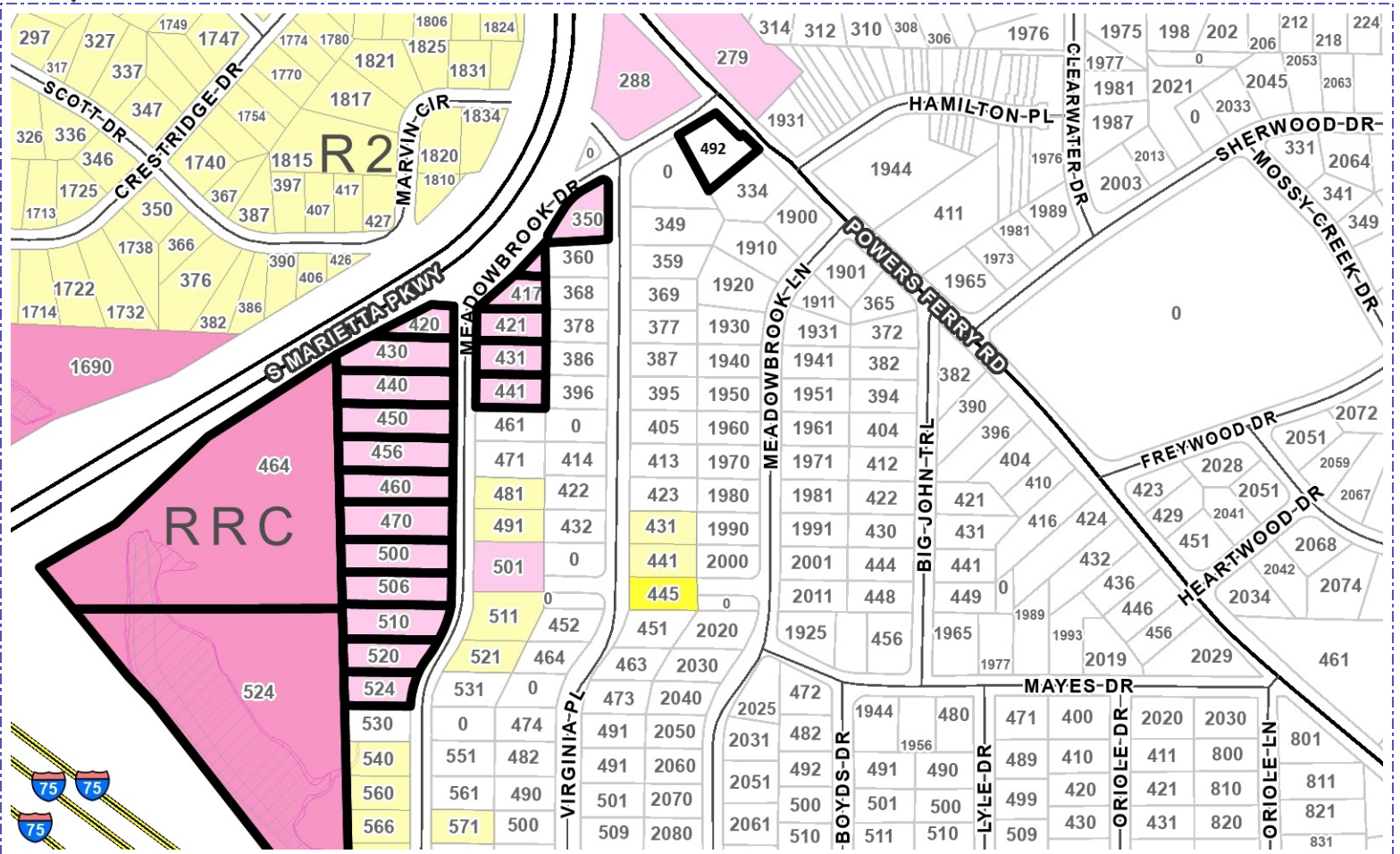
Accessibility to Meetings: If you believe you may need the City/BLW to provide special accommodations in order to attend/or participate in any of the above meetings, please call ADA Coordinator at 770-794-5558 no later than 48 hours before the date of the above meeting.

City of Marietta
205 Lawrence Street
Marietta, Georgia 30060

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Rezoning



Address	Parcel Number	Acreage	Ward	Zoning	FLU
520 MEADOWBROOK DR	17065000620	0.37	6A	CRC	RAC
460 MEADOWBROOK DR	17064901440	0.468	6A	CRC	RAC
441 MEADOWBROOK DR	17064900350	0.308	6A	CRC	RAC
350 VIRGINIA PL	17064900390	0.346	6A	CRC	RAC
430 MEADOWBROOK DR	17064900220	0.489	6A	CRC	RAC
431 MEADOWBROOK DR	17064900360	0.311	6A	CRC	RAC
500 MEADOWBROOK DR	17064901590	0.482	6A	CRC	RAC
470 MEADOWBROOK DR	17064900270	0.561	6A	CRC	RAC
411 MEADOWBROOK DR	17064900380	0.069	6A	CRC	RAC
420 MEADOWBROOK DR	17064900210	0.233	6A	CRC	RAC
510 MEADOWBROOK DR	17065000610	0.476	6A	CRC	RAC
464 MEADOWBROOK DR	17064800790	5.852	6A	RRC	RAC
450 MEADOWBROOK DR	17064900240	0.506	6A	CRC	RAC
524 MEADOWBROOK DR	17064700020	0.31	6A	CRC	RAC
417 MEADOWBROOK DR	17064900370	0.222	6A	CRC	RAC
506 MEADOWBROOK DR	17064900030	0.47	6A	CRC	RAC
456 MEADOWBROOK DR	17064901580	0.509	6A	CRC	RAC
440 MEADOWBROOK DR	17064900230	0.512	6A	CRC	RAC
421 MEADOWBROOK DR	17064900990	0.296	6A	CRC	RAC
524 MEADOWBROOK DR	17064700020	5.993	6A	RRC	RAC
0	C	0.421			

Property Owner: RGM Properties Partnership; McMullan Partners and Ruben G. McMullan

