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Application for "Other Business"
Cobb County, Georgia

(Cobb County Zoning Division – 770-528-2045) BOC Hearing Date Requested: 04/20/10

Applicant: Merganser Enterprises, Inc./Eric Rafalik Phone #: (770) 333-9912
2255 Cumberland Parkway, Building 700, Suite B
Address: Atlanta, GA 30339 E-Mail: erafalik@merganser.biz
SAMS, LARKIN & HUFF, LLP 376 Powder Springs Street, Suite 100
Garvis L. Sams, Jr. Address: Marietta, GA 30064
(representative's ~~name, printed~~)

By: _____ Phone #: (770) 422-7016 E-Mail: gsams@samslarkinhuff.com
Garvis L. Sams, Jr., Attorney for Applicant

Signed, sealed and delivered in presence of:

Julia B. McCarson My commission expires: _____
Notary Public

JULIA B. McCARSON NOTARY PUBLIC My Comm. Expires May 10, 2010 COBB COUNTY, GEORGIA

Titleholder(s) MSSN Enterprises, Inc. Phone #: _____
(property owner's name, printed)

Address 2590 Gadsen Walk, NW, Duluth, GA 30097 E-Mail: _____

(See attached)
(Property owner's signature)

Signed, sealed and delivered in presence of:

_____ My commission expires: _____
Notary Public

Commission District: 4 (Woody Thompson) Zoning Case: Z-142 (2005)

Date of Zoning Decision: 11/15/05 Original Date of Hearing: 11/15/05

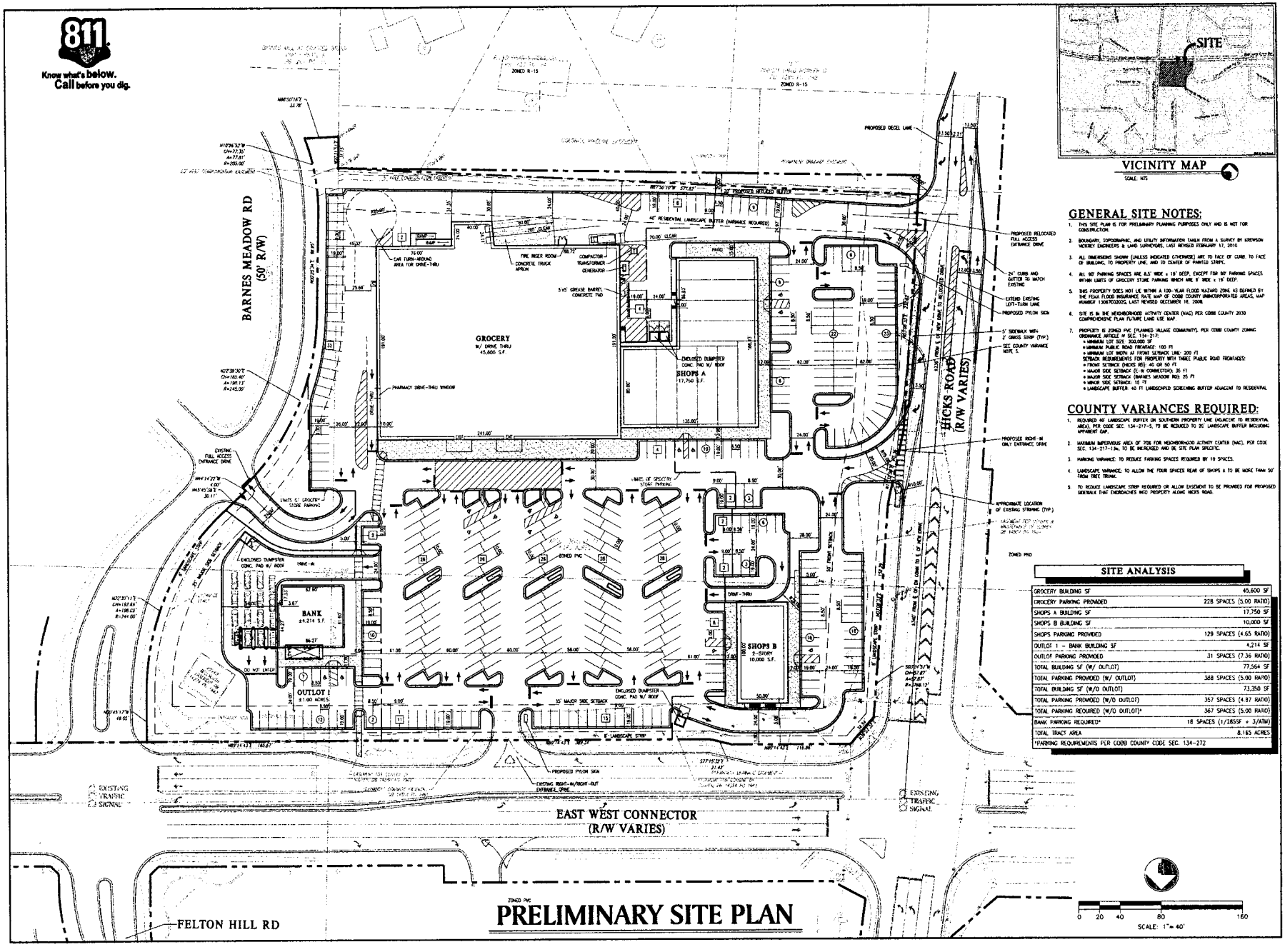
Location: Southeast intersection of Hicks Road and East-West Connector
(street address, if applicable; nearest intersection, etc.)

