

**AUGUST 17, 2010 ZONING HEARING
“OTHER BUSINESS”
COMMISSION DISTRICT 2**

ITEM # 6

PURPOSE

To consider a site plan amendment for the Nick Yesbik regarding application Z-149 (Carter D/B/A Realvest Services, Inc.) of September 20, 2005 for property located at the northwesterly intersection of Gaylor Street and Camp Highland Road in Land Lot 620 of the 17th District.

BACKGROUND

The subject property was zoned to NRC for a small retail center. The site plan was approved by the Board of Commissioners on May 16, 2006 and amended July 15, 2008. The applicant operates a restaurant in the center of the existing building. The applicant would like to add a small outdoor seating area for the restaurants patrons in front of the building. The proposed site is attached for review. If approved, all other zoning stipulations would remain in effect. The Board of Commissioners' decision is attached (see Exhibit A). The request has been submitted to Staff for comments. The Cobb County Water System requires additional Sewer Development Fees be paid prior to any permits, if the additional seating area is approved.

FUNDING

N/A

RECOMMENDATION

The Board of Commissioners consider the proposed stipulation amendment.

ATTACHMENTS

Zoning stipulations (Exhibit A)
Other Business Application (Exhibit B)
Site Plan (Exhibit C)

ORIGINAL DATE OF APPLICATION: 09-20-05APPLICANTS NAME: CARTER D/B/A REALVEST SERVICES, INC.THE FOLLOWING REPRESENTS THE FINAL DECISIONS OF THE
COBB COUNTY BOARD OF COMMISSIONERS**BOC DECISION OF 09-20-05 ZONING HEARING:**

CARTER D/B/A REALVEST SERVICES, INC. (Calvin David Belt, W. C. Collins, Jr., Richard Clarence Duffey, Jr., Estate of Mattie M. Gibson, Lillie Maylou Messer, Administrator of Estate, Janette Nash, Guardian of Thomas Alred Nash and Delores A. Ray, owners) requesting Rezoning from **R-20** to **GC** for the purpose of Retail in Land Lot 620 of the 17th District. Located at the northwesterly intersection of Gaylor Street and Camp Highland Road.

The public hearing was opened and Mr. Bradley Fulkerson addressed the Board. During presentation, the case was suspended for Staff to determine which parcels were included in the Application. Following the vote on Z-156, Mr. Fulkerson's presentation resumed and Mr. Raymond Whelan, Ms. Mary Rose Barnes, and Mr. Tony Waybright addressed the Board. Following presentations and discussion, the following motion was made:

MOTION: Motion by Thompson, second by Olens, to **delete** rezoning to the NRC zoning district **subject to:**

- **final site plan to be approved by the Board of Commissioners when users/occupants for the development are under contract**
- **thirteen (13) use restrictions on list of agreeable stipulations filed with County Clerk (copy attached and made a part of these minutes)**
- **compliance with the Atlanta Road Overlay District**
- **rubber lids on dumpsters**
- **dumpster pickup from 7 a.m. to 7 p.m. Monday through Saturday; no Sunday dumpster pickup**
- **environmentally sensitive lighting**
- **connectivity to the shopping center across the street with markings or some other designation and sidewalk connectivity to the Silver Comet Trail from this project**
- **Fire Department comments**
- **Cemetery Preservation comments and recommendations, to include protection/preservation of the lot on this site**
- **Water and Sewer Division comments and recommendations**
- **Stormwater Management Division comments and recommendations**
- **Cobb DOT comments and recommendations, to include curbing on both sides of Camp Highland the entire length of this project, but omitting sidewalks along Camp Highland Road**
- **owner/developer to enter into a development agreement pursuant to O.C.G.A. 36-71-13 for dedication of system improvements to mitigate traffic concerns**

VOTE: **ADOPTED** unanimously

FILED WITH COUNTY CLERK THIS 8th DAY
OF Sept 2025 BY Bradley Fulkerson
RE Z-149
Mail R. Duff
COUNTY CLERK/ASST. COUNTY CLERK/DEPUTY COUNTY CLERK
COBB COUNTY, GEORGIA

Item 06
Exhibit "A"
August 2010

PAGE 8 OF 811

ZONING CASE - Z149 Min. Bk. 37 Petition No. Z-149
Carter & Associates Doc. Type Thirteen (13) use
dba RealVest Services, Inc. restrictions on list of agreeable stipulations
Meeting Date 9/20/05

Regarding the rezoning of the subject properties locate at or near the intersection of Gaylor Street and Camp Highland Road:

USE RESTRICTIONS:

The following uses are prohibited within the proposed development:

1. Package Store
2. Pawn Shop/Title Pawn Shop
3. Pool Hall
4. Tattoo Parlor
5. Taxi Service
6. Lounge, Night Club, Tavern or Bar Establishment other than one secondary to a bona fide restaurant operation (and only as permitted by code).
7. Gas station
8. Convenience Store
9. Adult book store / Adult novelty store
10. Pornographic Theater
11. Any entertainment establishment featuring nude dancers or nude entertainment
12. Any business emitting offensive odors, fumes, dust, vapor, loud noise or sounds

13. no fast food restaurants
MONUMENT SIGN:

Applicant requests County approval of access for installation and maintenance of a monument sign in the right-of-way between Camp Highland Road and the East-West Connector. landscaping along trail

CURB CUTS:

Applicant requests County approval of one curb cut on Gaylor Street and two curb cuts on Camp Highland Road.

LANDSCAPE STRIPS, BUILDING SETBACKS AND BUFFERS:

Landscape strips, building setbacks and buffers shall consist of planted or natural existing materials alone or in combination with landscape berms, decorative fencing and/or walls.

SIDEWALKS

Applicant agrees to install 5' concrete sidewalks along Gaylor Street and Camp Highland Road according to the attached plan.