Applicant: Nexus Marietta

Zoning Symbols

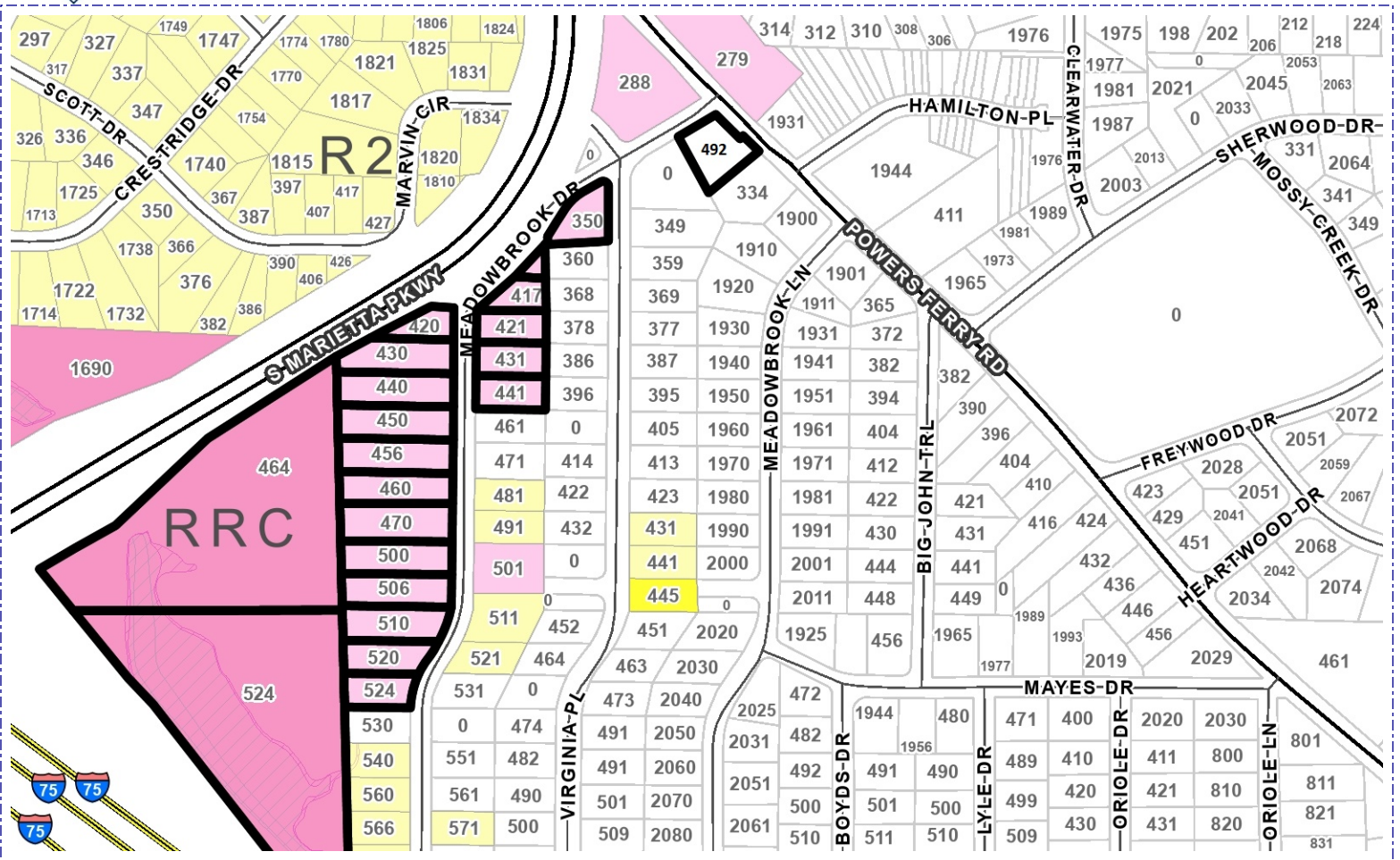
- Railroads
- City Limits
- Cobb County Pockets
- NA
- R1 - Single Family Residential (1 unit/acre)
- R2 - Single Family Residential (2 units/acre)
- R3 - Single Family Residential (3 units/acre)
- R4 - Single Family Residential (4 units/acre)
- RA4 - Single Family Residential - Attached
- RA6 - Single Family Residential - Attached

Proposed Zoning:	RRC, CRC (City), OI (Cobb) to MXD	
Agent:	J. Kevin Moore, Esq.	
Proposed Use:		
Planning Commission Date:	12/01/2020	
City Council Hearing Date:	12/09/2020	Case Number: Z2020-34
City of Marietta Planning & Zoning		

- RA8 - Single Family Residential - Attached
- MHP - Mobile Home Park
- PRD-SF - Planned Residential Dev. Single Family
- RM8 - Multi Family Residential (8 units/acre)
- RM10 - Multi Family Residential (10 units/acre)
- RM12 - Multi Family Residential (12 units/acre)
- RHR - Residential High Rise
- PRD-MF - Planned Residential Dev Multi Family
- NRC - Neighborhood Retail Commercial
- CRC - Community Retail Commercial
- RRC - Regional Retail Commercial
- PCD - Planned Commercial Development
- LI - Light Industrial
- HI - Heavy Industrial
- PID - Planned Industrial Development
- MXD - Mixed Use Development
- CBD - Central Business District
- OIT - Office Institutional Transitional
- LRD - Low Rise Office
- OI - Office Institutional
- OS - Office Services
- OHR - Office High Rise



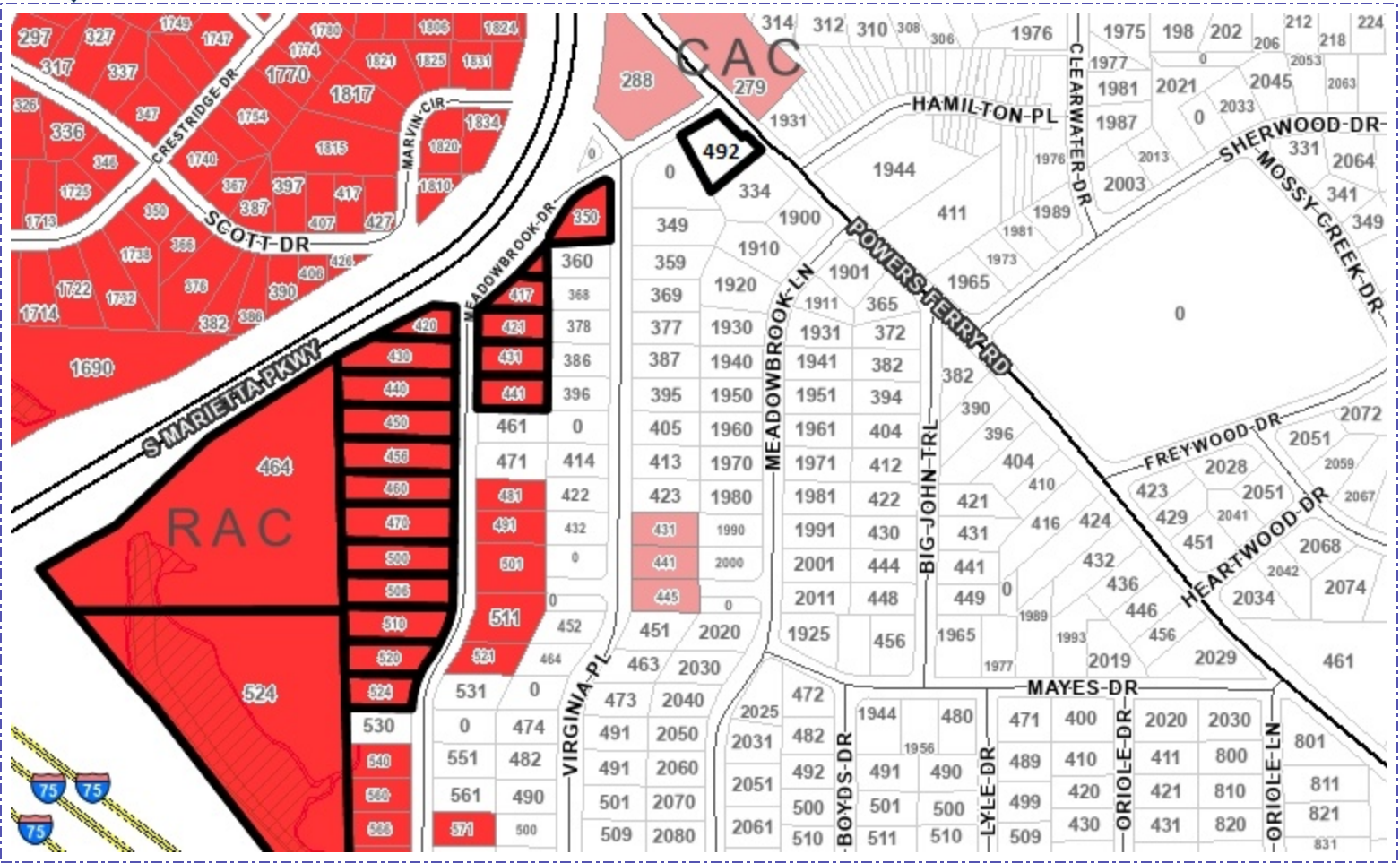
Annexation



Address	Parcel Number	Acreage	Ward	Zoning	FLU
520 MEADOWBROOK DR	17065000620	0.37	6A	CRC	RAC
460 MEADOWBROOK DR	17064901440	0.468	6A	CRC	RAC
441 MEADOWBROOK DR	17064900350	0.308	6A	CRC	RAC
350 VIRGINIA PL	17064900390	0.346	6A	CRC	RAC
430 MEADOWBROOK DR	17064900220	0.489	6A	CRC	RAC
431 MEADOWBROOK DR	17064900360	0.311	6A	CRC	RAC
500 MEADOWBROOK DR	17064901590	0.482	6A	CRC	RAC
470 MEADOWBROOK DR	17064900270	0.561	6A	CRC	RAC
411 MEADOWBROOK DR	17064900380	0.069	6A	CRC	RAC
420 MEADOWBROOK DR	17064900210	0.233	6A	CRC	RAC
510 MEADOWBROOK DR	17065000610	0.476	6A	CRC	RAC
464 MEADOWBROOK DR	17064800790	5.852	6A	RRC	RAC
450 MEADOWBROOK DR	17064900240	0.506	6A	CRC	RAC
524 MEADOWBROOK DR	17064700020	0.31	6A	CRC	RAC
417 MEADOWBROOK DR	17064900370	0.222	6A	CRC	RAC
506 MEADOWBROOK DR	17064900030	0.47	6A	CRC	RAC
456 MEADOWBROOK DR	17064901580	0.509	6A	CRC	RAC
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0	C	0.421			