Land Lot(s): 25, 26, 47 & 48 District(s): 17th

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

To seek approval of a revised site plan which proposes retail/restaurant/bank uses (31,964± square feet) anchored by a grocery store (45,600 square feet).

(List or attach additional information if needed)



VICINITY MAP

SCALE: NTS

GENERAL SITE NOTES:

1. THIS SITE PLAN IS FOR PRELIMINARY PLANNING PURPOSES ONLY AND IS NOT FOR CONSTRUCTION.
2. BOUNDARY, TOPOGRAPHIC, AND UTILITY INFORMATION TAKEN FROM A SURVEY BY KREWSON MOSBEY ENGINEERS & LAND SURVEYORS, LAST REVISED FEBRUARY 17, 2010.
3. ALL DIMENSIONS SHOWN (UNLESS INDICATED OTHERWISE) ARE TO FACE OF CURB, TO FACE OF BUILDING, TO PROPERTY LINE, AND TO CENTER OF PAINTED STRIPE.
4. ALL 90° PARKING SPACES ARE 8.5' WIDE x 19' DEEP, EXCEPT FOR 90° PARKING SPACES WITHIN LIMITS OF GROCERY STORE PARKING WHICH ARE 9' WIDE x 19' DEEP.
5. THIS PROPERTY DOES NOT LIE WITHIN A 100-YEAR FLOOD HAZARD ZONE AS DEFINED BY THE FEDAL FLOOD INSURANCE RATE MAP OF COBB COUNTY UNINCORPORATED AREAS, MAP NUMBER 13067C0202G, LAST REVISED DECEMBER 19, 2008.
6. SITE IS IN THE NEIGHBORHOOD ACTIVITY CENTER (NAC) PER COBB COUNTY 2030 COMPREHENSIVE PLAN FUTURE LAND USE MAP.
7. PROPERTY IS ZONED PVC (PLANNED VILLAGE COMMUNITY), PER COBB COUNTY ZONING ORDINANCE, ARTICLE IV SEC. 134-217:
   - MINIMUM LOT SIZE: 300,000 SF
   - MINIMUM PUBLIC ROAD FRONTAGE: 100 FT
   - MINIMUM LOT WIDTH AT FRONT SETBACK LINE: 200 FT
   - SETBACK REQUIREMENTS FOR PROPERTY WITH THREE PUBLIC ROAD FRONTAGES:
   - FRONT SETBACK (HICKS RD): 40 OR 50 FT
   - MAJOR SIDE SETBACK (E-W CONNECTOR): 35 FT
   - MAJOR SIDE SETBACK (BARNES MEADOW RD): 25 FT
   - MINOR SIDE SETBACK: 15 FT
   - LANDSCAPE BUFFER: 40 FT LANDSCAPED SCREENING BUFFER ADJACENT TO RESIDENTIAL