COUNTY COMMENTS/RECOMMENDATIONS
Zoning is subject to comments and recommendations of Cobb County:
• Fire Dept.
• Water: Sewer
• Storm Water Management
• D.O.T.

APPLICANT: CARTER d/b/a RealVest Services, Inc.

PETITION NO.: Z-149

PRESENT ZONING: R-20

PETITION FOR: GC

PLANNING COMMENTS:

Staff Member Responsible: John P. Pederson

Item 06
Exhibit "A"
August 2010

Land Use Plan Recommendation: Medium Density Residential (2.5 to 5 units per acre)

Proposed Number of Buildings: 2 Total Square Footage of Development: 5,775

F.A.R. 1,992 Square Footage/Acre

Parking Spaces Required: 35 Parking Spaces Provided: 60

The applicant is requesting the GC zoning category develop a bank and a restaurant, and possibly some retail. The buildings would be one-story with exteriors consisting of brick, stone, stucco and/or stacked stone. The applicant is showing a reduced landscape buffer adjacent to the residentially zoned property, from 40-feet to 20-feet.

Historic Preservation: After reviewing various county resources including historic and archeological resource surveys, documented Civil War trench maps, and historic aerial maps, staff finds no known historic properties affected by this application. No further comment. No action by applicant requested at this time.

Cemetery Preservation: Petition shows the presence of Welcome Grove Baptist cemetery adjacent to the southwest side of the proposed project. The Cobb Cemetery Preservation Ordinance and the County Development Standards for Cemeteries call for: A) Prepare a site plan identifying the full boundaries with a metes and bounds description. Site plan to show the 50 foot cemetery preservation buffer and access easement. B) Provide a fifty (50) foot maintained natural buffer from the common property line. No structures, stormwater facilities, roadways or commercial uses to be located within said buffer. Access easement is permitted within the buffer. The fifty (50) foot maintained natural buffer shall be recorded as a conservation easement with the Cemetery Preservation Commission having third party right of enforcement. C) Provide uninhibited daylight access to the cemetery via at least a twenty (20) foot wide graveled easement to the cemetery from the nearest public road. The outer boundaries of this easement may be landscaped. D) Provide and install a permanent six (6) foot chain link fence with gate outside the 50 foot maintained natural buffer. Fence must be 9 gauge with top and bottom rails and fence posts must be set in concrete. Fence may be upgraded to vinyl coated chain link and/or wrought iron. E) Provide and install an orange protective fence on the outer perimeter of the fifty (50) foot maintained natural buffer before beginning construction. the protective fence is to be maintained in good repair throughout the development phase of the project. At completion of the project, the orange protective fence shall be removed from the premises. F) Permanent signs station CEMETERY PRESERVATION BUFFER - DO NOT DISTURB shall be erected at fifty (50) foot intervals along the outer perimeter of the fifty (50) foot maintained natural cemetery preservation buffer. G) Compliance with all State and local laws and ordinances. H) All Cemetery Preservation requirements must be Site Plan specific.

APPLICANT: CARTER d/b/a RealVest Services, Inc.

PETITION NO.: Z-149

PRESENT ZONING: R-20

PETITION FOR: GC

FIRE COMMENTS:

**Item 06
Exhibit "A"
August 2010**

The applicant is responsible to ensure all Cobb County Fire and Emergency Services Code requirements are met related to this project. Plans will need to be submitted to the Cobb County Fire Marshall's Office, prior to any permits being issued.

Standard comments:

1. Provide 24-hour emergency phone number (offset in bold print on all sheets).
2. Provide access for Fire and Police Department through Cobb County. If access is outside the boundaries of Cobb County, then an intergovernmental agreement would be required prior to any permitting.
3. Fire apparatus access road shall extend to within 150-feet of all portions of the facility or any portion of the exterior wall of the first floor IFC 503.1 2003 Edition. **All access roads shall have an all weather driving surface capable of supporting 75,000 pounds with an unobstructed width of not less than 20-feet, 25-foot inside turning radius, 50-foot outside turning radius and unobstructed vertical clearance of not less than 13-feet 6 inches.** Dead-end access roads in excess of 150-feet shall be provided with a turn-around IFC 503.2.5 2003 Edition. Cul-de-sac with an island: minimum 60-foot radius to outside curb, measured to inside of curb. Minimum lane width = 24-feet. Residential cul-de-sac without island: 38-foot outside radius. Commercial cul-de-sac to have a 60-foot paved radius. Hammerhead turn-around: total of 110-feet needed (45-feet + 20-feet wide roadway + 45-feet).

Additional Comments:

APPLICANT CARTER dba RealVest Services, Inc

PETITION NO. Z-149

PRESENT ZONING R-20

PETITION FOR GC

NOTE: Comments reflect only what facilities were in existence at the time of this review

**Item 06
Exhibit "A"
August 2010**

WATER COMMENTS:

Available at Development? Yes No
Fire Flow Test Required? Yes No

Size / Location of Existing Water Main(s): 6" AC / SW side Gaylor St

Additional Comments: 8" DI / NW side E-W Connector. Master meter to be at entrance

Developer may be required to install/upgrade water mains, based on fire flow test results or Fire Department Code. This will be resolved in the Plan Review Process.

SEWER COMMENTS:

In Drainage Basin? Yes No
At Development? Yes No

Approximate Distance to Nearest Sewer: At site in road if elevs allow

Estimated Waste Generation (in G.P.D.): **A D F** 580 **Peak** 1450

Treatment Plant: S Cobb

Plant Capacity Available? Yes No
Line Capacity Available? Yes No
Projected Plant Availability: 0 - 5 year 5 - 10 years over 10 years
Dry Sewers Required? Yes No
Off-site Easements Required? Yes* No
Flow Test Required? Yes No
Letter of Allocation issued? Yes No
Septic Tank Recommended by this Department? Yes No
Subject to Health Department Approval? Yes No

* If off-site easements are required, Developer must submit easements to CCWS for review / approval as to form and stipulations prior to the execution of easement(s) by the property owner(s). All easement acquisitions are the responsibility of the Developer.

