

JUNE 21, 2022 ZONING HEARING
“OTHER BUSINESS”
COMMISSION DISTRICT 2

ITEM OB-29-2022

PURPOSE

To consider a site plan amendment for North American Properties regarding rezoning application Z-118 of 1997 for property located on the north side of Roswell Road and on the north and east sides of Marwell Drive in Land Lot 16 of the 1st District (4475 Roswell Road).

BACKGROUND

The property was rezoned to CRC and LRO site plan specific in 1997 for the purpose of commercial retail development subject to numerous stipulations. The development that occurred on this property became known as The Avenue East Cobb and was constructed around 1999. The applicant would like to amend the approved site in order to renovate the rear of the center. The applicant would like to remove a tenet space in the rear of the center where Bravura is located. That part of the building would be demolished a public plaza with seating area and stage would be installed, along with a valet parking area. The applicant would also amend the site plan to install two small retail and/or restaurant buildings and areas in the parking lot called ‘Jewel Boxes’. The applicant believes these amendments will help to keep the Avenues successful for years to come. If approved, all previous stipulations not in conflict with this amendment should remain in effect.

STAFF COMMENTS

Cobb DOT: Recommend applicant be required to meet all Cobb County Development Standards and Ordinances related to project improvements.

Stormwater Management: No objection to the current request. This may be considered redevelopment requiring some stormwater mitigation. Redevelopment (excluding routine maintenance and exterior remodeling) that creates, adds, or replaces 5,000 square feet or greater of new impervious surface area, or that involves land disturbing activity on one acre or more.

ITEM OB-29-2022 (continued)

FIRE COMMENTS:

The owner/tenant maintain the sole responsibility for the design and correcting all errors, omissions, problems, and code (if any) exposed during construction AFTER authorization by Cobb County

FIRE HYDRANTS:

Hydrant location within 500 feet of the most remote portion of the structure.* (Additional hydrant may need to be installed.)

Fire Flow Test from closest existing hydrant shall be provided meeting the minimum.* (Required Flow: 1,500 gpm @ 20 psi)

IFC 510- EMERGENCY RESPONDER RADIO COVERAGE. New buildings are required to provide radio coverage for emergency responders per the International Fire Code. Testing is required by a third party and when deemed necessary amplification systems are required before the building will be issued a certificate of occupancy. This message is to serve as an early notification to owners and developers for budgeting purposes.

FIRE ENGINE ACCESS: The fire department must be able to access the long side of the building.

ACCESS: Fire apparatus access roads shall extend to within 150 feet of all portions of the facility or any portion of the exterior wall of the first floor (State Modifications IFC 503.1 2012 Edition).

All access roads shall meet the American Association of State and Highway Transportation Officials (AASHTO) design manual live load standard HS20 (75,000 lbs.) with an unobstructed width of not less than 20 feet, 25 foot inside radius, 50 foot outside turning radius and unobstructed vertical clearance of not less than 13 feet 6 inches.

Maximum slope of the access road in reference to the apparatus is 10% Front to Back and 5% Side to Side. Maximum grade of roadways leading to

ITEM OB-29-2022 (continued)

Fire Access roads refer to the Cobb County Development Standard Section 400: 14% for Non-Residential. Maximum angle of departure is 8.5%.

Dead-end access roads more than 150 feet shall be provided with a turn-around (IFC Chapter-5, 120-3-3 Rules and Regulations, CCDS Section-401 & 402). Refer to APPENDIX-D for dimensional criteria for turn-arounds in commercial developments.

Aerial apparatus access shall be required for all structures over 30 feet in height measured from the lowest level of fire department access to the ceiling height of the highest occupied floor level. Aerial fire apparatus access roads shall be a minimum width of 24 feet maximum of 40 feet from the structure and be positioned parallel to one entire side of the building. No overhead utility and power lines shall be located within the aerial fire apparatus access. (Cobb County Development Standards 401.08.02.1)

C/O: Plans must be submitted to the Cobb County Fire Marshal’s Office to initiate the Certificate of Occupancy process.

Josh Davis

(770) 528-8161

josh.davis@cobbcounty.org

RECOMMENDATION

The Board of Commissioners conduct a Public Hearing and consider the site plan amendment.

ATTACHMENTS

Other Business application and minutes.

Application for "Other Business"

Cobb County, Georgia

OB-29-2022

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

BOC Hearing Date Requested: 6/21/22

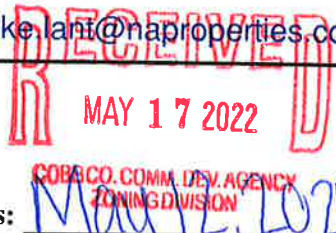
Applicant: North American Properties Phone #: 404.946.0948

Address: 1175 Peachtree St, Atlanta, GA E-Mail: mike.lant@naproperties.com

Mike Lant Address: 1175 Peachtree St, Atlanta, GA
(representative's name, printed)

[Signature] Phone #: 404.946.0948 E-Mail: mike.lant@naproperties.com
(representative's signature)

Signed, sealed and delivered in presence of:
[Signature] Notary Public My Commission expires: May 12, 2025



Titleholder(s): CP Venture 5 - AEC, LLC Phone #: 404.946.0948

(property owner's name printed) Address: 1175 Peachtree St, Atlanta, GA E-Mail: mike.lant@naproperties.com

[Signature]
(Property owner's signature)

Signed, sealed and delivered in presence of:
[Signature] Notary Public My Commission expires: May 12, 2025

Commission District: 2 **Zoning Case:** 2-118

Size of property in acres: 29.63 **Original Date of Hearing:** 9-16-97

Location: 4475 Roswell Road, Marietta, GA 30062
(street address, if applicable; nearest intersection, etc.)

Land Lot(s): 829, 16 **District(s):** 16, 1

State specifically the need or reason(s) for Other Business:
Change to original site plan - adding jewel box buildings in parking field (retail/restaurant proposed)

(List or attach additional information if needed)

Proposed site plan.

Kimley
Horn

11720 AUSTIN AVENUE, SUITE 100
ALPHARETTA, GEORGIA 30201
PHONE: (770) 949-1300
WWW.KIMLEY-HORN.COM

**NORTH AMERICAN
PROPERTIES**

1772 Peachtree Grove, Suite 1050
Atlanta, Georgia 30341
PHONE: 404 916 9948

NO.	REV. NO.	DATE	BY	DESCRIPTION

REDEVELOPMENT
AVENUE EAST COBB

4135 Roswell Road, Marietta, GA 30067
LAND LOT 425, BLOCK 2
PARCEL ID: 160929000



COUNCIL NO. 000005359
DRAWN BY: JMA
CHECKED BY: JMA
DATE: 05/17/2022
PROJECT NO. 16121422

**SITE PLAN
C2-00**



GEORGIA 811
Call before you dig.
Toll-free 1-800-4-A-SAFE

DEVELOPMENT SUMMARY:

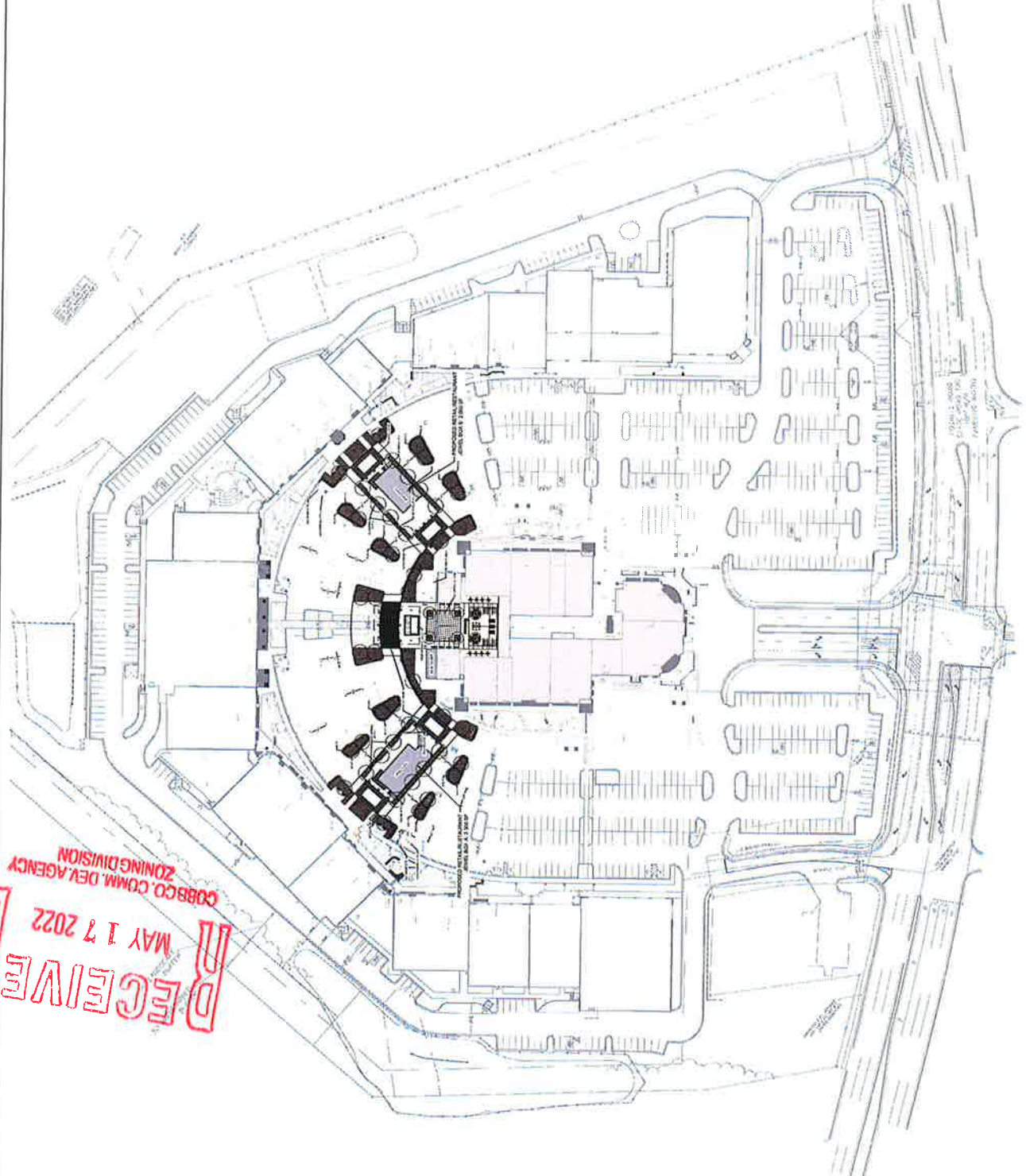
SITE SUMMARY:
 CURRENT ZONING: C4
 PROPOSED ZONING: C4
 SITE AREA: 24.9 ACRES
 TOTAL DISTURBED AREA: 2.8 ACRES

SITE NOTES:

- THE PROPOSED BUILDING INFORMATION HEREON IS FROM AN ELECTRONIC FILE PROVIDED BY ARCHITECT AND IS SUBJECT TO THE ARCHITECT'S RECORD SET FOR FUTURE REFERENCE AND REVISIONS. ANY REVISIONS TO THE INFORMATION ARE TO BE SHOWN ON THE RECORD SET.
- EXISTING CONDITIONS SHOWN HEREON ARE FROM A SURVEY FILE PROVIDED BY TERNAMARK, DATED 04/14/2022.
- ALL DIMENSIONS ARE FROM FACE OF CURB TO FACE OF CURB UNLESS OTHERWISE NOTED.
- EXISTING UTILITIES ARE TO BE MAINTAINED AND INSTALLED WITH THE PLAN AS MEASURED FROM THE BLOCK OF CURB.
- ALL SIGNAGE AND STRIPING MUST MEET THE LATEST REQUIREMENTS SET FORTH BY MUTCD, CDDOT, AND GEORGIA STATE CODE.
- REFERENCE LANDSCAPE PLANS FOR ALL Hardscape AND LANDSCAPE DETAILS AND SPECIFICATIONS.

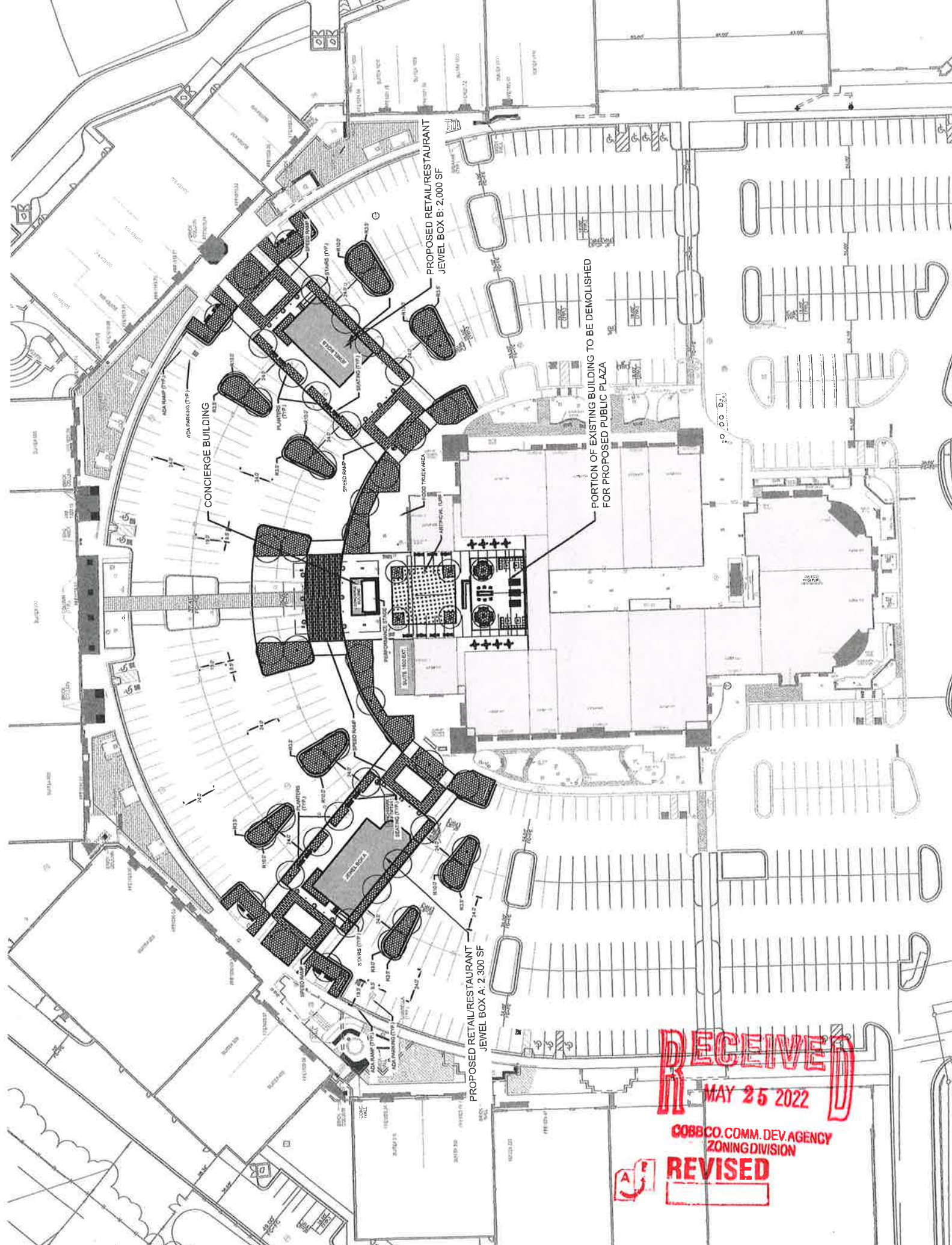
SITE PLAN LEGEND:

- PROPERTY LINE
- BRICK PAVES
- LANDSCAPED AREA
- PARKING COUNT



RECEIVED
MAY 17 2022
COBB CO. COMM. DEV. AGENCY
ZONING DIVISION

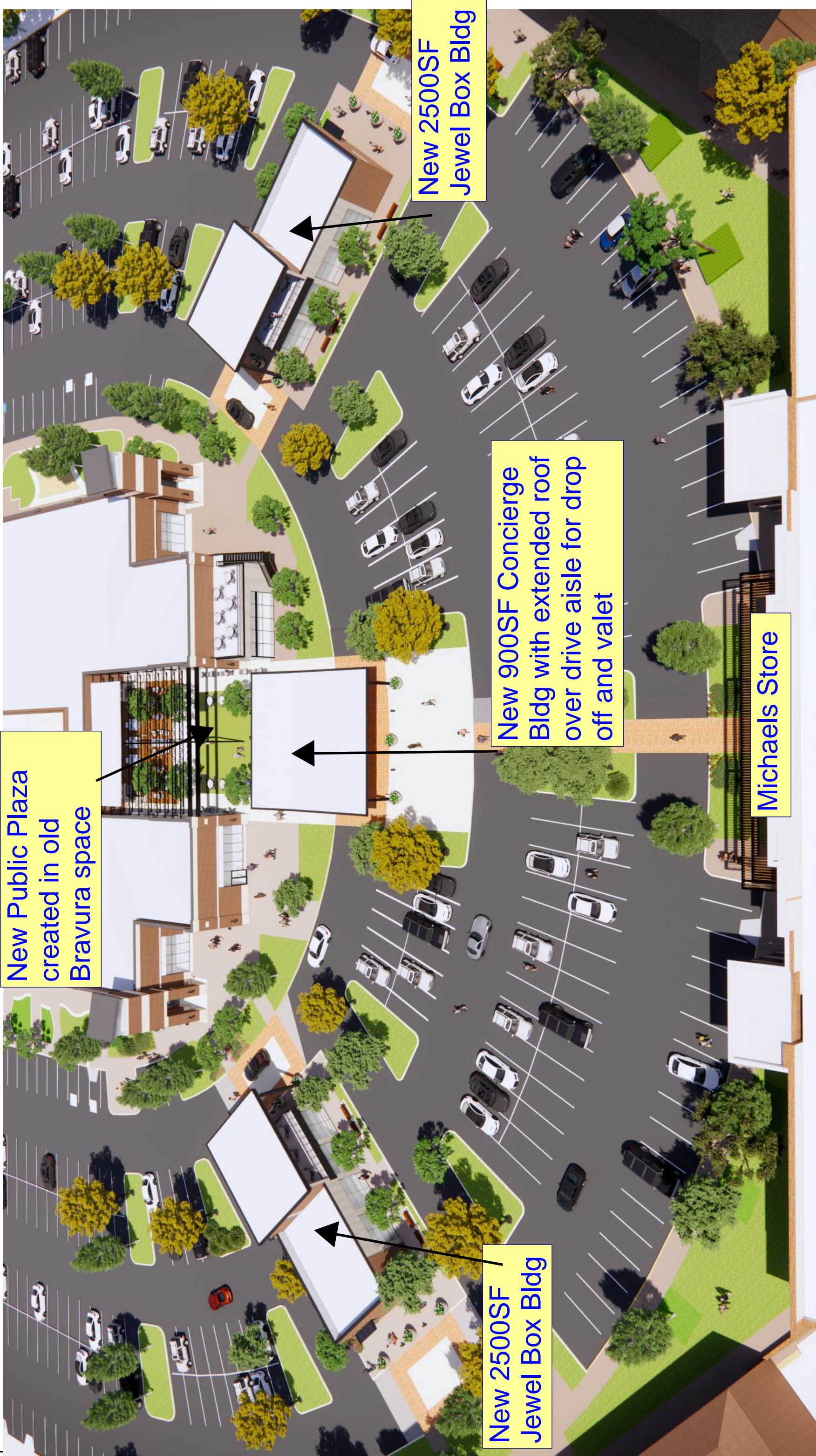
Design team K&H P#210314023, Avenue East Cobb Rehabilitation/CORRECTION/2022-05-16/04-16-2022 2:25pm by GrayRoad



RECEIVED
MAY 25 2022

COBB CO. COMM. DEV. AGENCY
ZONING DIVISION

REVISED



New Public Plaza
created in old
Bravura space

New 2500SF
Jewel Box Bldg

New 900SF Concierge
Bldg with extended roof
over drive aisle for drop
off and valet

Michael's Store

New 2500SF
Jewel Box Bldg



NORTH AMERICAN PROPERTIES
1175 PEACHTREE ST, SUITE 1650,
ATLANTA, GA 30361
404-965-9065

THE AVENUES EAST COBB
4475 ROSWELL RD
MARIETTA, GA 30062
770-971-9945

JOB NUMBER: 2108602 | DATE: 05/26/2022 | BY: DT/ GC

DRAWING: BUILDING F - VIEW -1



5901 PEACHTREE DUNWOODY RD • SUITE A450 • ATLANTA, GA 30328 • 770.394.1616

SHEET NUMBER

A1



NORTH AMERICAN PROPERTIES
 1175 PEACHTREE ST, SUITE 1650,
 ATLANTA, GA 30361
 404-965-9065

THE AVENUES EAST COBB
 4475 ROSWELL RD
 MARIETTA, GA 30062
 770-971-9945

JOB NUMBER: 2108602 | **DATE:** 05/26/2022 | **BY:** DT/ GC

DRAWING: BUILDING F - VIEW -2



PHILLIPS
 ARCHITECTURE • CONSULTANTS

5901 PEACHTREE DUNWOODY RD • SUITE A450 • ATLANTA, GA 30328 • 770.394.1616

SHEET NUMBER
A 2



NORTH AMERICAN PROPERTIES
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ATLANTA, GA 30361
404-965-9065

THE AVENUES EAST COBB
4475 ROSWELL RD
MARIETTA, GA 30062
770-971-9945

JOB NUMBER: 2108602 | **DATE:** 05/26/2022 | **BY:** DT/GC

DRAWING: VALET BUILDING



5901 PEACHTREE DUNWOODY RD • SUITE A450 • ATLANTA, GA 30328 • 770.394.1616

SHEET NUMBER
A4

ORIGINAL DATE OF APPLICATION: 09/97APPLICANT'S NAME: COUSINS MARKETCENTERS, INC.