Property Owner:	RGM Properties Partnership; McMullan Partners and Ruben G. McMullan	Zoning Symbols
Applicant:	Nexus Marietta	

Proposed Zoning:		RRC, CRC (City), OI (Cobb) to MXD		<ul style="list-style-type: none"> RA4 - Single Family Residential - Attached RA6 - Single Family Residential - Attached RA8 - Single Family Residential - Attached MHP - Mobile Home Park PRD-SF - Planned Residential Dev. Single Family RM8 - Multi Family Residential (8 units/acre) RM10 - Multi Family Residential (10 units/acre) RM12 - Multi Family Residential (12 units/acre) RHR - Residential High Rise PRD-MF - Planned Residential Dev Multi Family NRC - Neighborhood Retail Commercial CRC - Community Retail Commercial RRC - Regional Retail Commercial PCD - Planned Commercial Development LI - Light Industrial HI - Heavy Industrial PID - Planned Industrial Development MXD - Mixed Use Development CBD - Central Business District OIT - Office Institutional Transitional LRO - Low Rise Office OI - Office Institutional OS - Office Services OHR - Office High Rise
Proposed Use:				
Acquisition Date:		Fair Market Value:		
City Council Hearing Date:		12/09/2020	Case Number: A2020-05	
Description of Property:				
<p>City of Marietta Planning & Zoning</p>				



Address	Parcel Number	Acreage	Ward	Zoning	FLU
520 MEADOWBROOK DR	17065000620	0.37	6A	CRC	RAC
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524 MEADOWBROOK DR	17064700020	0.31	6A	CRC	RAC
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421 MEADOWBROOK DR	17064900990	0.296	6A	CRC	RAC
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0	C	0.421			










Planning Commission
Hearing Date: 12/01/2020

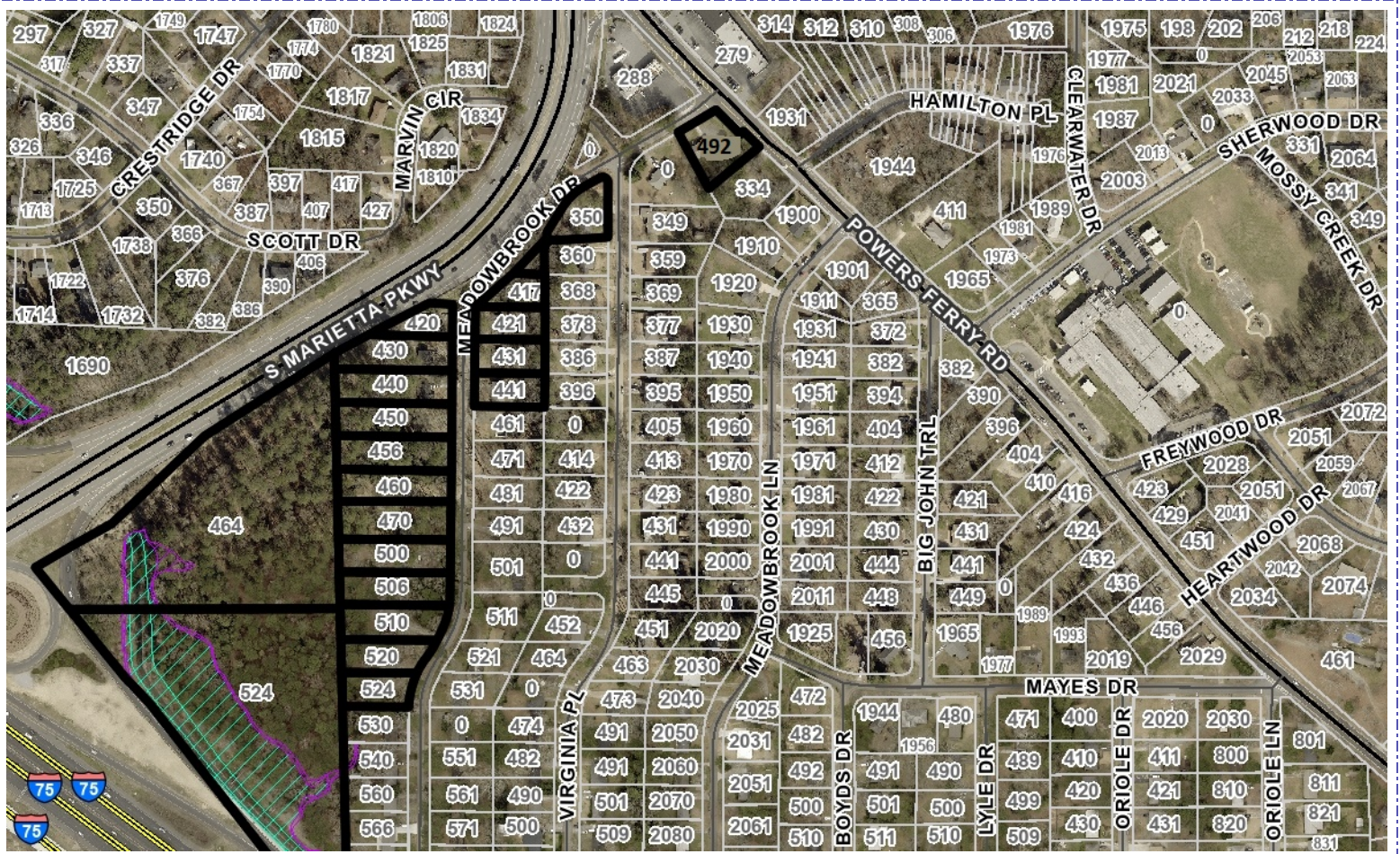
City Council Hearing Date: 12/09/2020

Future Land Use Symbols

- Railroads
- City Limits
- Cobb County Pockets
- RAC - Regional Activity Center

Future Land Use:	RAC
Case Number:	
Comments:	
City of Marietta Planning & Zoning	

-  CAC - Community Activity Center
-  NAC - Neighborhood Activity Center
-  CBD - Central Business District
-  MXD - Mixed Use Development
-  CSI - Community Service and Institutional
-  HDR - High Density Residential
-  MDR - Medium Density Residential
-  LDR - Low Density Residential
-  OSC - Open Space / Conservation
-  PR - Parks / Recreation
-  IW - Industrial Warehousing
-  IM - Industrial Manufacturing
-  TCU - Transportation and Utilities