Additional Comments:
Restaurants/food service require pre-installed grease traps

Developer will be responsible for connecting to the existing County water and sewer systems, installing and/or upgrading all outfalls and water mains, obtaining on and/or off site easements, dedication of on and/or off site water and sewer to Cobb County, as may be required. Rezoning does not guarantee water/sewer availability/capacity unless so stated in writing by the Cobb County Water System. Permit issuances subject to continued treatment plant compliance with EPD discharge requirements.

APPLICANT: Carter d/b/a Real Vest Service, Inc.

PETITION NO.: Z-149

PRESENT ZONING: R-20

PETITION FOR: GC

Item 06
Exhibit "A"
August 2010

DRAINAGE COMMENTS

FLOOD HAZARD: YES NO POSSIBLY, NOT VERIFIED

Laurel Creek

DRAINAGE BASIN: Nickajack Creek FLOOD HAZARD INFO: None

- FEMA designated 100-year Floodplain Flood.
- Flood Damage Prevention Ordinance DESIGNATED FLOOD HAZARD.
- Project subject to the Cobb County Flood Damage Prevention Ordinance Requirements.
- Dam Breach zone from (upstream) (onsite) lake - need to keep residential buildings out of hazard.

WETLANDS: YES NO POSSIBLY, NOT VERIFIED

Location: _____

- The Owner/Developer is responsible for obtaining any required wetland permits from the U.S. Army Corps of Engineer.

STREAMBANK BUFFER ZONE: YES NO POSSIBLY, NOT VERIFIED

- Metropolitan River Protection Area (within 2000' of Chattahoochee River) ARC (review 35' undisturbed buffer each side of waterway).
- Chattahoochee River Corridor Tributary Area - County review (_____ undisturbed buffer each side).
- Georgia Erosion-Sediment Control Law and County Ordinance - County Review/State Review.
- Georgia DNR Variance may be required to work in 25-foot stream bank buffers.
- County Buffer Ordinance: 50', 75', 100' or 200' each side of creek channel.

DOWNSTREAM CONDITION

- Potential or Known drainage problems exist for developments downstream from this site.
- Stormwater discharges must be controlled not to exceed the capacity available in the downstream storm drainage system.
- Minimize runoff into public roads.
- Minimize the effect of concentrated stormwater discharges onto adjacent properties.
- Developer must secure any R.O.W required to receive concentrated discharges where none exist naturally
- Existing Lake Downstream
Additional BMP's for erosion sediment controls will be required.
- Lake Study needed to document sediment levels.
- Stormwater discharges through an established residential neighborhood downstream.
- Project engineer must evaluate the impact of increased volume of runoff generated by the proposed project on downstream stormdrainage system.

APPLICANT: Carter d/b/a Real Vest Servies, Inc.

PETITION NO.: Z-149

PRESENT ZONING: R-20

PETITION FOR: GC

Item 06
Exhibit "A"
August 2010

DRAINAGE COMMENTS CONTINUED

SPECIAL SITE CONDITIONS

- Provide comprehensive hydrology/stormwater controls to include development of out parcels.
- Submit all proposed site improvements to Plan Review.
- Any **spring activity** uncovered must be addressed by a qualified Geotechnical Engineer (PE).
- Structural fill _____ must be placed under the direction of a qualified registered Georgia Geotechnical Engineer (PE).
- Existing facility.
- Project must comply with the Water Quality requirements of the CWA-NPDES-NPS Permit and County Water Quality Ordinance.
- Water Quality/Quantity contributions of the existing lake/pond on site must be continued as baseline conditions into proposed project.
- Calculate and provide % impervious of project site.
- Revisit design, reduce pavement area to reduce runoff and pollution.
Coordinate drives and parking to reduce pavement.

INSUFFICIENT INFORMATION

- No Stormwater controls shown **must be addressed at Plan Review.**
- Copy of survey is not current - Additional comments may be forthcoming when current site conditions are exposed.
- No site improvements showing on exhibit.

ADDITIONAL COMMENTS/SUGGESTIONS

- 1) Tract slopes down from ridges at Gaylor Street and Camp Highland Road 32 vertical feet to low point at extreme northwest corner (16±% ground slope). Existing ground cover is 5 houses / lawns with occasional tree. Offsite downstream / below is a new condo / apartment project under construction. The systems of which must receive and handle runoff from this site.
- 2) The proposed development is made up of two projects; Eastern Restaurant and Western Bank. The Restaurant will crown a hill and can be created in conformance with natural terrain. The Bank / parking / drive through will require a nominally level plateau resulting in a high retaining wall running along the northwest-southwest edge approaching 20-vertical feet in height. The Bank can only be built via mass grading to remanufacture the natural terrain. Such is not supported by State / County Regulations which call for project to fit the natural terrain with minimal grading. In order to meet regulations, this project must be thoroughly revised. Recommend switching locations of Bank / Restaurant and rotating Restaurant to parallel Camp Highland Road.
- 3) Any stormwater controls / detention required for this project must be calculated based on the maximum impervious cover allowed in County Code / Regulations. For any commercial designation Cobb County supports the State Mandate for minimum 30% of tract as landscaping.

APPLICANT: CARTER d/b/a RealVest Services, Inc.

PETITION NO.: Z-149

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PETITION FOR: GC

TRANSPORTATION COMMENTS

**Item 06
Exhibit "A"
August 2010**

The following comments and recommendations are based on field investigation and office review of the subject rezoning case:

ROADWAY	AVERAGE DAILY TRIPS	CLASSIFICATION	MIN. R.O.W. REQUIREMENTS
Gaylor Street	NA	Local	50'
Camp Highland Road	NA	Local	50'
East-West Connector	45691	Arterial	100'

Gaylor Street is classified as a Local and according to the available information, the existing right-of-way does meet the minimum requirements for this classification.

