

Z-46
(2013)

REVISIONS
DATE
BY
REVIEWED
DATE
BY

QUALITY CARLS, INC.
2ND. SECTION, COBB COUNTY, GEORGIA
LAND LOTS 831 & 842, DISTRICT

6-9-13 AM 9:27



PRELIMINARY SITE PLAN

LD&P
LAND DEVELOPMENT & PLANNING
1100 LISA DRIVE
SMALLWOOD, MARYLAND 20688
TEL: 301-271-1100
WWW.LD&P.COM

AMIR PIPERDY
CONTRACTOR
1000 HUNTERS CIRCLE
MARIETTA, GA 30066
PHONE: 770-798-3888

DATE: 05/20/2013
AS-SHOWN
15'-1/8" = 1" = 100'

C-1.1

LOCATION MAP

DEVELOPMENT DATA:

GENERAL:
OWNER: QUALITY CARLS, INC.
PROJECT: 140' GEORGIA POWER COMPANY EASEMENT
PROPOSED ZONING: LIGHT INDUSTRIAL (U)
SPECIAL PERMIT FOR: AUTO CAR LOTS DEALER

PRECEDENCE DATA:
PLANNED: 1.500 ACRES
TOTAL: 1.500 ACRES
TOTAL AREA: 1.500 ACRES

BUILDING DATA:
TOTAL FLOOR AREA: 1.500 SQ. FT. (1.500 ACRES)
TOTAL FLOOR AREA: 1.500 SQ. FT. (1.500 ACRES)

PARKING SPACES:
TOTAL: 1.500 SPACES
TOTAL: 1.500 SPACES

PAVEMENT SURFACE & CURB TYPES:
TOTAL: 1.500 SQ. YD. (1.500 ACRES)
TOTAL: 1.500 SQ. YD. (1.500 ACRES)

UTILITIES:
WATER: 1.500 GPD (1.500 ACRES)
SEWER: 1.500 GPD (1.500 ACRES)

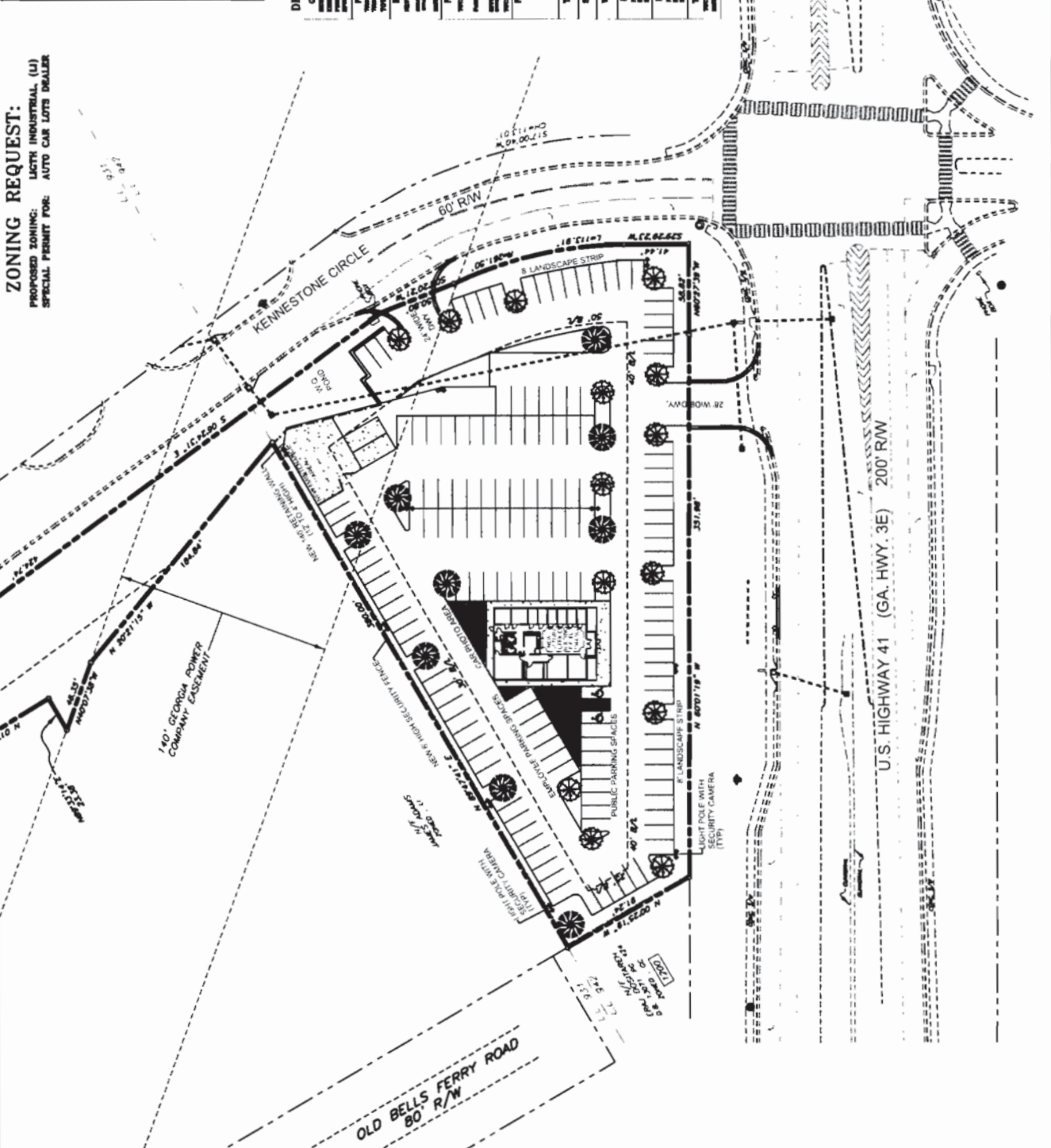
EXISTING BUILDING FOOTPRINTS:
TOTAL: 1.500 SQ. FT. (1.500 ACRES)
TOTAL: 1.500 SQ. FT. (1.500 ACRES)

