



Department of Development Services
205 Lawrence Street
Marietta, Georgia 30060
Rusty Roth, AICP, Director

REZONING APPLICATION ANALYSIS

ZONING CASE #: Z2020-22

LEGISTAR: #20200365

LANDOWNERS: ISTAR Bowling Centers I LP
7313 Bell Creek Road
Mechanicsville, VA 23111

APPLICANT: Prestwick Land Holdings
3715 Northside Parkway
Atlanta, GA 30327

AGENT: n/a

PROPERTY ADDRESS: a portion of 565 Cobb Parkway South

PARCEL DESCRIPTION: 17th District, Land Lot 506, a portion of parcel 0620

AREA: ±1.59 acres

COUNCIL WARD: 1A

EXISTING ZONING: CRC (Community Retail Commercial)

REQUEST: RHR (Residential High Rise)

FUTURE LAND USE: CAC (Community Activity Center)

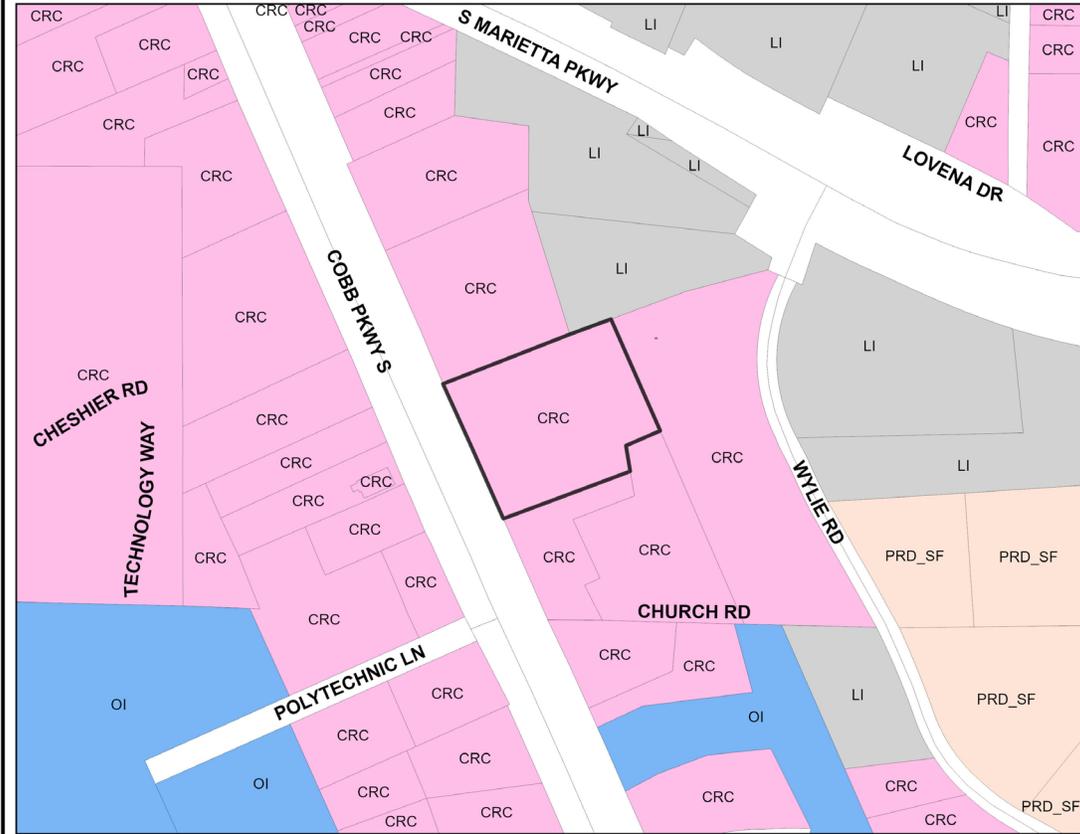
REASON FOR REQUEST: The applicant is requesting the rezoning of a portion of 565 Cobb Parkway South from CRC to RHR to construct a multifamily complex with ninety-four (94) units classified as Housing for Older Persons (HFOP).

PLANNING COMMISSION HEARING: Tuesday, June 2nd, 2020 – 6:00 p.m.

CITY COUNCIL HEARING: Wednesday, June 10th, 2020 – 7:00 p.m.

MAP

City of Marietta Area Zoning Map

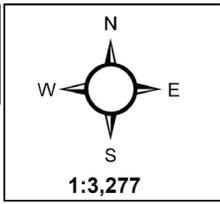


Zoning		District	Land Lot	Parcel	Current Zoning	Proposed Zoning
SINGLE FAMILY RESIDENTIAL R-1 One Unit/Acre R-2 Two Unit/Acre R-3 Three Unit/Acre R-4 Four Unit/Acre ATTACHED FAMILY RESIDENTIAL RA-4 Four Unit/Acre RA-6 Six Unit/Acre RA-8 Eight Unit/Acre PRD(SF) Planned Residential Dev. MHP Mobile Home Park MULTI FAMILY RESIDENTIAL RM-8 Eight Unit/Acre RM-10 Ten Unit/Acre RM-12 Twelve Unit/Acre RHR Residential High Rise PRD(MF) Planned Residential Dev.	COMMERCIAL NRC Neighborhood Retail CRC Community Retail RRC Regional Retail CBD Central Business District PCD Planned Commercial Dev. MXD Mixed-Use Dev. OIT Office Institutional Trans. LRO Low-Rise Office OI Office Institutional OS Office Services OHR Office High-Rise INDUSTRIAL LI Light Industrial HI Heavy Industrial PID Planned Industrial Dev.	17	506	0620	CRC	RHR

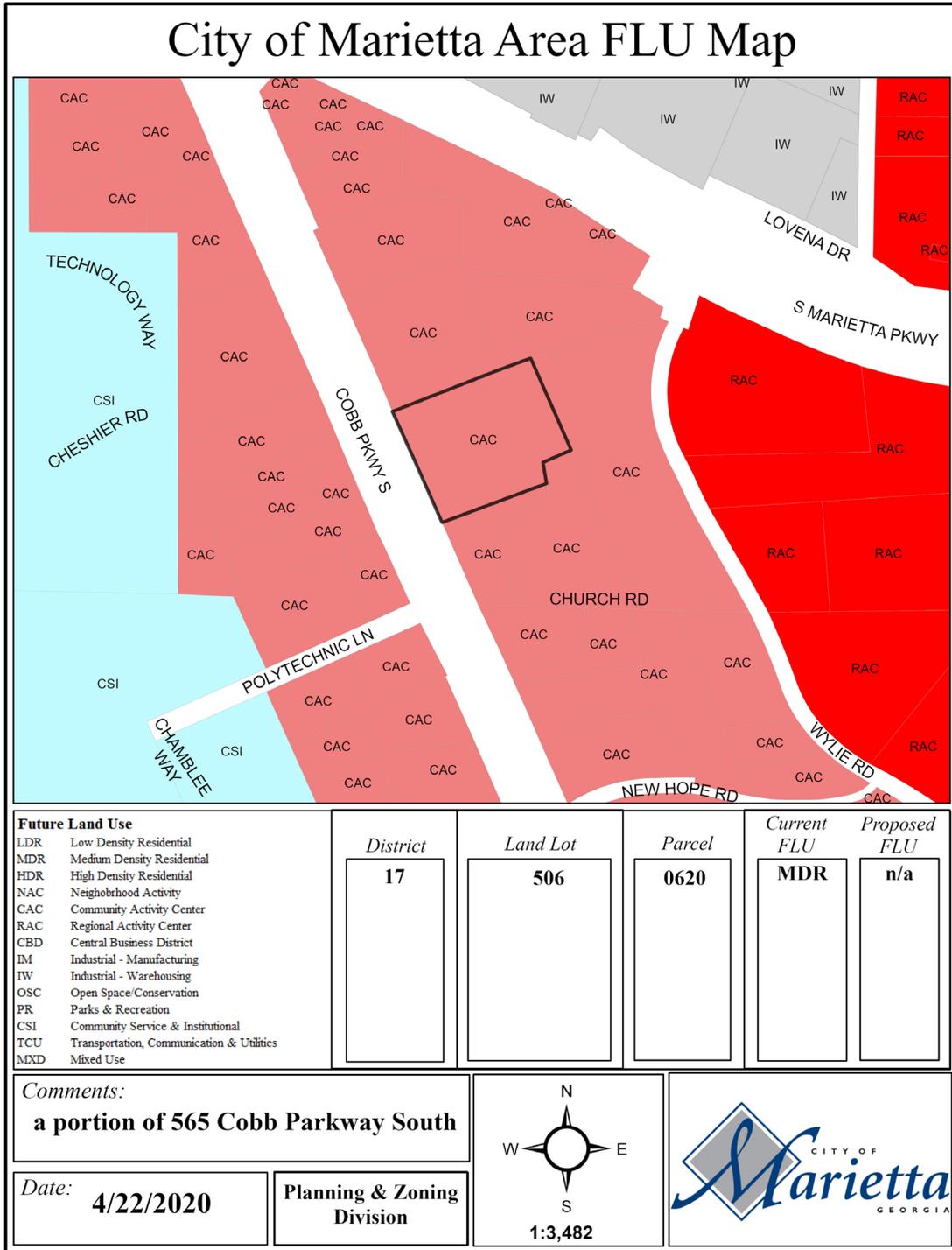
Comments:
 a portion of 565 Cobb Parkway South