**THE FOLLOWING REPRESENTS THE FINAL DECISIONS OF THE
COBB COUNTY BOARD OF COMMISSIONERS**

BOC DECISION OF 09-16-97 ZONING HEARING: COUSINS MARKETCENTERS, INC. (The Moon Family Partnership, Charles Arnold, et al, owners) for Rezoning from **R-20** and **RDR** to **CRC** for the purpose of a Commercial Retail Development in Land Lot 829 of the 16th District and Land Lot 16 of the 1st District. 30.966 acres. Located on the north side of Roswell Road, east of Johnson Ferry Road. Prior to beginning public hearing on this request, the Board, by general consensus, granted extended time for presentations by the applicant and opposition; applicant and opposition were allowed total of 27 minutes each. Following presentations and discussions a motion was offered to delete request to the LRO and CRC zoning districts with stipulations. During discussion of stipulations, Commissioner Wysong *called the question* and a vote was taken to accept the question. VOTE: 5-0. Directly following this vote, the Board of Commissioners voted on motion as presented thereby **deleting** request to the **CRC and LRO zoning districts subject to: 1) property designated as LRO is generally located as shown on rendering attached and made a part hereof; 2) letter of agreeable conditions dated September 12, 1997 attached and made a part hereof.** Motion by Wysong, second by J. Thompson, carried 3-2, W. Thompson and Cooper opposed. Immediately following this vote a recess was taken from 10:41 a.m. until 10:52 a.m. Upon call to order, following the recess, Chairman Byrne introduced discussion of this petition, stating his opinion that substantial discussion was still needed. Commissioner Cooper responded that discussions needed to be completed, clarifications made, and questions answered. The Board queried Legal Counsel regarding consideration of this petition at the next Zoning Hearing. Following discussion of procedures/course of actions to be taken, the Board of Commissioners, by general consensus, directed Staff to place this item on the October 21, 1997 Zoning Hearing, Other Business Agenda.

MOORE INGRAM JOHNSON & STEELE

A LIMITED LIABILITY COMPANY

JOHN H. MOORE
STEPHEN C. STEELE
WILLIAM R. JOHNSON
ROBERT D. INGRAM
J. BRIAN O'NEIL
G. PHILLIP BEGGS
ELDON L. BASHAM
MATTHEW J. HOWARD
SARAH L. BARGO
DIANE M. BUSCH
DAVID IAN MATTHEWS
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S. GREGORY WAGNER
WILLIAM C. BUHAY
SUSAN W. SMITH
MICHAEL W. KITCHENS
RODNEY R. MCCOLLOCH
DANIEL A. LANDIS**
RICHARD C. FOSTER
BRIAN D. SMITH
HARRY R. TEAR III

192 ANDERSON STREET
MARIETTA, GEORGIA 30060

POST OFFICE BOX 3305
MARIETTA, GEORGIA 30061

TELEPHONE
(770) 429-1499

TELECOPIER
(770) 429-8631

* ALSO ADMITTED IN FL
** ALSO ADMITTED IN GA

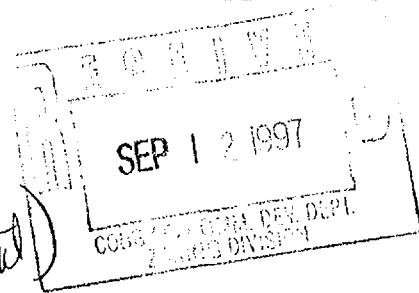
September 12, 1997

WRITER'S DIRECT DIAL NUMBER

Mr. Ed Thomas
Principal Planner
Zoning Division
Cobb County Community
Development Department
Suite 500
100 Cherokee Street
Marietta, Georgia 30090-9674

*2-118- Letter as
referenced in Box
Zoning Hearing
minutes of 9-16-97.
Law Office
(Site plan &
Tree Replacement)*

Hand Delivered



RE: Application for Rezoning

Application No.: Z-118

Applicant: Cousins MarketCenters, Inc.

Owners: Charles E. Arnold;
Estate of Mary Margaret Ficke;
Georgia State Directory Co.;
Jo K. Frances Fisher;
Linda G. Gould; Willie M.
Hawkins; James Harold Horne;
Dana Malcolm Jones; The Moon
Family Partnership; Estate of
Sumter S. Powell; Joyce H.
Pulver; Gary P. Scott and
Jean P. Scott; Rebecca M.
Shults; William Leon Stephens;
L. M. Wise, III

Property: 30.966 acres located on
Roswell Road in Land Lot 829,
16th District and Land Lot 16
1st District, 2nd Section,
Cobb County, Georgia

Dear Ed:

Enclosed are revised site plans with regard to the above-referenced Application for Rezoning. These site plans supersede the ones

MOORE INGRAM JOHNSON & STEELE

Mr. Ed Thomas
Principal Planner
Zoning Division
Cobb County Community
Development Department

Page Two
September 12, 1997

*2-118
Site plan & tree
replacement
continued*

previously submitted with the initial Application on or about July 3, 1997, as well as any and all other revised site plans. We respectfully request that these plans be taken into consideration with the Application from this date forward.

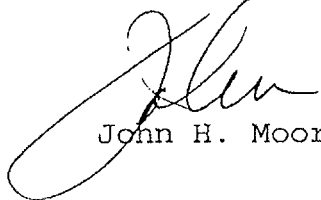
Also, enclosed are the requisite copies of the revised Tree Preservation/Replacement Plan prepared by Post Landscape Services dated September 10, 1997, which supersede and replace in full those previously submitted on or about August 29, 1997.

We appreciate your assistance in this matter. If you should have any questions or wish to discuss these revised site plans or any other aspect of this Application, please do not hesitate to contact me.

With kindest regards, I remain

Very truly yours,

MOORE INGRAM JOHNSON & STEELE, LLC


John H. Moore

JHM:cc
Enclosures

THE AVENUE AT EAST COBB

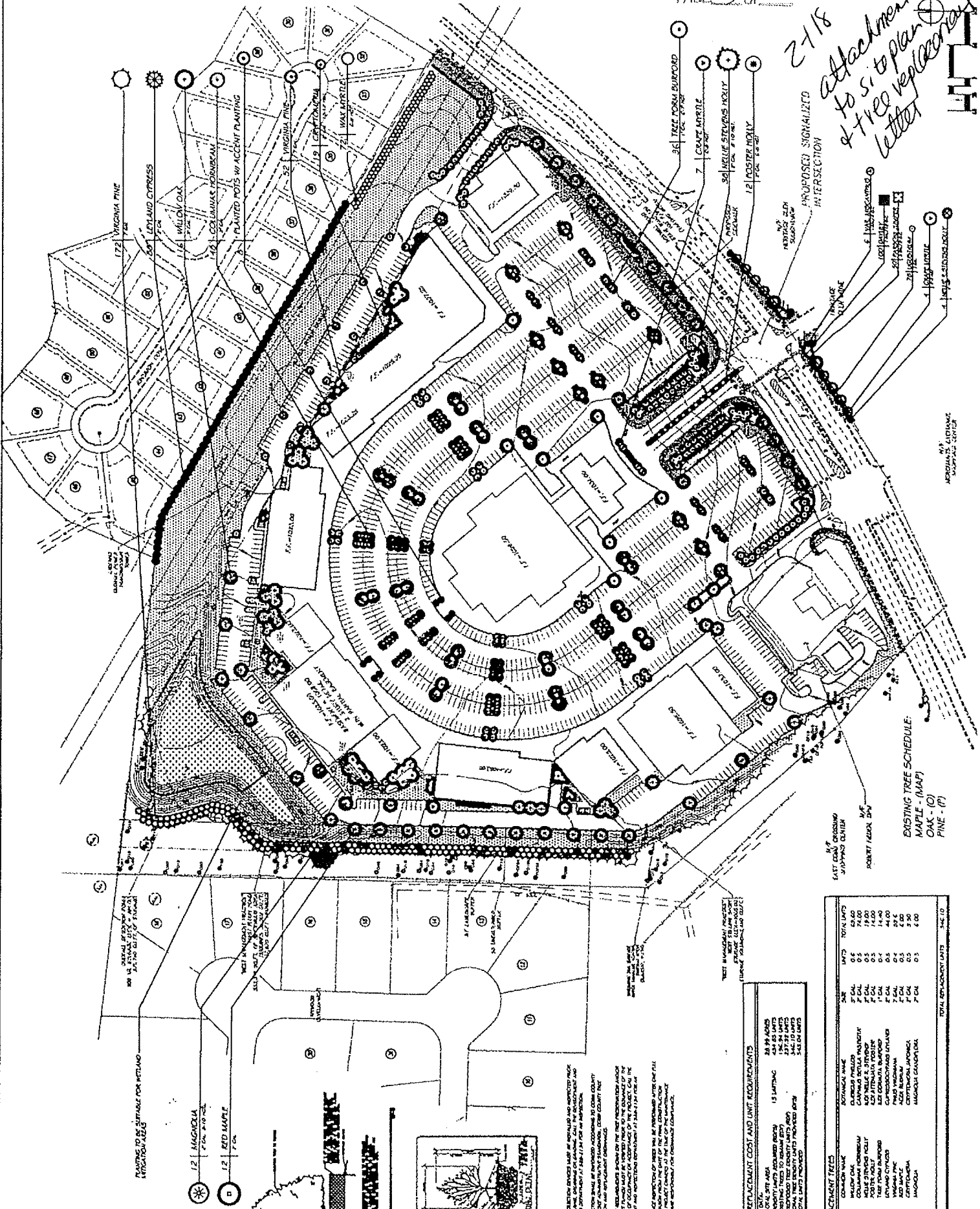
PREPARED FOR: COUSINS PROPERTIES INC.

THREE
RESERVATION
KEEP A CLEAN
PLAN

PAGE 5 OF

2-18
Attachment
to site plan
& tree replacement
letter

11.1
L.L.I.



EXISTING TREE SCHEDULE:
MAPLE - (MAP)
OAK - (O)
PINE - (P)

THREE REPLACEMENT COST AND UNIT REQUIREMENTS

TYPE	TO BE REPLACED	REPLACEMENT COST	UNIT REQUIREMENTS
36" TREE	28 3/4" DIA	\$2,000	13 PLANTING
48" TREE	48 3/4" DIA	\$3,000	13 PLANTING
60" TREE	60 3/4" DIA	\$4,000	13 PLANTING
72" TREE	72 3/4" DIA	\$5,000	13 PLANTING

REPLACEMENT TILES

TYPE	TO BE REPLACED	REPLACEMENT COST	UNIT REQUIREMENTS
1" TILE	1" DIA	\$1.00	13 PLANTING
2" TILE	2" DIA	\$2.00	13 PLANTING
3" TILE	3" DIA	\$3.00	13 PLANTING
4" TILE	4" DIA	\$4.00	13 PLANTING
5" TILE	5" DIA	\$5.00	13 PLANTING
6" TILE	6" DIA	\$6.00	13 PLANTING
7" TILE	7" DIA	\$7.00	13 PLANTING
8" TILE	8" DIA	\$8.00	13 PLANTING
9" TILE	9" DIA	\$9.00	13 PLANTING
10" TILE	10" DIA	\$10.00	13 PLANTING

TOTAL REPLACEMENT UNITS

TYPE	TO BE REPLACED	REPLACEMENT COST	UNIT REQUIREMENTS
36" TREE	28 3/4" DIA	\$2,000	13 PLANTING
48" TREE	48 3/4" DIA	\$3,000	13 PLANTING
60" TREE	60 3/4" DIA	\$4,000	13 PLANTING
72" TREE	72 3/4" DIA	\$5,000	13 PLANTING

DATE	11/11/78
BY	J. L. COBB
PROJECT	THE AVENUE AT EAST COBB
SCALE	AS SHOWN
NO.	1-1

THE AVENUE AT EAST COBB
 COUSINS MARKETCENTERS, INC.
 1100 PLEASANT DRIVE, SUITE 100
 FORT WORTH, TEXAS 76104
 PHONE (817) 751-1100

SCS
 1100 PLEASANT DRIVE, SUITE 100
 FORT WORTH, TEXAS 76104
 PHONE (817) 751-1100

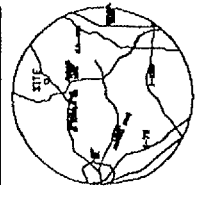
NO.	1	DATE	11/11/78
BY	J. L. COBB	PROJECT	THE AVENUE AT EAST COBB
SCALE	AS SHOWN	NO.	1-1

- Development Personnel:**
- OWNER: COUSINS MARKETCENTERS, INC. 1100 PLEASANT DRIVE, SUITE 100, FORT WORTH, TEXAS 76104. PHONE (817) 751-1100.
 - ARCHITECT: COUSINS ARCHITECTS, INC. 1100 PLEASANT DRIVE, SUITE 100, FORT WORTH, TEXAS 76104. PHONE (817) 751-1100.
 - ENGINEER: J. L. COBB & ASSOCIATES, INC. 1100 PLEASANT DRIVE, SUITE 100, FORT WORTH, TEXAS 76104. PHONE (817) 751-1100.
 - LANDSCAPE ARCHITECT: J. L. COBB & ASSOCIATES, INC. 1100 PLEASANT DRIVE, SUITE 100, FORT WORTH, TEXAS 76104. PHONE (817) 751-1100.
 - CONTRACTOR: J. L. COBB & ASSOCIATES, INC. 1100 PLEASANT DRIVE, SUITE 100, FORT WORTH, TEXAS 76104. PHONE (817) 751-1100.

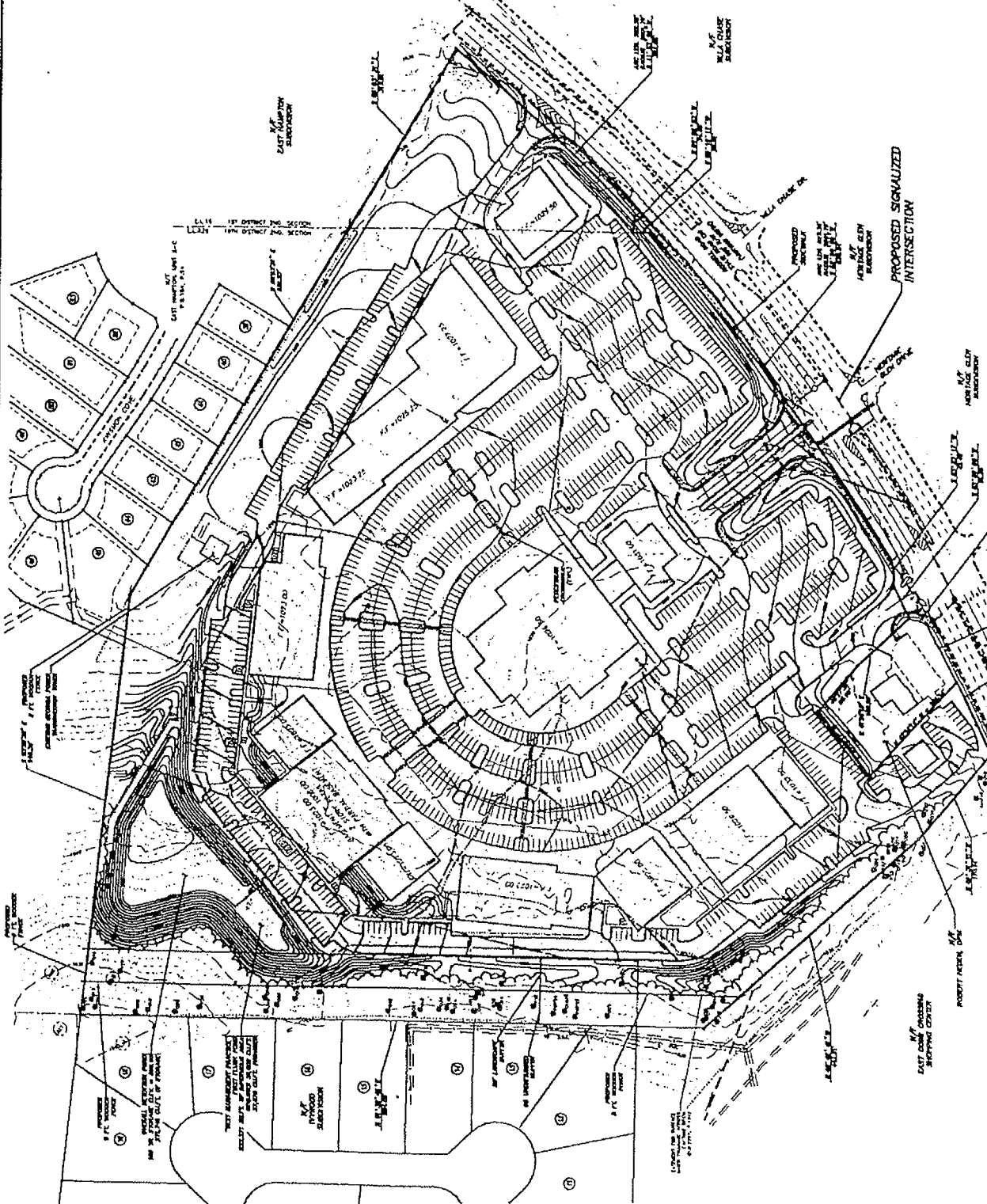
Site Data:

ACREAGE: 20.31 ACRES
 BUILDINGS: 1,000,000 SQ. FT.
 TOTAL LOT AREA: 1,000,000 SQ. FT.
 PARKING: 1,000 SPACES
 TOTAL NUMBER PROVIDED: 1,000 SPACES

2-118 attached to site plan + key replacement letter



THE AVENUE AT EAST COBB
 A DEVELOPMENT BY
 COUSINS MARKETCENTERS, INC.



PREPARED BY: J. L. COBB & ASSOCIATES, INC.
 1100 PLEASANT DRIVE, SUITE 100, FORT WORTH, TEXAS 76104
 PHONE (817) 751-1100

NOT BEING A REGISTERED ARCHITECT, J. L. COBB HAS NOT BEEN LICENSED UNDER THE PROVISIONS OF TEXAS LAW CHAPTER 901.

MOORE INGRAM JOHNSON & STEELE

A LIMITED LIABILITY COMPANY

JOHN H. MOORE
 STEPHEN C. STEELE
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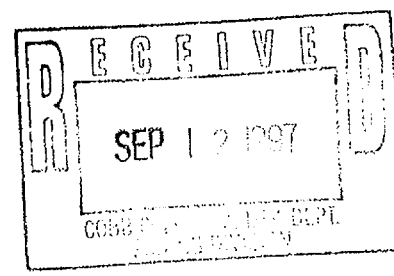
September 12, 1997

WRITER'S DIRECT DIAL NUMBER

* ALSO ADMITTED IN FL
 ** ALSO ADMITTED IN NC

Mr. Ed Thomas
 Principal Planner
 Zoning Division
 Cobb County Community
 Development Department
 Suite 500
 100 Cherokee Street
 Marietta, Georgia 30090-9674

Hand Delivered



2-118-Letter
 of stipulations
 as referenced in
 Box Zoning
 Minutes of
 9-16-97.
 Kar-Hick

RE: Application for Rezoning
 Application No.: Z-118
 Applicant: Cousins MarketCenters, Inc.
 Owners: Charles E. Arnold;
 Estate of Mary Margaret Ficke;
 Georgia State Directory Co.;
 Jo K. Frances Fisher;
 Linda G. Gould; Willie M.
 Hawkins; James Harold Horne;
 Dana Malcolm Jones; The Moon
 Family Partnership; Estate of
 Sumter S. Powell; Joyce H.
 Pulver; Gary P. Scott and
 Jean P. Scott; Rebecca M.
 Shults; William Leon Stephens;
 L. M. Wise, III
 Property: 30.966 acres located on
 Roswell Road in Land Lot 829,
 16th District and Land Lot 16
 1st District, 2nd Section,
 Cobb County, Georgia

Dear Ed:

As you know, this firm represents Cousins MarketCenters, Inc., the Applicant (hereinafter referred to as "Applicant"), and Charles E.

MOORE INGRAM JOHNSON & STEELE

Mr. Ed Thomas
Principal Planner
Zoning Division
Cobb County Community
Development Department

Page Two
September 12, 1997

*2-118 continued
pg #2*

PAGE 9 OF

Arnold; the Estate of Mary Margaret Ficke; Georgia State Directory Co.; Jo K. Frances Fisher; Linda G. Gould; Willie M. Hawkins; James Harold Horne; Dana Malcolm Jones; The Moon Family Partnership; Estate of Sumter S. Powell; Joyce H. Pulver; Gary P. Scott and Jean P. Scott; Rebecca M. Shults; William Leon Stephens; and L. M. Wise, III (hereinafter collectively referred to as "Owners"), in their Application for Rezoning with regard to the above-referenced property. After meeting with planning and zoning staff, meetings with adjoining homeowners and interested homeowner groups, reviewing the staff comments, recommendations, and the uses of surrounding properties, and subsequent to the Planning Commission Hearing, we have been authorized by the Applicant and Owner to submit this revised letter of agreed stipulations which, if the Application for Rezoning is approved, as submitted, shall become a part of the grant of the requested zoning and shall be binding upon the property. This letter shall supersede and replace in full our previous letter to you dated August 29, 1997. The referenced stipulations are as follows:

- (1) The 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 on the subject property.
- (2) Rezoning of the subject property will be from the R-20 and RDR zoning categories to the CRC and LRO zoning categories with reference being made to that certain site plan prepared by Southern Civil Engineers, Inc. dated July 21, 1997, last revised September 9, 1997, with regard to the total acreage of 30.32 acres.
- (3) Applicant proposes a retail center utilizing the village concept with varying store fronts, roof elevations, and features. The front building facades will be a mixture of brick, stone, stucco, and wood. Applicant agrees to use those certain exterior building materials on specific

MOORE INGRAM JOHNSON & STEELE

Mr. Ed Thomas
Principal Planner
Zoning Division
Cobb County Community
Development Department
Page Three
September 12, 1997

*2-1/8 continued
Pg #3*

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buildings as more fully shown and delineated on that certain building elevation plan prepared by Ogram/Ozell Architects, Inc. dated August 28, 1997, and submitted prior to the Planning Commission Hearing.