Camp Highland Road is classified as a Local and according to the available information, the existing right-of-way does meet the minimum requirements for this classification.

East-West Connector is classified as an Arterial and according to the available information, the existing right-of-way does meet the minimum requirements for this classification.

Install sidewalk, curb and gutter along both Gaylor Street and Camp Highland Road.

One access to Gaylor, aligned with shopping center access.

One access to Camp Highland.

The applicant will have to verify that minimum intersection sight distance is available. If it is not, the applicant will have to implement remedial measures, subject to approval by the Department, to achieve the minimum requirement of 200' for the proposed driveway on Gaylor Street.

RECOMMENDATIONS

Recommend installing sidewalk, curb and gutter along the frontages of Gaylor Street and Camp Highland Road.

Recommend one access to Gaylor Street, to be aligned with the shopping center access, and one access to Camp Highland Road.

Recommend applicant verify that minimum intersection sight distance is available and if it is not, implement remedial measures, subject to the Department's approval, to achieve the minimum requirement of 200' for the proposed driveway on Gaylor Street.

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

ORIGINAL DATE OF APPLICATION: 09-20-05APPLICANTS NAME: CARTER D/B/A REALVEST SERVICES, INC.THE FOLLOWING REPRESENTS THE FINAL DECISIONS OF THE
COBB COUNTY BOARD OF COMMISSIONERS**BOC DECISION OF 11-15-05 ZONING HEARING:****OTHER BUSINESS ITEM #7 - TO CONSIDER AMENDING THE
STIPULATIONS REGARDING Z-149 (CARTER D/B/A/ REALVEST SERVICES,
INC.) OF September 20, 2005**

To consider amending the stipulations regarding Z-149 (Carter D/B/A Realvest Services, Inc.) of September 20, 2005, for property located at the northwesterly intersection of Gaylor Street and Camp highland Road in Land Lot 620 of the 17th District.

Mr. Mark Danneman, Zoning Division Manager, provided information regarding amendment to stipulations. Following presentation and discussion, the following motion was made:

MOTION: Motion by Thompson, second by Olens, to **approve** amendment to stipulations regarding Z-149 (Carter D/B/A Realvest Services, Inc.) of September 20, 2005, for property located at the northwesterly intersection of Gaylor Street and Camp highland Road in Land Lot 620 of the 17th District **subject to:**

- **removal of stipulation #13 "no fast food restaurants" as a prohibited use on list of stipulations**
- **within sixty (60) days from the date of this hearing, Applicant/Developer agrees to remove all the vacant, boarded up houses on the purchased property**
- **all other previously approved conditions/stipulations to remain in full force and effect**

VOTE: **ADOPTED** unanimously

ORIGINAL DATE OF APPLICATION: 09-20-05

APPLICANTS NAME: CARTER (D/B/A REALVEST SERVICES, INC.)

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

BOC DECISION OF 05-16-06 ZONING HEARING:

**OTHER BUSINESS ITEM #2 – TO CONSIDER A SITE PLAN APPROVAL
REGARDING Z-149 (CARTER D/B/A REALVEST SERVICES, INC.) OF
SEPTEMBER 20, 2005**

To consider a site plan approval regarding Z-149 (Carter D/B/A Realvest Services, Inc.) of September 20, 2005, for property located at the northwesterly intersection of Gaylor Street and Camp Highland Road in Land Lot 620 of the 17th District.

Mr. Mark Danneman, Zoning Division Manager, provided information regarding request to consider something previously adopted. Following presentation and discussion, the following motion was made:

MOTION: Motion by Thompson, second by Lee, to **approve** proposed site plan regarding Z-149 (CARTER D/B/A REALVEST SERVICES, INC.) of September 20, 2005, for property located at the northwesterly intersection of Gaylor Street and Camp Highland Road in Land Lot 620 of the 17th District **subject to:**

- **site plan as presented (copy attached and made a part of these minutes)**
- **request letter from Mr. Bradley Fulkerson dated April 25, 2006 (copy attached and made a part of these minutes)**
- **all other previously approved conditions/stipulations to remain in full force and effect**

VOTE: **ADOPTED** unanimously

Grassroots Properties
1111 Peachtree
Atlanta, GA 30309
404.525.1111

PROJECT INFORMATION:
NAME: [illegible]
ADDRESS: [illegible]
CITY: [illegible]
COUNTY: [illegible]
STATE: [illegible]
ZIP: [illegible]
OWNER: [illegible]
DESIGNER: [illegible]
DATE: [illegible]