Date: 4/22/2020

Planning & Zoning Division



FLU MAP



PICTURES OF PROPERTY



Subject property at 565 Cobb Parkway S



Subject property

STAFF ANALYSIS

Location Compatibility

Prestwick Land Holdings LLC and Marietta Housing Authority (MHA) are requesting the rezoning of a portion of 565 Cobb Parkway South from CRC (Community Retail Commercial) to RHR (Residential High Rise) in order to construct a multifamily complex with ninety-four (94) units classified as HFOP (Housing for Older Persons). The subject property is a total of 2.416 acres and is located along Cobb Parkway South. The proposal includes developing 1.59 acres of the total 2.416 acreage of land and leaving 0.61 acres as an outparcel zoned CRC. All surrounding parcels, except for the property directly northeast of the subject property, which is zoned LI (Light Industrial), are also zoned CRC. Cobb Parkway South, an arterial road, is mainly made up of commercial businesses and restaurants.

Use Potential and Impacts

The applicant wishes to rezone the property from CRC to RHR (Residential High Rise) to develop a 4-story multifamily complex with 94 units –47 one-bedroom units and 47 two-bedroom units. The exterior façade of the proposed building would consist of brick and stone, complimented with hardi-plank siding. The applicant has made it clear that the proposed multifamily complex will be marketed towards seniors. The maximum density allowed for RHR is sixty-five (65) units per acre; and this project is proposed to be fifty-nine (59) units per acre.

The existing 34,000 square foot structure was used as a bowling alley and bowling apparel/accessories business from 1989 to 2017. Although the ownership of the property has changed numerous times, the use has always remained the same. The applicants are proposing to demolish the existing building and develop only a portion of the property (1.59 acres) for senior-multifamily housing. The remaining 0.61 acres would remain a vacant out-parcel lot zoned CRC.

The submitted plans are conceptual and lacking many details; however, the following variances would be required to develop the property as proposed:

- Variance to reduce the minimum tract size for a property zoned RHR from 2 acres to 1.59 acres. [§708.13 (H)]
- Variance to reduce the minimum building height from 5 stories to 4 stories. [§708.13 (H)]
- Variance to reduce the front yard setback for a property zoned RHR from 50' to 10'. [§708.13 (H)]
- Variance to reduce the side yard setbacks for a property zoned RHR from 30' to 20'. [§708.13 (H)]



The applicant has not indicated whether there would be a recreational area on site. RHR-zoned districts require a minimum of 10% of the total area of the site be dedicated to recreational area, which for this site would be 0.159 acres (6,926 square feet).

This property has a future land use designation of CAC (Community Activity Center). CAC is designed for retail and service needs and should be located on collector and arterial streets. Many of the older Community Activity Centers Districts such as this one, are auto oriented. These areas should become more pedestrian-friendly as new development and redevelopment occurs. Compatible zonings include CRC, LRO, OI, OS, PCD, and MXD. Therefore, the request to rezone from CRC to RHR is not supported by the City’s Comprehensive Plan.

Environmental Impacts

There are no indications of any streams, wetlands, floodplain, or endangered species on site, so the redevelopment of this property should not have a substantial environmental impact. Since the project will be expected to comply with the City’s current stormwater and landscaping ordinances, there should be an overall improvement in environmental conditions.

Though not explicitly shown on the proposed site plan, a ten (10) foot planted border area is required along any roadway. Planted borders are to contain at least one 3” caliper tree every thirty (30) lineal feet of roadway and the trees shall be medium or large canopy.

Economic Functionality

The existing 34,000 sq.ft. building functioned as a bowling alley and bowling apparel/accessories business until 2017 and has remained vacant since then. The surrounding area is predominately commercial with businesses such as vehicle rentals, pawn shops, furniture stores, and restaurants. The property is situated along a major arterial road, which makes it optimal for commercial use.

Infrastructure

Cobb Parkway is not a pedestrian-friendly corridor and does not have continuous sidewalks. A 5’ sidewalk with 2’ grass strip would be required along all road frontages; and a bus stop shelter is located nearby on Cobb Parkway South.

The minimum number of required parking spaces for RHR, as described in Section 708.13,

is two per unit. For a 94-unit apartment building, 188 parking spaces would be required. However, the plan only provides 94 parking spaces.

These minimum parking standards are likely determined by individuals and families with children and do not consider households that are expected to have less than the average number of cars. Senior residents would not be expected to require the same amount of parking as younger families. As a result, the following variance would be necessary:

- Variance to reduce the parking minimum from 188 to 94 parking spaces [*§716.07 and §708.13 (H)*]

Otherwise, this proposal should have minimal adverse impact on the transportation, education, water, sewer, and electrical infrastructure in the area.

History of Property

There is no history of any variances, special land use permits or rezoning's for the subject property.

Other Issues

Though not explicitly stated by the applicant, it should be noted that within the RHR zoning district there are minimum floor area requirements:

- 500 sq.ft. for an efficiency unit
- 650 sq.ft. for 1-bedroom units
- 800 sq.ft. for 2-bedroom units
- 1000 sq.ft. for 3-bedroom units

All units would be required to be built with automatic fire sprinklers.



ANALYSIS & CONCLUSION

Prestwick Land Holdings LLC and Marietta Housing Authority (MHA) are requesting the rezoning of a portion of 565 Cobb Parkway South from CRC to RHR in order to construct a multifamily complex with ninety-four (94) units classified as HFOP (Housing for Older Persons). All surrounding parcels, except for the property directly northeast of the subject property, which is zoned LI, are also zoned CRC.

The subject property is a total of 2.416 acres and is located along Cobb Parkway South. The proposal includes developing 1.59 acres of the total 2.416 acreage of land and leaving 0.61 acres as an outparcel zoned CRC. The applicant wishes to develop a 4-story multifamily complex with 94 units –47 one-bedroom units and 47 two-bedroom units. The exterior façade of the proposed building would consist of brick and stone, complimented with hardi-plank siding.

The ninety-four (94) unit complex would be marketed towards seniors and the proposed density would be fifty-nine (59) units per acre. The maximum density allowed for RHR is sixty-five (65) units per acre. The existing 34,000 square foot structure, which is proposed to be demolished, was used as a bowling alley and bowling apparel/accessories business from 1989 to 2017.

The submitted plans are conceptual and lacking many details; however, the following variances would be required to develop the property as proposed:

1. Variance to reduce the minimum tract size for a property zoned RHR from 2 ac. to 1.59 ac. [*§708.13 (H)*]
2. Variance to reduce the minimum building height from 5 stories to 4 stories. [*§708.13 (H)*]
3. Variance to reduce the front yard setback for a property zoned RHR from 50’ to 10’. [*§708.13 (H)*]
4. Variance to reduce the side yard setbacks for a property zoned RHR from 30’ to 20’. [*§708.13 (H)*]
5. Variance to reduce the parking minimum from 188 to 94 parking spaces. [*§716.07 and §708.13 (H)*]

This property has a future land use designation of CAC (Community Activity Center). CAC is designed for retail and service needs and should be located on collector and arterial streets. Many of the older Community Activity Centers Districts such as this one, are auto oriented. These areas should become more pedestrian-friendly as new development and redevelopment occurs. Compatible zonings include CRC, LRO, OI, OS, PCD, and MXD. Therefore, the request to rezone from CRC to RHR is not supported by the City’s Comprehensive Plan.

Prepared by: _____

Approved by: _____



DATA APPENDIX

CITY OF MARIETTA - WATER

Is a water line adjacent to the property?	Yes
If not, how far is the closest water line?	N/A
Size of the water line?	16"
Capacity of the water line?	A fire flow test may be required
Approximate water usage by proposed use?	Not provided

CITY OF MARIETTA - WASTEWATER

Is a sewer line adjacent to the property?	Yes
If not, how far is the closest sewer line?	N/A
Size of the sewer line?	10"
Capacity of the sewer line?	A.D.F Peak
Estimated waste generated by proposed development?	Not provided
Treatment Plant Name?	Cobb County
Treatment Plant Capacity?	Cobb County
Future Plant Availability?	Cobb County

DATA APPENDIX CONTINUED

DRAINAGE AND ENVIRONMENTAL CONCERNS

Does flood plain exist on the property:	No
What percentage of the property is in the flood plain?	N/A
What is the drainage basin for the property?	Rottenwood
Is there potential for the presence of wetlands as determined by the U.S. Environmental Protection Agency?	No
If so, is the use compatible with the possible presence of wetlands?	No
Do stream bank buffers exist on the parcel?	No
Are there other topographical concerns on the parcel?	No
Are there storm water issues related to the application?	No
Potential presence of endangered species in the area?	No
<ul style="list-style-type: none"> • 94 units will need a second access point • Full site development plans required • Comply with ARTICLE 7-8-14 - post-development stormwater management for new development and redevelopment • Sidewalks required along frontage and interior to the project • Traffic study required to evaluate entrance and impact to state route 41 • GDOT approval required • Explain how 94 units of trash will be addressed if curbside pickup proposed, show turning template of access for Sanitation vehicle. 	