- (4) The exterior components of the rear of the proposed development shall consist of those certain materials in the location specified on that certain building elevation plan prepared by Ogram/Ozell Architects, Inc. dated August 28, 1997, and submitted prior to the Planning Commission Hearing.
- (5) Applicant shall provide parking for the proposed development at the ratio of no less than 4.5 spaces per 1,000 square feet of building area as such area is determined under and pursuant to the Cobb County Zoning Ordinance.
- (6) Landscaping for the proposed development shall be pursuant to that certain Landscaping Plan prepared by Post Landscape Services, Plan L1.1, dated September 10, 1997, reference being made to said plan for a more particular delineation of location of plantings and species to be planted.
- (7) Applicant agrees to the following system improvements, subject to approval by the Cobb County Department of Transportation and the Georgia Department of Transportation, to mitigate traffic concerns with regard to the proposed development:
 - (a) Applicant shall be responsible for and pay 100 percent of costs associated with the design and installation of a traffic signal at Roswell Road, Heritage Glen Drive, and the development entrance. Included with this traffic signal will be a cross-

MOORE INGRAM JOHNSON & STEELE

Mr. Ed Thomas
Principal Planner
Zoning Division
Cobb County Community
Development Department
Page Four
September 12, 1997

*Z-118 continued
Pg #4*

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- walk system as outlined on the revised site plan together with cross-walk lighting and markings.
- (b) Applicant agrees to the installation of sidewalk, curb and gutter along its entire property frontage from the K-Mart shopping center on the west to East Hampton Subdivision on the east with the sidewalk penetrating from the frontage into the development approximately two hundred (200) feet at the main entrance as shown and delineated on the referenced site plan.
 - (c) Applicant agrees to construct a left-turn lane on Roswell Road entering the westerly most median cut and dual left turns entering the main entrance. At the main entrance to the proposed development, there shall be constructed exiting lanes onto Roswell Road, one left turn only lane, one shared left-through lane, and one right turn only lane.
 - (d) Applicant agrees to the construction of a continuous deceleration/acceleration lane for ingress and egress from Roswell Road into the proposed development from its eastern most property line to the existing Marwell Drive.
 - (e) The existing Marwell Drive will be abandoned by Cobb County. If said right-of-way is abandoned in the area adjacent to the property owned by Dr. Robert I. Heden, then Applicant agrees to provide access to Dr. Robert I. Heden to Roswell Road.
 - (f) Applicant will propose no U-turn signs at the median cuts located in front of the property and will vigorously encourage Cobb County and State of Georgia DOT approval.

MOORE INGRAM JOHNSON & STEELE

Mr. Ed Thomas
Principal Planner
Zoning Division
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Page Five
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*2-1/8
continued
pg #5*

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- (g) Applicant agrees to vigorously encourage Cobb County to complete construction of sidewalks on the southerly side of Roswell Road within the same time frame as construction of the proposed development.

- (8) Applicant agrees with regard to Heritage Glen Subdivision to provide supplemental landscaping upon the property of Heritage Glen along its frontage with Roswell Road, as per the referenced landscaping plan.

- (9) Parking area lighting will be at a maximum height of thirty (30) feet, be environmentally sensitive, low level, shoe-box luminaries so as to prevent light from penetrating outside Applicant's property.

- (10) Applicant agrees to comply, install, and construct lighting pursuant to a Site Plan-Lighting prepared by Ogram/Ozell Architects, Inc., dated August 28, 1997, as to type, color, and approximate location.

- (11) With regard to the property adjacent to Ivywood located on Applicant's northwest property line, Applicant agrees to the following:
 - (a) An undisturbed and planted buffer fifty (50) feet in width located immediately adjacent to Ivywood Subdivision, said buffer to be undisturbed where there is existing vegetation and planted where such vegetation is non-existent.

 - (b) Applicant agrees to construct and install an eight (8) foot solid, treated wooden fence on Applicant's side of the buffer referenced in subparagraph 11(a) above.

MOORE INGRAM JOHNSON & STEELE

Mr. Ed Thomas
Principal Planner
Zoning Division
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Page Six
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*2-118
Continued
Pg #6*

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- (c) Applicant agrees to a landscape buffer of fifty (50) feet in width measured from the rear of the buffer referenced in subparagraph 11(a) above and toward the Applicant's property. Said buffer to be penetrated, as shown and reflected on the referenced site plan, by the proposed detention facilities.
 - (d) Applicant agrees to install landscaping pursuant to that certain landscape plan prepared by Post Landscape Services and referenced herein.
 - (e) Applicant agrees to remove all debris, junk, diseased, unsound, or fallen trees within the buffer area prior to opening. Applicant's arborist shall approve any tree removal. Applicant also agrees to remove the existing "cow fence."
 - (f) The plantings herein referenced shall be irrigated in the landscape buffer and shall be installed following grading on the site.
 - (g) The provisions of this paragraph may be altered or otherwise changed by written agreement entered into between Applicant and a representative of Ivywood Subdivision.
- (12) With regard to East Hampton Subdivision located along Applicant's easterly property boundary, Applicant agrees to the following:
- (a) Applicant shall continue the existing solid wooden fence, six (6) feet in height, along Applicant's property line, from its current termination point across the Georgia Power Company easement, to the point of intersection with the fence proposed for

MOORE INGRAM JOHNSON & STEELE

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Page Seven
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continued
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Ivywood Subdivision hereinabove referenced. If Georgia Power Company does not permit the fence across the easement, then the fence will continue on the westerly side of the easement to the intersection with Ivywood Subdivision fence.

- (b) Applicant agrees to install landscaping adjacent to the rear of its proposed development on its easterly side facing East Hampton Subdivision pursuant to that certain landscape plan, being landscape plan L1.1 dated September 10, 1997, and presented prior to the public hearing before the Planning Commission.
- (c) The plantings herein referenced shall be irrigated and installed at the commencement of construction of the proposed development.
- (13) Applicant agrees to comply with all Cobb County Zoning Code requirements as to height limitations for the proposed development.
- (14) Applicant agrees that if it has not commenced development of the proposed center within eighteen (18) months of zoning approval by the Board of Commissioners, for each respective property shall revert to the pre-existing categories of R-20 and RDR; and these stipulations shall automatically become null and void.
- (15) Entrance signage for the proposed development shall be ground-based, monument style signage as shown and delineated on that certain signage elevation plan prepared by Ogram/Ozell Architects, Inc. dated August 28, 1997, and submitted prior to the Planning Commission Hearing. Such signage shall be internally illuminated or "up lit" and shall contain no flashing sign components.

MOORE INGRAM JOHNSON & STEELE

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Development Department
Page Eight
September 12, 1997

*2-118
continued
pg #8*

The proposed development shall have no roof signs, no billboards, and no exterior temporary signs excepting only grand opening signage, leasing signage, and signage indicating the coming development.

- (16) Applicant warrants the survival of all plantings for a period of twenty-four (24) months after completion of development and agrees to replace any damaged or diseased plantings within twenty-four (24) months of the opening of the proposed center.
- (17) Dumpsters shall be placed in locations with screening by berms, landscaping, or walls with a locking gate. Dumpsters shall have rubber lids and bumpers to minimize noise during emptying. Dumpsters shall be emptied Monday through Saturday from 8:00 a.m. to 9:00 p.m. and Sunday from 11:00 a.m. to 9:00 p.m.
- (18) Deliveries to the center shall take place Monday through Saturday from 7:00 a.m. to 10:00 p.m. and Sunday from 11:00 a.m. to 9:00 p.m.
- (19) Parking lot cleaning mechanical equipment shall be restricted to hours Monday through Saturday from 7:00 a.m. to 10:00 p.m. and Sunday 11:00 a.m. to 9:00 p.m.
- (20) The following uses shall be prohibited from the proposed development:
 - (a) Video arcades as a primary use;
 - (b) Adult bookstores as a primary use;
 - (c) Automotive sales, repair, and/or service facilities;

MOORE INGRAM JOHNSON & STEELE

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Page Nine
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CONTINUED
pg # 9

- (d) Free-standing fast food restaurants;
 - (e) Movie theaters;
 - (f) Cellular or communication towers, monopoles, or antennas of any type, except for use of tenants, with a maximum height of six (6) feet and screened to the fullest extent possible while at the same time permitting the intended function;
 - (g) Amplified live outdoor entertainment;
 - (h) Packaged sale of alcoholic beverages as a primary use; excepting a specialty store specializing in the sale of wine; and
 - (i) Gas station.
- (21) All HVAC systems shall be located on the roof and shall be screened with appropriate screening to reduce visibility to the fullest extent reasonably possible.
- (22) All exhaust from restaurant facilities shall be filtered to minimize grease and odors.
- (23) There shall be no outside paging systems, phone bells, or loudspeakers; excepting only low decibel outdoor music systems in outside seating areas.
- (24) Applicant shall construct stormwater management facilities to control silt and water flow to surrounding communities pursuant to the recommendations of that certain hydrology study prepared by Southern Civil Engineers, Inc. dated August 11, 1997, subject to approval by the Cobb County Stormwater Control Division

MOORE INGRAM JOHNSON & STEELE

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Mr. Ed Thomas
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Continued
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and local, state, and federal regulations dealing therewith.

- (25) All detention areas shall be fenced and landscaped.
- (26) Applicant agrees to design and adhere to best practices in the construction of its detention areas with such design and installation based upon a 100 year stormwater flood design.
- (27) No individual tenant space shall exceed a maximum of 35,000 square feet.
- (28) Applicant agrees to maintain a daily security presence for the proposed development.
- (29) There shall be no additional free standing out parcel buildings along the Roswell Road (State Highway 120) frontage other than as shown and reflected on the referenced site plan. With regard to the free standing out parcel building located on the easterly side of the proposed development, Applicant agrees that the uses employed therefor shall not include a restaurant or eating establishment.
- (30) Applicant agrees that the center may only be open for business to the public during the following hours:
Monday through Sunday from 7:00 a.m. to 12:00 midnight.

Restaurants may be open for business to the public Monday through Sunday from 6:00 a.m. to 12:00 midnight.
- (31) Applicant agrees that there shall be no outside storage facilities as such term is used and defined in the Cobb County Zoning Ordinance.

MOORE INGRAM JOHNSON & STEELE

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Page Eleven
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CONTINUED
Pg. #11

- (32) Applicant agrees that that area contained within the Georgia Power Company easement along Applicant's easterly property line and being one hundred fifty (150) feet in width shall be zoned to the category of LRO, excepting that Applicant may use said property for paving, parking, lighting, fencing, grading, utilities, curb, and planting. There shall be no setbacks and no buffers as measured from said LRO category to the proposed development.
- (33) Applicant agrees that should it acquire the property currently owned by Dr. Robert I. Heden, the same use restrictions as set forth in paragraph 20 above shall apply to this parcel.
- (34) The only two-story elements of the proposed development shall be in the center and rear portion of the subject property.
- (35) The proposed development is pedestrian friendly in that it proposes and will include at least five (5) pedestrian walkways between the proposed center buildings and the buildings around it through the proposed parking areas. These pedestrian ways shall be raised and consist of brick pavers and landscaping. Additionally, Applicant shall provide transit capabilities for service to the proposed center consisting of a transit stop with covered, landscaped, waiting area in a location along Roswell Road (State Highway 120) as agreed upon between Applicant and the Cobb County Community Transit.
- (36) There shall be a maximum density of 255,000 square feet.
- (37) Should Applicant desire to make any material change or alteration to the exteriors of the proposed buildings from that stipulated in paragraphs 3 and 4 hereof, or to

MOORE INGRAM JOHNSON & STEELE

Mr. Ed Thomas
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September 12, 1997

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PS # 12
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the landscaping for the proposed development as stipulated in paragraph 6 hereof, such material change or alteration shall be approved by an Architectural Control Committee ("ACC") by simple majority vote of said Committee. The ACC shall have jurisdiction and authority only with regard to the provisions of this paragraph. Said Committee shall be comprised of the following individuals:

- (a) One representative of the Applicant;
- (b) One representative from the Applicant's architectural firm or landscape firm;
- (c) One representative of the Zoning Division of the Cobb County Community Development Department;
- (d) One representative from the East Cobb Civic Association; and
- (e) One representative to be selected by the adjacent subdivisions of Ivywood, East Hampton, Heritage Glen, and Villa Chase.

It is believed that the requested rezoning, pursuant to the stipulations contained herein, is an appropriate use of the subject property while taking into consideration the properties and owners thereof surrounding and in the immediate vicinity of the proposed development and will further provide an enhancement to the subject property and will allow for the utilization of the property in a manner suitable with the recent growth of the surrounding area. Thank you for your consideration of this request.

MOORE INGRAM JOHNSON & STEELE

Mr. Ed Thomas
Principal Planner
Zoning Division
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Page Thirteen
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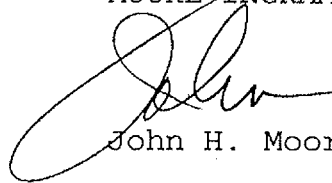
*2-118 continued
Pg #13*

20

With kindest regards, I remain

Very truly yours,

MOORE INGRAM JOHNSON & STEELE, LLC



John H. Moore

JHM:cc

- c: Cobb County Board of Commissioners:
 - William J. Byrne, Chairman
 - William A. Cooper
 - George Woody Thompson, Jr.
 - Joe L. Thompson
 - Gordon J. Wysong

Mr. Samuel S. Olens
(Telefax Transmission
To (404) 525-0077)

Ms. Brenda L. Dunn
Heritage Glen Subdivision
(Telefax Transmission
To (770) 857-2041)

Mr. Richard Pulido
East Hampton Subdivision
(Telefax Transmission
To (770) 392-0944)

Mr. Rob Kviklys
Ivywood Subdivision
(Telefax Transmission
To (770) 423-2509)

MOORE INGRAM JOHNSON & STEELE

Mr. Ed Thomas
Principal Planner
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continued
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c: Mr. Will Flatt
Ivywood Subdivision
(Telefax Transmission
To (770) 509-1444)

Mr. Scott Coleman
John Wieland Homes, Inc.
(Telefax Transmission
To (404) 303-6250)

ORIGINAL DATE OF APPLICATION: 09-16-97APPLICANTS NAME: COUSINS NEWMARKET CENTERS

THE FOLLOWING REPRESENTS THE FINAL DECISIONS OF THE
COBB COUNTY BOARD OF COMMISSIONERS

BOC DECISION OF 05-18-04 ZONING HEARING:

**OTHER BUSINESS ITEM #3 – TO CONSIDER AMENDING THE SITE PLAN
AND STIPULATIONS REGARDING Z-118 (COUSINS NEWMARKET
CENTERS) OF SEPTEMBER 16, 1997**

To consider amending the site plan and stipulations regarding Z-118 (Cousins NewMarket Centers) of September 16, 1997, for property on the north side of Roswell Road, east of Johnson Ferry Road in Land Lot 829 of the 16th District and Land Lot 16 of the 1st District.

Mr. Mark Danneman, Zoning Division Manager, provided information regarding request to amend site plan and stipulations. Following presentation and discussion, the following motion was made

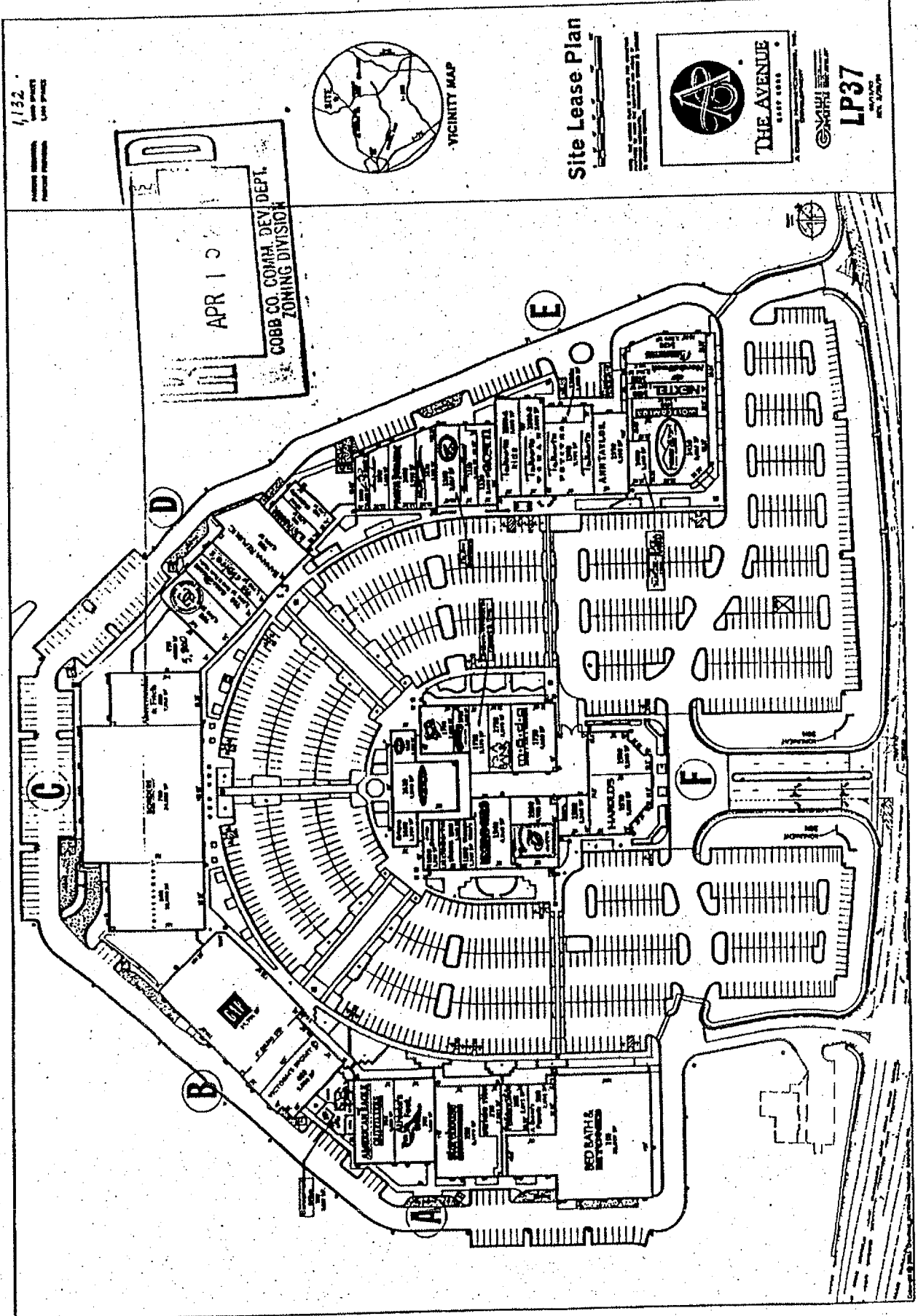
MOTION: Motion by Lee, second by Olens, to approve a site plan and stipulations regarding Z-118 (Cousins NewMarket Centers) of September 16, 1997, for property on the north side of Roswell Road, east of Johnson Ferry Road in Land Lot 829 of the 16th District and Land Lot 16 of the 1st District subject to:

- **site plan received in the Zoning Division on April 15, 2004, which eliminates the amphitheater area, adds 5,800 square feet of retail space, and relocates the ATM facility (copy attached and made a part of these minutes)**
- **all previously approved conditions/stipulations to remain in full force and effect**

VOTE: **ADOPTED** unanimously

Min. Bl. 27
Petition No. 2-118
Doc. Type Site Plan

Meeting Date 3/18/04



MINUTES OF ZONING HEARING
COUNTY BOARD OF COMMISSIONERS
AUGUST 15, 2017
PAGE 7

CONSENT AGENDA (CONT.)

LUP-15 PHILIP IVESTER (CONT.)

1. Land use permit expires upon issuance of Letter of Completion or 12 months, whichever occurs first
2. Fire Department comments and recommendations
3. Water and Sewer Division comments and recommendations
4. Stormwater Management Division comments and recommendations
5. Department of Transportation comments and recommendations

O.B. 29 To consider approving the site plan for JM Williams Contractors regarding rezoning application Z-65 (Cherokee Hyundai of Kennesaw) of 2013, for property located on the east side of Barrett Lakes Boulevard, on the west side of I-75, south of Big Shanty Road in Land Lots 504, 505 and 506 of the 16th District (2878 Barrett Lakes Boulevard).

To approve O.B. 29, subject to:

1. Site plan received by the Zoning Division on July 11, 2017, with the District Commissioner approving minor modifications (attached and made a part of these minutes)
2. Stormwater Management Division comments and recommendations
3. All previous stipulations and conditions, *not otherwise in conflict*, to remain in effect

O.B. 30 To consider amending the site plan for Poag Shopping Centers, LLC regarding rezoning application Z-118 (Cousins Market Centers) of 1997, for property located on the north side of Roswell Road and on the north and east sides of Marwell Drive in Land Lot 16 of the 1st District and Land Lot 829 of the 16th District (4475 Roswell Road).