Address	Parcel Number	Acreage	Ward	Zoning	FLU
520 MEADOWBROOK DR	17065000620	0.37	6A	CRC	RAC
460 MEADOWBROOK DR	17064901440	0.468	6A	CRC	RAC
441 MEADOWBROOK DR	17064900350	0.308	6A	CRC	RAC
350 VIRGINIA PL	17064900390	0.346	6A	CRC	RAC
430 MEADOWBROOK DR	17064900220	0.489	6A	CRC	RAC
431 MEADOWBROOK DR	17064900360	0.311	6A	CRC	RAC
500 MEADOWBROOK DR	17064901590	0.482	6A	CRC	RAC
470 MEADOWBROOK DR	17064900270	0.561	6A	CRC	RAC
411 MEADOWBROOK DR	17064900380	0.069	6A	CRC	RAC
420 MEADOWBROOK DR	17064900210	0.233	6A	CRC	RAC
510 MEADOWBROOK DR	17065000610	0.476	6A	CRC	RAC
464 MEADOWBROOK DR	17064800790	5.852	6A	RRC	RAC
450 MEADOWBROOK DR	17064900240	0.506	6A	CRC	RAC
524 MEADOWBROOK DR	17064700020	0.31	6A	CRC	RAC
417 MEADOWBROOK DR	17064900370	0.222	6A	CRC	RAC
506 MEADOWBROOK DR	17064900030	0.47	6A	CRC	RAC
456 MEADOWBROOK DR	17064901580	0.509	6A	CRC	RAC
440 MEADOWBROOK DR	17064900230	0.512	6A	CRC	RAC
421 MEADOWBROOK DR	17064900990	0.296	6A	CRC	RAC
524 MEADOWBROOK DR	17064700020	5.993	6A	RRC	RAC
0	C	0.421			

Property Owner: RGM Properties Partnership; McMullan Partners and Ruben G. McMullan

Applicant: Nexus Marietta

Legend

— Railroads

City Council Hearing Date: 12/09/2020

Planning Commission
Hearing Date: 12/01/2020

BZA Hearing Date: Case Number: Z2020-34

Comments:

City of Marietta Planning & Zoning



City Limits



Cobb County Pockets

A soft-focus photograph of lavender flowers in shades of purple and pink, with green stems and leaves. Two butterflies with orange and black wings are visible, one in the lower-left and one in the upper-right. A semi-transparent white rectangular box is centered over the image, containing the title and date.

