

APPLICANT: Security Exchange Bank and The
Piedmont Bank

PHONE: 770-419-3337, 770-246-0011

REPRESENTATIVE: Bart Nunley and David
Lautares

PHONE: 678-486-2363, 770-246-0011

TITLEHOLDER: Security Exchange Bank and The
Piedmont Bank

PROPERTY LOCATION: On the north side of Cobb
Parkway (3030 North Cobb Parkway).

PETITION No.: V-54

DATE OF HEARING: 07-11-12

PRESENT ZONING: GC

LAND LOT(S): 125

DISTRICT: 20

SIZE OF TRACT: 8.33 acres

COMMISSION DISTRICT: 1

TYPE OF VARIANCE: Allow four (4) lots off a private easement (tracts 1, 2, and 5 with tract 6 for private
detention only).

OPPOSITION: No. OPPOSED _____ PETITION No. _____ SPOKESMAN _____

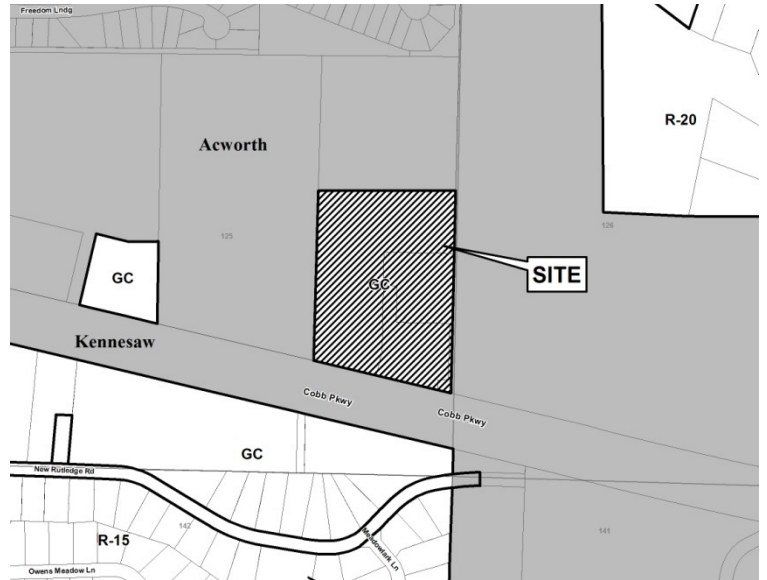
BOARD OF APPEALS DECISION

APPROVED _____ MOTION BY _____

REJECTED _____ SECONDED _____

HELD _____ CARRIED _____

STIPULATIONS: _____



APPLICANT: Security Exchange Bank and
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PETITION No.: V-54

COMMENTS

TRAFFIC: This request will not have an adverse impact on the transportation network.

DEVELOPMENT & INSPECTIONS: No comment.

SITE PLAN REVIEW: If this variance request is approved, a subdivision plat revision must be recorded prior to the issuance of the certificate of occupancy showing all improvements on the lot and referencing the variance case in the standard plat revision note. The surveyor must submit the plat to the Site Plan Review Section, Community Development Agency for review and approval prior to recording. Call 770-528-2147.

STORMWATER MANAGEMENT: The development will still be subject to the limits of the approved hydrology study for the site.

HISTORIC PRESERVATION: After examining Civil War trench maps, Cobb County historic property surveys, county maps, and various other resources, staff has no comments regarding the impact or treatment of historic and/or archaeological resources.

DESIGN GUIDELINES: No comment.

CEMETERY PRESERVATION: There is no significant impact on the cemetery site listed in the Cobb County Cemetery Preservation Commission's Inventory Listing which is located in this, or adjacent land lot.

WATER: Water meter(s) will be set at edge of public Right-Of-Way.