To approve O.B. 30, subject to:

1. Final site plan to be approved by the District Commissioner
2. Elevations presented at this hearing (attached and made a part of these minutes)
3. Parking study by Kimley Horn dated August 1, 2017 (attached and made a part of these minutes)
4. All previous stipulations and conditions, *not otherwise in conflict*, to remain in effect

PROMENADE

- Enhanced landscaping w/ raised curb
- FF&E upgrades
- New accent hardscape & defined seating areas
- Upgraded water feature
- Redesign architectural towers as light icons
- *Site walls that act as storefront barriers to be removed throughout

- Shaded soft seating areas & umbrellas
- Casual elegance & comfort
- public art focal point

LINEAR GARDEN COURT

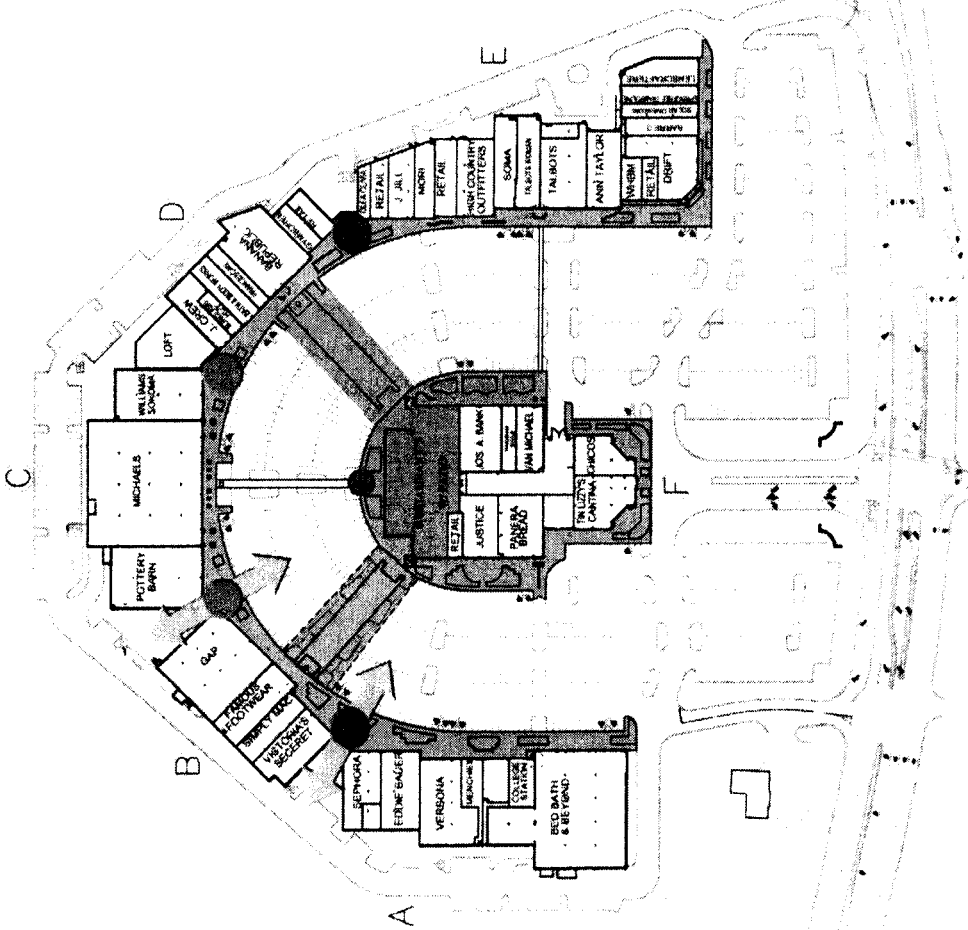
- Strengthen pedestrian connectivity
- Outdoor dining amenities & food kiosk
- Fire pit feature w/ lounge seating
- Enhanced landscaping & natural shade
- Charming & intimate

PASEOS

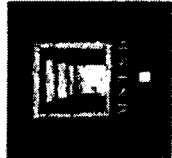
- Pedestrian access to rear parking
- Entry arbor & enhanced landscaping

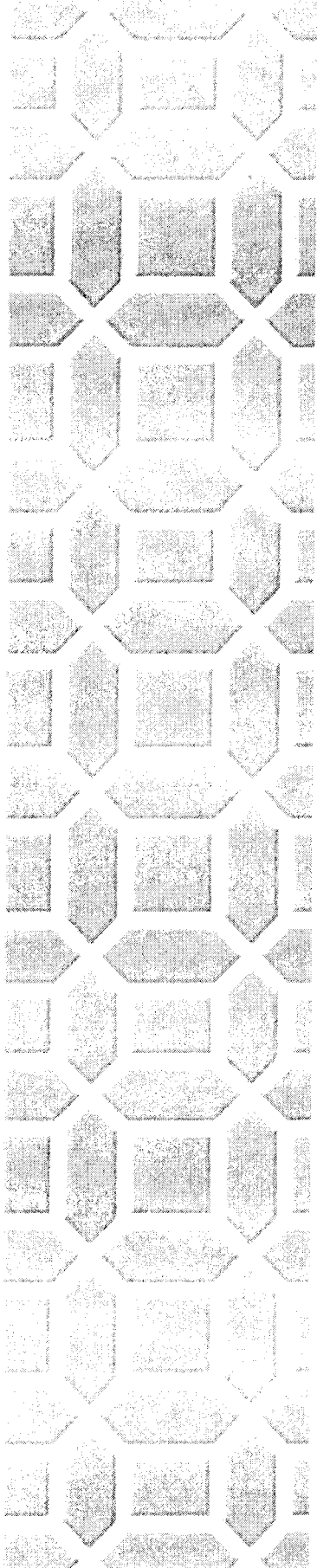
- Seating vignettes
- Soft seating with shade

- Fountain
- Renovation 1



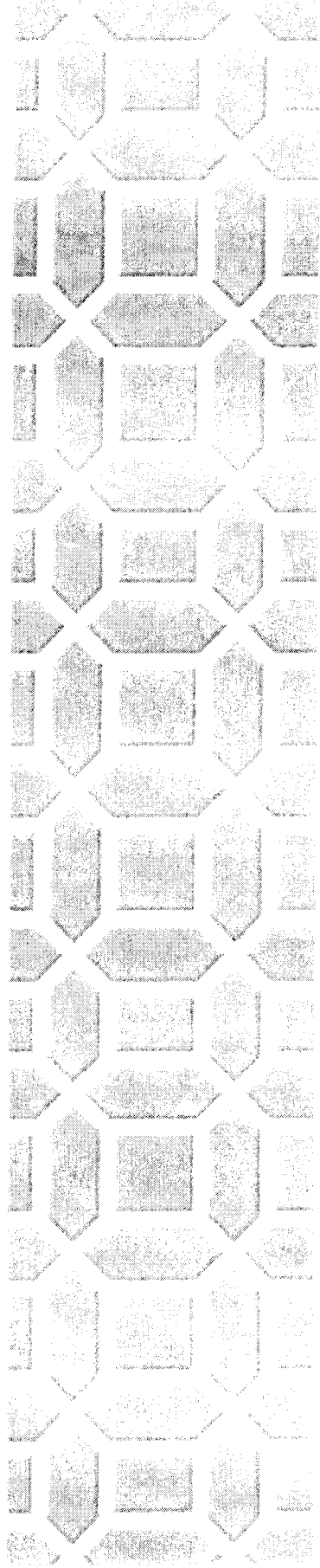
THE AVENUE EAST COBB - Concept Plan
MARCH 7, 2017





The Avenue East Cobb - Design Concept

August 8, 2017



Min. Pk. 8A Petition No. 0.8.30
Doc. Type Elevations
Meeting Date 8-15-17

PROMENADE

- Enhanced landscaping w/ raised curb FF&E upgrades
- New accent hardscape & defined seating areas
- Upgraded water feature
- Redesign architectural towers as light icons
- *Site walls that act as storefront barriers to be removed throughout

- Shaded soft seating areas & umbrellas
- Casual elegance & comfort
- public art focal point

LINEAR GARDEN COURT

- Strengthen pedestrian connectivity
- Outdoor dining amenities & food kiosk
- Fire pit feature w/ lounge seating
- Enhanced landscaping & natural shade
- Charming & intimate

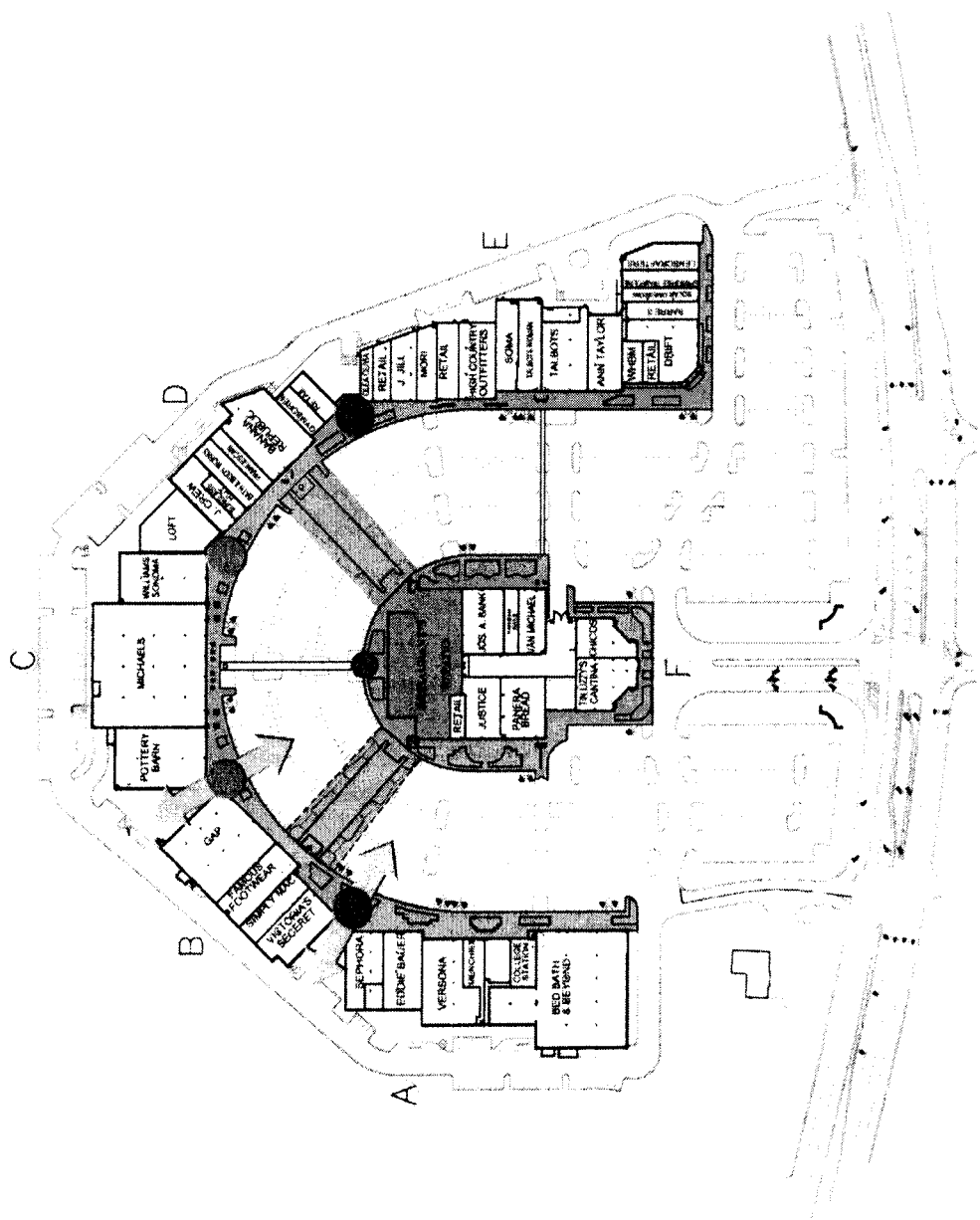
PASEOS

- Pedestrian access to rear parking
- Entry arbor & enhanced landscaping

SEATING AREA

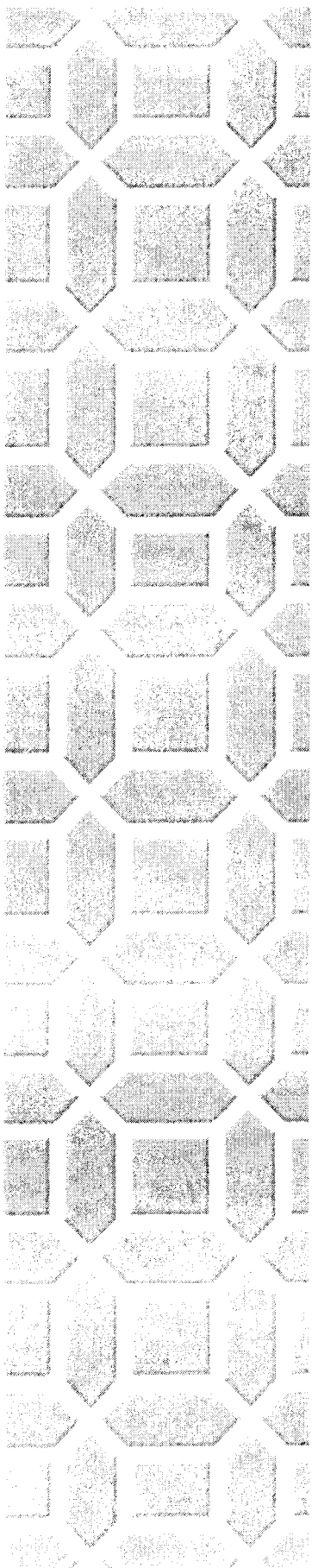
- Seating vignettes
- Soft seating with shade

- Fountain Renovatio 1



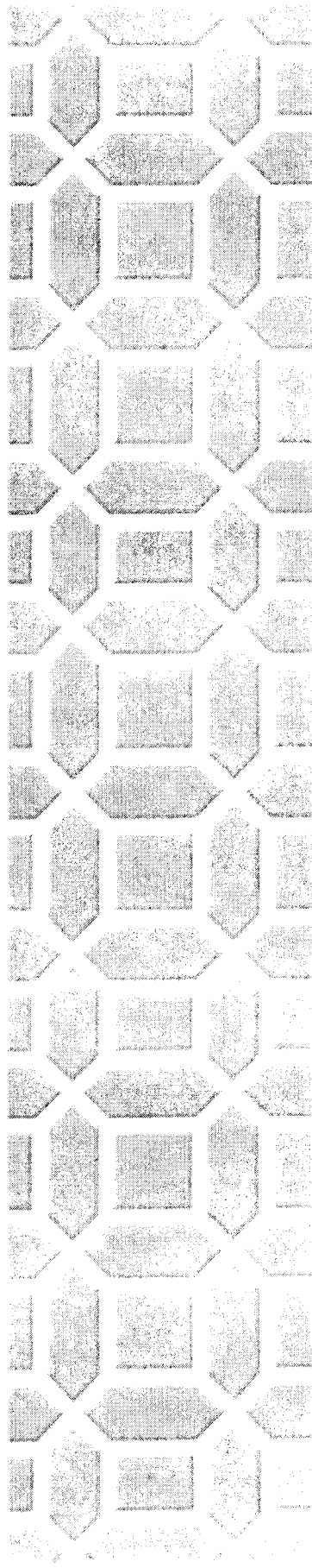
THE AVENUE EAST CORB - Concept Plan
 MARCH 7, 2017





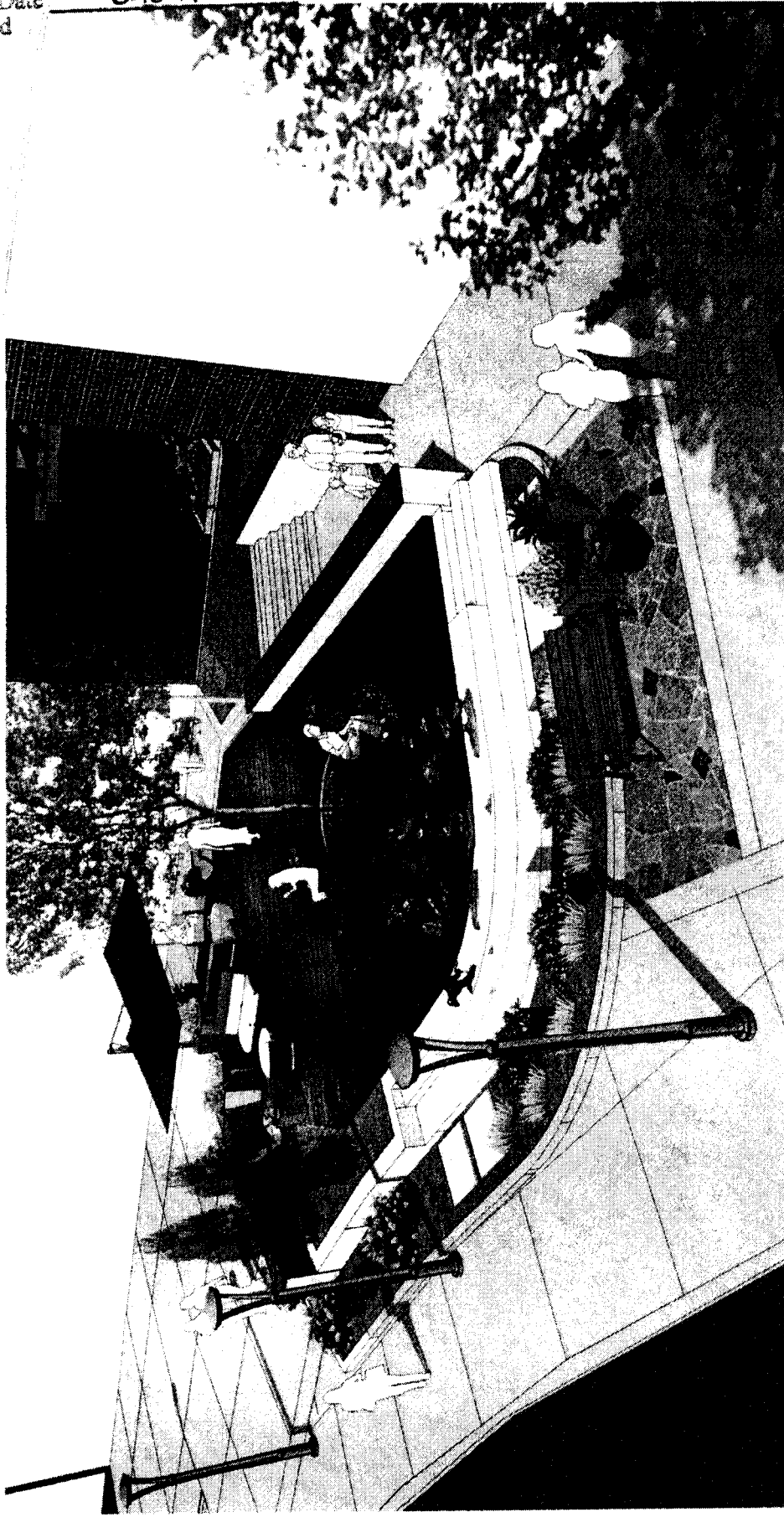
The Avenue East Cobb - Design Concept

August 8, 2017



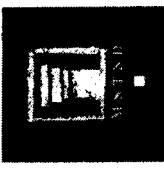
Min. Bk. 82 Petition No. 0.8.30
Doc. Type Elevations
Meeting Date 8-15-17