TRANSPORTATION

What is the road affected by the proposed change?	Cobb Pkwy
What is the classification of the road?	Principle Arterial
What is the traffic count for the road?	33,000 (GDOT 2018)
Estimated # of trips generated by the proposed development?	Information not provided
Estimated # of pass-by cars entering proposed development?	Unknown
Do sidewalks exist in the area?	No
Transportation improvements in the area?	No
If yes, what are they?	NA

Additional Comments:

Add sidewalk to proposed development.



DATA APPENDIX CONTINUED

EMERGENCY SERVICES

Nearest city or county fire station from the development?	149 Dodd St
Distance of the nearest station?	1 mile
Most likely station for 1 st response?	52
Service burdens at the nearest city fire station (under, at, or above capacity)?	under

Comments:

- Drive around access to the building will be required.
- Fire Sprinklers required.
- Fire Alarm required. CO alarms if using fuel fired appliances/equipment.
- If total SF exceeds 12,000 IFC 510 requirements will need to be met.
- Minimum percentage of rooms must be ADA compliant per 2010 ADA guidelines.

MARIETTA POWER - ELECTRICAL

Does Marietta Power serve this site? Yes x No

If not, can this site be served? Yes No

What special conditions would be involved in serving this site?

Additional comments:



DATA APPENDIX CONTINUED

MARIETTA CITY SCHOOLS

Marietta City Schools Impact Assessment:

Elementary School System Servicing Development:	Lockheed
Middle School Servicing Development:	Marietta Middle School
High School Servicing Development:	Marietta High School
Capacity at Elementary School:	775
Capacity at Middle School:	1,350
Capacity at Marietta Sixth Grade Academy:	775
Capacity at High School:	2,150
Current enrollment of Elementary School:	737
Current enrollment of Middle School:	1,386
Current enrollment of High School:	2,410
Number of students generated by present development:	0
Number of students projected from the proposed development:	0 (Senior Living)
New schools pending to serve this area:	0

Comments: Student enrollment numbers based on the last day of school.



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

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 #: 22020-22 Legistar #: 20200365 PZ #: 20-127
 Planning Commission Hearing: 6-2-20 City Council Hearing: 6-10-20

Owner's Name ISTAR Bowling Centers I LP

EMAIL Address: _____

Mailing Address 7313 Bell Creek Road, Mechanicsville, VA Zip Code: 23111 Telephone Number _____

COMPLETE ONLY IF APPLICANT IS NOT OWNER:
 Applicant: Prestwick Land Holdings and the Marietta Housing Authority-Edrick Harris
 EMAIL Address: edrick@prestwickcompanies.com
 Mailing Address 3715 Northside Parkway, Atlanta, GA Zip Code: 30127
 Telephone Number 678.705.0738 Email Address: edrick@prestwickcompanies.com

Address of property to be rezoned: 565 South Cobb Parkway, Marietta, GA

Land Lot (s) 506 District 17 Parcel 62 Acreage 2.21 Ward 1A Future Land Use: CAC

Present Zoning Classification: C4 ⁰⁰⁶²⁰ Proposed Zoning Classification: RHR ²⁴¹⁶

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.

CAMPAIGN CONTRIBUTIONS

The Owner and Applicant herein certify that he/she has has not made campaign contributions or gifts aggregating \$250.00 or more to the Mayor, any member of Council or any member of the Planning Commission within the two (2) years preceding the filing of the this application.

Signature of Owner

Eaep

Signature of Applicant

Print Name

Edrick J Harris

Print Name

FINANCIAL INTEREST

The Applicant herein certifies that he/she has has not a financial interest in the property which is ten percent (10%) or more. Prestwick Land Holdings is seeking to purchase the property, but currently has no interest/ownership.

Edrick J Harris

Print Name

Eaep

Signature of Applicant

OWNER/APPLICANT CERTIFICATION

- The Owner or Applicant certifies that all information in this application, and all information furnished in support of this application, is true and complete to the best of the Applicant's knowledge and belief. Should any portion not be true, then the application may be rejected.
- Penalty for false or fraudulent statement: Whoever, in any matter, knowingly and willingly falsifies or makes any false, fictitious or fraudulent statement of representatives concerning this application shall be denied the request stated in this application.
- The Owner or Applicant hereby gives permission to enter on the property for inspection during the time application is pending.

Eaep

Signature

Edrick Harris

Please Print

3715 Northside Parkway, Atlanta, GA 30327

Address

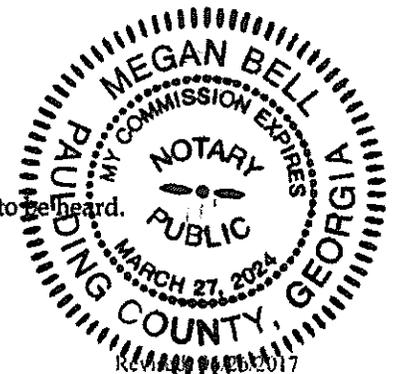
4/20/2020

Date

Signed, sealed and delivered in the presence of:

Megan Bell

My Commission Expires: 3-27-2024



Note: Owner, Applicant or Representative must be present at meeting in order for case to be heard.

The 565 South Cobb Parkway Senior Community

Project Narrative

Prestwick and The Marietta Housing Authority will develop a market quality product consistent with The Manor at Scott's Crossing and Gateway Capitol View in the City of Atlanta in Marietta. The HFOP (senior) multifamily complex will showcase 94 units (47-one bedroom and 47-two bedroom). All units will be in one individual building and there will be an integrated community center. The building's attractive, modern exterior will consist of brick or stone complemented by hardi-plank façade providing maximum architectural appeal. The project will seek the Southface Energy Institute's Earth Craft certification.

For the enjoyment and convenience of all residents, central common areas will include a community room with a kitchen, fitness center, business center with computer stations, furnished library, community garden, wellness room, interior gathering areas, and a laundry room. The senior community will also offer a gazebo / picnic area and other green space. Resident activities will be ongoing and designed to meet the needs of the changing community.

The site's best amenity, however, might be its location. The site is located within the major employment center of Marietta, which has fantastic schools, and is an area of opportunity. The site is within a short walking distance to transit, several parks and other community amenities.

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TO: Marietta Daily Journal

FROM: City of Marietta

RUN AD DATE: May 15, 2020

**CITY OF MARIETTA
PUBLIC NOTICE OF REZONINGS and VARIANCES**

The City of Marietta hereby gives notice that a public hearing will be held on the following by the Planning Commission on **Tuesday, June 2nd, 2020, 6:00 P.M.**, City Hall, for a recommendation to the City Council at their meeting on **Wednesday, June 10th, 2020, 7:00 p.m.**, City Hall, for a final decision to be made.

Z2020-22 [REZONING] PRESTWICK LAND HOLDINGS & MARIETTA HOUSING AUTHORITY are requesting the rezoning of approximately 1.6 acres located in Land Lots 506 & 575, District 17, Parcel 0620 of the 2nd Section, Cobb County, Georgia, and being known as a portion of 565 Cobb Parkway South from CRC (Community Retail Commercial) to RHR (Residential High Rise). Ward 1A.