CARTER-BROKERAGE
3175 W. BURNING WOOD DR.
DUBLIN, GA 31009
404.487.1111

CARTER-BROKERAGE
3175 W. BURNING WOOD DR.
DUBLIN, GA 31009
404.487.1111

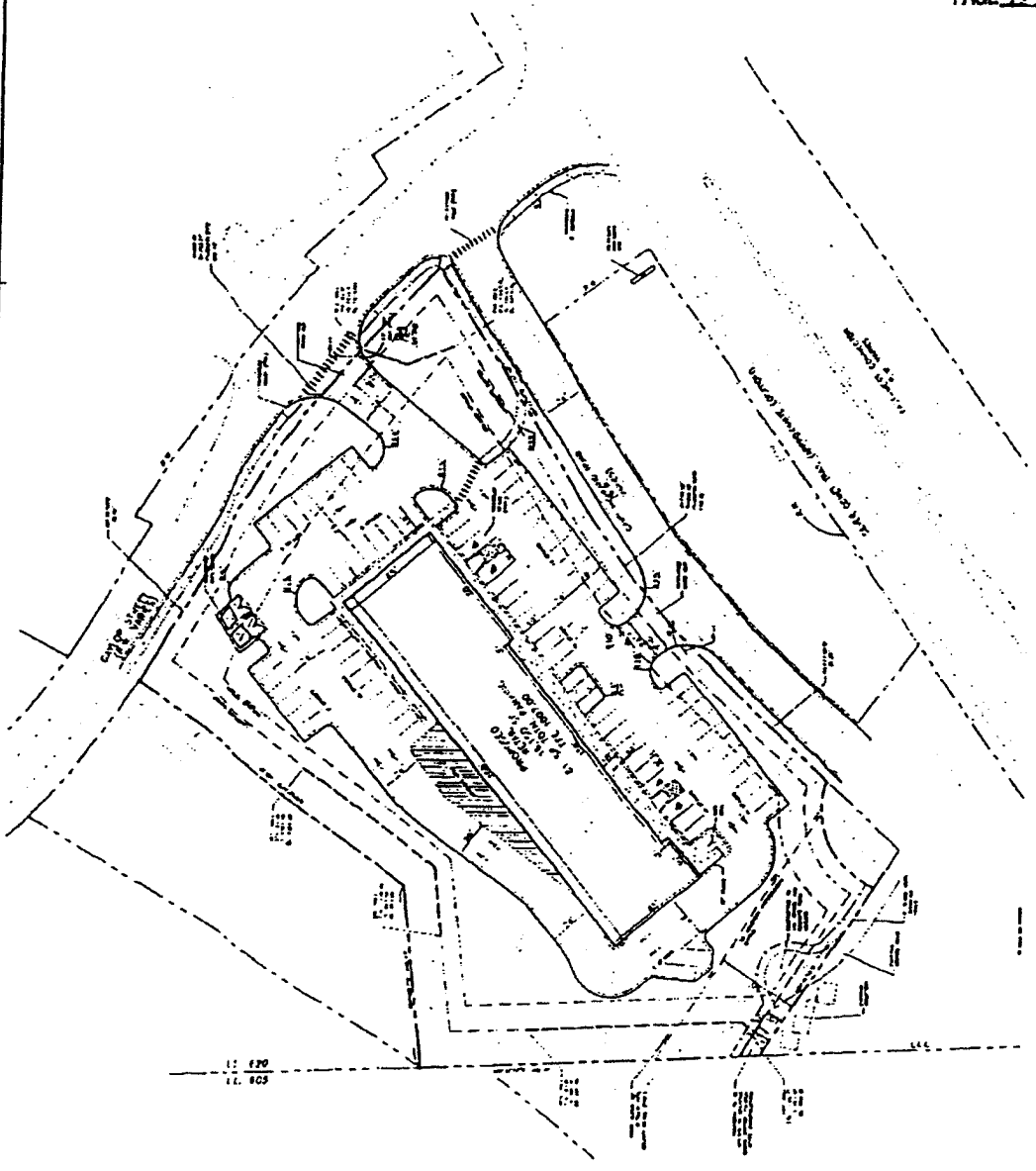
(Z-149)
Min. Bk. 41 Petition No. D.B. #12
Doc. Type Site Plan presented

Meeting Date May 16, 2010

PROJECT INFORMATION:
NAME: [illegible]
ADDRESS: [illegible]
CITY: [illegible]
COUNTY: [illegible]
STATE: [illegible]
ZIP: [illegible]
OWNER: [illegible]
DESIGNER: [illegible]
DATE: [illegible]

LEGEND:
[illegible symbols and text]
GRAPHIC SCALE:
[illegible scale]

PAGE 11 OF



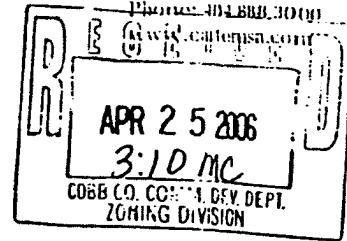
CARTER-BROKERAGE

M.n. Bk. 41 Petition No. D.B. No. 2
Doc. Type Request Letter from Bradley
Fulkerson dated April 25, 2006
Meeting Date May 1st, 2006

Item 06
Exhibit "A"
August 2010



171 17th St
Suite 1200
Atlanta, GA 30363
Phone: 404.888.3000



April 25, 2006

Mr. Mark Danneman, Division Manager – Zoning
Cobb County Community Development
Zoning Division
191 Lawrence Street
Marietta, GA 30060
Fax 770-528-2003

PAGE 12 OF 17

Re: Shops at Silver Comet – EW Connector/Gaylor Street
Carter d/b/a/ RealVest Services Zoning Case Z-149, Shops at Silver Comet

Dear Mr. Danneman:

Please accept this letter as our request for site plan approval from the Cobb County Commission for the above referenced project. Attached is an 8½ x 11 of the site plan. A full size architectural plan was submitted to you on February 17, 2006.

I will pick up and post signs on the property on Monday, May 1, 2006.

If I can be of any assistance, please do not hesitate to call me.

Sincerely yours,

T. Bradley Fulkerson, III, CCIM
Senior Vice President

For: RealVest Services, Inc./Silver Comet Investors, LLC (owner/developer)

ORIGINAL DATE OF APPLICATION: 08-19-97APPLICANTS NAME: CARATER D/B/A REALVEST SERVICES, INC

Item 06 Exhibit "A" August 2010

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

BOC DECISION OF 07-15-08 ZONING HEARING:

OTHER BUSINESS ITEM #2 – TO CONSIDER AMENDING THE SITE PLAN FOR MATCH PROPERTIES, LLC REGARDING Z-149 (CARTER D/B/A REALVEST SERVICES, INC.) OF SEPTEMBER 20, 2005

To consider amending the site plan for Match Properties, LLC regarding Z-149 (Carter d/b/a Realvest Services, Inc.) of September 20, 2005, for property located at the northwesterly intersection of Camp Highland Road and Gaylor Street in Land Lot 620 of the 17th District.