Petition No. 0.B.30
Meeting Date 8-15-17
Continued



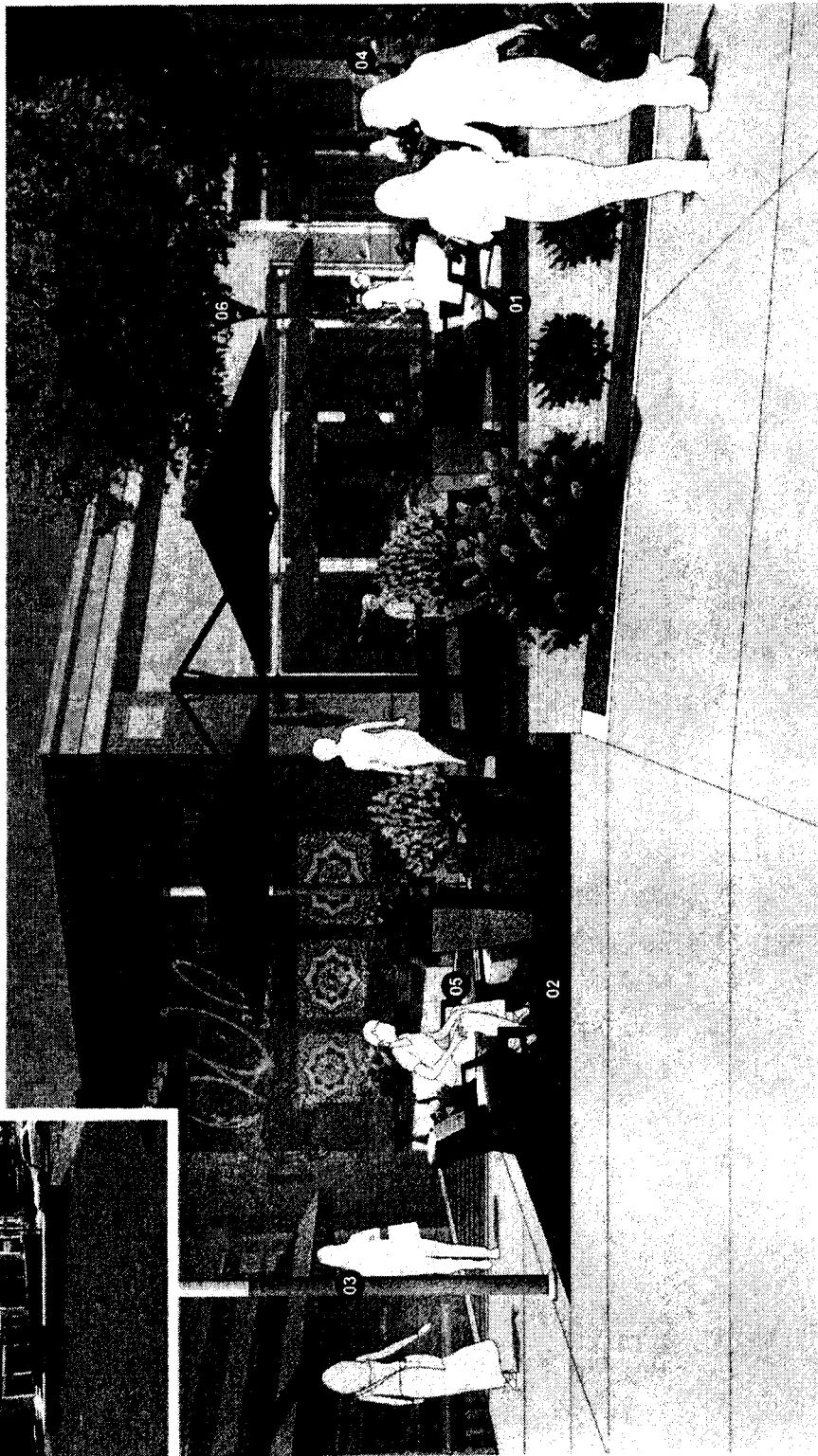
THE AVENUE EAST COBB - AT ALCOVG

AOAG Shopping Centers
Small Details + Big Experiences



Petition No. 0. B. 30
 Meeting Date 6-15-17
 Continued

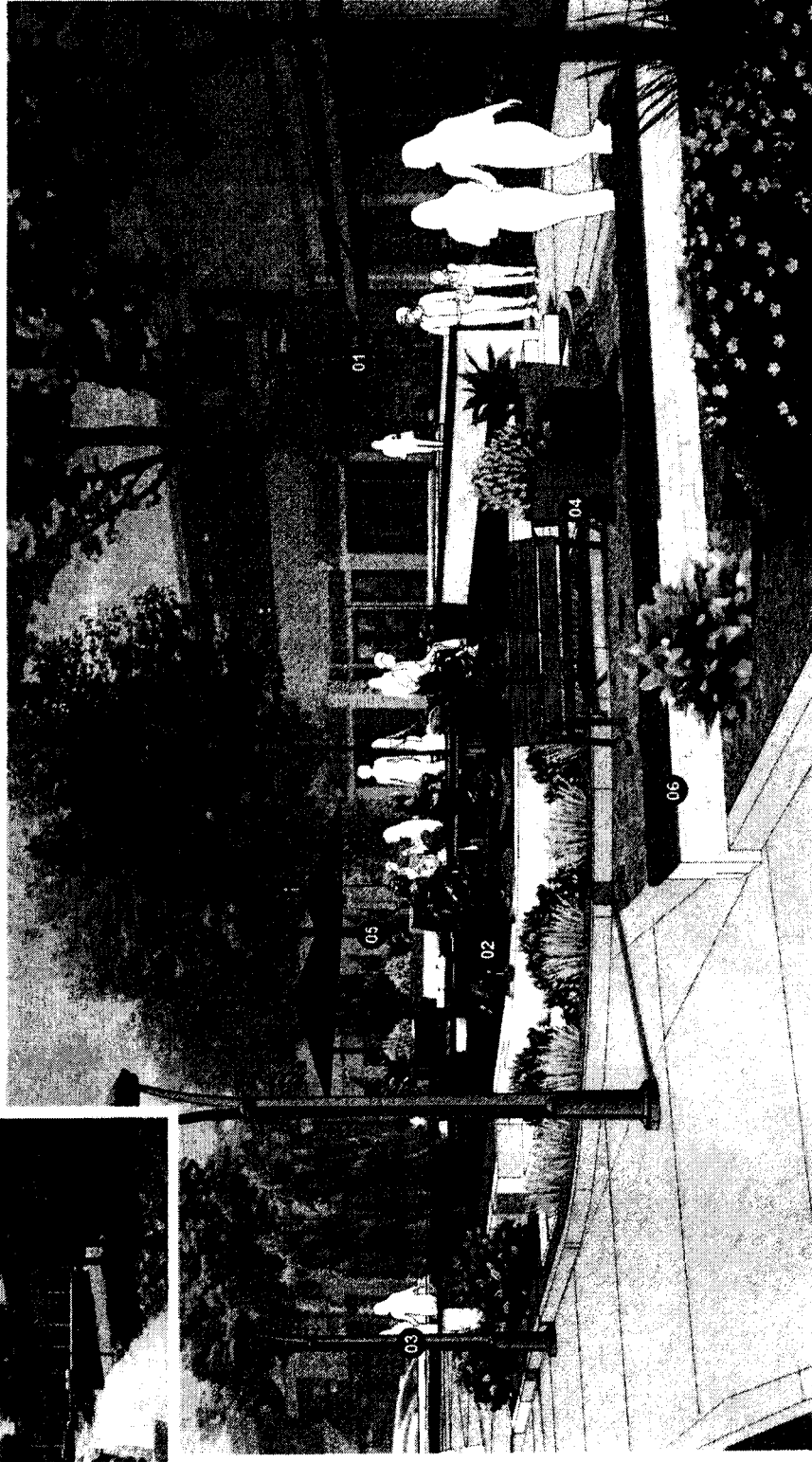
- 01. New Seating Walls w/ Repurposed Painted Brick.
- 02. Alternative Wood Decking.
- 03. New Accent Pole Lights.
- 04. Relocate Existing Public Art Sculptures.
- 05. Soft Seating Grouping w/ Cantilevered Umbrella Shade.
- 06. Existing Shade from 1st Seating Feature.



THE AVENUE EAST COBB - AN ALCOVE

IOAG Shopping Centers
 Small Details | Big Experiences



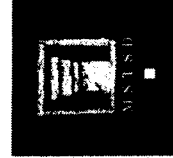


- 01. Wall Mounted Green Screen Cable Trellis.
- 02. Alternative Wood Decking.
- 03. New Festestican Pole Lights.
- 04. Upgrade Decorative Pots and Benches.
- 05. Soft Seating Grouping w/ Canilevered Umbrella Shade
- 06. New Seating Walls w/ Repurposed Painted Brick.



OAG | Shipping Centers
Small Details | Big Experiences

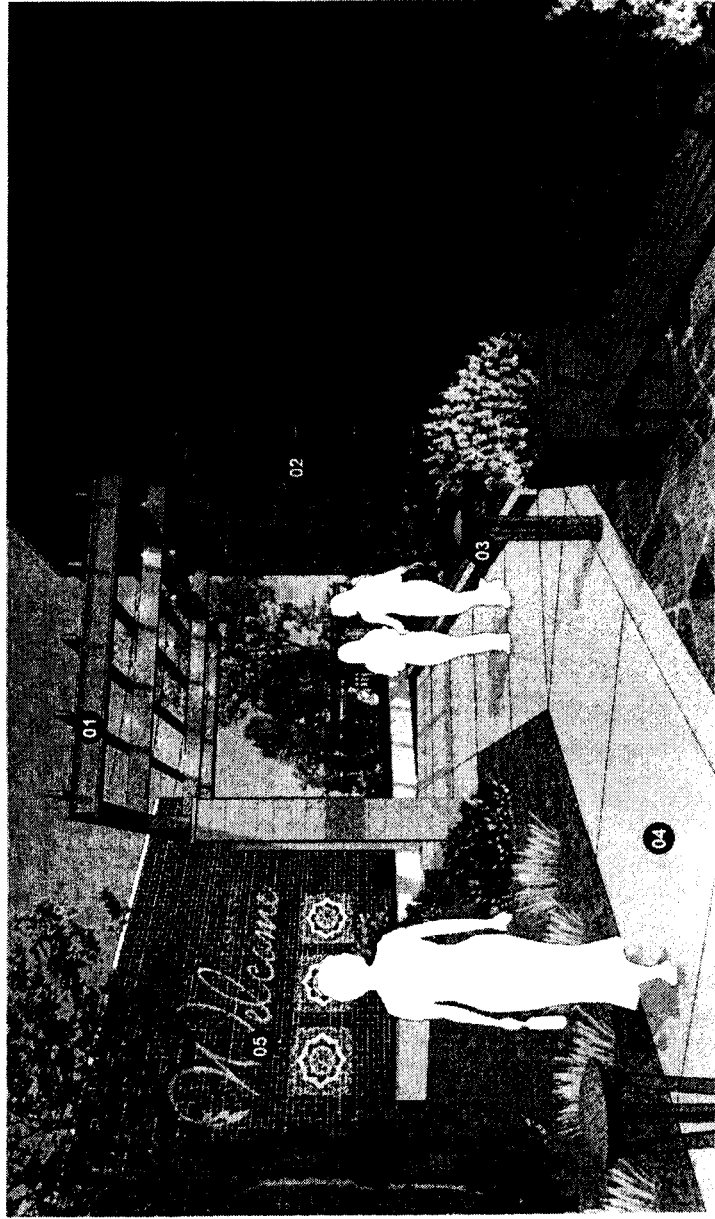
THE AVENUE EAST COBB - Art Alcove



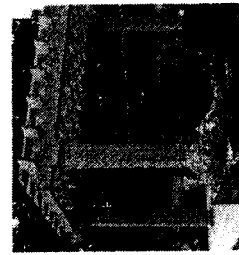
Revision No.
Meeting Date
Committee

0. B. 30
8-15-17

Position No. 0.B.30
 Meeting Date 8-15-17
 continued

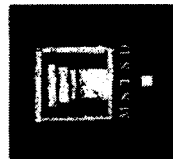


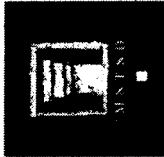
- 01. Entry Trellis w/ String Lights
- 02. Wall Mounted Green Screens & Cable Trellis
- 03. Enhanced Landscaping w/ Raised Curb
- 04. New Curb Ramp and Sidewalk Pavers - Durable Existing Screen Wall.
- 05. Public Art Wall Mural



THE AVENUE EAST COBB - Paseo

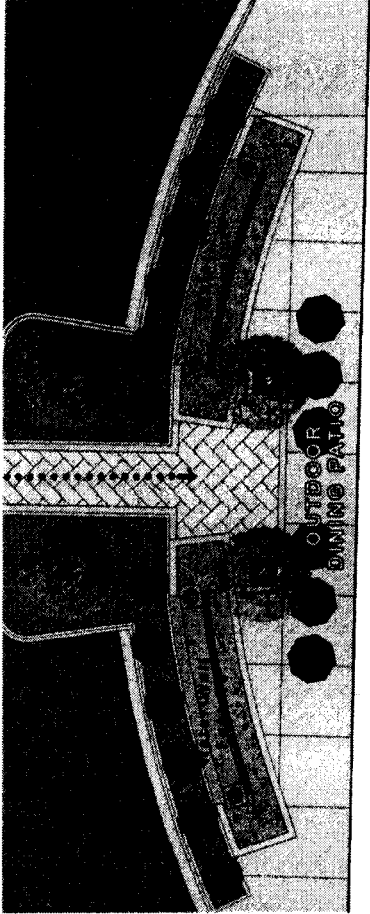
DOAG Shopping Centers
 Small Details | Big Experiences





POAG Shopping Centers
Small Details | Big Experience(s)

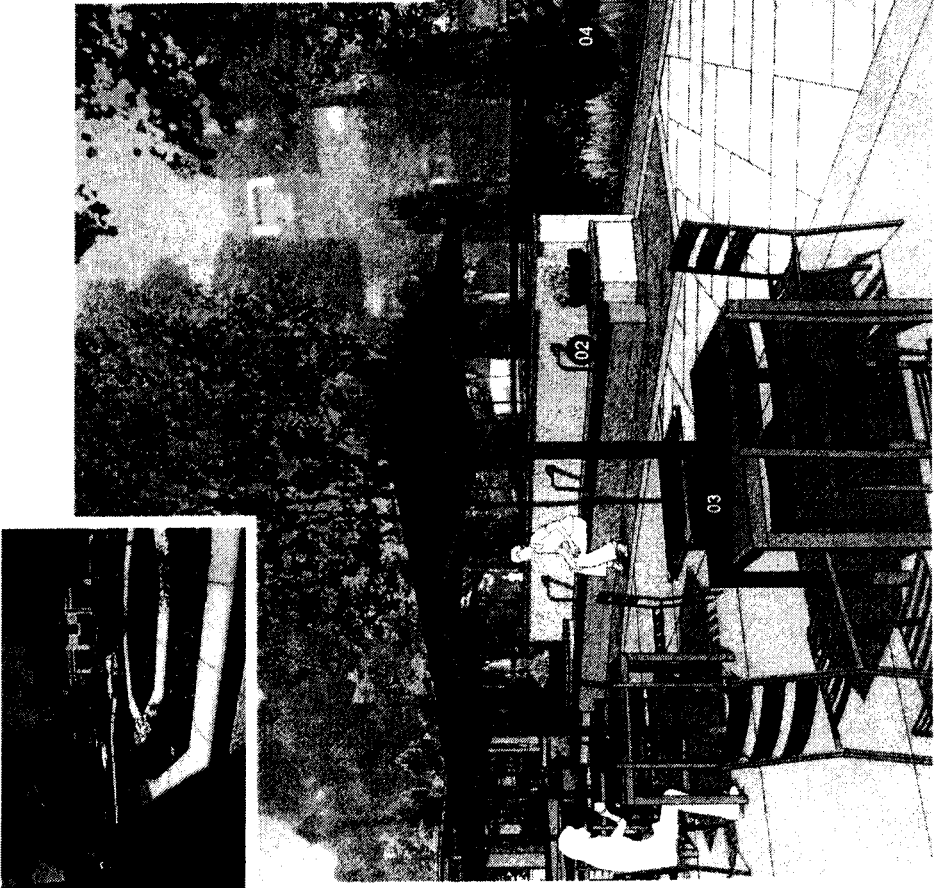
THE AVENUE EAST COBB - Promenade (Fountain)

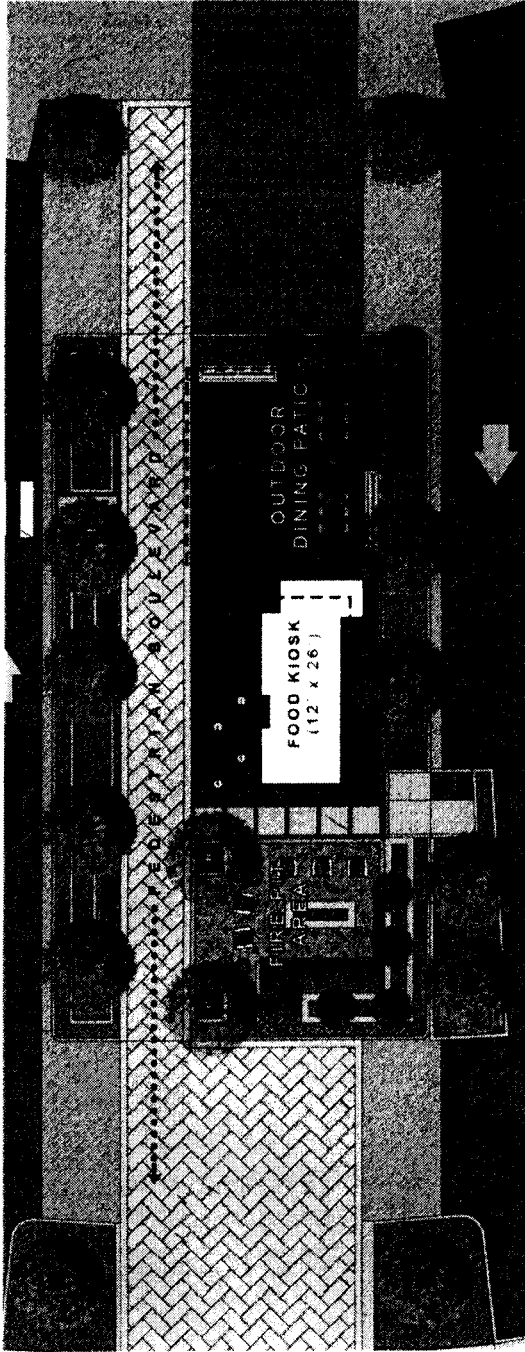


Proposed Restaurant Tenants

PLAN - FOUNTAIN
SCALE: 1" = 15'-0"

- 01. New Integral Colored Concrete w/ Decorative Score Pattern
- 02. New Water Wall Feature
- 03. New Outdoor Restaurant Patio Furnishings
- 04. Enhanced Landscaping w/ Raised Curb
- 05. New Shade Trees w/ Decorative Grate





PLAN - LINEAR GARDEN COURT
 SCALE: 1" = 16'-0"

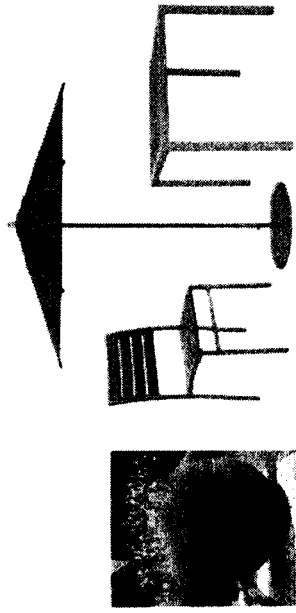
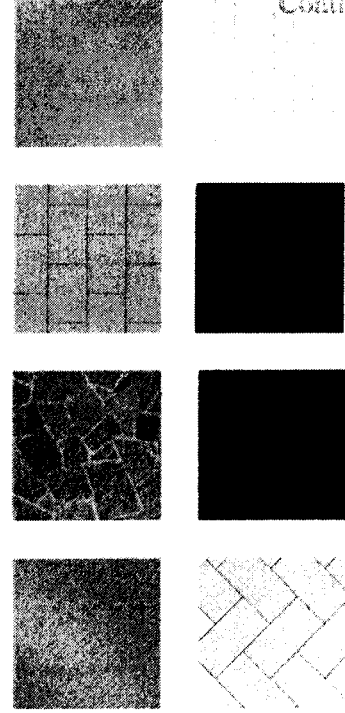
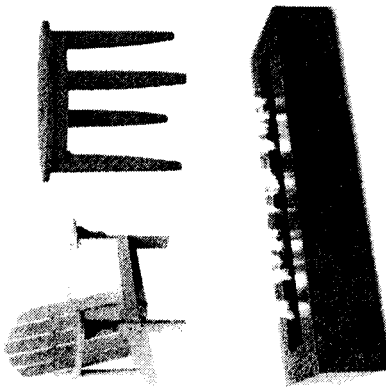
LINEAR GARDEN COURT

Description:

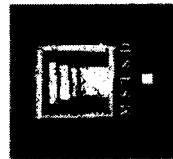
- Intimate | Charming
- Modern Garden | Tranquil
- Historical Significance | Educational
- Garden Art | Natural Shade

Program:

- Outdoor Dining Furnishings
- Fire Pit & Lounge Seating
- Food Kiosk
- Modern Garden Artwork



THE AVENUE EAST COBB - Linear Garden Court

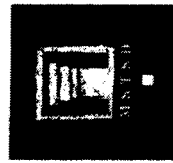


Petition No. 0.8.30
Issuing Date 8-15-17
Circuit Court

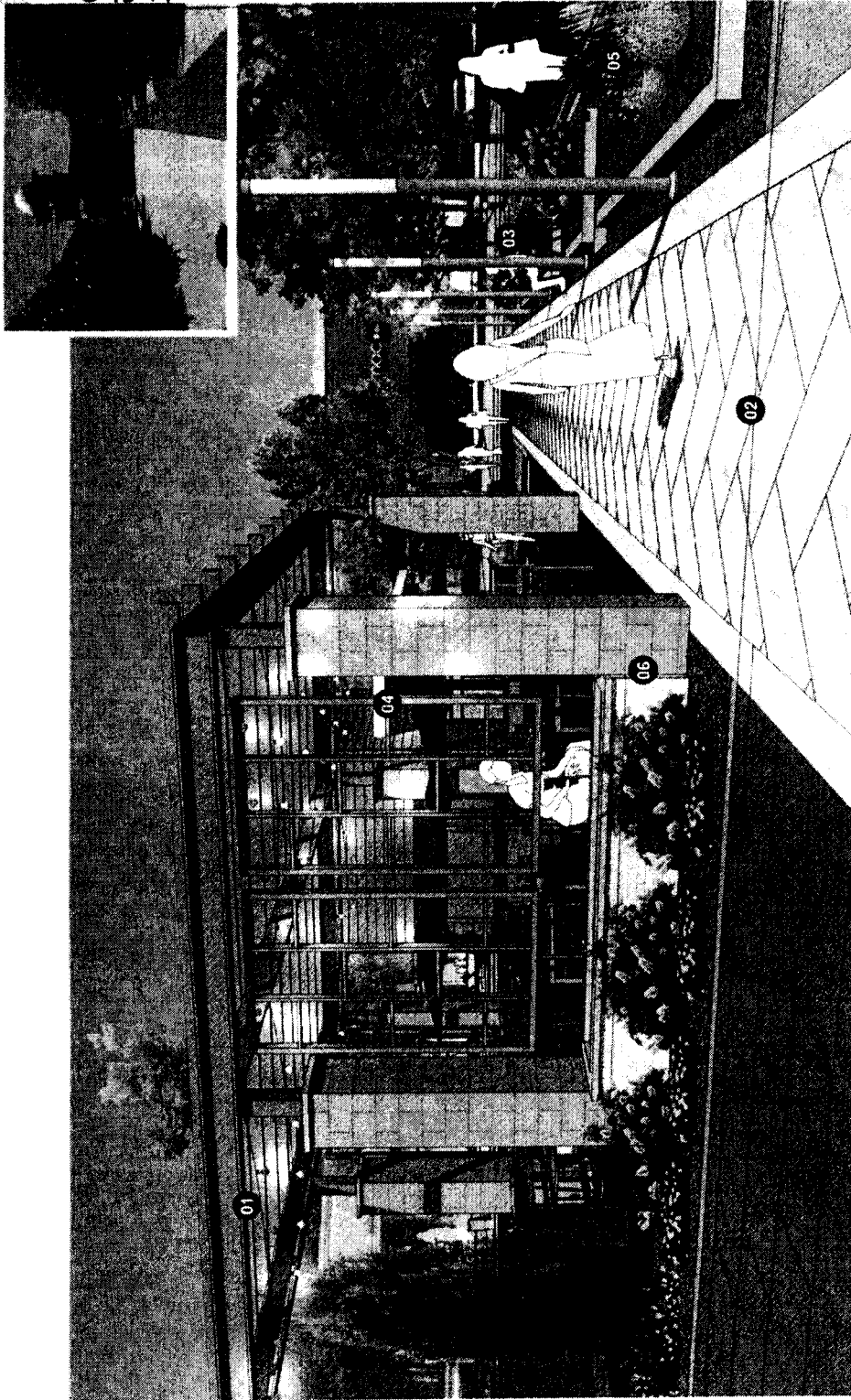


THE AVENUE EAST COBB - Linear Garden Court

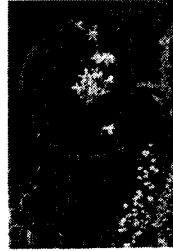
IOAG Shopping Centers
Small Details | Big Experience(s)



Pathway No. 0, B. 30
 Boring Drive 8-15-17
 7-10-2000

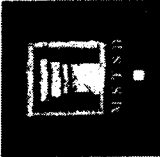


- 01. Modern Garden Trellis w/ Arch Brick Clad Columns and String Lights.
- 02. New Integral Colored Concrete w/ Decorative Score Pattern.
- 03. Wood Bench Seating.
- 04. Decorative Metal Screen.
- 05. Garden Art Globes.
- 06. Raised Planter Bed w/ Repurposed Painted Brick Veneer.



