

(Site Plan and Stipulation Amendment)*

Application for "Other Business"

Cobb County, Georgia

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

RECEIVED

OCT 15 2024

Cobb County Zoning

OB Application No. OB-74 (2024)

BOC Hearing Date Requested: November 19, 2024

Applicant: Riverview Associates, Ltd. Phone #: (770) 818-4130
(applicant's name printed)

Address: 3300 Cobb Parkway, S.E., Suite 120, Atlanta, GA 30339 E-Mail: jfoley@tri-kellinvestments.com

MOORE INGRAM JOHNSON & STEELE, LLP

J. Kevin Moore Address: Emerson Overlook, Suite 100, 326 Roswell Street
(representative's name, printed) Marietta, GA 30060

BY: [Signature] Phone #: (770) 429-1499 E-Mail: jkm@mijs.com
(representative's signature) Georgia Bar No. 519728

Signed, sealed and delivered in presence of:

[Signature] My commission expires: January 10, 2027
Notary Public



Titleholder(s): Riverview Associates, Ltd. Phone #: (770) 818-4130
(property owner's name printed)

Address: 3300 Cobb Parkway, S.E., Suite 120, Atlanta, GA 30339 E-Mail: jfoley@tri-kellinvestments.com

See Attached Exhibit "A"
(Property owner's signature)

Signed, sealed and delivered in presence of:

_____ My commission expires: _____
Notary Public

Commission District: 2 (Richardson) **Zoning Case:** Z-49 (2008); Z-102 (2016)
(See Attached Exhibit "C" for OBs)

Size of property in acres: 16.8+/- **Original Date of Hearing:** See Attached Exhibit "C"

Location: Northwesterly intersection of Cobb Parkway and Paces Mill Road
(street address, if applicable; nearest intersection, etc.) (3300 Cobb Parkway)

Land Lot(s): 976, 977, 1016, 1017 **District(s):** 17th

State specifically the need or reason(s) for Other Business: _____

See Exhibit "B" attached hereto and incorporated herein by reference.

*Applicant specifically reserves the right to amend any information set forth in this Application for "Other Business," or any other portion of the Application or documentation submitted herewith, at any time during the "Other Business" process.

(List or attach additional information if needed)

EXHIBIT "A" - ATTACHMENT TO APPLICATION FOR "OTHER BUSINESS"
(Site Plan and Stipulation Amendment)

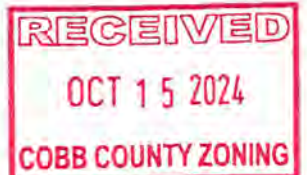
Current OB Application No.: OB- 74 (2024)
Current Hearing Date: November 19, 2024

Tax Parcel Nos.: 17101700040; 17101600120
17101600140; 17101700150

Applicant/Property Owner: Riverview Associates, Ltd.

BEFORE THE COBB COUNTY BOARD OF COMMISSIONERS

RIVERVIEW ASSOCIATES, LTD.
A Georgia Limited Partnership



BY: *S. H. Whisenant*
Stephen H. Whisenant
General Partner

Address: 3300 Cobb Parkway, S.E., Suite 120
Atlanta, Georgia 30339

Telephone No.: (770) 818-4100
E-mail: _____

Signed, sealed, and delivered in the presence of:

Betsy L. Bailey
Notary Public, State of Georgia

Commission Expires: 1-21-2025

[Notary Seal]



EXHIBIT "B" - ATTACHMENT TO APPLICATION FOR "OTHER BUSINESS"
(Site Plan and Stipulation Amendment)

Current OB Application No.: OB- 74 (2024)
Current Hearing Date: November 19, 2024

Tax Parcel Nos.: 17101700040; 17101600120;
17101600140; 17101700150

Applicant/Property Owner: Riverview Associates, Ltd.



BEFORE THE COBB COUNTY BOARD OF COMMISSIONERS

The property which is the subject of this Application for "Other Business" consists of approximately 16.8 acres and is located at the northwesterly intersection of Cobb Parkway (U.S. Highway 41) and Paces Mill Road, Land Lots 976, 977, 1016, and 1017, 17th District, 2nd Section, Cobb County, Georgia (hereinafter the "Property" or the "Subject Property"). On October 19, 2010, the Cobb County Board of Commissioners rezoned the Property to the Regional Retail Commercial ("RRC") zoning category, which included development to a specific site plan; as well as, stipulations and conditions related to the proposed project. The initial approval was subsequently amended through the "Other Business" process on December 18, 2012, which approved a revised site plan and revised certain stipulations and conditions previously approved. Thereafter, the previously revised site plan and stipulations were subsequently amended on November 15, 2016, through the "Other Business" process.

Since the time of prior rezoning approval and amendments, various road improvements have occurred along the Cobb Parkway corridor; as well as, changes in market conditions within Cobb County and the Cumberland-Galleria-Vinings area. Applicant and Property Owner, Riverview Associates, Ltd. (hereinafter collectively "Applicant"), now proposes development pursuant to the Site Plan prepared by Cooper Carry and submitted with this Application for "Other Business," together with approval of stipulations and conditions which are specific as to the Site Plan.

Prior to the hearing before the Cobb County Board of Commissioners, Applicant will submit a detailed letter of stipulations and conditions incorporating the Conceptual Site Plan.

EXHIBIT “C” - ATTACHMENT TO APPLICATION FOR “OTHER BUSINESS”
(Site Plan and Stipulation Amendment)

Current OB Application No.: OB- 74 (2024)
 Current Hearing Date: November 19, 2024

Tax Parcel Nos.: 17101700040; 17101600120;
 17101600140; 17101700150

Applicant/Property Owner: Riverview Associates, Ltd.



ZONING HISTORY

<u>Application No.</u>	<u>Original Hearing Date</u>	<u>Final Hearing Date</u>
Z-49 (2008)	October 21, 2008	February 17, 2009
OB 2 (2010) (Settlement of Litigation)	Not Applicable	October 19, 2010
OB 3 (2012)	November 20, 2012	December 18, 2012
OB 48 (2016)	August 16, 2016	Withdrawn
Z-102 (2016)	November 15, 2016	November 15, 2016
OB 15 (2024)	April 16, 2024	Withdrawn