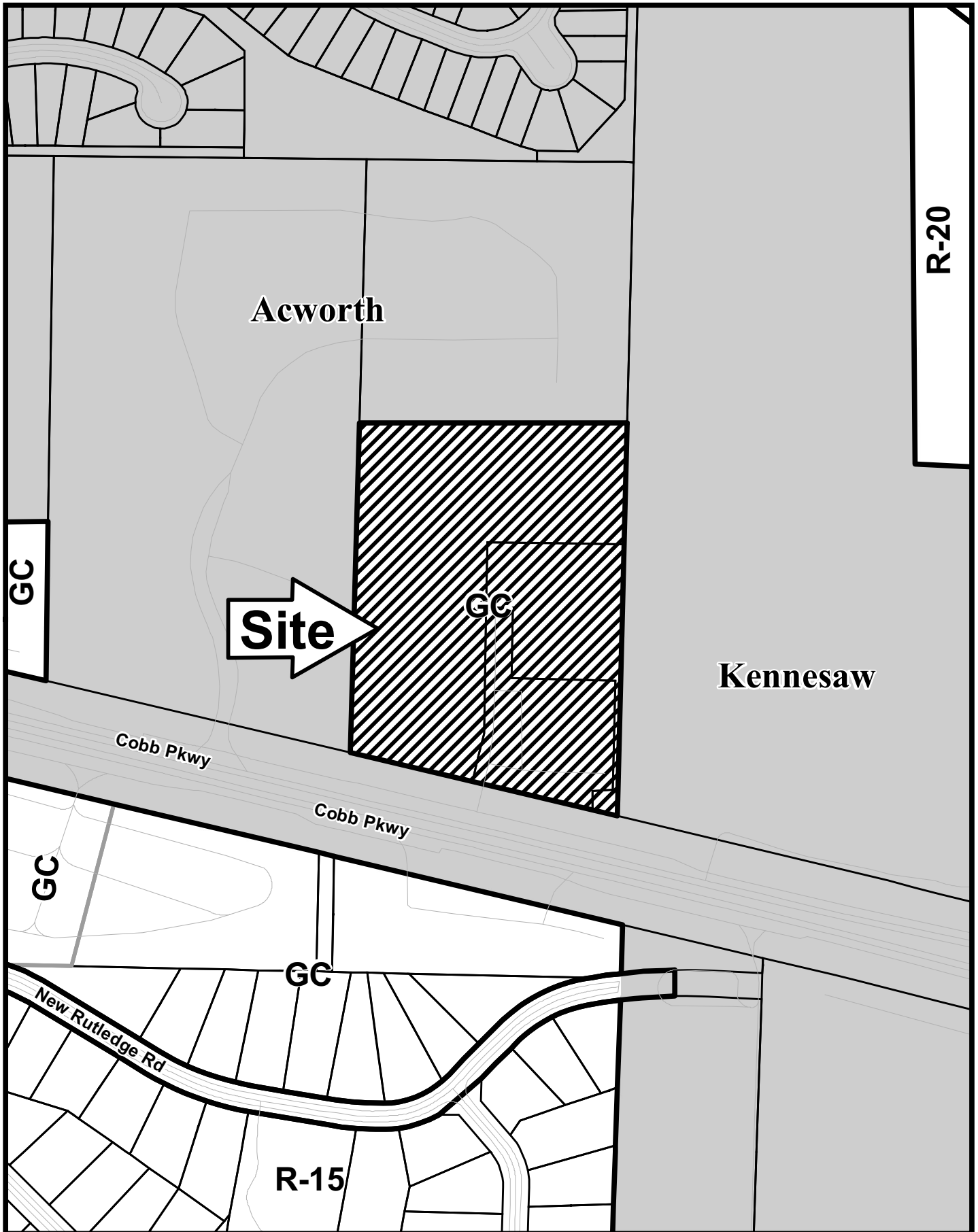
SEWER: Private sewer sharing agreement needed, or take steps to dedicate the sewer to Cobb County.

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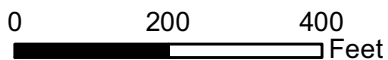
PETITION No.: V-54



FIRE DEPARTMENT: After analyzing the information presented for a Preliminary Review, the Cobb County Fire Marshal's Office is confident that all other items can be addressed during the Plan Review Stage.

V-54



This map is provided for display and planning purposes only. It is not meant to be a legal description.



-  City Boundary
-  Zoning Boundary

Application for Variance Cobb County

MAY 10 2012

(type or print clearly)

Application No. V-54

Hearing Date: 7-11-12

Applicant Security Exchange Bank Business Phone 770-419-3337 Home Phone _____

Bart Nunley, Special Assets

(representative's name, printed)

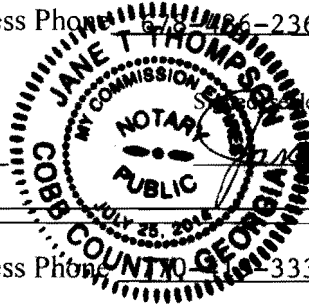
Address 833 South Cobb Dr. Marietta, Ga. 30060

(street, city, state and zip code)

Business Phone 770-6-2363 Cell Phone 706-273-1450

(representative's signature)