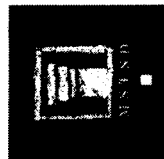
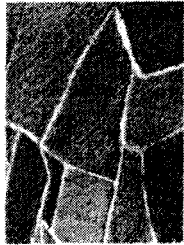
THE AVENUE EAST COBB - Linear Garden Court

OAG Shopping Centers
 Small Details | Big Experience(s)

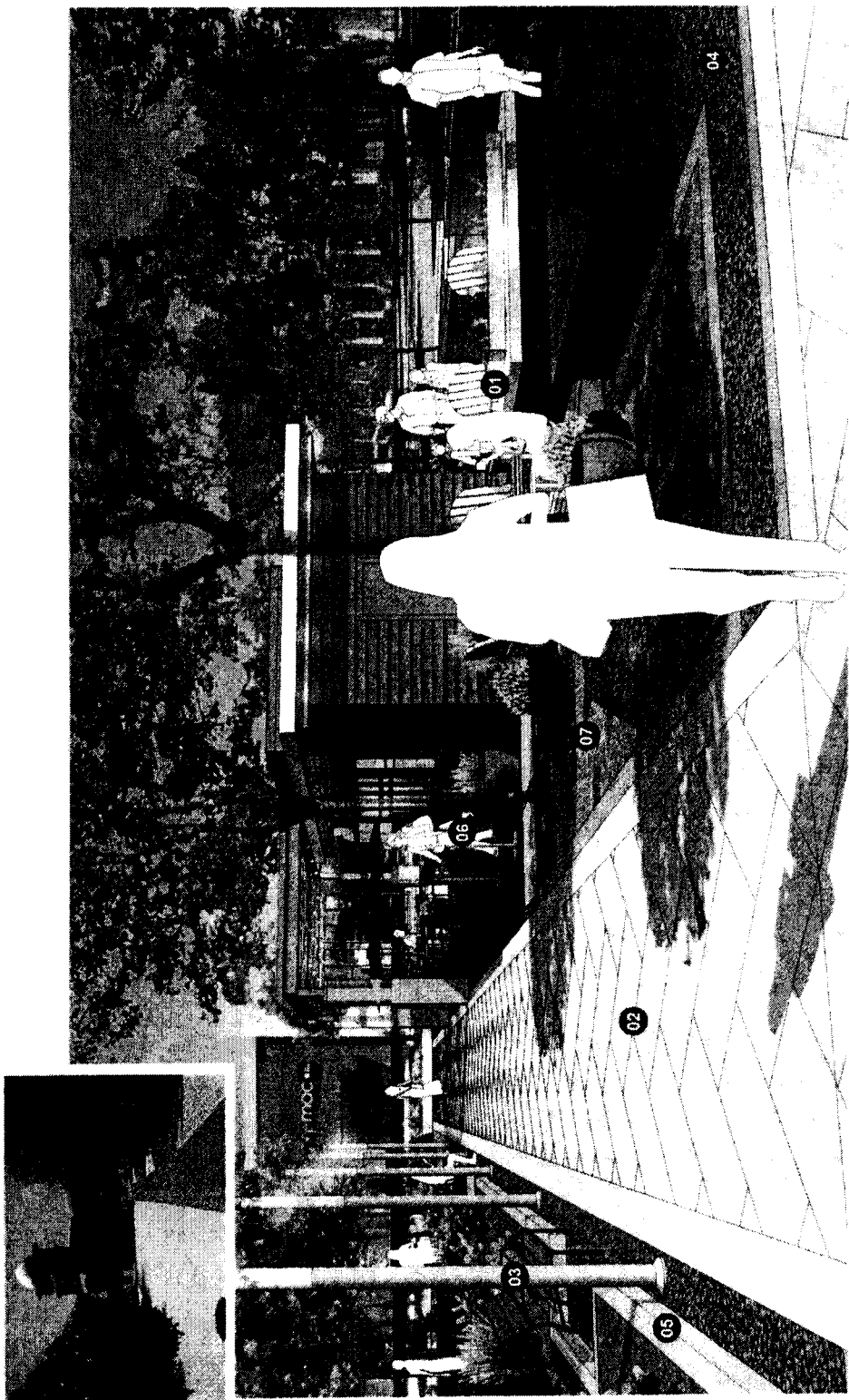


Petition No. 0.8.30
Meeting Date 0-15-17
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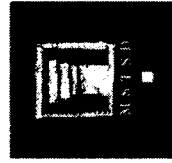
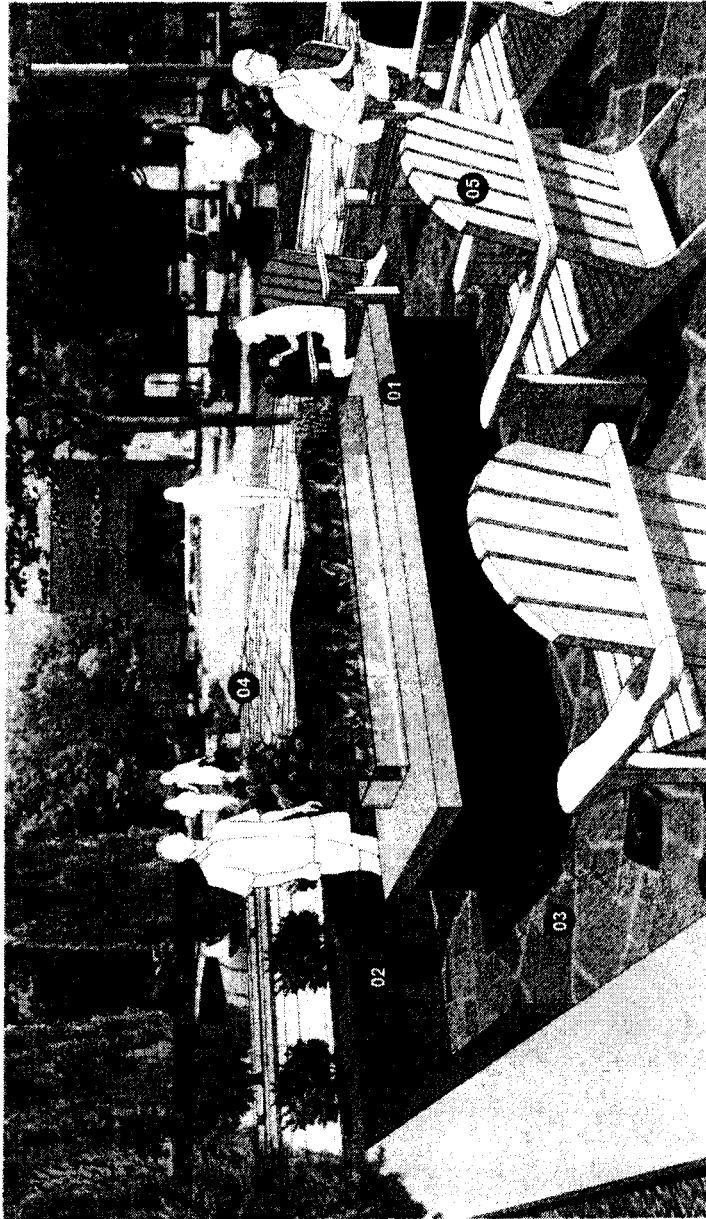
- 01. Fire Pit w/ Lounge Seating.
- 02. New Integral Colored Concrete w/ Decorative Score Pattern.
- 03. New Accent Pole Lights.
- 04. Architectural Loose Stone Paving.
- 05. Enhanced Landscaping w/ Raised Curb.
- 06. Food Kiosk w/ Alternative Wood Decking.
- 07. Flagstone Pavers.



IOAG Shopping Centers
Small Details | Big Experience

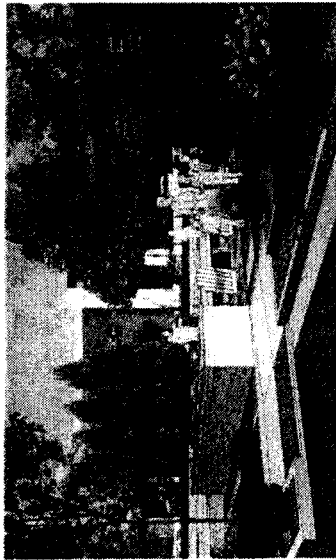


THE AVENUE EAST COBB - Linear Garden Court



OAG Shopping Centers
 Small Details | Big Experiences!

THE AVENUE EAST COBB - Linear Garden Court



- 01. Glass Fire Pit
- 02. Tiered Raised Planter Bed w/ Built-in Seating.
- 03. Flagstone Pavers
- 04. Enhanced Landscape and Decorative Pot.
- 05. Adirondack Chair Lounge Seating.



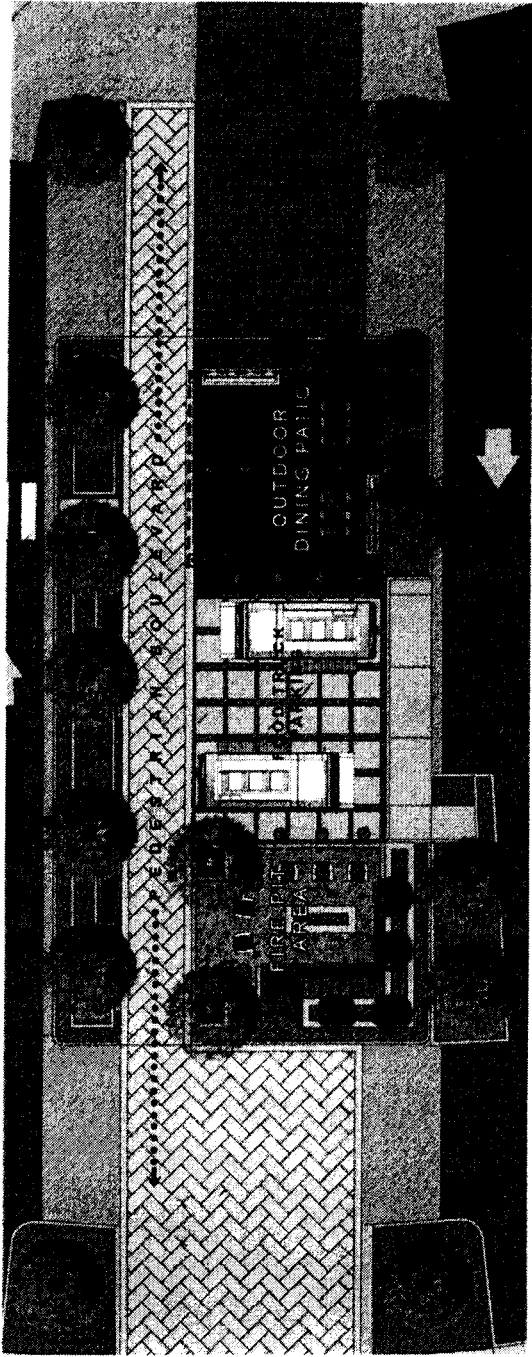
LINEAR GARDEN COURT

Description:

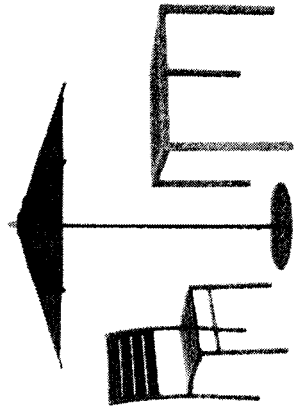
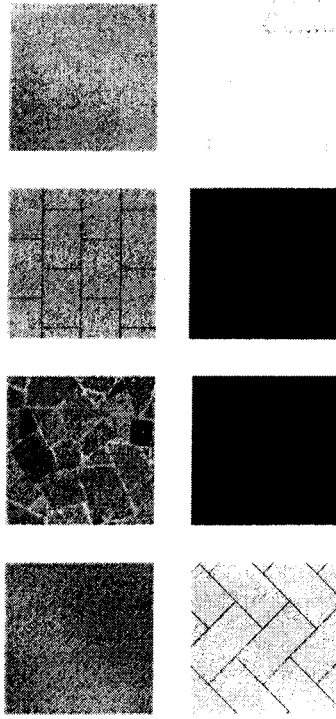
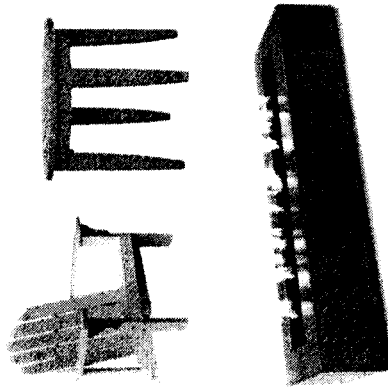
- Intimate | Charming
- Modern Garden | Tranquil
- Historical Significance | Educational
- Garden Art | Natural Shade

Program:

- Outdoor Dining Furnishings
- Fire Pit & Lounge Seating
- Food Truck Access & Parking
- Modern Garden Artbot

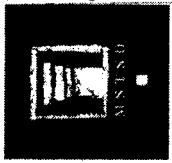


PLAN - LINEAR GARDEN COURT
SCALE: 1" = 16'-0"



THE AVENUE EAST COBB - Linear Garden Court (Alternate)

OAG Shopping Centers
Small Details | Big Experiences



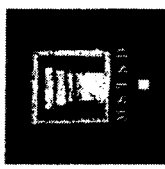
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THE AVENUE EAST COBB - Linear Garden Court (Alternate)

OAG Shopping Centers
Small Details | Big Experiences(s)



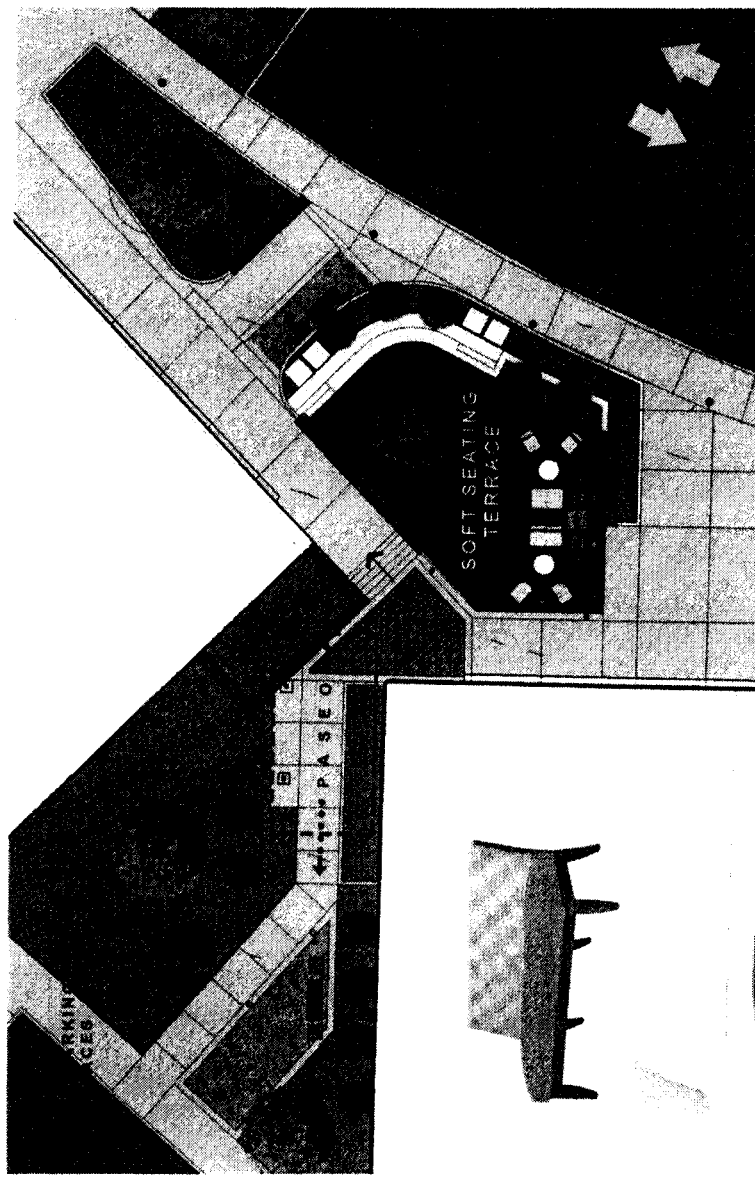
ART ALCOVE

Description:

- Casual | Comfortable
- Modern Appeal | Elegant
- Artisan | Public Art
- Enhanced Landscape | Shade

Program:

- Selective Demo of Existing Knee Walls
- Terraced Seating & Planter Beds
- Soft Seating
- Cantilever Umbrellas
- FF&E Upgrades



PLAN - ART ALCOVE
SCALE: 1" = 16'-0"

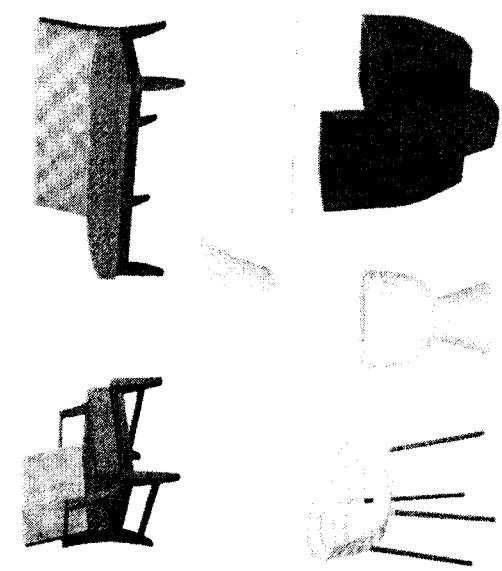
Revision No.
Drawing D
0-15-17

O.B. 30

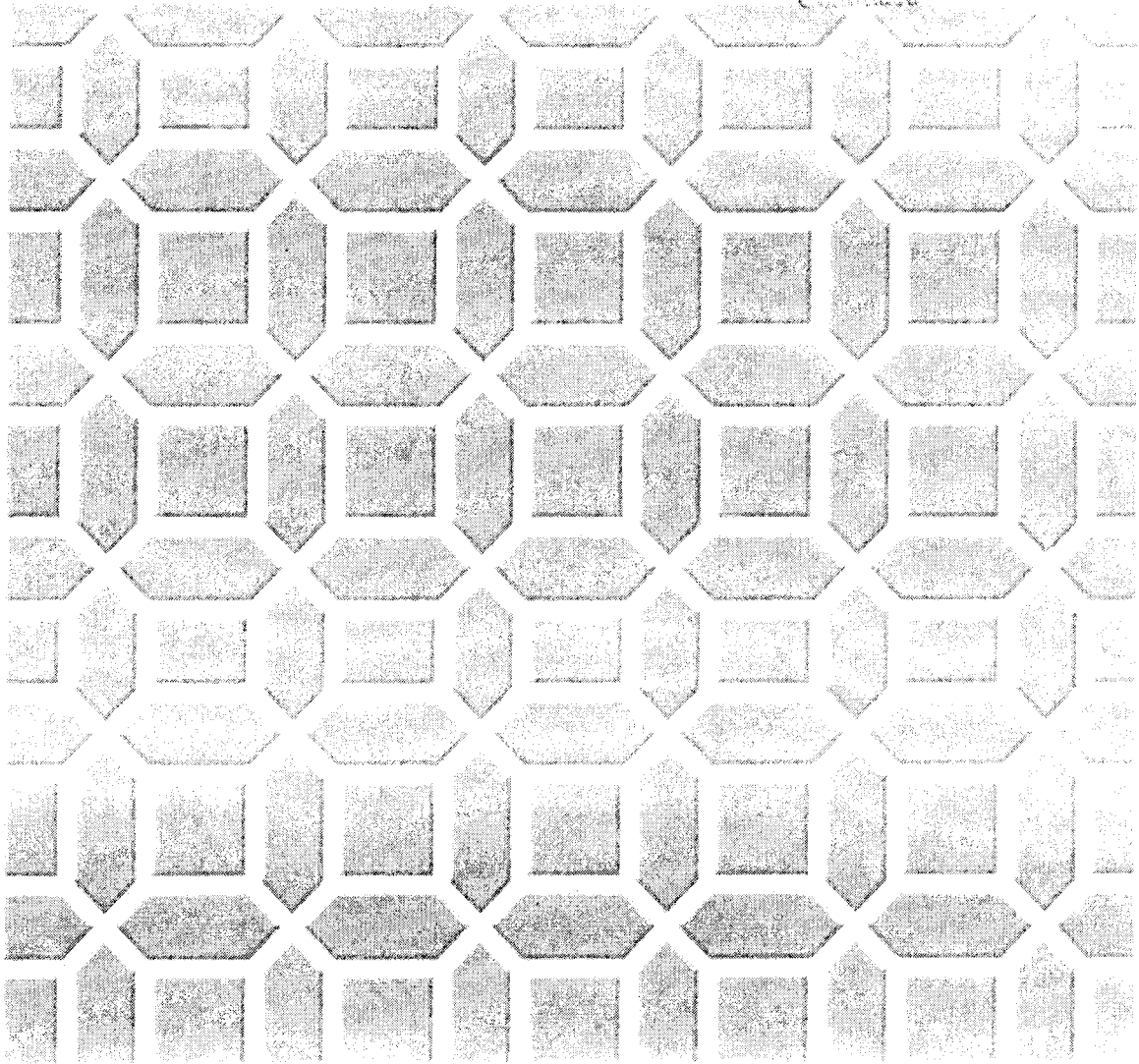
8-15-17



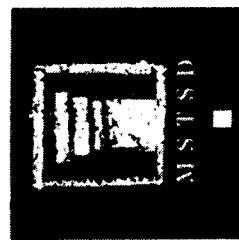
THE AVENUE EAST COBB - ART ALCOVE



Pulpin No. 0.B.30
Meeting Date 8-15-17
Continued



Thank You.