Mr. Mark Danneman, Zoning Division Manager, provided information regarding request for site plan amendment. There was no public comment. Following presentation and discussion, the following motion was made:

MOTION: Motion by Thompson, second by Olens, to **approve** Other Business Item #2 for site plan amendment for Match Properties, LLC regarding Z-149 (Carter d/b/a Realvest Services, Inc.) of September 20, 2005, for property located at the northwesterly intersection of Camp Highland Road and Gaylor Street in Land Lot 620 of the 17th District **subject to:**

- **site plan submitted with release date of May 13, 2008 (attached and made a part of these minutes)**
- **all other previous zoning stipulations and conditions not in conflict to remain in effect**

VOTE: **ADOPTED** unanimously

Item 06
Exhibit "B"
August 2010

Application for "Other Business"

Cobb County, Georgia

(Cobb County Zoning Division - 770-528-2045)

BOC Hearing Date Requested: 8-17-10

Applicant: Nick Yesbik
(applicant's name printed)

Phone #: 352-672-2364

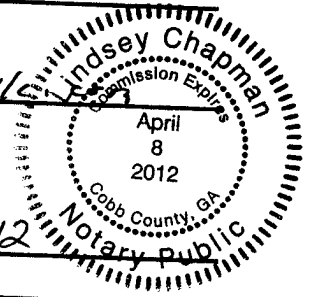
Address: 4733 Wehant Trail Smyrna GA

E-Mail: Nick@corellc.com

(representative's name, printed)

Nick Yesbik
(representative's signature)

Phone #: 352-672-2364 E-Mail: Nick@corellc.com



Signed, sealed and delivered in presence of:

Andrew Gauer
Notary Public

My commission expires: April 8, 2012

→ Titleholder(s): GGI Silver Comet, LLC
(property owner's name printed)

Phone #: 678-907-4547

Address: 4624 Camp Highland Rd.

E-Mail: bradg@rcgventures.com

Brad Gauer
(Property owner's signature)

Signed, sealed and delivered in presence of:

Andrew Gauer
Notary Public

My commission expires: April 8, 2012



Commission District: 2

Zoning Case: Z 149 2005

Date of Zoning Decision: 9/20/05 Original Date of Hearing: 9/20/05

Location: 4624 Camp Highland Rd Ste-700
(street address, if applicable; nearest intersection, etc.)

Land Lot(s): 620 District(s): 17

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

Outdoor patio on front of building.
Need to amend approved site plan.

(List or attach additional information if needed)

PROPOSED RAILING FOR PATIO W/ EMERGENCY EXIT
PROPOSED CONCRETE FILL OF LANDSCAPED AREA

L DESCRIPTION

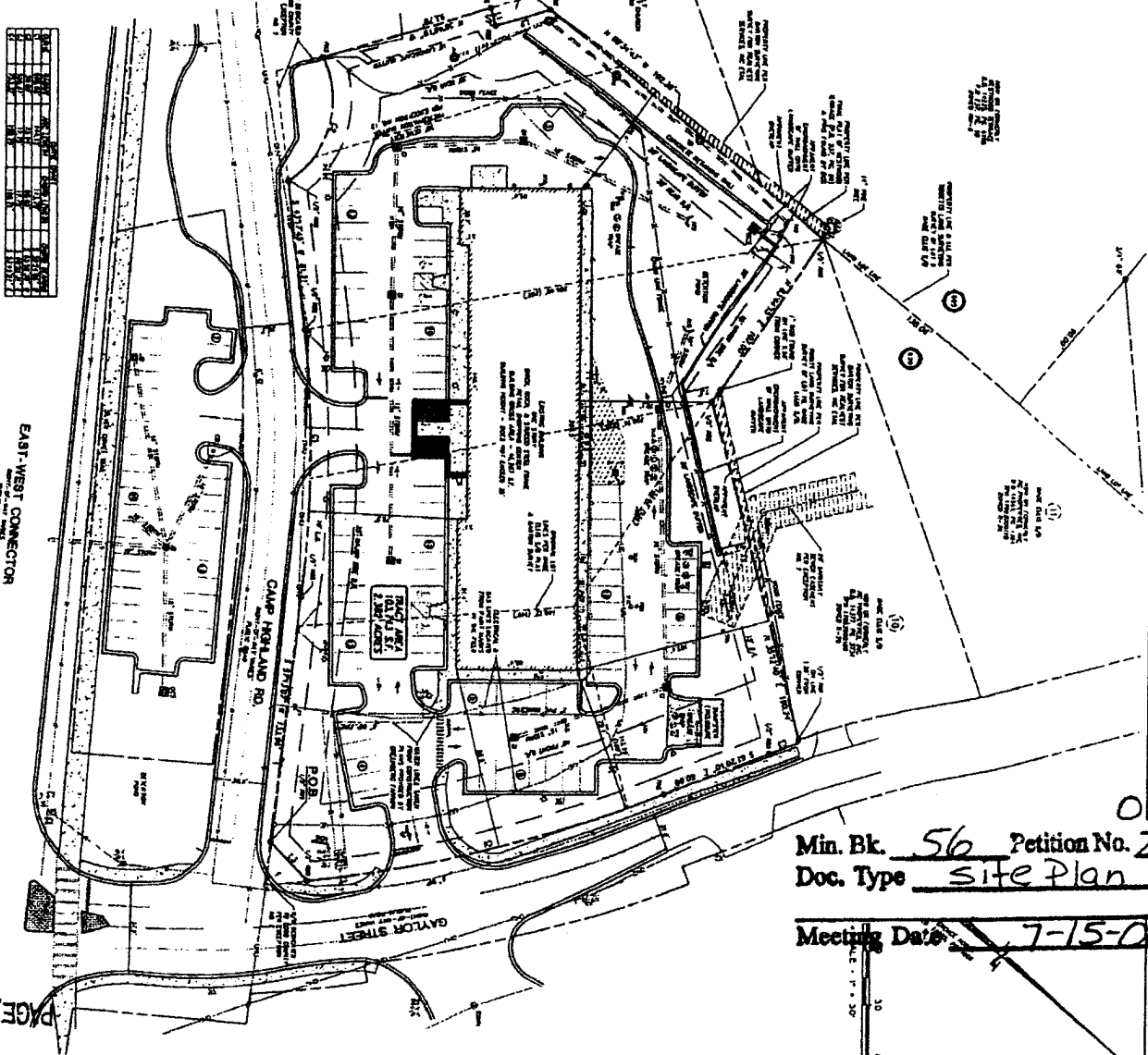
1. THIS SURVEY IS A TITLE SURVEY OF THE LAND DESCRIBED IN THE ADJACENT MAP AND IS NOT A SURVEY OF THE LAND DESCRIBED IN THE ADJACENT MAP FOR THE PURPOSES OF THE ADJACENT MAP. THE ADJACENT MAP IS A TITLE SURVEY OF THE LAND DESCRIBED IN THE ADJACENT MAP AND IS NOT A SURVEY OF THE LAND DESCRIBED IN THE ADJACENT MAP FOR THE PURPOSES OF THE ADJACENT MAP. THE ADJACENT MAP IS A TITLE SURVEY OF THE LAND DESCRIBED IN THE ADJACENT MAP AND IS NOT A SURVEY OF THE LAND DESCRIBED IN THE ADJACENT MAP FOR THE PURPOSES OF THE ADJACENT MAP.