EXISTING BUILDING SETBACKS:
TOTAL: 1.500 FT. (1.500 ACRES)
TOTAL: 1.500 FT. (1.500 ACRES)

EXISTING BUILDING SETBACKS:
TOTAL: 1.500 FT. (1.500 ACRES)
TOTAL: 1.500 FT. (1.500 ACRES)

TOTAL SECURITY CALCULATION:
TOTAL: 1.500 (1.500 ACRES)
TOTAL: 1.500 (1.500 ACRES)

ZONING REQUEST:
PROPOSED ZONING: LIGHT INDUSTRIAL (U)
SPECIAL PERMIT FOR: AUTO CAR LOTS DEALER



APPLICANT: Quality Cars, Inc.
770-733-3336

PETITION NO: Z-46
HEARING DATE (PC): 08-06-13

REPRESENTATIVE: Garvis L. Sams, Jr. 770-422-7016
Sams, Larkin & Huff, LLP

HEARING DATE (BOC): 08-20-13
PRESENT ZONING: GC, LI

TITLEHOLDER: Dennis Brophy, David L. Kuniansky, Amy
Kuniansky Clark, Douglas S. Kuniansky

PROPOSED ZONING: LI

PROPERTY LOCATION: Northwest intersection of US Highway 41
a/k/a Cobb Parkway, and Kennestone Circle .

PROPOSED USE: Previously Owned
Automobile Sales Facility

ACCESS TO PROPERTY: Cobb Parkway

SIZE OF TRACT: 2.37 acres

PHYSICAL CHARACTERISTICS TO SITE: Buildings converted
for appliance sale and repair

DISTRICT: 16

LAND LOT(S): 931, 942

PARCEL(S): 18, 2

TAXES: PAID X **DUE** _____

COMMISSION DISTRICT: 3

CONTIGUOUS ZONING/DEVELOPMENT

- NORTH:** GC/ Commercial/Industrial Use
- SOUTH:** GC/ Cobb EMC
- EAST:** LI/ Industrial Office Park
- WEST:** GC/ Commercial