NEXUS GARDENS

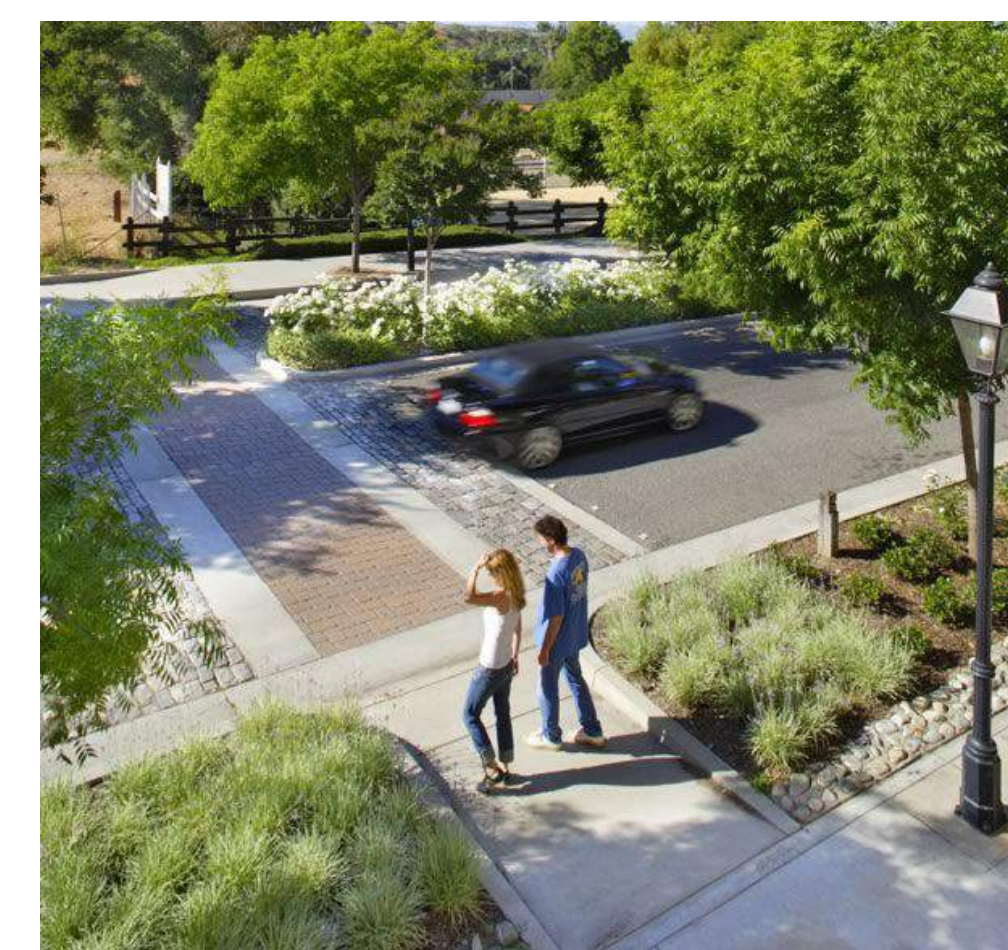
September 2020

MACAULEY

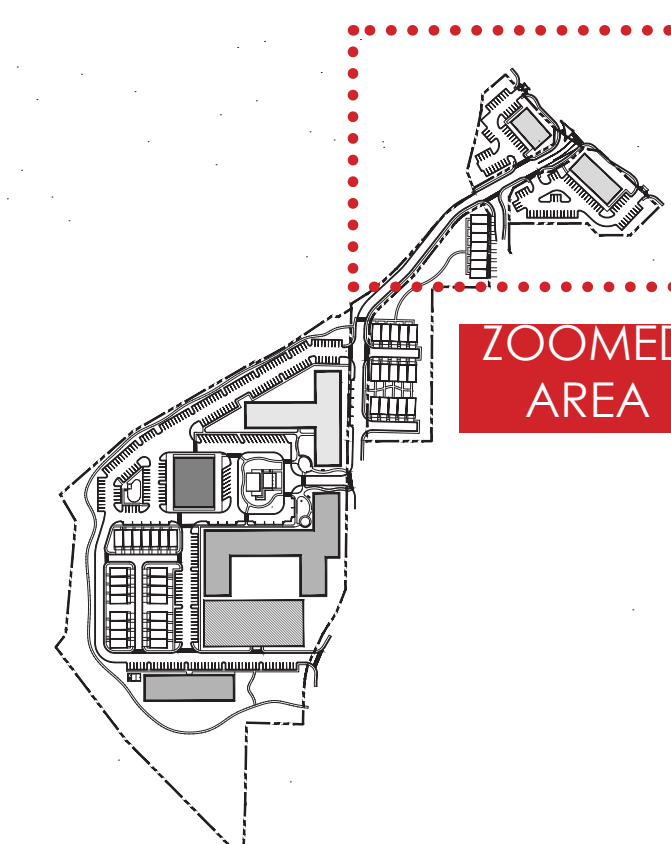


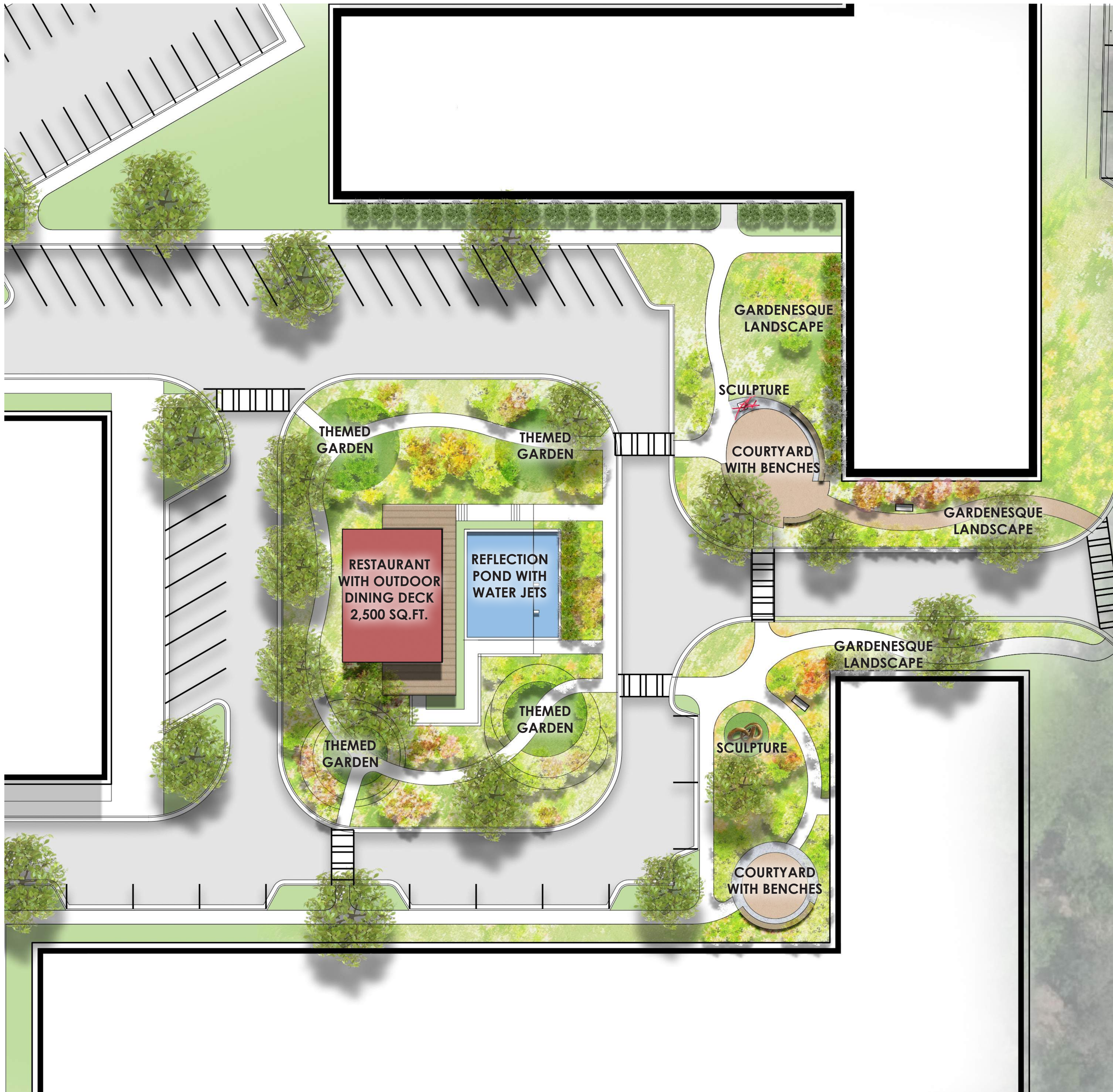


GARDENESQUE ENTRY FROM POWERS FERRY ROAD

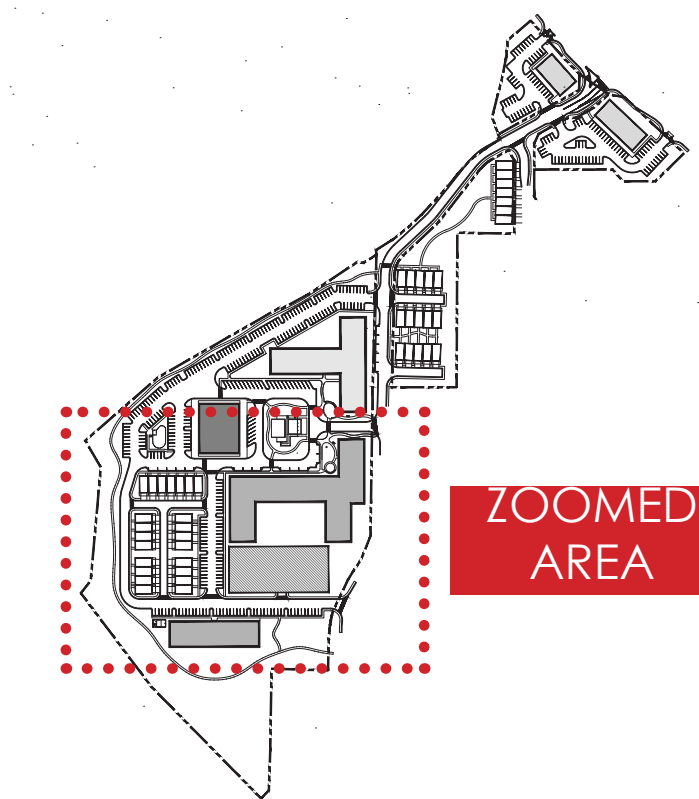


VISIONING PHOTOS