My commission expires: 07-25-2014



Witnessed and delivered in presence of:

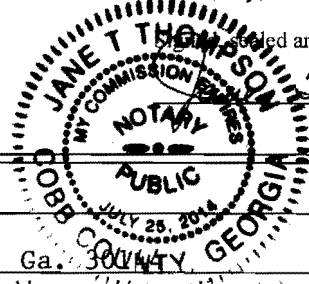
J. Thompson

Notary Public

Titleholder Security Exchange Bank Business Phone 770-419-3337 Home Phone _____

Signature [Signature] Address: 833 South Cobb Dr. Marietta, Ga. 30060
(attach additional signatures, if needed) (street, city, state and zip code)

My commission expires: 07-25-2014



Witnessed and delivered in presence of:

J. Thompson

Notary Public

Present Zoning of Property General Commercial

Location 3030 North Cobb Parkway Kennesaw, Ga. 30144
(street address, if applicable; nearest intersection, etc.)

Land Lot(s) 125 District 20 Size of Tract 8.33 Acre(s)

Please select the extraordinary and exceptional condition(s) to the piece of property in question. The condition(s) must be peculiar to the piece of property involved.

Size of Property 8.33 Shape of Property Rectangular Topography of Property Flat Other _____

The Cobb County Zoning Ordinance Section 134-94 states that the Cobb County Board of Zoning Appeals must determine that applying the terms of the Zoning Ordinance without the variance would create an unnecessary hardship. Please state what hardship would be created by following the normal terms of the ordinance.

Under current zoning, we have the ability to subdivide. However, we have to use Hwy 41 as the frontage road. By doing this, we have to create flag lots to get the required road frontage. The result creates a hardship due to the irregular lot shapes as well as inefficiencies regarding the development of the lot owners.

List type of variance requested: Our request is to change the existing road easment into a private road and create Tract 2 that may be accessed from this Private Rd. Our second request is to have the future ability and flexibility to further subdivide Tract 3 as many times as necessary as long as we meet the 20,000 sq. ft. minimum as teh current General Commercial guidelines.

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Application for Variance Cobb County

MAY 10 2012

Handwritten initials/signature

(type or print clearly)

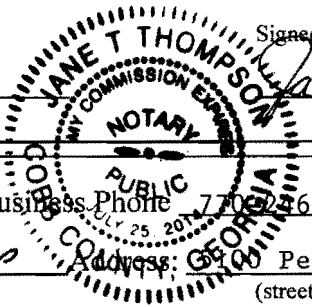
Application No. V-54
Hearing Date: 7-11-12

Co-Applicant The Piedmont Bank Business Phone 770-246-0011 Home Phone _____

David Lautares, Vice President Address 5100 Peachtree Parkway Norcross, Ga. 30092
(representative's name, printed) (street, city, state and zip code)

Signature VP Business Phone 770-246-0011 Cell Phone 404-402-4341
(representative's signature)

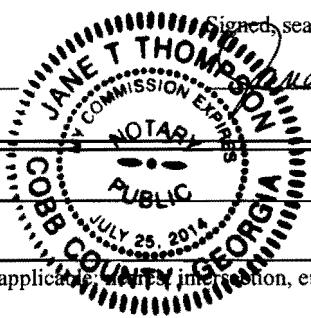
My commission expires: 07-25-2014
Signed, sealed and delivered in presence of: Jane J. Thompson
Notary Public



Titleholder The Piedmont Bank Business Phone 770-246-0011 Home Phone _____

Signature *Signature* VP Address: 5100 Peachtree Pkwy. Norcross, Ga. 30092
(attach additional signatures, if needed) (street, city, state and zip code)

My commission expires: 07-25-2014
Signed, sealed and delivered in presence of: Jane J. Thompson
Notary Public



Present Zoning of Property _____

Location _____
(street address, if applicable, unit #, if applicable, etc.)

Land Lot(s) _____ District _____ Size of Tract _____ Acre(s) _____

Please select the extraordinary and exceptional condition(s) to the piece of property in question. The condition(s) must be peculiar to the piece of property involved.

Size of Property _____ Shape of Property _____ Topography of Property _____ Other _____

The Cobb County Zoning Ordinance Section 134-94 states that the Cobb County Board of Zoning Appeals must determine that applying the terms of the Zoning Ordinance without the variance would create an unnecessary hardship. Please state what hardship would be created by following the normal terms of the ordinance.

List type of variance requested: _____