Min. Bk. 82 Petition No. O.B.-30 and O.B-31
Doc. Type Kimley Horn parking
study
Meeting Date 8-15-17

Kimley»»Horn

Memorandum

To: Paul Reinke
Poag Shopping Centers, LLC

From: Jeffrey B. Smith, P.E., LEED AP
Jourdyn R. Fuga, EIT
Kimley-Horn and Associates, Inc.

Date: August 1, 2017

Subject: Parking Occupancy Study
The Avenue East Cobb and The Avenue West Cobb

Poag Shopping Centers, LLC., retained Kimley-Horn and Associates, Inc., to provide professional parking planning services related to the evaluation of existing and proposed parking supply and demand at two Poag shopping centers: The Avenue East Cobb and The Avenue West Cobb. Proposed projects at both sites are currently under consideration and include the construction of additional food vendor and restaurant spaces. The purpose of this study is to document existing parking demand at each of the two shopping centers, to project future parking demand after completion of the proposed projects, and to determine whether future parking capacity will satisfy the additional parking demand. This study is based on weekday and Saturday five-hour parking occupancy counts and on future parking demand projections. This study also includes review of current zoning requirements as they relate to parking.

Methodology

Parking occupancy counts were conducted at each shopping center for weekday and Saturday parking conditions. Total parking supply inventories were performed in conjunction with these counts, which were conducted from 5:00 PM to 10:00 PM each day. The Urban Land Institute (ULI) defines the peak period for shopping center parking demand to be from 1:00 PM to 2:00 PM during weekdays and from 2:00 PM to 4:00 PM during weekend days. Parking occupancy counts were conducted from 5:00 PM to 10:00 PM at the request of Poag Shopping Centers, LLC. The 5:00 PM hour represents 95 percent of the peak weekday demand and 90 percent of the peak weekend demand, per ULI. The objective was to conduct one-hour occupancy counts; however, during some of the counting periods, conditions allowed for 30-minute occupancy counts to be completed. Thirty-minute parking occupancy count data is included where applicable.

A term used extensively in this memo is "effective parking supply." A site's effective parking supply is the supply at which the site's parking system operates at optimum efficiency. Effective parking supply is typically 85 to 95 percent of the actual physical parking supply and is determined by the land use of the site, as well as by driver familiarity at the site and by the size and type of parking layout. The concept of effective parking supply allows for the dynamics of vehicles moving in and out of parking spaces; reduces the time required to search for the last few available spaces; and provides for unusual or seasonal peaks and variations

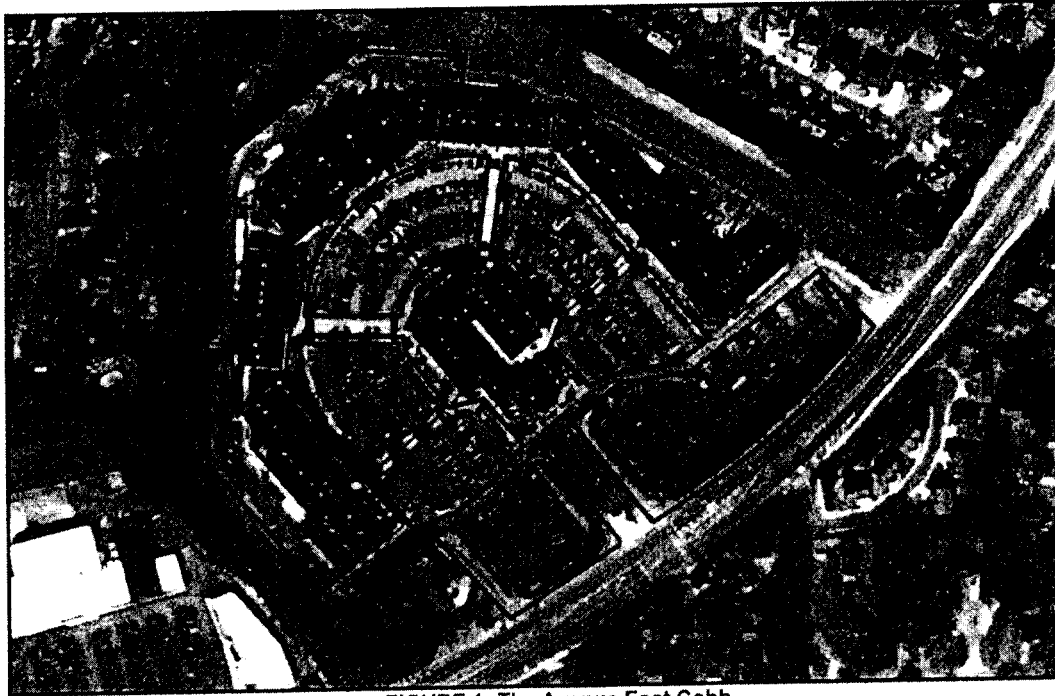


FIGURE 1: The Avenue East Cobb

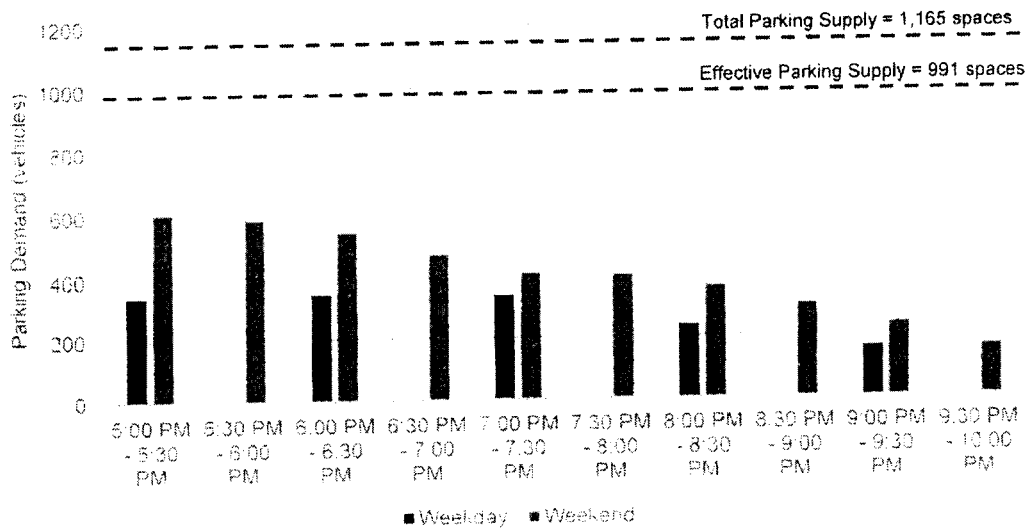


FIGURE 2: The Avenue East Cobb – Observed Hourly Parking Demand

TABLE 1: The Avenue East Cobb – Parking Occupancy

Weekday (Tuesday)											
		Parking Field								Total	Percent Occupied (of Total Supply/ Effective Supply)
		1	2	3	4	5	6	7	8		
Capacity (Spaces)		112	241	184	246	229	20	92	41	1,165	
Occupancy (Number of Spaces Occupied)	5:00 PM – 6:00 PM	40	85	95	83	30	8	2	0	343	29% / 35%
	6:00 PM – 7:00 PM	42	112	64	73	52	8	2	0	353	30% / 36%
	7:00 PM – 8:00 PM	50	116	70	69	28	9	2	0	344	30% / 35%
	8:00 PM – 9:00 PM	30	88	45	49	21	6	2	0	238	20% / 24%
	9:00 PM – 10:00 PM	26	26	46	23	28	8	5	0	162	14% / 16%
<i>Average</i>		<i>38</i>	<i>86</i>	<i>64</i>	<i>59</i>	<i>32</i>	<i>8</i>	<i>3</i>	<i>0</i>	<i>288</i>	<i>25% / 29%</i>
Weekend (Saturday)											
		Parking Field								Total	Percent Occupied (of Total Supply/ Effective Supply)
		1	2	3	4	5	6	7	8		
Capacity (Spaces)		112	241	184	246	229	20	92	41	1,165	
Occupancy (Number of Spaces Occupied)	5:00 PM – 5:30 PM	80	164	141	145	60	14	4	0	608	52% / 61%
	5:30 PM – 6:00 PM	84	165	131	134	57	13	4	0	588	50% / 59%
	6:00 PM – 6:30 PM	82	163	121	113	51	12	3	0	545	47% / 55%
	6:30 PM – 7:00 PM	74	144	102	91	49	12	1	0	473	41% / 48%
	7:00 PM – 7:30 PM	82	126	66	70	55	12	1	0	412	35% / 42%
	7:30 PM – 8:00 PM	73	117	73	71	56	12	1	0	403	35% / 41%
	8:00 PM – 8:30 PM	70	98	63	65	59	12	1	0	368	32% / 37%
	8:30 PM – 9:00 PM	56	83	50	55	49	12	1	0	306	26% / 31%
	9:00 PM – 9:30 PM	51	70	25	44	39	11	1	0	241	21% / 24%
9:30 PM – 10:00 PM	45	43	11	23	31	10	0	0	163	14% / 16%	
<i>Average</i>		<i>70</i>	<i>118</i>	<i>79</i>	<i>82</i>	<i>51</i>	<i>12</i>	<i>2</i>	<i>0</i>	<i>411</i>	<i>35% / 41%</i>

Table 2 summarizes the ULI and ITE parking demand estimates. The ULI calculation estimates a demand of 829 spaces during the weekday peak hour and a demand of 921 spaces during the Saturday peak hour; the ITE calculation estimates a demand of 954 spaces during the weekday peak hour and a demand of 1,175 spaces during the Saturday peak hour. Both estimates are higher than the peak demand observed during the parking occupancy counts (353 spaces on Tuesday and 608 spaces on Saturday). Although the peak hour observed on Tuesday represents 95 percent of a typical weekday peak and the peak hour observed on Saturday represents 90 percent of a typical weekend peak (per ULI), the observed parking demand at this site is overall much lower than what standard industry methodology would suggest. The ULI and ITE peak hour demand estimates are compared to the observed peak demand in Figure 3.

TABLE 2: The Avenue East Cobb – Estimated Peak Hour Parking Demand							
ULI Method							
Weekday							
Land Use	Quantity	Unit	Need Type	Base Ratio	Unit	Peak Hour Parking Demand	Total
Community Shopping Center (<400 ksf)	230,250	sf GLA	Visitor	2.90	/ksf GLA	668	829
			Employee	0.70	/ksf GLA	161	
Weekend							
Land Use	Quantity	Unit	Need Type	Base Ratio	Unit	Peak Hour Parking Demand	Total
Community Shopping Center (<400 ksf)	230,250	sf GLA	Visitor	3.20	/ksf GLA	737	921
			Employee	0.80	/ksf GLA	184	
ITE Method							
Weekday							
ITE #	Land Use	Quantity	Unit	Equation	Peak Hour Parking Demand		
#820	Shopping Center	230,250	ksf GLA	$P = 3.62x + 120$	954		
Weekend							
ITE #	Land Use	Quantity	Unit	Equation	Peak Hour Parking Demand		
#820	Shopping Center	230,250	ksf GLA	$P = 4.60x + 115$	1,175		

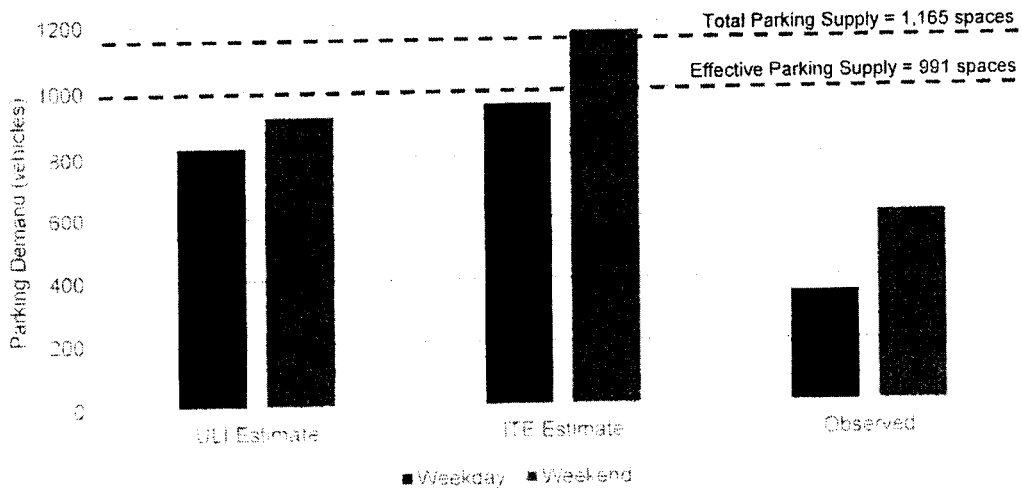


FIGURE 3: The Avenue East Cobb – Estimated and Observed Peak Hour Parking Demand

Projected Parking Demand

Six retail units are currently vacant at The Avenue East Cobb, for a total of 12,404 square feet of vacancy. In addition to this, plans for the shopping center include the addition of two 1,500 square foot casual food units, such as a coffee shop or ice cream shop, for a total addition of 3,000 square feet. These additions would be located in outdoor garden courts built on the existing parking lot, and each addition would result in the loss of 33 parking spaces, for a total loss of 66 spaces. **Table 3** summarizes the ULI parking demand estimates for the shopping center under fully leased conditions and for the additional unit under consideration. It is anticipated that when fully leased, the site will generate an additional 45 spaces of demand during the weekday peak hour and an additional 50 spaces during the weekend peak hour. It is estimated that the additions would generate a demand of 11 spaces during the weekday peak hour and a demand of 12 spaces during the weekend peak hour.

The ULI *Shared Parking, 2nd Edition* manual provides time-of-day (TOD) adjustment factors, which were applied to the projected peak hour parking demands and are summarized in **Table 4** for the hours between 5:00 PM and 10:00 PM, when the counts were conducted. The projected parking demand was added to the observed parking demand, which is depicted in **Figure 4** and in **Figure 5** for weekday and weekend conditions, respectively. True peak hour demand (1:00 PM during the weekday and 2:00 PM during the weekend) was estimated using ULI time-of-day factors and is also presented in the table, to project the total weekday and weekend peak hour volumes. The total and effective parking supplies depicted in this table and these figures were adjusted to account for the loss of 66 spaces that would occur when the additional units are constructed.

TABLE 3: The Avenue East Cobb – Projected Peak Hour Parking Demand							
Fully Leased							
Peak Period	Quantity	Unit	Need Type	Base Ratio	Unit	Peak Hour Parking Demand	Total
Weekday	12,404	sf GLA	Visitor	2.90	/ksf GLA	36	45
			Employee	0.70	/ksf GLA	9	
Weekend	12,404	sf GLA	Visitor	3.20	/ksf GLA	40	50
			Employee	0.80	/ksf GLA	10	
Additional Casual Food Units							
Peak Period	Quantity	Unit	Need Type	Base Ratio	Unit	Peak Hour Parking Demand	Total
Weekday	3,000	sf GLA	Visitor	2.90	/ksf GLA	9	11
			Employee	0.70	/ksf GLA	2	
Weekend	3,000	sf GLA	Visitor	3.20	/ksf GLA	10	12
			Employee	0.80	/ksf GLA	2	

TABLE 4: The Avenue East Cobb – Projected Parking Demand by Hour

Weekday (Tuesday)							
Time Period	Total Supply	Effective Supply	Existing Demand	Projected Demand (Fully Leased)	Projected Demand (Addition)	Total	New % Occupied (of Total Supply/ Effective Supply)
1:00 PM	1,099*	935*	361**	45	11	417	38% / 45%
5:00 PM			343	44	11	398	36% / 43%
6:00 PM			353	44	11	408	37% / 44%
7:00 PM			344	44	11	399	36% / 43%
8:00 PM			238	38	10	268	26% / 31%
9:00 PM			162	25	7	194	18% / 21%
Weekend (Saturday)							
Time Period	Total Supply	Effective Supply	Existing Demand	Projected Demand (Fully Leased)	Projected Demand (Addition)	Total	New % Occupied (of Total Supply/ Effective Supply)
2:00 PM	1,099*	935*	676**	50	12	738	67% / 79%
5:00 PM			608	46	11	665	61% / 71%
6:00 PM			545	41	10	596	54% / 64%
7:00 PM			412	38	10	460	42% / 49%
8:00 PM			368	34	9	411	37% / 44%
9:00 PM			241	27	7	275	25% / 29%

*Includes loss of 66 spaces due to two new casual food units that will occupy existing parking
 **Estimated using ULI time-of-day adjustment factors

Under current conditions, there is a surplus of 630 parking spaces and a surplus of 315 parking spaces when comparing the existing effective parking supply to the weekday peak hour demand and to the weekend peak hour demand, respectively. A surplus of 518 spaces and a surplus of 197 spaces are estimated when comparing the projected effective parking supply to the future projected weekday peak hour parking demand and to the future projected weekend peak hour parking demand, respectively.

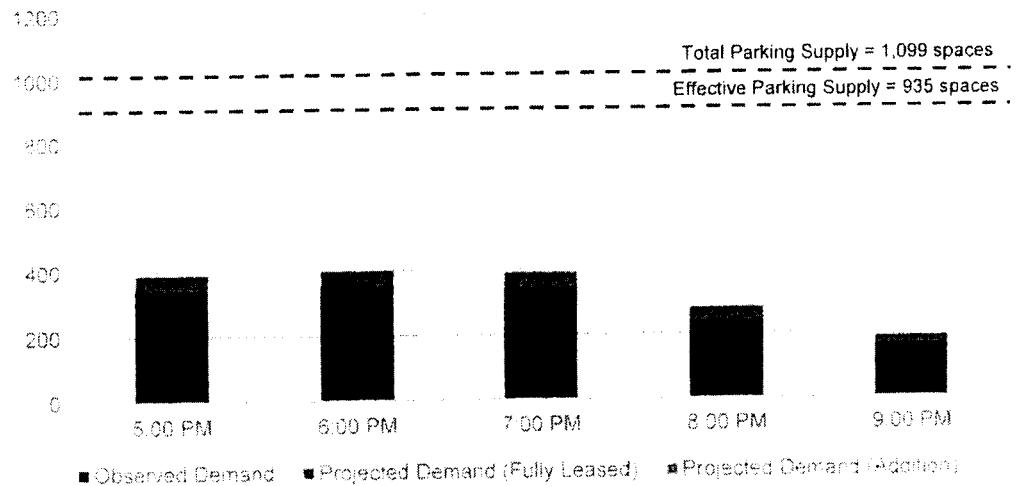


FIGURE 4: The Avenue East Cobb - Existing and Future Parking Demand (Weekday)

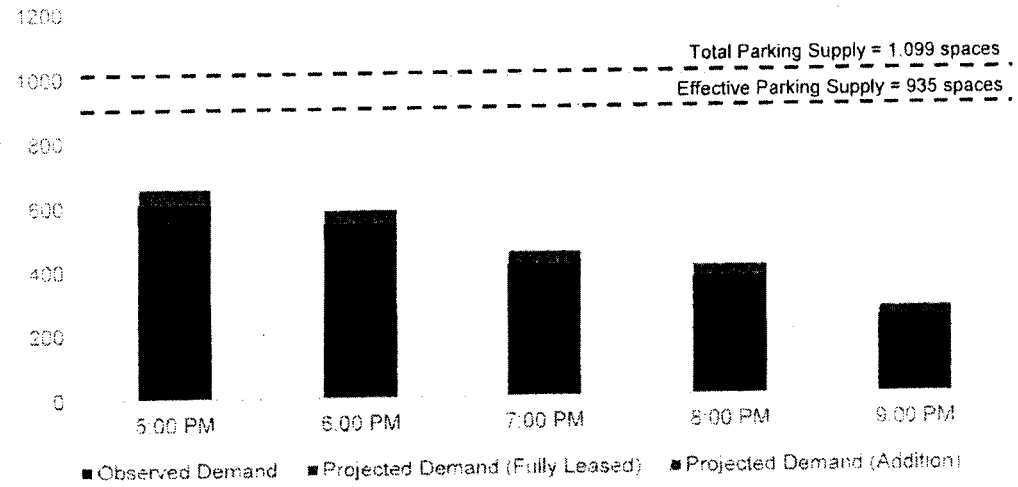


FIGURE 5: The Avenue East Cobb - Existing and Future Parking Demand (Weekend)

Ordinance Comparison

Cobb County ordinance parking requirements indicate a parking rate of one space per 200 square feet of floor space for the *community retail* designation. Applying this rate to the total existing space (leased and not leased), a total of 1,214 parking spaces are required at The Avenue East Cobb, which is 49 spaces greater than the 1,165 spaces that are currently supplied. Per Cobb County ordinance parking requirements, an additional 15 spaces will be required for the potential addition. Accounting for the loss of 66 parking spaces due to construction, the projected parking supply of the shopping center will be 130 parking spaces less than county requirements for future conditions. Cobb County ordinance parking

requirements also indicate a parking rate of one space per 100 square feet of floor space for the *eating and drinking establishments* designation. If Cobb County were to require the shopping center to be further broken down into retail and restaurant land uses when analyzing parking requirements, a greater number of parking spaces would be required.