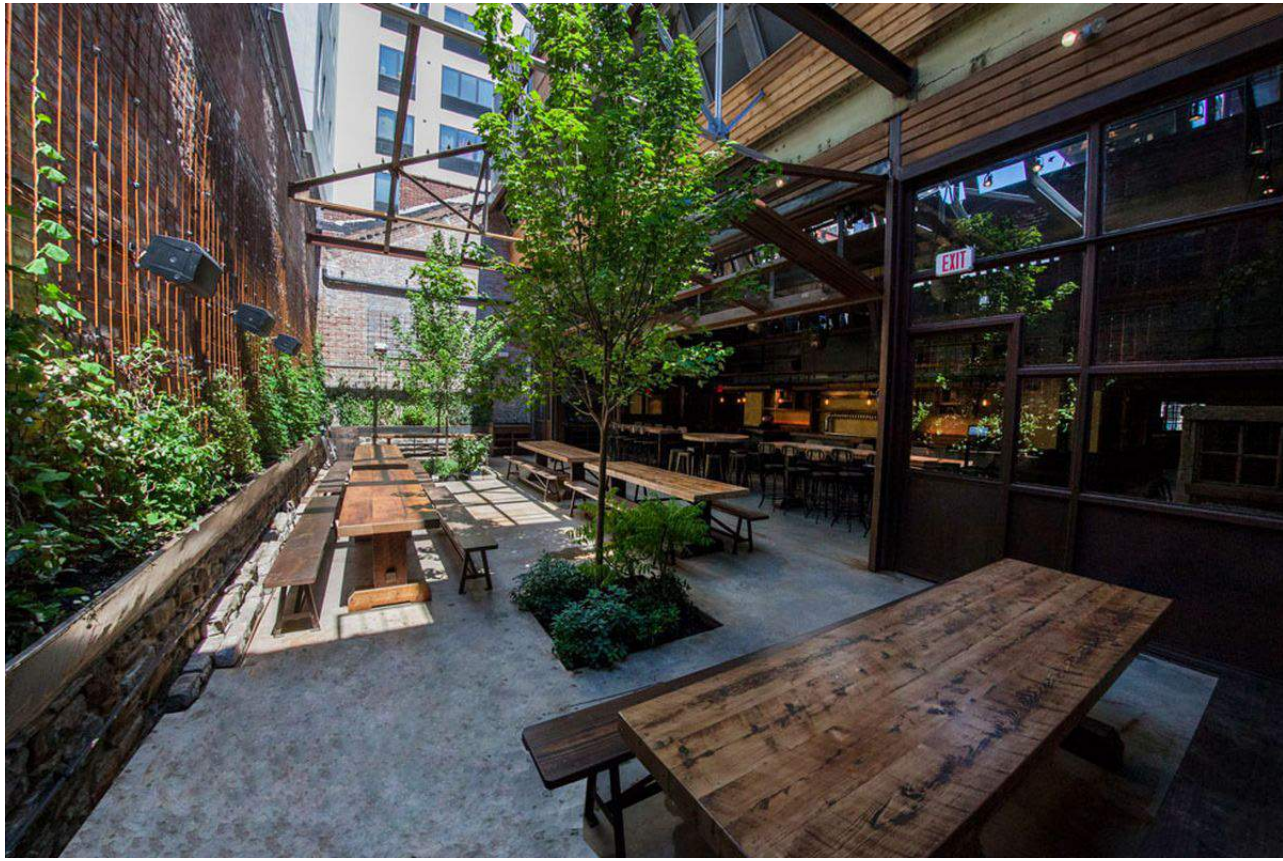
VISIONING PHOTOS



TOWN SQUARE CONCEPTUAL DESIGN





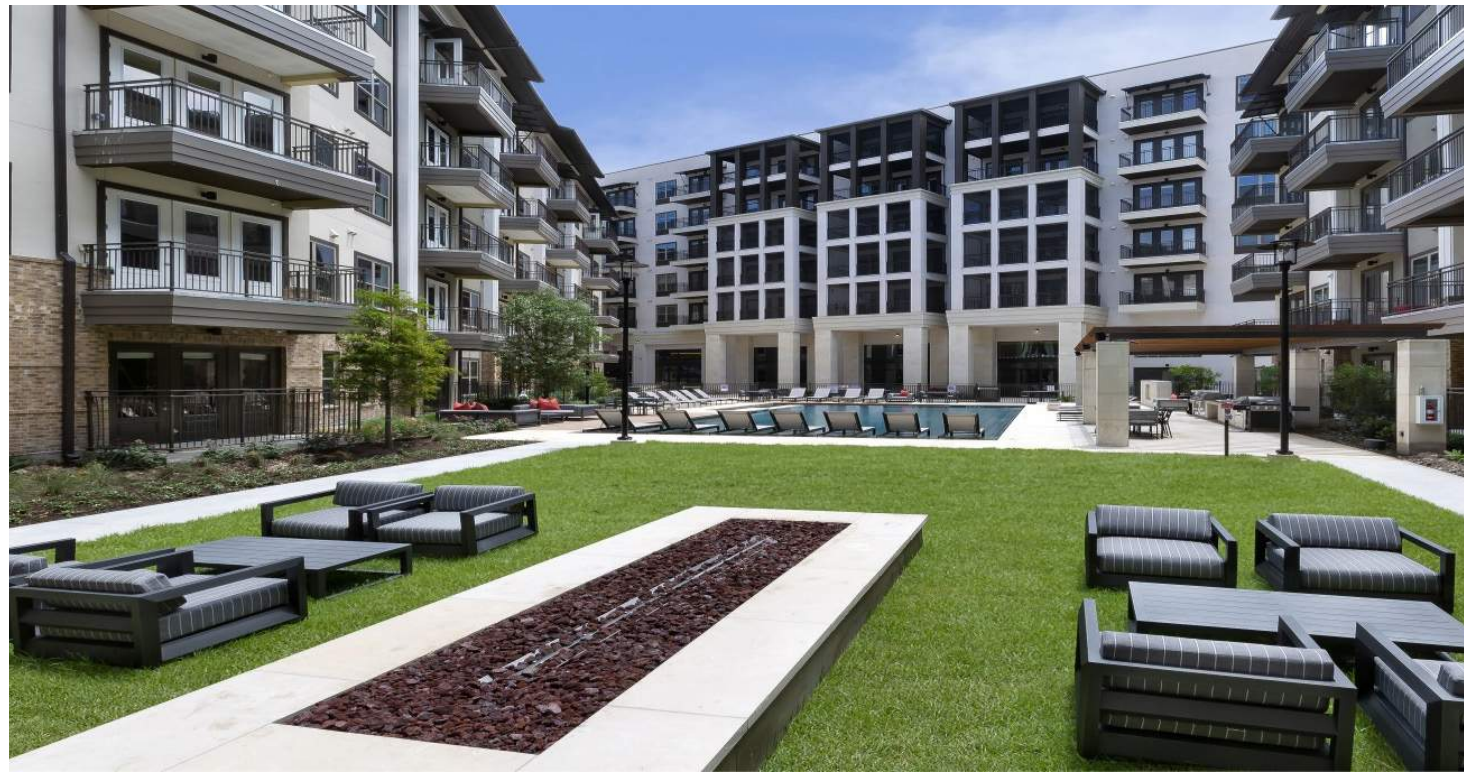




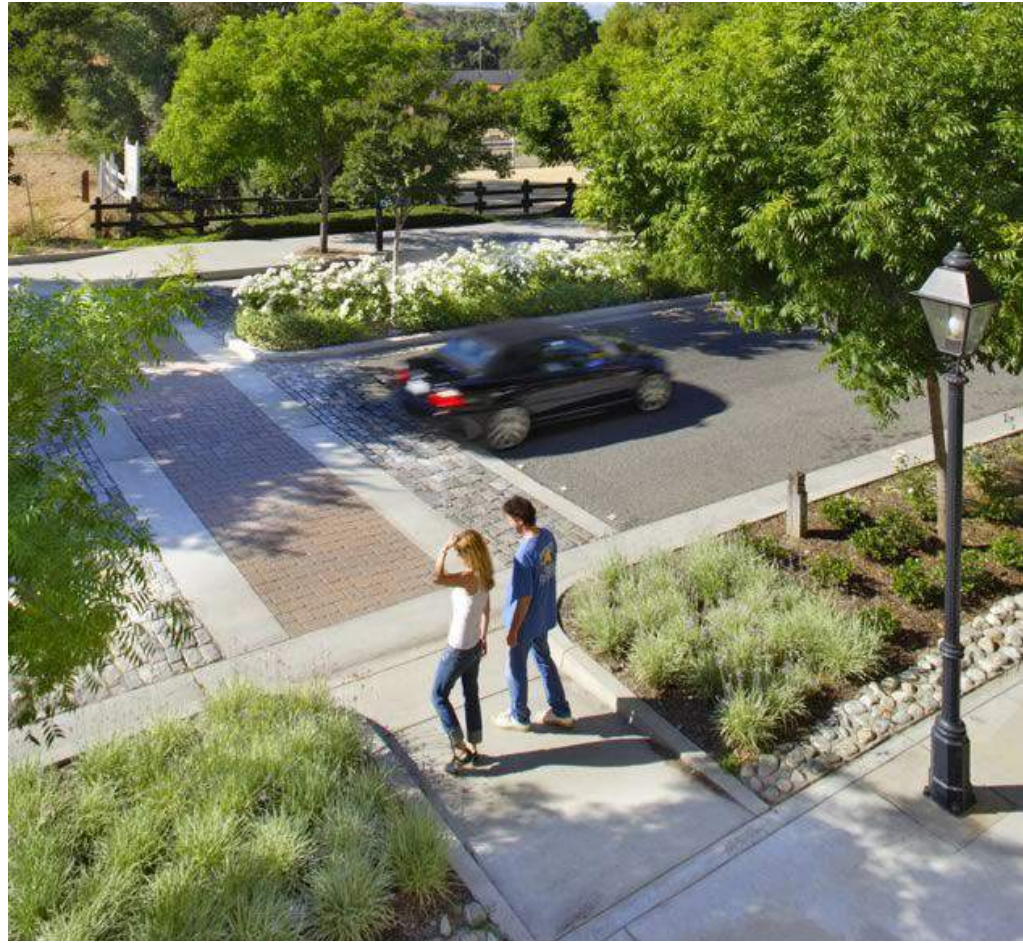
NEXUS GARDENS: VISIONING BOARD
CITY OF MARIETTA, GEORGIA

MACCAULEY

DESIGN PRECEDENTS:
MULTI-FAMILY BUILDINGS