OPPOSITION: NO. OPPOSED **PETITION NO:** _____ **SPOKESMAN** _____

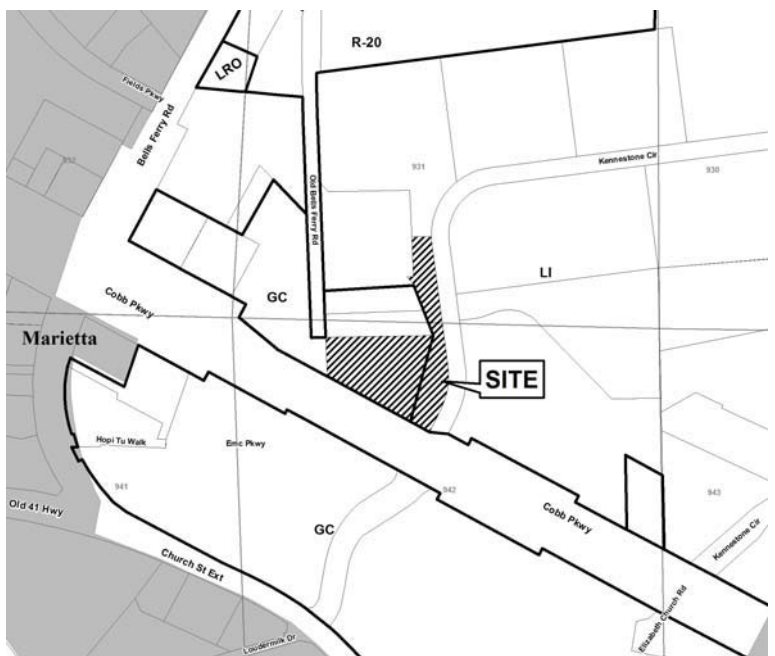
PLANNING COMMISSION RECOMMENDATION

APPROVED _____ **MOTION BY** _____
REJECTED _____ **SECONDED** _____
HELD _____ **CARRIED** _____

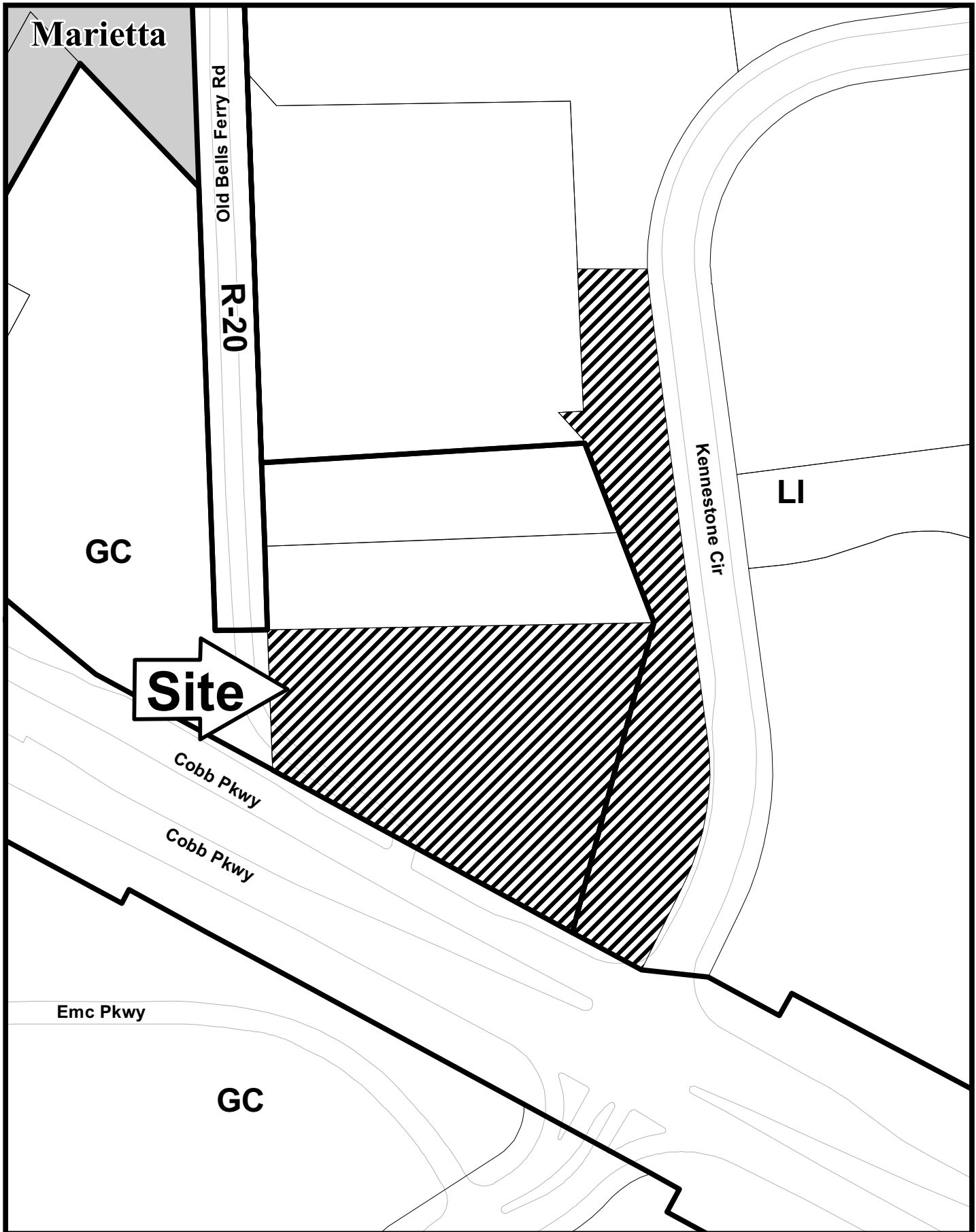
BOARD OF COMMISSIONERS DECISION

APPROVED _____ **MOTION BY** _____
REJECTED _____ **SECONDED** _____
HELD _____ **CARRIED** _____

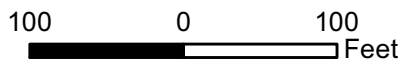
STIPULATIONS:





Z-46



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



-  City Boundary
-  Zoning Boundary

APPLICANT Quality Cars, Inc.

PETITION NO.: Z-46

PRESENT ZONING: GC, LI

PETITION FOR: LI

ZONING COMMENTS:

Staff Member Responsible: Terry Martin, MPA

Land Use Plan Recommendation: Industrial Compatible

Proposed Number of Buildings: 1 **Total Square Footage of Development:** 3,400 sq. ft.

F.A.R.: 0.3 **Square Footage/Acre:** 1,434.6 sq. ft.

Parking Spaces Required: 17 + cars parked for sale **Parking Spaces Provided:** 158

The applicant is requesting a rezoning of the subject property from the existing GC general commercial district and LI light industrial district designations to LI for the purpose of “previously owned automobile sales.” Currently used as an appliance repair and sales establishment, the applicant intends to fully raze the site and build new a 3,400 sq. ft. office and adjoining lot. The proposed site plan indicates a complete upgrade of the site to allow for adequate parking/storage of cars for sale as well as appropriate landscaping, etc. The applicant has stated that the proposed hours of operation are 9 a.m. to 7 p.m. daily with seven (7) employees and five (5) commissioned sales personnel on staff. As presented, the site plan represents the following variances: the front setback along Cobb Parkway from the required 75 ft. to 40 ft. and the rear setback from the required 40 ft. to 30 ft. The applicant has also submitted for the required Special Land Use Permit for used auto sales under application SLUP-7.

Cemetery Preservation: No comment.

FIRE COMMENTS:

NO COMMENTS: 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.

APPLICANT Quality Cars, Inc.

PETITION NO.: Z-46

PRESENT ZONING: GC, LI

PETITION FOR: LI

PLANNING COMMENTS:

The applicant is requesting a rezoning from GC and LI to LI for purpose of automobile sales facility. The 2.37 acre site is located on the northwest intersection of US Highway 41 and Kennestone Circle.

Comprehensive Plan

The parcel is within an Industrial Compatible (IC) future land use category, with GC and LI zoning designations. The purpose of Industrial Compatible (IC) category is to provide for areas that can support light industrial, office /warehouse, and distribution uses. Typical land uses for these areas include professional business parks and distribution centers.

Master Plan/Corridor Study

Not applicable.

Historic Preservation

After consulting various county historic resources surveys, historic maps, archaeology surveys and Civil War trench location maps, staff finds that no known significant historic resources appear to be affected by this application. No further comment. No action by applicant requested at this time.

Design Guidelines

Is the parcel in an area with Design Guidelines? Yes No

If yes, design guidelines area _____

Does the current site plan comply with the design requirements?

APPLICANT Quality Cars, Inc

PETITION NO. Z-046

PRESENT ZONING GC, LI

PETITION FOR LI

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

Available at Development: Yes No

Fire Flow Test Required: Yes No

Size / Location of Existing Water Main(s): **8" CI / N side of Cobb Parkway**

Additional Comments: existing water customer

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

In Drainage Basin: Yes No

At Development: Yes No

Approximate Distance to Nearest Sewer: **100' E across Kennesaw Circle**

Estimated Waste Generation (in G.P.D.): **A D F 160 Peak= 400**

Treatment Plant: **Noonday**

Plant Capacity: Available Not Available

Line Capacity: Available Not Available

Projected Plant Availability: 0 - 5 years 5 - 10 years over 10 years

Drv Sewers Required: Yes No

Off-site Easements Required: 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 easements by the property owners. All easement acquisitions are the responsibility of the Developer

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

Additional Sewer also 360' W with easements if elevations allow
Comments:

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 offsite easements, dedication of on and/or offsite 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: Quality Cars, Inc.