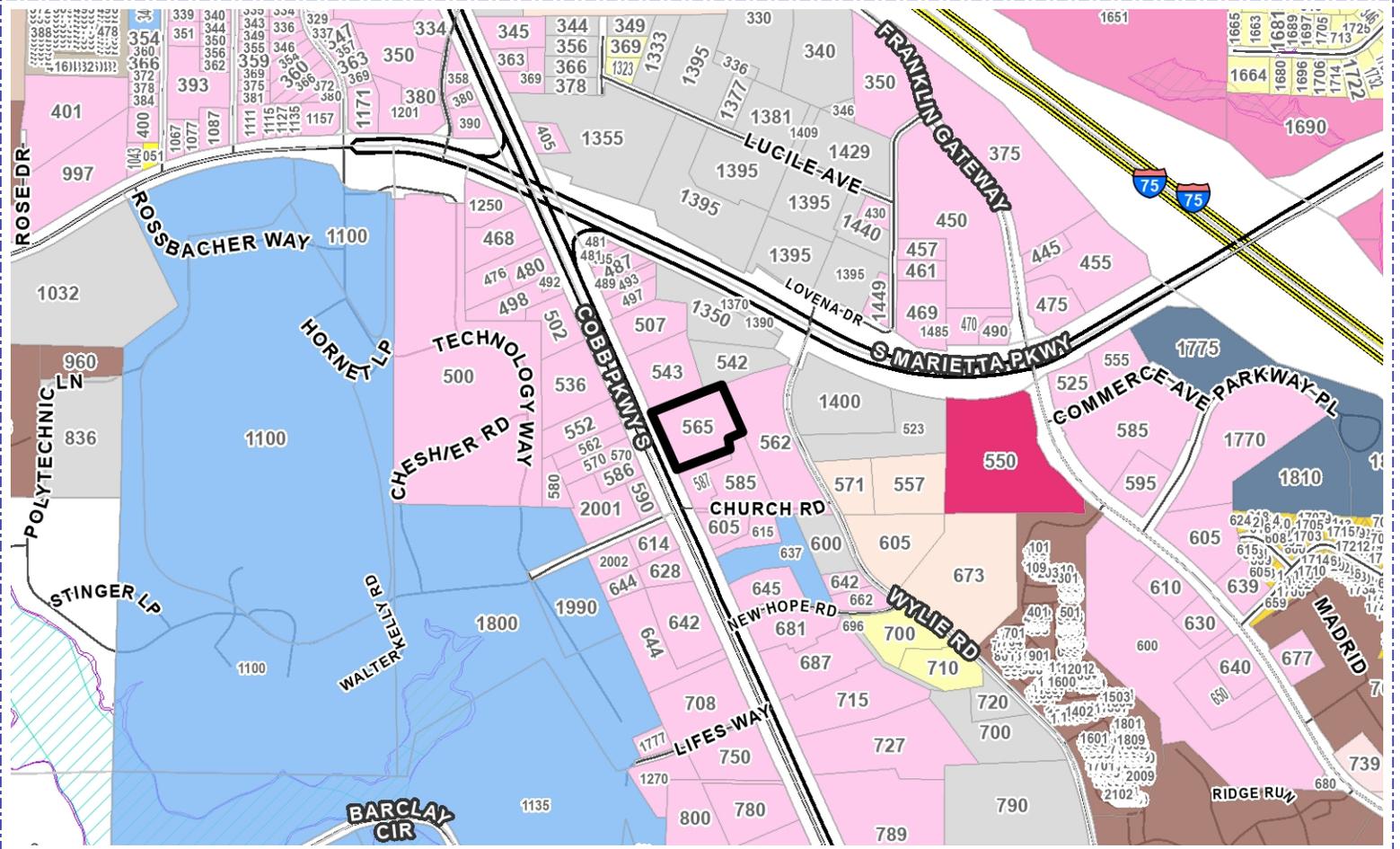
A description and plat of the property sought for the rezoning, special land use permit, and variances are on file in the Planning and Zoning Office, City Hall, and is available for inspection between 8:00 A.M. and 5:00 P.M., Monday through Friday. Anyone wishing to attend may do so and be heard relative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

For additional information including questions about virtual participation, 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.

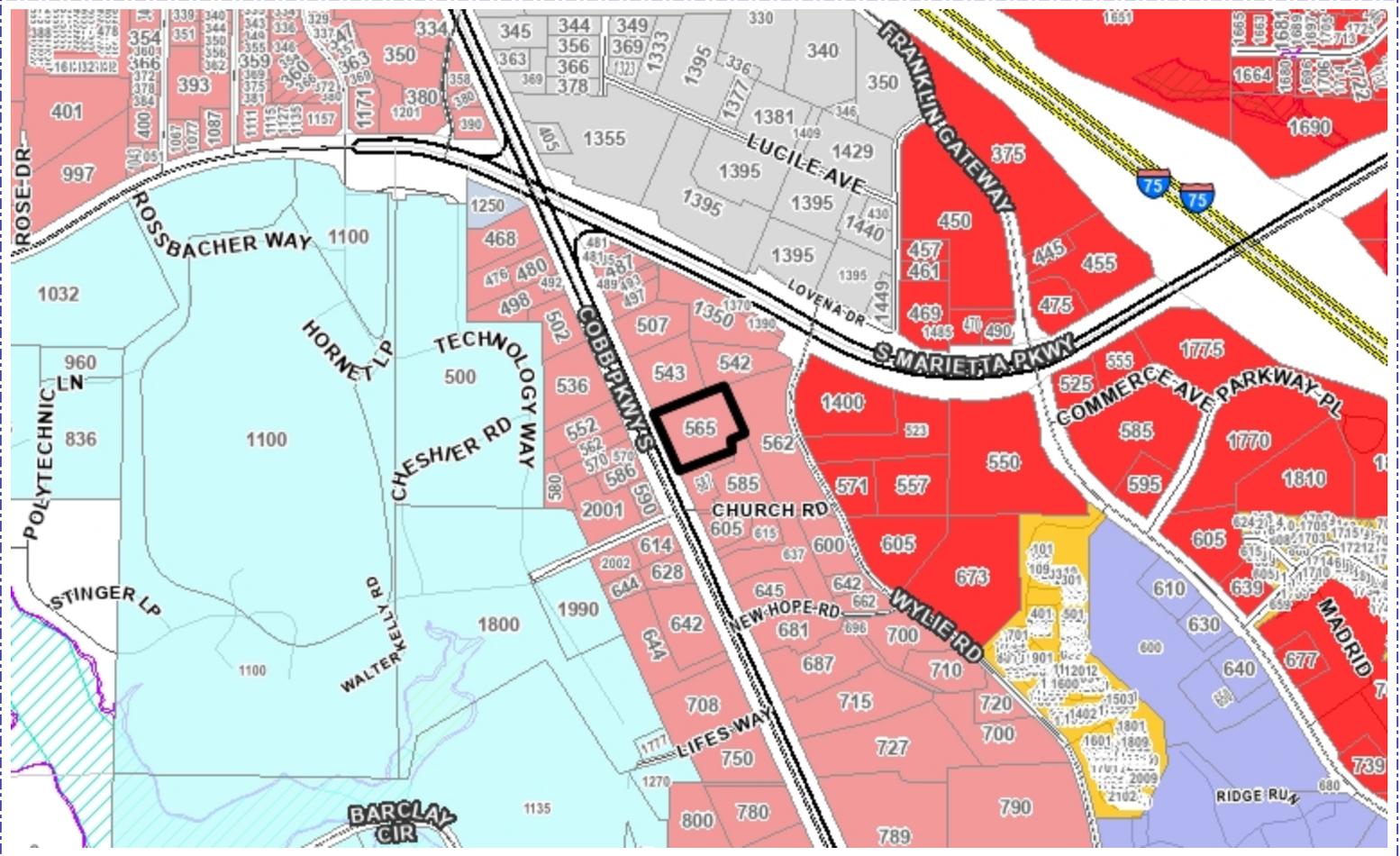
City of Marietta
205 Lawrence Street
Marietta, Georgia 30060