NEXUS GARDENS: VISIONING BOARD
CITY OF MARIETTA, GEORGIA



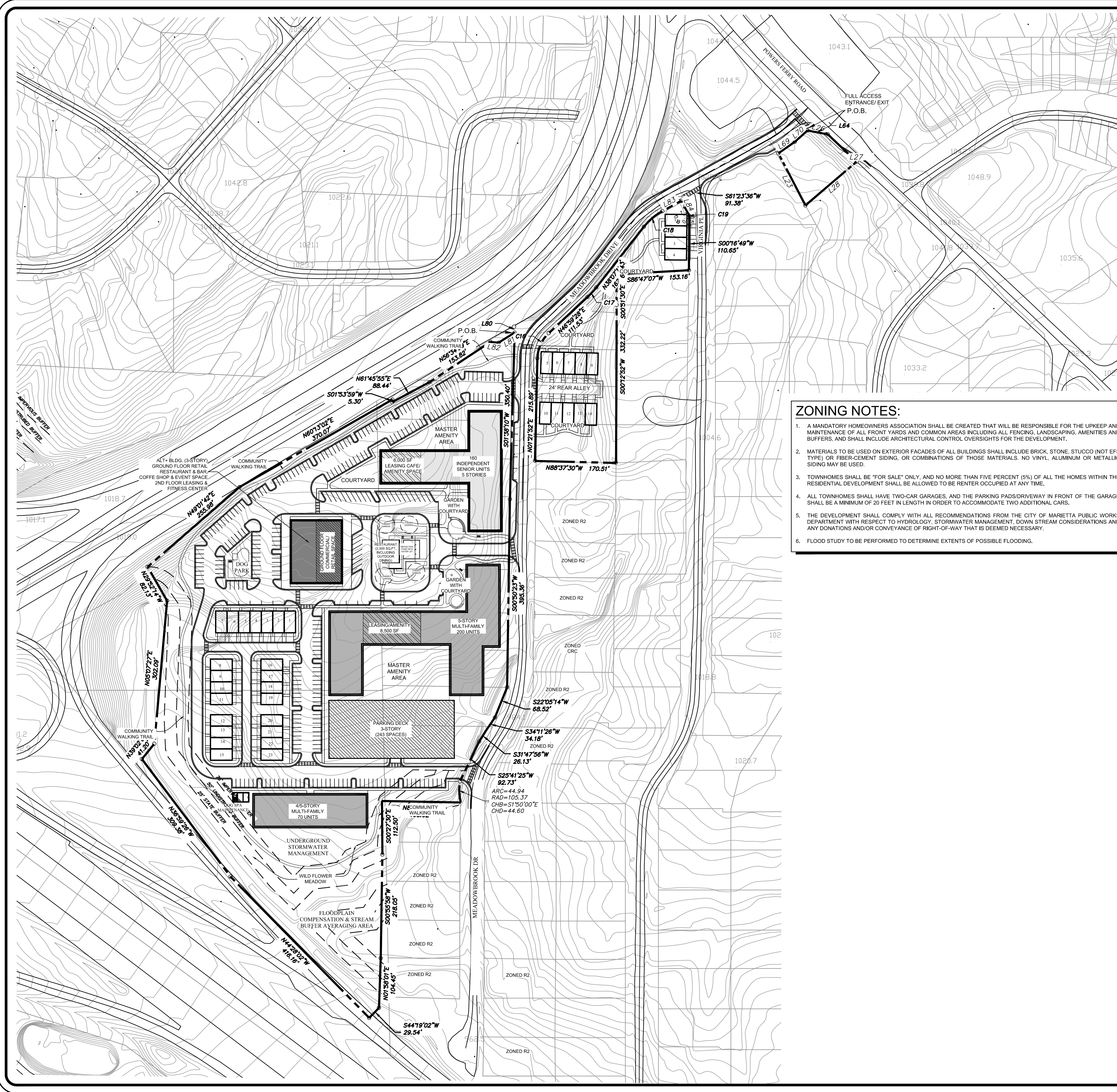
NEXUS GARDENS: VISIONING BOARD
CITY OF MARIETTA, GEORGIA

MACAULEY



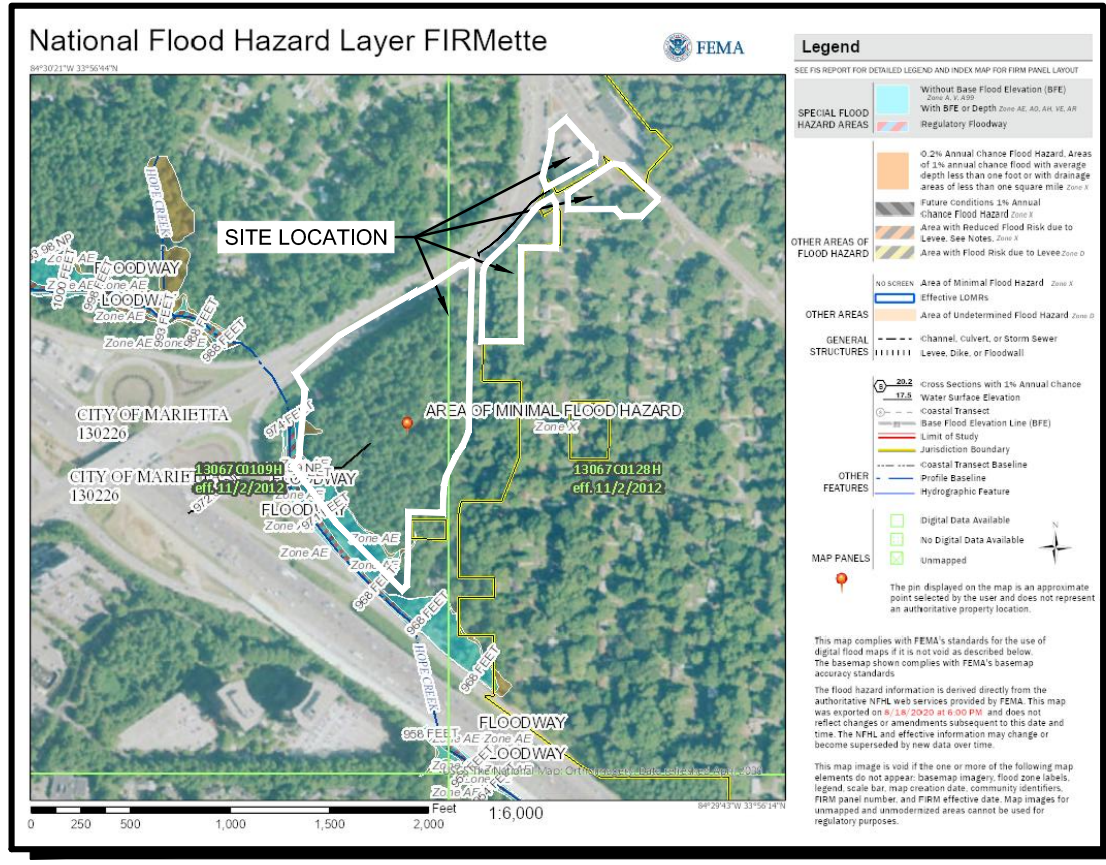
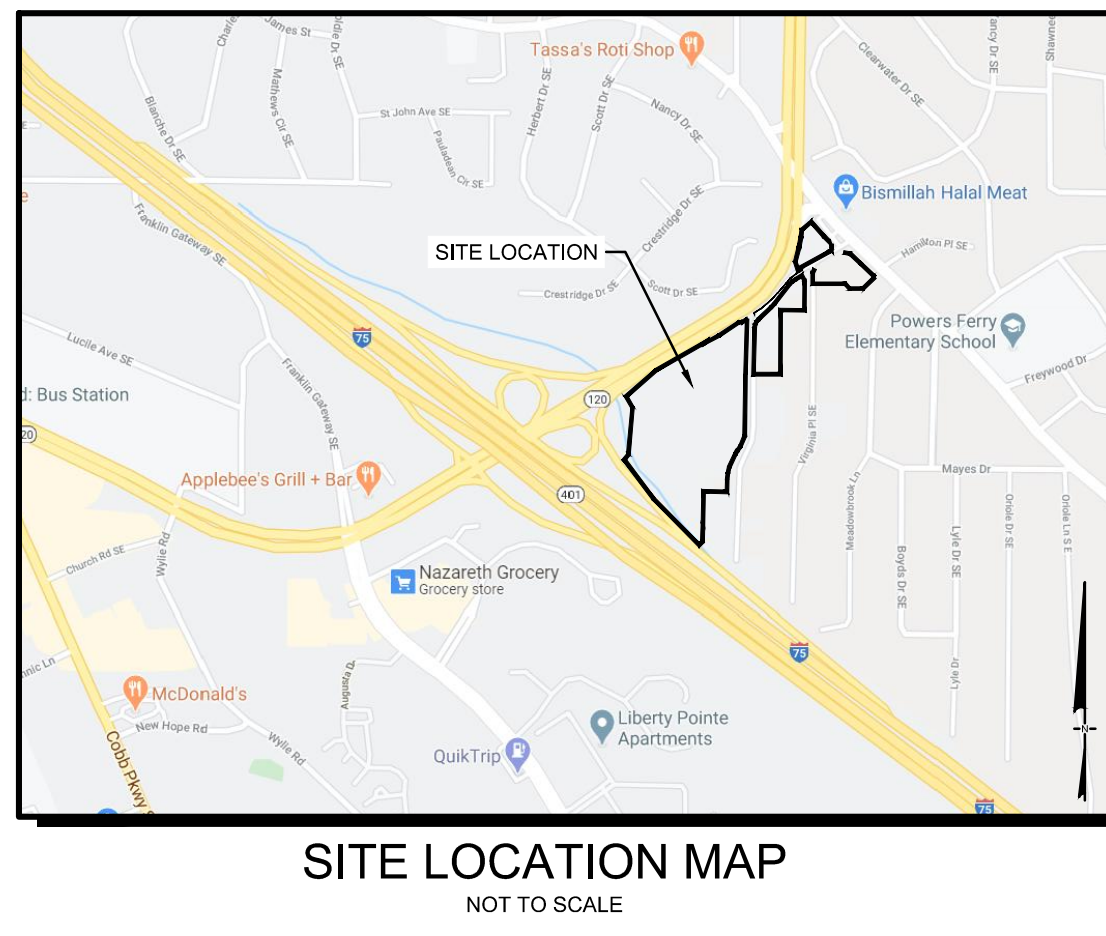
DESIGN PRECEDENTS:
TOWNSQUARE