COUNTY VARIANCES REQUIRED:

1. REQUIRED 40' LANDSCAPE BUFFER ON SOUTHERN PROPERTY LINE (ADJACENT TO RESIDENTIAL AREA), PER CODE SEC. 134-217-5, TO BE REDUCED TO 20' LANDSCAPE BUFFER INCLUDING APPARENT GAP.
2. MAXIMUM IMPERVIOUS AREA OF 70% FOR NEIGHBORHOOD ACTIVITY CENTER (NAC), PER CODE SEC. 134-217-1m, TO BE INCREASED AND BE SITE PLAN SPECIFIC.
3. PARKING VARIANCE: TO REDUCE PARKING SPACES REQUIRED BY 10 SPACES.
4. LANDSCAPE VARIANCE: TO ALLOW THE FOUR SPACES REAR OF SHOPS A TO BE MORE THAN 50' FROM THEE TRUNK.
5. TO REDUCE LANDSCAPE STRIP REQUIRED OR ALLOW EASEMENT TO BE PROVIDED FOR PROPOSED SIDEWALK THAT ENCROACHES INTO PROPERTY ALONG HICKS ROAD.

SITE ANALYSIS

GROCERY BUILDING SF	45,600 SF
GROCERY PARKING PROVIDED	228 SPACES (5.00 RATIO)
SHOPS A BUILDING SF	17,750 SF
SHOPS B BUILDING SF	10,000 SF
SHOPS PARKING PROVIDED	129 SPACES (4.65 RATIO)
OUTLOT 1 – BANK BUILDING SF	4,214 SF
OUTLOT PARKING PROVIDED	31 SPACES (7.36 RATIO)
TOTAL BUILDING SF (W/ OUTLOT)	77,564 SF
TOTAL PARKING PROVIDED (W/ OUTLOT)	368 SPACES (5.00 RATIO)
TOTAL BUILDING SF (W/O OUTLOT)	73,350 SF
TOTAL PARKING PROVIDED (W/O OUTLOT)	357 SPACES (4.87 RATIO)
TOTAL PARKING REQUIRED (W/O OUTLOT)*	367 SPACES (5.00 RATIO)
BANK PARKING REQUIRED*	18 SPACES (1/285SF + 3/ATM)
TOTAL TRACT AREA	8.165 ACRES

*PARKING REQUIREMENTS PER COBB COUNTY CODE SEC. 134-272

LAND PLANNERS
ENGINEERS • SURVEYORS
TRANSPORTATION
LANDSCAPE ARCHITECTS

85-A MILL STREET
SUITE 300
ROSWELL, GEORGIA 30075

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PAULSON MITCHELL
INCORPORATED

PROJECT:

MERGANSER COMMONS

E-W CONNECTOR & HICKS RD
LAND LOTS 25/26/47/48
17th DISTRICT 2nd SECTION
UNINCORPORATED COBB
COUNTY, GEORGIA

FOR:

MERGANSER ENTERPRISES, INC.
2255 CUMBERLAND PARKWAY
BLDG #700 / SUITE B
ATLANTA, GA 30339
770-333-9912

AND

CP INC
COLUMBIA PROPERTIES
1355 TERRELL MILL ROAD
BLDG 1478/SUITE 200
MARIETTA, GA 30067
678-460-3122

GEORGIA REGISTERED NO. 04-3630 PROFESSIONAL ENGINEER KEVIN S. MORTON

3-15-10

REVISIONS

2010107P2.dwg 03.15.10

PRELIMINARY SITE PLAN

SHEET PS.2