PETITION NO.: Z-46

PRESENT ZONING: GC/LI

PETITION FOR: LI

STORMWATER MANAGEMENT COMMENTS

FLOOD HAZARD: YES NO POSSIBLY, NOT VERIFIED

DRAINAGE BASIN: Noonday Creek Trib #3 FLOOD HAZARD INFO: Zone X

- 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 streambank 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 existing downstream receiving system.

APPLICANT: Quality Cars, Inc.

PETITION NO.: Z-46

PRESENT ZONING: GC\LI

PETITION FOR: LI

STORMWATER MANAGEMENT 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.

INSUFFICIENT INFORMATION

- No Stormwater controls shown _____
- 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

1. This site is located at the northwest intersection of Cobb Parkway (US Hwy 41) and Kennestone Circle. The entire site drains to the existing stormwater system in the Kennestone Circle right-of-way and receives runoff from the Cobb Parkway right-of-way as well. The proposed underground management facility must accommodate the offsite flow and tie directly to the existing downstream system.
2. The site plan provided appears to exceed the 70% maximum allowable impervious area allowed for LI zoned property. This will need to be addressed at Plan Review and my require site plan modification.

APPLICANT: Quality Cars, Inc.

PETITION NO.: Z-46

PRESENT ZONING: GC, LI

PETITION FOR: LI

TRANSPORTATION COMMENTS

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

ROADWAY	AVERAGE DAILY TRIPS	ROADWAY CLASSIFICATION	SPEED LIMIT	JURISDICTIONAL CONTROL	MIN. R.O.W. REQUIREMENTS
Cobb Parkway	38,020	Arterial	45 mph	Georgia DOT	100'
Kennestone Circle	N/A	Local	25 mph	Cobb County	60'

Based on 2012 traffic counting data taken by Cobb DOT (Cobb Parkway)

COMMENTS AND OBSERVATIONS

Cobb Parkway is classified as an arterial and according to the available information the existing right-of-way does meet the minimum requirements for this classification.

Kennestone Circle is classified as a local and according to the available information the existing right-of-way does meet the minimum requirements for this classification.

RECOMMENDATIONS

Recommend relocating the Cobb Parkway driveway a minimum of 100 feet away from the signalized intersection.

Recommend GDOT permits for all work that encroaches upon State right-of-way.

Recommend curb and gutter along the Kennestone Circle frontage.

Recommend aligning the Kennestone Circle driveway with the driveway across the roadway.

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

STAFF RECOMMENDATIONS

Z-46 QUALITY CARS, INC.

- A. It is Staff's opinion that the applicant's rezoning proposal will permit a use that is suitable in view of the use and development of adjacent and nearby properties. Representing an improvement to the site, it will be similar in nature to those adjacent commercial and industrial uses.
- B. It is Staff's opinion that the applicant's rezoning proposal will not have an adverse affect on the usability of adjacent or nearby property. The proposal represents upgrades to the site including access and parking which are lacking at the site presently. It also will provide adequate and Code required landscaping to enhance the proposed new building.
- C. It is Staff's opinion that the applicant's rezoning proposal will not result in a use which would cause an excessive or burdensome use of existing streets, transportation facilities, utilities, or schools. This opinion can be supported by the departmental comments contained in this analysis.
- D. It is Staff's opinion that the applicant's rezoning proposal is in conformity with the policy and intent of the *Cobb County Comprehensive Plan*. The *Plan* categorizes this site as IC industrial compatible. It anticipates similar uses such as industrial office warehouses and distribution centers. The requested LI light industrial district is supported by the IC category.
- E. It is Staff's opinion that there are existing and changing conditions affecting the use and development of the property which give supporting grounds for approving the applicant's rezoning proposal. It represents a request that is supported by the *Cobb County Comprehensive Plan*. It also will bring improvements to the site which will result in the site's conformity with Cobb County Code relative to landscaping, access, parking, etc.