DESIGN PRECEDENTS:
TOWNHOME CONCEPTUAL DESIGN



ZONING NOTES:

1. A MANDATORY HOMEOWNERS ASSOCIATION SHALL BE CREATED THAT WILL BE RESPONSIBLE FOR THE UPKEEP AND MAINTENANCE OF ALL FRONT YARDS AND COMMON AREAS INCLUDING ALL FENCING, LANDSCAPING, AMENITIES AND BUFFERS, AND SHALL INCLUDE ARCHITECTURAL CONTROL OVERSIGHTS FOR THE DEVELOPMENT.
2. MATERIALS TO BE USED ON EXTERIOR FACADES OF ALL BUILDINGS SHALL INCLUDE BRICK, STONE, STUCCO (NOT EPS TYPE), OR FIBER-CEMENT SIDING, OR COMBINATIONS OF THOSE MATERIALS. NO VINYL, ALUMINUM OR METALLIC SIDING MAY BE USED.
3. TOWNHOMES SHALL BE 'FOR SALE' ONLY, AND NO MORE THAN FIVE PERCENT (5%) OF ALL THE HOMES WITHIN THE RESIDENTIAL DEVELOPMENT SHALL BE ALLOWED TO BE RENTER OCCUPIED AT ANY TIME.
4. ALL TOWNHOMES SHALL HAVE TWO-CAR GARAGES, AND THE PARKING PADS/DRIVEWAY IN FRONT OF THE GARAGE SHALL BE A MINIMUM OF 20 FEET IN LENGTH IN ORDER TO ACCOMMODATE TWO ADDITIONAL CARS.
5. THE DEVELOPMENT SHALL COMPLY WITH ALL RECOMMENDATIONS FROM THE CITY OF MARIETTA PUBLIC WORKS DEPARTMENT WITH RESPECT TO HYDROLOGY, STORMWATER MANAGEMENT, DOWN STREAM CONSIDERATIONS AND ANY DONATIONS AND/OR CONVEYANCE OF RIGHT-OF-WAY THAT IS DEEMED NECESSARY.
6. FLOOD STUDY TO BE PERFORMED TO DETERMINE EXTENTS OF POSSIBLE FLOODING.



SITE DATA:	
RETAIL SITE AREA	+/- 0.3 ACRES
TOWNHOME SITE AREA	+/- 1.82 ACRES
MULTI-FAMILY & INDEPENDENT LIVING SITE AREA	+/- 15.20 ACRES
TOTAL SITE AREA	+/- 17.14 ACRES
ZONING	
EXISTING ZONING	RRC & CRC
PROPOSED ZONING	MXD
ZONING JURISDICTION	CITY OF MARIETTA, GEORGIA
USE CALCULATIONS	
TOTAL SITE AREA	+/- 17.14 ACRES
SETBACK REQUIREMENTS	
FRONT SETBACK	15 FEET
SIDE SETBACK	10 FEET
REAR SETBACK	20 FEET
MIN. FLOOR AREA	1,400 SF
MAX. BUILDING HEIGHT	5 STORIES
DEVELOPMENT STANDARDS	
RETAIL BLDG. AREA PROVIDED	14,400 SF
ALTERNATE BLDG. - GROUND FLOOR RETAIL-RESTAURANT/ BAR, COFFEE SHOP & EVENT SPACE/ 2ND FLOOR- LEASING & FITNESS CENTER	45,000 SF (3-STORY)
TOWN CENTER RESTAURANT	2,500 SF
24' X 46' REAR LOADED TOWNHOMES	38 UNITS
INDEPENDENT SENIOR LIVING BLDG.	160 UNITS
MULTI-FAMILY UNITS PROVIDED	280 UNITS
TOTAL RESIDENTIAL UNITS PROVIDED	469 UNITS
TOTAL SITE DENSITY PROVIDED	27.36 UPA
OPEN SPACE CALCULATIONS	
OPEN SPACE PROVIDED	+/-6.28 ACRES (31.5% OF TOTAL SITE AREA)
PARKING CALCULATIONS	
MIN. RETAIL PARKING REQUIRED	58 SPACES (1 SPACE/ 250 SF)
RETAIL PARKING PROVIDED	100 SPACES
MIN. TOWNHOME PARKING REQUIRED	99 SPACES (2 GARAGE SP + 0.2 SPA/UNIT FOR GUEST)
TOWNHOME PARKING PROVIDED	156 SPACES (2 GARAGE SP + 2 DRIVEWAY SP)
INDEPENDENT SENIOR PARKING REQUIRED	38 SPACES (1 SPACE/ 4 BEDS/UNITS)
MULTI-FAMILY PARKING REQUIRED	594 SPACES (2.2 SPACE/ DWELLING UNIT)
TOTAL SENIOR & MULTI-FAMILY PARKING REQUIRED	632 SPACES
TOTAL SENIOR & MULTI-FAMILY PARKING PROVIDED	542 SPACES

Nexus Gardens
FOR
A Master Planned Mixed Use Community

Nexus Marietta
2870 PEACHTREE ROAD NW
SUITE 331
ATLANTA, GEORGIA 30305

CITY OF MARIETTA
COBB COUNTY,
GEORGIA

"WE PROVIDE SOLUTIONS"

PLANNERS AND ENGINEERS COLLABORATIVE
SITE PLANNING | LANDSCAPE ARCHITECTURE | CIVIL ENGINEERING | LAND SURVEYING
350 RESEARCH COURT | PEACHTREE CORNERS, GEORGIA 30092 | (770) 451-2741 | FAX (770) 451-9515

LAND LOT 576, 577, 647, 648, 649 & 650
T10 DISTRICT

REVISIONS:

NO.	DATE	BY	DESCRIPTION

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CONCEPTUAL MASTER PLAN

0 50 100 200 300

SCALE: 1" = 100'
DATE: OCTOBER, 2020
PROJECT: 20045.00

THIS SEAL IS ONLY VALID IF COUNTER SIGNED AND DATED WITH AN ORIGINAL SIGNATURE.

GSWCC LEVEL II DESIGN PROFESSIONAL CERTIFICATION # 0000559389 EXP. 10/28/2021

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GEORGIA WEST ZONE

Z1
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