Rezoning

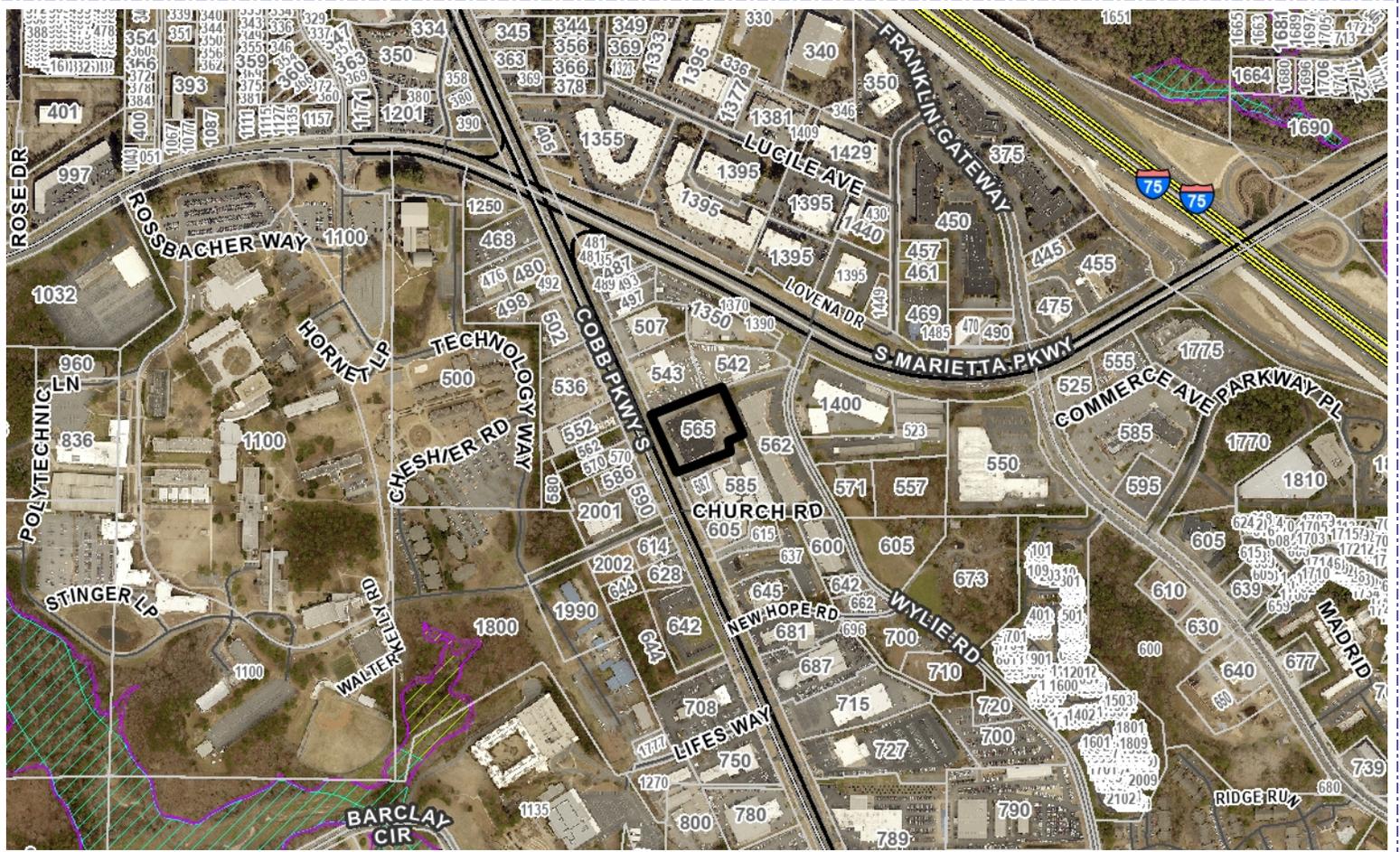


Address	Parcel Number	Acreage	Ward	Zoning	FLU
565 COBB PKWY S	17050600620	2.416	1A	CRC	CAC

Property Owner:	ISTAR Bowling Centers I LP		Zoning Symbols
Applicant:	Prestwick Land Holdings and the Marietta Housing Authority-Edrick Harris		
Proposed Zoning:	CRC to RHR		
Agent:			
Proposed Use:			
Planning Commission Date:	06/02/2020		
City Council Hearing Date:	06/10/2020	Case Number: Z2020-22	
City of Marietta Planning & Zoning			



Address	Parcel Number	Acreage	Ward	Zoning	FLU
565 COBB PKWY S	17050600620	2.416	1A	CRC	CAC
Planning Commission Hearing Date:	06/02/2020	Future Land Use Symbols Railroads City Limits Cobb County Pockets RAC - Regional Activity Center 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			
City Council Hearing Date:	06/10/2020				
Future Land Use:	CAC				
Case Number:	Z2020-22				
Comments:					
City of Marietta Planning & Zoning					



Address	Parcel Number	Acreage	Ward	Zoning	FLU
565 COBB PKWY S	17050600620	2.416	1A	CRC	CAC

Property Owner:	ISTAR Bowling Centers I LP	
Applicant:	Prestwick Land Holdings and the Marietta Housing Authority-Edrick Harris	
City Council Hearing Date:	06/10/2020	
Planning Commission Hearing Date:	06/02/2020	
BZA Hearing Date:	Case Number: Z2020-22	
Comments:		
City of Marietta Planning & Zoning		

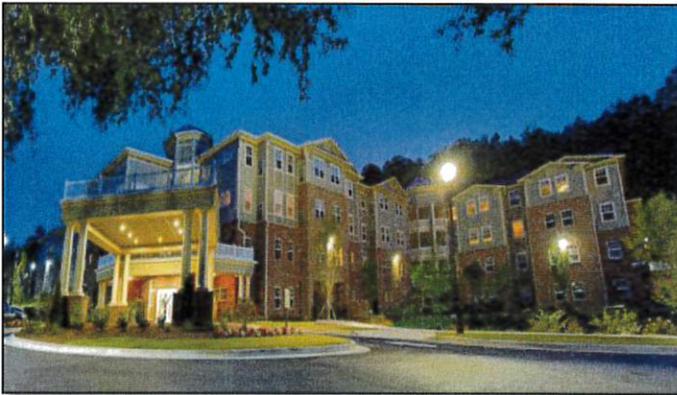
Legend

- Railroads
- City Limits
- Cobb County Pockets



Prestwick
companies

PROJECT EXAMPLES





**Park 9 at Ridgewalk
Multifamily Residential**
800 Milwood St.
Woodstock, GA 30189

Project Completion:
Fall 2016

Amount:
\$31.8 million TDC

Size:
275-units Total

Services:
Owner/Developer

Type:
Multifamily/ Class A
Luxury Market

Prestwick Companies is proud to announce the completion of Park 9 Apartments in Woodstock, Georgia. The 275 Unit, Class A apartment development has been designed to be one of Atlanta's most walkable and active suburban communities. Borrowing from the principles of new urbanism, sidewalks will connect parks, playgrounds, community gardens, a resort style pool and residences throughout the project. The development is within five minutes of Downtown Woodstock, The Outlet Shoppes of Atlanta, as well as kayaking, mountain biking and other outdoor recreational opportunities.

The apartment units feature options for every lifestyle, from family units with attached garages, to units for the young professional, and empty nester.

This project was completed in the Summer of 2016. For more information about this project, please visit our website at www.park9apts.com.

*Discipline, Innovation,
Achievement, Integrity,
Respect, and Responsibility.*





The Eddy at Riverview Landing
Multifamily Residential
6250 Riverview Rd.
Mableton, GA 30126

Project Completion:
Spring 2020

Amount:
\$50 million TDC

Size:
310-units Total

Services:
Owner/Developer

Type:
Multifamily/ Class A
Luxury Market

Smyrna, GA –Anchored by the Chattahoochee River, “The Eddy at Riverview Landing” will rise as one of the first components of the 82-acre mixed-use destination known as Riverview Landing. In addition to the 12-acre community park, The Eddy will feature 310 Class A apartments amidst a walkable waterfront oasis.

The Eddy at Riverview Landing will provide residents with pristine river views and direct access to outdoor amenities such as a kayak launch, public dock, observation decks and a community theater, which will host regular community programming and events. It will also house approximately 8,000 square feet of commercial space, featuring a coffee shop, restaurant and coworking space. Prestwick announced it will dedicate the waterfront park to the city of Smyrna upon completion. The park features premier river access for residents, and will create a beautiful greenspace for the community to enjoy throughout the year. The Eddy at Riverview Landing is slated to open in Spring 2019.

*Discipline, Innovation,
Achievement, Integrity,
Respect, and Responsibility.*





Manor at Scott's Crossing
Multifamily Residential
1671 James Jackson Pkwy
Atlanta, GA 30318

Project Completion:
July 2012

Amount:
\$13.7 million TDC

Size:
101-units Total
100 – 1BR
1 - 2BR
100 PBRA

Services:
Owner/Developer

Type:
Multifamily/LIHTC
Senior Independent Living

Completed in 2012, Manor at Scott's Crossing is a 101 unit Senior Independent Living community for households 62 years of age and up. The site contributes to the on-going revitalization for the City of Atlanta's designated Northwest Atlanta Redevelopment Area. The site is a former YMCA location and the existing gymnasium building was converted into 16 apartments along with amenity space during construction. The community received an EarthCraft Certification through the Southface Energy Institute sustainable program. The community offers a movie theater, fitness center, computer center, wellness center, arts and crafts area, community room, library and shuffleboard court.

*Discipline, Innovation,
Achievement, Integrity,
Respect, and Responsibility.*





Gateway at East Point
Multifamily Residential
1311 E. Cleveland Ave.
East Point, GA 30344

Project Completion:
July 2012

Amount:
\$13.6 million TDC

Size:
101-units Total
100 – 1BR
1 - 2BR
100 PBRA

Services:
Owner/Developer

Type:
Multifamily/LIHTC
Senior Independent Living

Completed in 2012, Gateway at East Point is a 101 unit Senior Independent Living community for households 62 years of age and up. The site location is situated in an area deemed by the City of East Point as the “Gateway” to their city. The “Gateway” profile was not only incorporated within the name of the project but also within the upscale architectural and hardscape\landscape design. The community received an EarthCraft Certification through the Southface Energy Institute sustainable program. The community offers a fitness center, computer center, community room, wellness center, arts and crafts area, library, and shuffleboard court.