The Avenue West Cobb

The Avenue West Cobb is a shopping center located in the southeast quadrant of the intersection of SR 120 (Dallas Highway) at Castell Road/Hamilton Road in Marietta, Georgia. The shopping center contains approximately 255,144 square feet of GLA, with a total of 195,719 square feet of retail space and a total of 33,991 square feet of restaurant space currently leased. Of the total available GLA, five retail spaces are currently vacant in the shopping center, for a total of 14,936 square feet of vacant retail space and 10,498 square feet of vacant space that may be occupied by either retail or restaurant land uses. The site includes a total of 30 ADA-accessible parking spaces and 1,122 standard parking spaces, for a total of 1,152 parking spaces. The shopping center is accessible by a signalized full-movement driveway and by two RIRO driveways along SR 120.

Existing Parking Demand

Parking occupancy counts were conducted on Saturday, November 12, 2016 and on Tuesday, November 15, 2016. The site was divided into eight parking fields, as depicted in **Figure 6**. The effective parking supply was determined to be 980 spaces. **Figure 7** depicts the observed hourly parking during the parking occupancy count, and **Table 5** summarizes the weekday and weekend occupancy counts for The Avenue East Cobb. Overall parking demand was higher on Saturday, and the peak demand observed was 679 spaces (59 percent occupancy of total parking supply and 69 percent of effective parking supply), which occurred from 5:00 PM to 5:30 PM. The peak demand observed on Tuesday was 456 spaces (40 percent occupancy of total parking supply and 47 percent occupancy of effective parking supply), which occurred from 6:30 PM to 7:00 PM. Data collection sheets are attached.

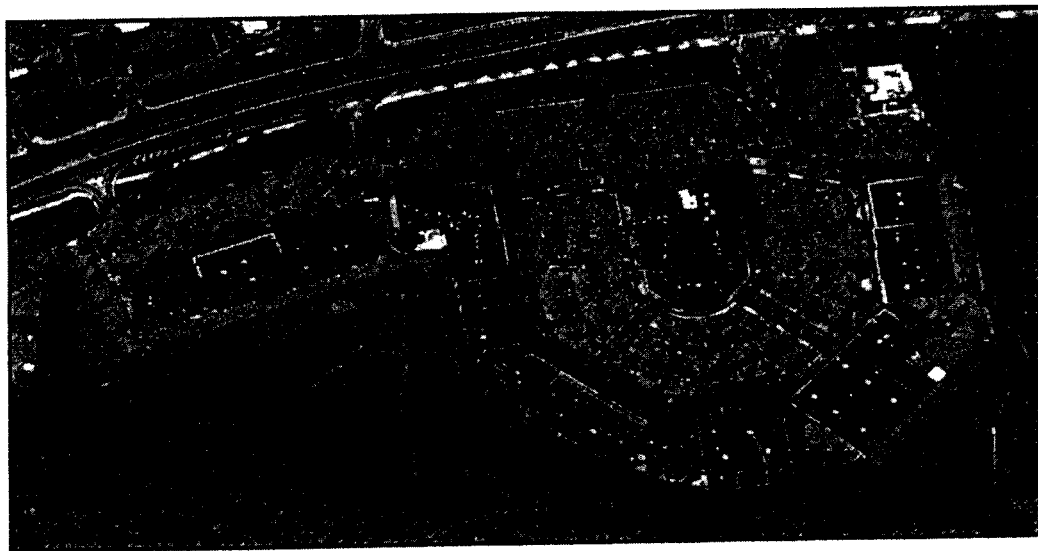


FIGURE 6: The Avenue West Cobb

Division No. O.B-30 and O.B-31
 Issuing Date 8-15-17
 (Signature)

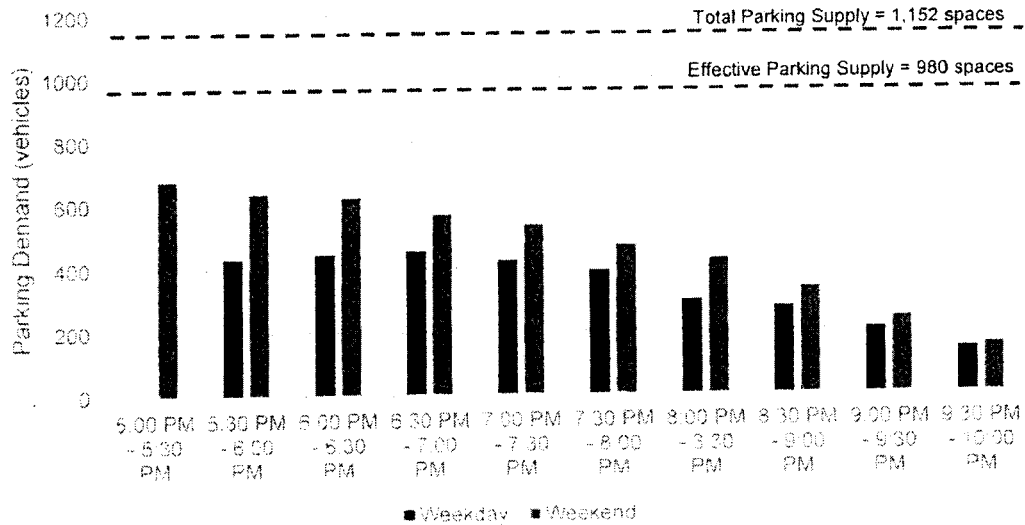


FIGURE 7: The Avenue West Cobb – Observed Hourly Parking Demand

Table 6 summarizes the ULI and ITE parking demand estimates. The ULI calculation estimates a demand of 827 spaces during the weekday peak hour and a demand of 919 spaces during the Saturday peak hour; the ITE calculation estimates a demand of 952 spaces during the weekday peak hour and a demand of 1,172 spaces during the Saturday peak hour. Both estimates are higher than the peak demand observed during the parking occupancy counts, illustrating that the actual parking demand at this site is much lower than what standard industry methodology would suggest. The ULI and ITE peak hour demand estimates are compared to the observed peak demand in Figure 8.

Projected Parking Demand

Five retail units are currently vacant at The Avenue West Cobb, for a total of 25,434 square feet of vacancy. In addition to this, plans for the shopping center include the addition of two 1,500 square foot casual food units, such as a coffee shop or ice cream shop, for a total addition of 3,000 square feet. These additions would be located in outdoor garden courts built on the existing parking lot, and each addition would result in the loss of 33 parking spaces, for a total loss of 66 spaces. Table 7 summarizes the ULI parking demand estimates for the shopping center under fully leased conditions and for the additional unit under consideration. It is anticipated that when fully leased, the site will generate an additional 92 spaces of demand during the weekday peak hour and an additional 101 spaces during the weekend peak hour. It is estimated that the addition would generate a demand of 11 spaces during the weekday peak hour and 12 spaces during the weekend peak hour.

TABLE 5: The Avenue West Cobb – Parking Occupancy

Weekday (Tuesday)

		Parking Field								Total	Percent Occupied (of Total Supply/ Effective Supply)
		1	2	3	4	5	6	7	8		
Capacity (Spaces)		192	287	188	149	166	80	47	43	1152	
Occupancy (Number of Spaces Occupied)	5:30 PM – 6:00 PM	70	102	115	62	48	17	1	19	434	38% / 44%
	6:00 PM – 6:30 PM	71	128	109	56	46	19	1	16	446	39% / 46%
	6:30 PM – 7:00 PM	68	131	110	58	49	24	1	15	456	40% / 47%
	7:00 PM – 7:30 PM	62	124	86	61	46	31	1	15	426	37% / 43%
	7:30 PM – 8:00 PM	59	109	78	61	46	26	1	13	393	34% / 40%
	8:00 PM – 8:30 PM	53	91	41	57	29	16	1	10	298	26% / 30%
	8:30 PM – 9:00 PM	40	85	40	53	29	18	1	10	276	24% / 28%
	9:00 PM – 9:30 PM	32	59	34	40	21	13	1	8	208	18% / 21%
	9:30 PM – 10:00 PM	22	41	20	32	12	9	1	7	144	13% / 15%
<i>Average</i>		<i>53</i>	<i>97</i>	<i>71</i>	<i>54</i>	<i>37</i>	<i>20</i>	<i>1</i>	<i>13</i>	<i>343</i>	<i>30% / 35%</i>

Weekend (Saturday)

		Parking Field								Total	Percent Occupied (of Total Supply/ Effective Supply)
		1	2	3	4	5	6	7	8		
Capacity (Spaces)		192	287	188	149	166	80	47	43	1152	
Occupancy (Number of Spaces Occupied)	5:00 PM – 5:30 PM	94	208	150	116	79	19	0	13	679	69% / 69%
	5:30 PM – 6:00 PM	83	182	155	103	76	25	0	14	638	55% / 65%
	6:00 PM – 6:30 PM	66	198	142	95	79	32	0	13	625	54% / 64%
	6:30 PM – 7:00 PM	51	204	111	84	79	28	0	13	570	49% / 58%
	7:00 PM – 7:30 PM	47	199	104	70	79	26	0	12	537	47% / 55%
	7:30 PM – 8:00 PM	41	181	73	69	68	26	0	14	472	41% / 48%
	8:00 PM – 8:30 PM	51	173	51	73	50	19	0	13	430	37% / 44%
	8:30 PM – 9:00 PM	37	143	46	56	33	13	0	11	339	29% / 35%
	9:00 PM – 9:30 PM	25	111	33	32	22	11	0	10	244	21% / 25%
	9:30 PM – 10:00 PM	17	76	15	23	12	6	0	8	157	14% / 16%
<i>Average</i>		<i>52</i>	<i>168</i>	<i>88</i>	<i>73</i>	<i>58</i>	<i>21</i>	<i>0</i>	<i>13</i>	<i>470</i>	<i>41% / 48%</i>

TABLE 6: The Avenue West Cobb – Estimated Peak Hour Parking Demand							
ULI Method							
Weekday							
Land Use	Quantity	Unit	Need Type	Base Ratio	Unit	Peak Hour Parking Demand	Total
Community Shopping Center (<400 ksf)	229,710	sf GLA	Visitor	2.90	/ksf GLA	666	827
			Employee	0.70	/ksf GLA	161	
Weekend							
Land Use	Quantity	Unit	Need Type	Base Ratio	Unit	Peak Hour Parking Demand	Total
Community Shopping Center (<400 ksf)	229,710	sf GLA	Visitor	3.20	/ksf GLA	735	919
			Employee	0.80	/ksf GLA	184	
ITE Method							
Weekday							
ITE #	Land Use	Quantity	Unit	Equation	Peak Hour Parking Demand		
#820	Shopping Center	229,710	ksf GLA	$P = 3.62x + 120$	952		
Weekend							
ITE #	Land Use	Quantity	Unit	Equation	Peak Hour Parking Demand		
#820	Shopping Center	229,710	ksf GLA	$P = 4.60x + 115$	1,172		

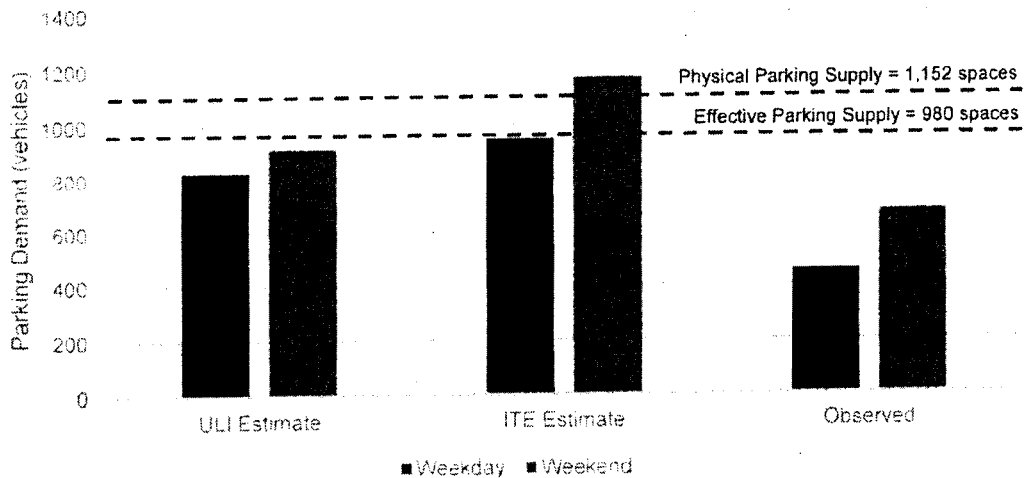


FIGURE 8: The Avenue West Cobb – Estimated and Observed Peak Hour Parking Demand

Division No. O.B-30 and O.B-31
 Issuing Date 8-15-17
 Continued

TABLE 7: The Avenue West Cobb – Projected Peak Hour Parking Demand							
Fully Leased							
Peak Period	Quantity	Unit	Need Type	Base Ratio	Unit	Peak Hour Parking Demand	Total
Weekday	25,434	sf GLA	Visitor	2.90	/ksf GLA	74	92
			Employee	0.70	/ksf GLA	18	
Weekend	25,434	sf GLA	Visitor	3.20	/ksf GLA	81	101
			Employee	0.80	/ksf GLA	20	
Additional Casual Food Units							
Peak Period	Quantity	Unit	Need Type	Base Ratio	Unit	Peak Hour Parking Demand	Total
Weekday	3,000	sf GLA	Visitor	2.90	/ksf GLA	9	11
			Employee	0.70	/ksf GLA	2	
Weekend	3,000	sf GLA	Visitor	3.20	/ksf GLA	10	12
			Employee	0.80	/ksf GLA	2	

Time-of-day adjustment factors were applied to the projected peak hour parking demands and are summarized in **Table 8**. The projected parking demand was added to the observed parking demand, which is depicted in **Figure 9** and in **Figure 10**. True peak hour demand (1:00 PM during the weekday and 2:00 PM during the weekend) was estimated using ULI time-of-day factors and is also presented in the table, to project the total weekday and weekend peak hour volumes. The total and effective parking supplies depicted in this table and these figures were adjusted to account for the loss of 66 spaces that would occur when the additional units are constructed.

Under existing conditions, there is a surplus of 523 parking spaces and a surplus of 206 parking spaces when comparing the existing effective parking supply to the weekday peak hour demand and to the weekend peak hour demand, respectively. A surplus of 364 spaces and a surplus of 37 spaces are estimated when comparing the projected parking supply to the future projected weekday peak hour parking demand and to the future projected weekend peak hour parking demand, respectively.

TABLE 8: The Avenue West Cobb – Projected Parking Demand by Hour

Weekday (Tuesday)

Time Period	Total Supply	Effective Supply	Existing Demand	Projected Demand (Fully Leased)	Projected Demand (Addition)	Total	New % Occupied (of Total Supply/ Effective Supply)
1:00 PM	1,086*	924*	457**	92	11	560	52% / 61%
5:00 PM			434	89	11	534	49% / 58%
6:00 PM			456	89	11	556	51% / 60%
7:00 PM			426	89	11	526	48% / 57%
8:00 PM			298	77	10	385	35% / 42%
9:00 PM			208	51	7	266	24% / 29%

Weekend (Saturday)

Time Period	Total Supply	Effective Supply	Existing Demand	Projected Demand (Fully Leased)	Projected Demand (Addition)	Total	New % Occupied (of Total Supply/ Effective Supply)
2:00 PM	1,086*	924*	774**	101	12	887	82% / 96%
5:00 PM			697	92	11	800	74% / 87%
6:00 PM			625	82	10	717	66% / 78%
7:00 PM			537	77	10	624	57% / 68%
8:00 PM			430	68	9	507	47% / 55%
9:00 PM			244	54	7	305	28% / 33%

*Includes loss of 66 spaces due to two new casual food units that will occupy existing parking
 **Estimated using ULI time-of-day adjustment factors

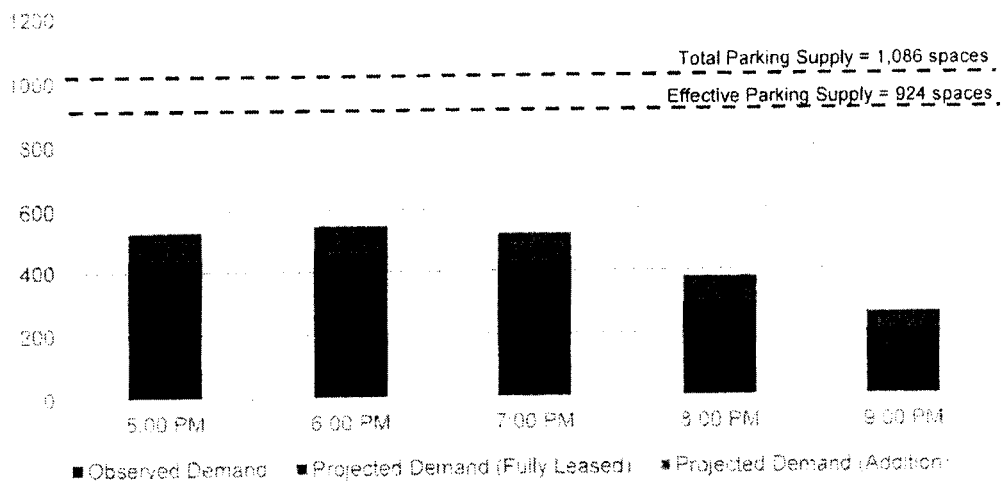


FIGURE 9: The Avenue West Cobb - Existing and Future Parking Demand (Weekday)

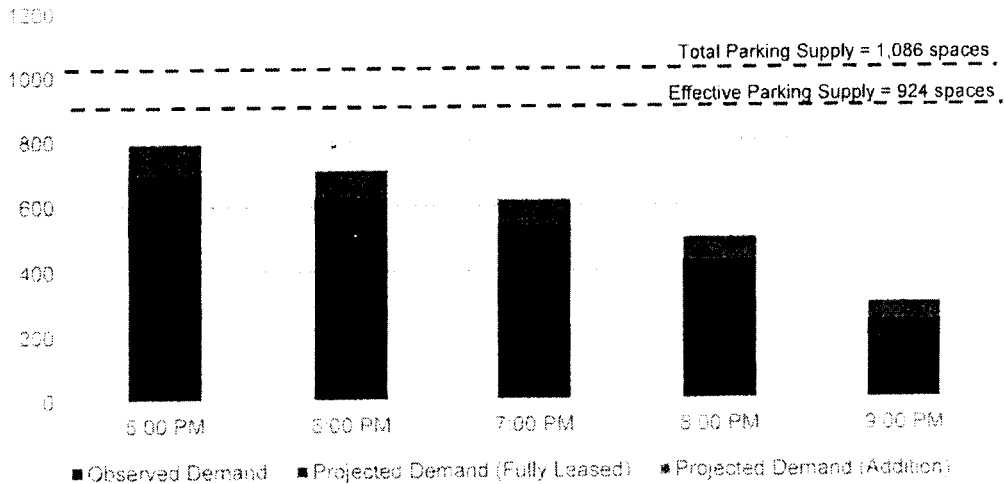


FIGURE 10: The Avenue West Cobb - Existing and Future Parking Demand (Weekend)

Ordinance Comparison

Cobb County ordinance parking requirements indicate a parking rate of one space per 200 square feet of floor space for the *community retail* designation. Applying this rate to the total existing space (leased and not leased), a total of 1,276 parking spaces are required at The Avenue East Cobb, which is 124 spaces greater than the 1,152 spaces that are currently supplied. Per Cobb County ordinance parking requirements, an additional 15 spaces will be required for the potential addition. Accounting for the loss of 66 parking spaces due to construction, the projected parking supply of the shopping center will be 205 spaces less than county requirements for future conditions. Cobb County ordinance parking requirements also indicate a parking rate of one space per 100 square feet of floor spaces for the *eating and drinking establishments* designation. If Cobb County were to require the shopping center to be further broken down into retail and restaurant land uses when analyzing parking requirements, a greater number of parking spaces would be required.

The following attachments are included to supplement the memorandum:

- A. Data Collection Sheets – The Avenue East Cobb
- B. Data Collection Sheets – The Avenue West Cobb