LEGEND

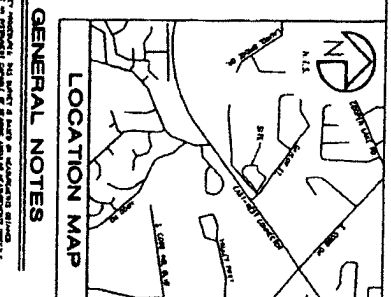
1. ALL DISTANCES ARE IN FEET AND DECIMALS THEREOF.
2. ALL BEARINGS ARE TRUE BEARINGS.
3. ALL CURVES ARE CIRCULAR UNLESS OTHERWISE NOTED.
4. ALL CORNERS ARE TO BE MARKED WITH IRON PIPES OR IRON BOLTS.
5. ALL CORNERS ARE TO BE MARKED WITH IRON PIPES OR IRON BOLTS.
6. ALL CORNERS ARE TO BE MARKED WITH IRON PIPES OR IRON BOLTS.
7. ALL CORNERS ARE TO BE MARKED WITH IRON PIPES OR IRON BOLTS.
8. ALL CORNERS ARE TO BE MARKED WITH IRON PIPES OR IRON BOLTS.
9. ALL CORNERS ARE TO BE MARKED WITH IRON PIPES OR IRON BOLTS.
10. ALL CORNERS ARE TO BE MARKED WITH IRON PIPES OR IRON BOLTS.

TITLE EXCEPTIONS

1. ALL DISTANCES ARE IN FEET AND DECIMALS THEREOF.
2. ALL BEARINGS ARE TRUE BEARINGS.
3. ALL CURVES ARE CIRCULAR UNLESS OTHERWISE NOTED.
4. ALL CORNERS ARE TO BE MARKED WITH IRON PIPES OR IRON BOLTS.
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OB#2
Min. Bk. 56 Petition No. Z-149'08
Doc. Type site plan
Meeting Date: 7-15-08



GENERAL NOTES

1. THIS SURVEY IS A TITLE SURVEY OF THE LAND DESCRIBED IN THE ADJACENT MAP AND IS NOT A SURVEY OF THE LAND DESCRIBED IN THE ADJACENT MAP FOR THE PURPOSES OF THE ADJACENT MAP.
2. ALL DISTANCES ARE IN FEET AND DECIMALS THEREOF.
3. ALL BEARINGS ARE TRUE BEARINGS.
4. ALL CURVES ARE CIRCULAR UNLESS OTHERWISE NOTED.
5. ALL CORNERS ARE TO BE MARKED WITH IRON PIPES OR IRON BOLTS.
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10. ALL CORNERS ARE TO BE MARKED WITH IRON PIPES OR IRON BOLTS.

LOCATION MAP

Bechtler Greenfield Surveying, LLC
2000 Cherokee Street NW, Suite 200
Marietta, GA 30066
Phone: (770) 422-8941
Fax: (770) 422-8941
Email: info@bechtlergreenfield.com

PRELIMINARY

PAGE 15 OF 15

CERTIFICATION

I, the undersigned, being a duly licensed and qualified surveyor in the State of Georgia, do hereby certify that the foregoing is a true and correct copy of the original survey as shown to me by the owner of the land described in the adjacent map, and that the same is a true and correct copy of the original survey as shown to me by the owner of the land described in the adjacent map.

ALTA/ACSM LAND TITLE SURVEY FOR RIVER GARDENS, LLC; THE LINCOLN NATIONAL LIFE INSURANCE COMPANY; AND FIRST AMERICAN TITLE INSURANCE COMPANY

2.382 ACRES
4624 CAMP HIGHLAND ROAD
SMYRNA, GEORGIA 30082
LAND LOT 810 - 11TH DISTRICT - 3RD SECTION
COBB COUNTY - GEORGIA

Scale: 1" = 40'

DATE: 7/15/08

BY: [Signature]

TWISTED TACO
SHOPS @ THE SILVER COMET
4624 CAMP MEADOWS ROAD
SMYRNA, GA 30082



PROJECT:

MAKE DESIGNS
3920 SYLVAN RAVENHILL AVENUE, SUITE 3034S
DUBLIN, GA 30128
WWW.MAKEDESIGNS.COM



CONSULTANT:

SEAL:

REVISIONS:

DATE:
07/20

SHEET:

SHEET:

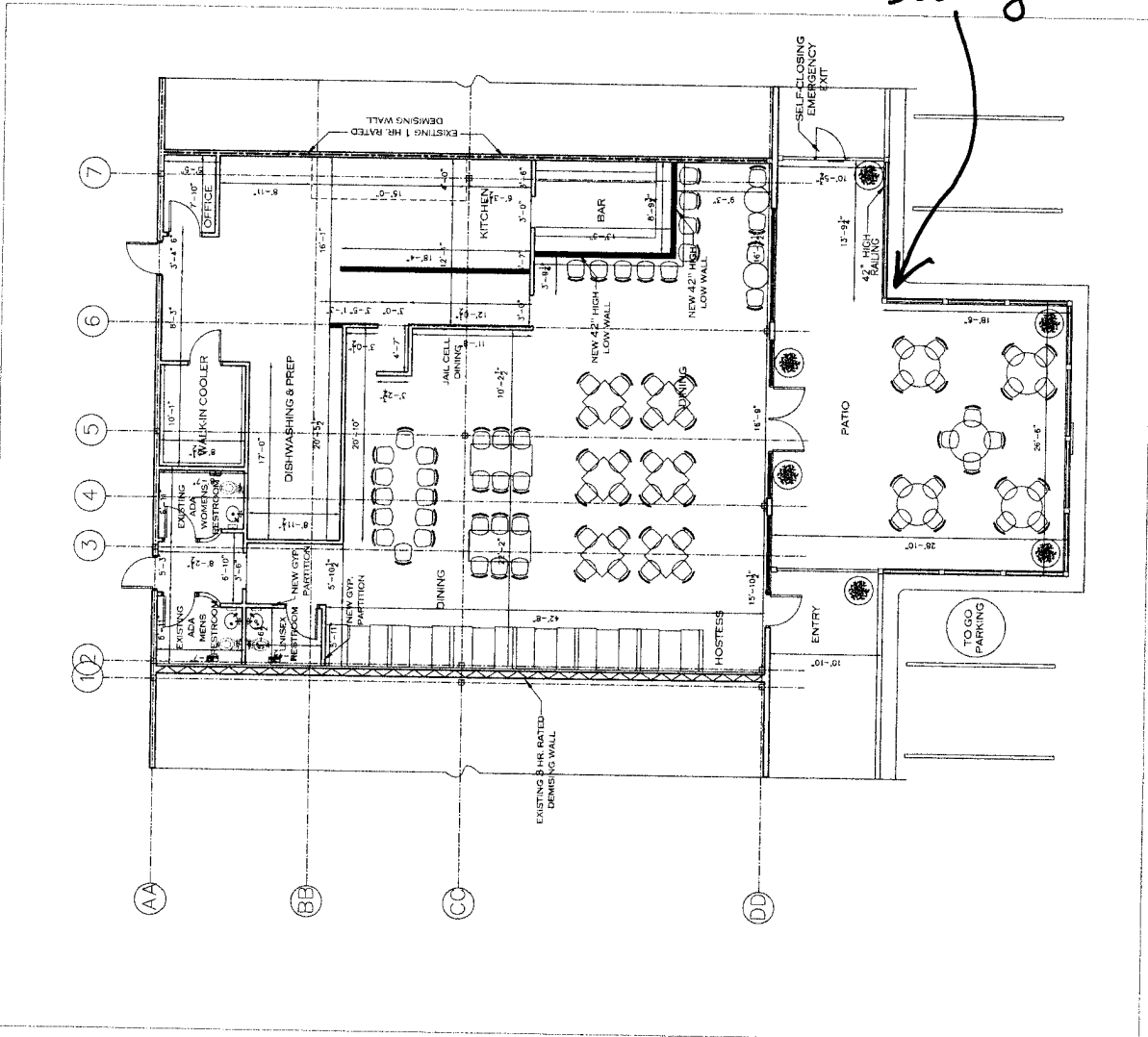


GENERAL NOTES

1. ALL WALLS ARE EXISTING UNLESS OTHERWISE NOTED.
2. GC IS TO VERIFY FIELD MEASUREMENTS
3. ALL DIMENSIONS ARE TO FACE OF MASONRY OR FACE OF METAL STUD, OR TO CENTERLINE OF STRUCTURAL STEEL COLUMNS, UNLESS NOTED OTHERWISE.
4. ALL MASONRY DIMENSIONS ARE NOMINAL DIMENSIONS.
5. ALL DOOR FRAMES IN METAL STUD WALLS TO BE MASONRY WALL DIMENSIONS TO MASONRY WALL. MASONRY WALL DIMENSIONS TO MASONRY WALL. DOOR FINISH SIZE, UNLESS NOTED OTHERWISE.
6. WHERE METAL FURRING IS ATTACHED TO MASONRY WALL DIMENSIONS TO MASONRY WALL. MASONRY WALL DIMENSIONS TO MASONRY WALL. DOOR FINISH SIZE, UNLESS NOTED OTHERWISE.
7. FLOORS IN ROOMS WITH FLOOR DRAINS TO BE SLOPED AT 1/8"=12" MAX.
8. ALL EXPOSED COLUMNS SHALL BE FINISHED OUT WITH 5/8" GYP. BO. UNLESS NOTED OTHERWISE.

PARTITION LEGEND

- 1 HOUR RATED DEMISING WALL
- 3 HOUR RATED DEMISING WALL
- 1/2" GYP BOARD ON EA. SIDE OF 3.5" METAL STUDS @ 24" O.C. FULL HEIGHT (SEE RFP FOR CEILING HEIGHTS)
- 42" HIGH WALLS - 1/2" GYP BOARD ON EA. SIDE OF 3.5" METAL STUDS @ 24" O.C.



1
PROPOSED DIMENSION FLOOR PLAN
SCALE: 3/16" = 1'-0"