*Discipline, Innovation,
Achievement, Integrity,
Respect, and Responsibility.*





**Manor Broad Street
Multifamily Residential**
155 West Broad St.
Fairburn, GA 30213

Project Completion:
October 2015

Amount:
\$8.8 million TDC

Size:
88-units Total
44 – 1BR
44 - 2BR

Services:
Owner/Developer

Type:
Multifamily/LIHTC
Senior Independent Living

Manor at Broad Street is an 88 unit senior living community located in the quickly growing city of Fairburn, GA. We worked closely with the City of Fairburn to complete this project due to adjacent uses of the Fairburn Fire Department and Fairburn Police Department. Amenities include community room, covered porch, on-site laundry, computer center, and fully furnished fitness center.

*Discipline, Innovation,
Achievement, Integrity,
Respect, and Responsibility.*





Gateway Capitol View
Multifamily Residential
1374 Murphy Ave.
Atlanta, GA 30310



Project Completion:
Q2 2018

Amount:
\$23.9 million TDC

Funding:
Project Based Rental Assistance
4% Bond

Size:
162-units Total
139 – 1BR
23 - 2BR

Services:
Owner/Developer

Type:
Multifamily/LIHTC
Senior Independent Living

Gateway Capitol View is a 162 unit senior living community. As a transit oriented development, this property is located across from Oakland City MARTA Station and provides unparalleled access to public transit for the senior community. Additionally, the site is located within the Atlanta BeltLine Overlay District which provides even greater mobility options for its residents. On-site and interior amenities include community room, covered porch, on-site laundry, computer center, and fully furnished fitness center.

*Discipline, Innovation,
Achievement, Integrity,
Respect, and Responsibility.*





Brightstone
Multifamily Residential
2654 DeKalb Medical Pkwy
Lithonia, GA 30058

Project Completion:
Q2 2019

Amount:
\$24.9 million TDC

Funding:
Project Based Rental Assistance
4% Bonds

Size:
175-units Total
152 – 1BR
23 - 2BR

Services:
Owner/Developer

Type:
Multifamily/LIHTC
Senior Independent Living

Brightstone is a 175 unit senior living community. This community is located across from DeKalb Medical at Hillandale Hospital and its residents can enjoy the convenient location to the surrounding medical office buildings and other community services. Close proximity to I-20, this development provides quick access to downtown Atlanta as well as Conyers. On-site and interior amenities include community room, covered porch, on-site laundry, computer center, and fully furnished fitness center.

*Discipline, Innovation,
Achievement, Integrity,
Respect, and Responsibility.*





Manor at Indian Creek
Multifamily Residential
3904 Durham Park Rd.
Stone Mountain, GA 30080

Project Completion:

Q2 2019

Amount:

\$24.9 million TDC

Funding:

Project Based Rental Assistance
9% Bonds

Size:

188-Units Total
157 – 1BR
31 - 2BR

Services:

Owner/Developer

Type:

Multifamily/LIHTC
Senior Independent Living

Manor at Indian Creek is a 188 multi phase senior living community. This community is located on the north side of Durham Park Road and its residents can enjoy the convenient location to shopping centers, medical services, public transportation within walking distance and other community services. Close proximity to I-285, this development provides quick access to downtown Atlanta within seven miles. On-site and interior amenities include community room, covered picnic pavilion with benches and barbecues, gazebo, shuffleboard court, on-site laundry, computer center, and fully furnished fitness center.

*Discipline, Innovation,
Achievement, Integrity,
Respect, and Responsibility.*





Prestwick
companies

PRESTWICK COMPANIES

MISSION

Prestwick Companies will stay true to our core values.

By doing so we will provide:

Market quality family housing and services for our residents.

Promote long term relationships with our business partners to achieve a common goal.

Invest in the local community and support local initiatives that enhance stability and long term growth of the community and our residents.

VISION

Prestwick Companies invests its time and resources in the residences we develop, the people we connect with, and the communities where we are involved. These contributions are long term investments that we will see through.

CORE VALUES





GLA-ATL-LLC
 649 15TH STREET
 ATLANTA, GA 30338
 VOICE: 404.226.1358
 FAX: 404.226.6150

WWW.GLAATL.COM

RELEASE DATES:

REV #	DATE	DESCRIPTION



CLIENT:
 PRESTWICK COMPANIES
 3175 NORTHSIDE
 PARKWAY NW
 BLDG 200, SUITE 175
 ATLANTA, GA 30327

PROJECT:
 SMYRNA HILL DRIVE
 SENIOR APARTMENTS

DRAWING TITLE:
 PROPOSED ELEVATION

DRAWN BY: _____ CHECKED BY: _____
 SCALE: AS NOTED DATE: 08/8/19
 PROJECT NUMBER: 1942
 DRAWING NUMBER: A5-1

NOT RELEASED FOR CONSTRUCTION



Manor at Scott's Crossing Multifamily Residential 1671 James Jackson Pkwy Atlanta, GA 30318



GLA-AT, LLC
 649 11TH STREET
 ATLANTA, GA 30318
 VOICE: 404.226.3308
 FAX: 404.226.6350

WWW.GLATL.COM

RELEASE DATES:

REV #	DATE	DESCRIPTION



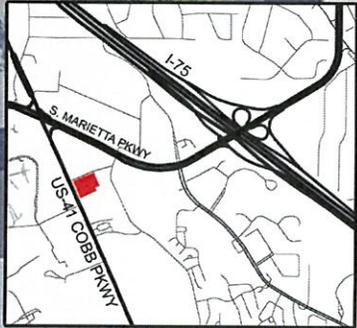
STAMP:

CLIENT:
 PRESTWICK COMPANIES
 3175 NORTHSIDE
 PARKWAY NW
 BLDG 200, SUITE 175
 ATLANTA, GA 30327

PROJECT:
 MARIETTA APARTMENTS
 565 SOUTH COBB PKWY
 MARIETTA, GA 30060

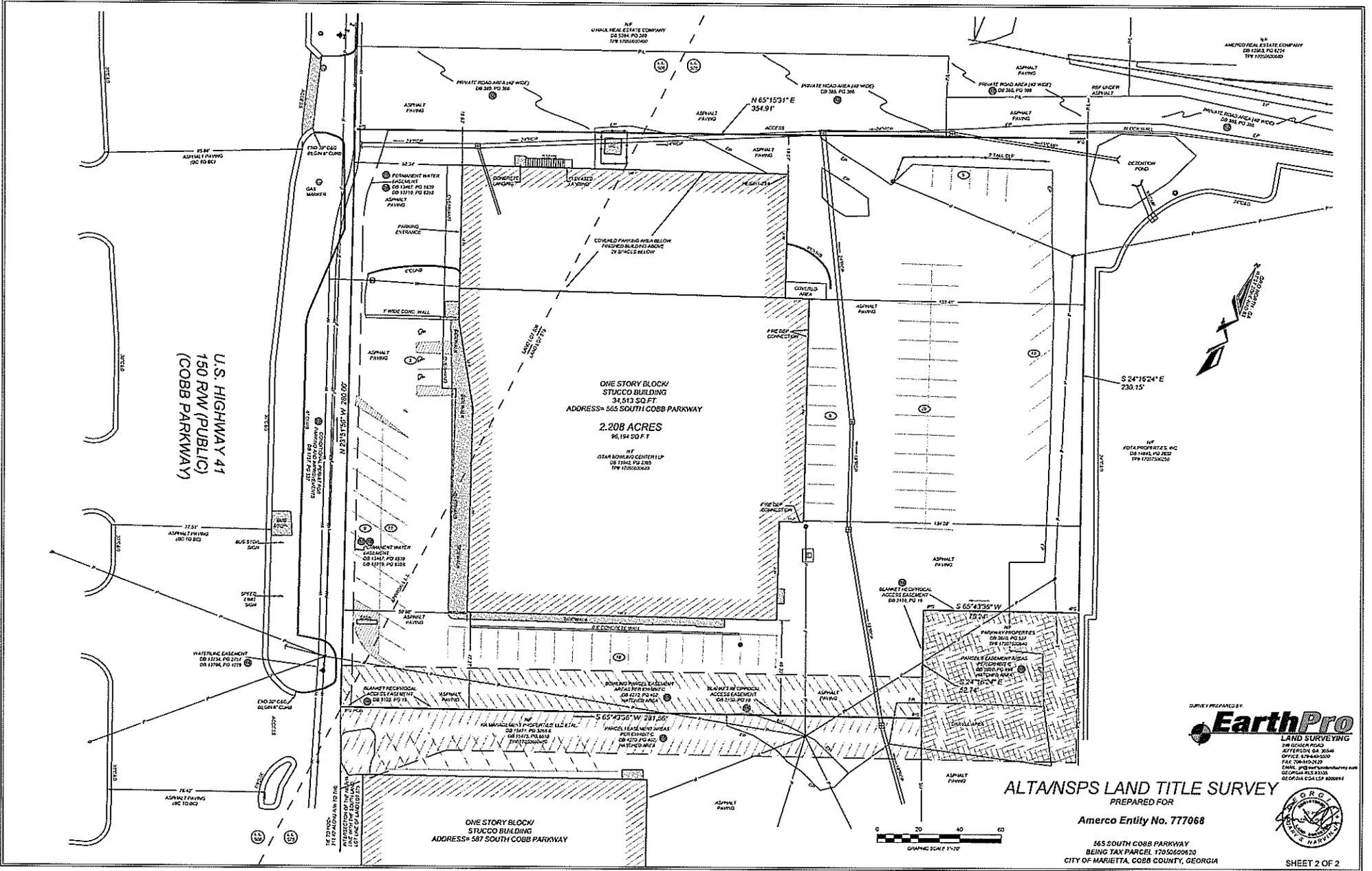
DRAWING TITLE:
 DENSITY STUDY

DRAWN BY: CHECKED BY:
 SCALE: AS NOTED DATE: 03/17/2020
 PROJECT NUMBER: 2023
 DRAWING NUMBER:



NOT RELEASED FOR CONSTRUCTION

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U.S. HIGHWAY 41
150 R/W (PUBLIC)
(COBB PARKWAY)

ONE STORY BLOCK/
STUCCO BUILDING
34,513 SQ. FT.
ADDRESS= 565 SOUTH COBB PARKWAY

2.208 ACRES
96,194 SQ. FT.

ONE STORY BLOCK/
STUCCO BUILDING
ADDRESS= 587 SOUTH COBB PARKWAY

ALTA/NSPS LAND TITLE SURVEY
PREPARED FOR

Amerco Entity No. 777068

565 SOUTH COBB PARKWAY
BEING TAX PARCEL 17050600620
CITY OF MARIETTA, COBB COUNTY, GEORGIA

SURVEY PREPARED BY
EarthPro
LAND SURVEYING
246 GOSPEL ROAD
ATLANTA, GA 30346
OFFICE 478-448-0000
FAX 770-340-2620
EMAIL: info@earthprosurvey.com
GEORGIA REG. #10381



ITEMS CORRESPONDING TO SCHEDULE B-II

- CHICAGO TITLE #6198ANCE COMPANY
COMMITMENT NUMBER: 2180071
EFFECTIVE DATE: JANUARY 23, 2018
12. Right of Way Easement from J.M. Fowler, Jr., et al to Barry P. Nunn, et al dated December 5, 1956, recorded in Deed Book 385, page 396, Cobb County Records.
NOT ON SURVEYED PROPERTY. AREA OF RIGHT OF WAY IS SHOWN ON SURVEY.
 13. Driveway Permits in favor of State Highway Board dated October 1, 1976, recorded in Deed Book 1730, page 35 and dated December 10, 1976, recorded in Deed Book 1737, page 537, aforesaid records.
AS SHOWN ON SURVEY.
 14. Reciprocal Easement Agreement between Marietta Parkway, Ltd. and R. Craig Thornton and The Clancy Company dated June 4, 1984, recorded in Deed Book 3150, page 19, aforesaid records, as affected by as affected by Consent of Reciprocal Easement Holder to Voluntary Easement by Plaintiff Properties, a Georgia General Partnership between Robert E. Potter, Jeffrey S. Potter and Larry C. Lay, dated July 3, 2003 and recorded in Deed Book 13734, Page 2717, and by Consent of Reciprocal Easement Holder to Voluntary Easement by Plaintiff Properties, a Georgia General Partnership between Robert E. Potter, Jeffrey S. Potter and Larry C. Lay, dated July 3, 2003 and recorded July 18, 2003 in Deed Book 13736, Page 1226, aforesaid records.
AS SHOWN ON SURVEY. EXHIBIT C IS NOT PROVIDED.
 15. Reciprocal Easement Agreement between Marietta Parkway, Ltd. and Sports Annex Properties, Inc. dated December 15, 1987, recorded in Deed Book 4270, page 402, aforesaid records.
AS SHOWN ON SURVEY.
 16. Declaration of Easements dated March 20, 1986, recorded in Deed Book 3670, page 494, aforesaid records, as affected by Consent of Reciprocal Easement Holder to Voluntary Easement by Plaintiff Properties, a Georgia General Partnership between Robert E. Potter, Jeffrey S. Potter and Larry C. Lay, dated July 3, 2003 and recorded July 18, 2003 in Deed Book 13736, Page 1226, aforesaid records.
AS SHOWN ON SURVEY.
 17. Right of Easement from AMP Bowling Centers, Inc. to Cobb County/Marietta Water Authority and Marietta Board of Light and Telephones dated December 12, 2001, filed December 27, 2001, recorded in Deed Book 13467, page 1839, aforesaid records.
AS SHOWN ON SURVEY.
 18. Easement in favor of Cobb County/Marietta Water Authority and the Marietta Board of Light and Telephones, dated March 14, 2003, recorded in Deed Book 13716, page 833, aforesaid records. Consented to by Debraanne Bank and Trust Company America, Bank America Trust Company, dated March 7, 2003, filed May 19, 2003, recorded in Deed Book 13748, page 5925, aforesaid records.
AS SHOWN ON SURVEY.
 19. Right of AMP Bowling Centers, Inc. to amend, modify or revoke lease, evidenced for record by that certain Memorandum of Lease with AMP Bowling Centers I LP, a Delaware limited partnership as Landlord, dated February 27, 2004 and recorded March 11, 2004 in Deed Book 13942, Page 3992, aforesaid records.
IT IS A BLANKET DOCUMENT.



LOCATION MAP NOT TO SCALE

MISCELLANEOUS NOTES

1. REFERENCES FOR THE BOUNDARY INFORMATION SHOWN HEREON IS MADE TO: DEED BOOK 13462, PAGE 396.
2. ALL RECORDS ON FILE WITH THE CLERK OF SUPERIOR COURT IN COBB COUNTY, GEORGIA.
3. BASIS OF BEARING NOTE: HORIZONTAL DATUM SHOWN HEREON IS GEORGIA GRID COORDINATE (NAD 83) ESTABLISHED USING GPS OBSERVATIONS WITH CORRECTIONS DERIVED FROM FRAMES/ VRS NOW NETWORK, NAD 83 (N71).
4. VERTICAL DATUM BASED UPON NAVD83 MEAN SEA LEVEL CONTOUR INTERVALS EQUAL ONE FOOT. NO LOCAL VERTICAL DATUM BENCHMARK NETWORK EXISTS.
5. THE LOCATION OF UNDERGROUND UTILITIES SHOWN HEREON IS BASED ON ABOVE GROUND STRUCTURES AND INFORMATION SUPPLIED TO THE SURVEYOR. LOCATION OF UNDERGROUND UTILITIES OR STRUCTURES MAY VARY FROM LOCATIONS SHOWN HEREON. ADJACENT BURIED UTILITIES OR STRUCTURES MAY EXIST. THE SURVEYOR MAKES NO CERTIFICATION AS TO THE ACCURACY AND COMPLETENESS OF THE LOCATIONS SHOWN HEREON.
6. THE LAST DAY OF FIELD WORK WAS APRIL 13, 2018.
7. ALL BUILDING DISTANCES AND DATA SHOWN HEREON ARE REFERENCED FROM OUTSIDE BUILDING DIMENSIONS. ALL SQUARE FOOTAGE SHOWN IS BASED ON GROUND LEVEL FLOOR ONLY.
8. NO ATTEMPT WAS MADE TO SHOW STREAM BUFFERS.
9. FIELD INFORMATION FOR THIS SURVEY WAS OBTAINED WITH A TRIMBLE S6 TOTAL STATION. THIS MAP OR PLAN HAS BEEN CALCULATED FOR CLOSURES AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT OR 1/3200 FEET. THE FIELD DATA UPON WHICH THIS MAP OR PLAN IS BASED HAS A CLOSURE OF ONE FOOT IN 26,000 FEET AND AN ANGULAR ERROR OF 02 SECOND PER ANGLE POINT AND WAS ADJUSTED USING COLLINGS FILE.
10. THERE IS NO OBSERVABLE EVIDENCE OF CEMETERIES OR RURAL GROUNDS ENCODING ON THE PROPERTY.
11. IRON PINS SET ARE 4 IN NEAR WITH YELLOW PLASTIC CAPS STAMPED AS L3168.
12. THERE IS NO OBSERVABLE EVIDENCE OF EARTH MOVING WORK ON GROUND WITHIN RECENT MONTHS.
13. PARKING SPACE COUNTS ARE AS FOLLOWS:
18 REGULAR SPACES, 7 HANDICAP SPACES, FOR A TOTAL OF 25 SPACES
14. ADDRESS SHOWN HEREON WAS FIELD OBSERVED AS 565 SOUTH COBB PARKWAY
15. ACCESS TO THIS SITE IS THROUGH THE PUBLIC RIGHT-OF-WAY OF SOUTH COBB PARKWAY DIRECTLY AND VIA ACCESS easements RECORDED IN DEED BOOK 388, PAGE 386, DEED BOOK 4270, PAGE 402.
16. NO WETLANDS WERE DELINEATED ON THIS SITE AT THE TIME OF THE FIELD SURVEY.
17. THERE IS NO OBSERVABLE EVIDENCE OF A SOLID WASTE DUMP, OR SANITARY LANDFILL ON THIS SITE.
18. THERE WERE NO OBSERVABLE CHANGES IN THE EXISTING STREET RIGHT OF WAY FOR ANY OF THE STREETS THAT THE SUBJECT PROPERTY ADJACES.
19. ALL DISTANCES SHOWN HEREON ARE HORIZONTAL GROUND DISTANCES.
20. GPS INFORMATION WAS OBTAINED THROUGH THE TRIMBLE VRS NOW NETWORK WITH THE USE OF TRIMBLE GNSS RECEIVERS.
21. NATIONAL FISH AND WILDLIFE SERVICE WETLAND INVENTORY MAP NOTE: NO WETLANDS DESIGNATION EXISTS AT TIME OF SURVEY PER THE NATIONAL WETLANDS INVENTORY MAPPER.

SURVEYED DESCRIPTION

ALL THAT TRACT OR PARCEL OF LAND LYING IN LAND LOTS 508 & 576, 2ND SECTION, 17TH LAND DISTRICT, CITY OF MARIETTA, COBB COUNTY, GEORGIA AND BEING MORE PARTICULARLY DESCRIBED AS:

BEGINNING AT AN IRON PIN SET ON THE NORTHEAST RAWLINE OF COBB PARKWAY (A.K.A. US HIGHWAY 41) 108'00" S40°00'00" W 212'00" AS MEASURED ALONG S40°00'00" W FROM THE SOUTH END OF LINE OF LAND LOT 576; THENCE N0°00'00" W FROM THE POINT OF BEGINNING AND ALONG THE NORTHEAST RAWLINE OF COBB PARKWAY 40'00" W A DISTANCE OF 240'00" TO AN IRON PIN SET; THENCE DEPARTING THE NORTHEAST RAWLINE OF COBB PARKWAY N45°15'10" E A DISTANCE OF 354'41" TO AN IRON PIN SET; THENCE S 24°19'20" E A DISTANCE OF 236'15" TO AN IRON PIN SET; THENCE S 65°43'30" W A DISTANCE OF 722'27" TO AN IRON PIN SET; THENCE S 24°19'20" E A DISTANCE OF 82'76" TO AN IRON PIN SET; THENCE S 65°42'30" W A DISTANCE OF 281'68" TO THE POINT OF BEGINNING.

SAD TRACT OR PARCEL BEING 2.208 ACRES (94,144 SQUARE FEET).

THE LANDS SURVEYED, SHOWN AND DESCRIBED HEREON ARE THE SAME LANDS AS DESCRIBED IN THE TITLE COMMITMENT PROVIDED BY FIRST CHICAGO TITLE INSURANCE COMPANY, COMMITMENT NO. 2180071, DATED JANUARY 23, 2018.

SIGNIFICANT OBSERVATIONS

NO ENCROACHMENTS AT TIME OF SURVEY

SURVEYOR'S CERTIFICATE

AS REQUIRED BY SUBSECTION (b) OF C.G.A. SECTION 154-67, THIS PLAN HAS BEEN PREPARED BY A LAND SURVEYOR AND NOT APPROVED BY ALL APPLICABLE LOCAL JURISDICTIONS FOR RECORDATION AS EVIDENCED BY NO APPROVAL CERTIFICATES, SIGNATURES, STAMPS, OR STATEMENTS HEREON. SUCH APPROVALS OR AFFIRMATIONS SHOULD BE OBTAINED FROM THE APPROPRIATE GOVERNMENTAL BODIES BY ANY PURCHASER OR LESOR OF THIS PLAT AS TO INTENDED USE OF ANY PARCEL. FURTHERMORE, THE UNDERSIGNING LAND SURVEYOR CERTIFIES THAT THIS PLAT COMPLES WITH THE MINIMAL TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA AS SET FORTH IN THE RULES AND REGULATIONS OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND AS SET FORTH IN C.G.A. SECTION 154-67.

GARY S. HARRIS, REGISTERED GEORGIA LAND SURVEYOR #3165 DATE 06/13/2018
248 GEORGE ROAD, JEFFERSON, GA. 30549
PHONE: (878) 445-5500

FLOOD NOTE: By graphic shading only (this property is in Zone 1) of the Flood Insurance Rate Map. Completely shaded areas are in a Special Flood Hazard Area and is not in a Special Flood Hazard Area.

ZONING INFORMATION

NO ZONING INFORMATION PROVIDED TO SURVEYOR AT TIME OF SURVEY.

RECORD DESCRIPTION

All that tract or parcel of land lying and being in Land Lots 508 and 576 of the 17th District, 2nd Section of Cobb County, Georgia, being more particularly described as follows:

To find the POINT OF BEGINNING, COMMENCE AT A 3/4 inch iron pin found located at the intersection of the southerly land lot line of Land Lot 576 and the northerly right of way line of U.S. Highway 41 (100' four foot right of way), running thence along the northerly right of way line of U.S. Highway 41 north 25 degrees 17 minutes 51 seconds west a distance of 192' 23 feet to a 3/4 inch iron pin found on the northerly right of way line of U.S. Highway 41, thence north 25 degrees 17 minutes 51 seconds west 19' 27 feet along the northerly right of way line of U.S. Highway 41 to a point, which point is the TRUE POINT OF BEGINNING; from said TRUE POINT OF BEGINNING run a southeasterly bearing thence south 25 degrees 17 minutes 51 seconds west a distance of 285' 15 feet to an iron pin set, running thence south 64 degrees 17 minutes 30 seconds west a distance of 75' 24 feet to a nail in plaster "T" on asphalt, running thence south 25 degrees 42 minutes 25 seconds west a distance of 50' 74 feet to a post, running thence south 64 degrees 17 minutes 30 seconds west a distance of 281' 66 feet to a point and the TRUE POINT OF BEGINNING; said property containing 2.208 acres according to a survey prepared by Jack P. Busby, of R. L. S. No. 1875 of U.S. Class A Associates for Sports Annex Properties, Inc. Center and Marietta Parkway, Ltd. a Mortgage said survey being dated May 10, 1984, last revised December 9, 1986.

TOGETHER WITH all rights, title and interest in and to Reciprocal Easement Agreements between Marietta Parkway, Ltd. and R. Craig Thornton and The Clancy Company dated June 6, 1984, recorded in Deed Book 3150, page 19, and between Marietta Parkway, Ltd. and Sports Annex Properties, Inc. dated December 15, 1987, recorded in Deed Book 4270, page 402, aforesaid records.

ALSO TOGETHER WITH all personal non-real estate assessments for the benefit of Parcel for the purposes stated in the Declaration of Easements dated March 20, 1986 in Deed Book 3670, Page 494.

THE LANDS SURVEYED, SHOWN AND DESCRIBED HEREON ARE THE SAME LANDS AS DESCRIBED IN THE TITLE COMMITMENT PROVIDED BY FIRST CHICAGO TITLE INSURANCE COMPANY, COMMITMENT NO. 2180071, DATED JANUARY 23, 2018.

ALTA/NSPS LAND TITLE SURVEY

Surveyor's Certification
Amerco Entiry No. 777068
565 SOUTH COBB PARKWAY
BEING TAX PARCEL: 77050600520
CITY OF MARIETTA, COBB COUNTY, GEORGIA

Issued Upon Title Commitment No. 2180071
of Chicago Title Insurance Company
bearing an effective date of January 23, 2018

To Atlantic Real Estate Company, a Nevada corporation, LHA-Real Co., of Georgia and Chicago Title Insurance Company
This is to certify that this map or plan and the survey on which it is based were made in accordance with the 2018 Minimum Standard Requirements for ALTA/NSPS Land Title Surveys, as fully established and adopted by ALTA and NSPS, and excludes items 1, 2, 3, 4, 5, 6, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21 of Table A hereof. The fieldwork was completed on April 13, 2018.

Gary S. Harris, Jr.
Land Surveyor Number: 3165
in State of Georgia
Date of Plat or Map: April 13, 2018
Date of Survey:



Survey Prepared By:
EarthPro Land Surveying
248 George Road
Jefferson, GA 30550
Phone: (878) 445-5500
Fax: 706-510-2820
gsh@earthprolandsurvey.com
Georgia C.O.G. #000944

EarthPro Project Number: 18132

Survey Prepared By:
EarthPro
LAND SURVEYING
248 GEORGE ROAD
JEFFERSON, GA 30550
OFFICE: 878-445-5500
FAX: 706-510-2820
EMAIL: gsh@earthprolandsurvey.com
GEORGIA REG. # 18132
GEORGIA C.O.G. # 000944