Based on the above analysis, Staff recommends APPROVAL subject to the following conditions:

- Site plan received by the Zoning Division on June 6, 2013 with District Commissioner approving minor modifications;
- Letter of agreeable stipulations from Mr. Garvis L. Sams, Jr. dated July 1, 2013;
- Planning Division comments and recommendations;
- Fire Department comments and recommendations;
- Stormwater Management Division comments and recommendations;
- Water and Sewer Division comments and recommendations; and
- Department of Transportation comments and recommendations.

The recommendations made by the Planning and Zoning Staff are only the opinions of the Planning and Zoning Staff and are by no means the final decision. The Cobb County Board of Commissioners makes the final decisions on all Rezoning and Land Use Permits at an advertised public hearing.

Aug. 2013

Summary of Intent for Rezoning*

.....
Part 1. Residential Rezoning Information (attach additional information if needed)

- a) Proposed unit square-footage(s): N/A
- b) Proposed building architecture: _____
- c) Proposed selling prices(s): _____
- d) List all requested variances: _____

COBB COUNTY ZONING DIVISION
 2013 JUN -6 AM 9:27
 COBB COUNTY GEORGIA
 PLANNING DEPARTMENT

.....
Part 2. Non-residential Rezoning Information (attach additional information if needed)

- a) Proposed use(s): Previously owned car sales facility
- b) Proposed building architecture: In substantial compliance to the architectural renderings/ elevations being filed contemporaneously herewith (building will be approximately 3,200 sq. ft.)
- c) Proposed hours/days of operation: 9:00 am - 7:00 pm Sunday - Saturday
- d) List all requested variances: None at this time.

.....
Part 3. Other Pertinent Information (List or attach additional information if needed)

The subject property is located in an area under Cobb County's Future Land Use Map which is denominated as Industrial Compatible which contemplates the use proposed.

.....
Part 4. Is any of the property included on the proposed site plan owned by the Local, State, or Federal Government?

(Please list all Right-of-Ways, Government owned lots, County owned parcels and/or remnants, etc., and attach a plat clearly showing where these properties are located).

N/A

** The applicant reserves the right to amend the Summary of Intent for Rezoning and the preliminary information provided therein at any time during the rezoning process.

COBB COUNTY GEORGIA

ZONING IMPACT STATEMENT FOR THE REZONING APPLICATION
OF QUALITY CARS, INC.

2013 JUN -6 AM 9: 27

COBB COUNTY ZONING DIVISION

COMES NOW, QUALITY CARS, INC., and, pursuant to §134-121(a)(7) of the Cobb County Zoning Ordinance, files this Zoning Impact Statement, as follows:

- A. The zoning proposal will permit a use of the property which is suitable in the context of development and existing zonings along this section of the US Hwy 41 (Cobb Parkway) Corridor.

- B. The zoning proposal will have no adverse effect or impact upon the exiting uses or usability of adjacent or nearby properties, the preponderance of which are designated for General Commercial (GC) and Light Industrial (LI) utilization and located within an Industrial Compatible ("IC") are on Cobb County's Future Land Use Map.

- C. The subject property to be affected by the zoning proposal has limited economic use as currently zoned in that the fair market value of same falls below the range of values of similarly zoned and situated properties with equivalent utility. Additionally, the present owner of the subject property is suffering a significant economic detriment by virtue of the continuation of the present zoning classification of General Commercial (GC).

- D. The zoning proposal will have no adverse impact upon the existing County infrastructure including, but not limited to, existing streets, transportation facilities, utilities or schools.
- E. The zoning proposal is consistent with those uses and purposes contemplated under Cobb County's Comprehensive Land Use Plan and Future Land Use Map with the subject property lying and being within an existing Industrial Compatible ("IC") area.
- F. There is no substantial relationship between the existing zoning classification of General Commercial (GC) and Light Industrial (LI) which limits the property in terms of its present utilization and the public health, safety and general welfare. Additionally, considered in the context of development along this section of the US Hwy 41 (Cobb Parkway) Corridor, there are no established land use planning principles or political considerations which would vitiate the zoning proposal.

Respectfully submitted, this the 6th day of June, 2013.

SAMS, LARKIN & HUFF, LLP

By: 

Garvis L. Sams, Jr.
Attorney for Applicant
Ga. Bar No. 623950

Z-46 & SLUP-7
(2013)
Applicant's Letter
and Exhibits

SAMS, LARKIN & HUFF
A LIMITED LIABILITY PARTNERSHIP

GARVIS L. SAMS, JR.
JOEL L. LARKIN
PARKS F. HUFF
JAMES A. BALLI

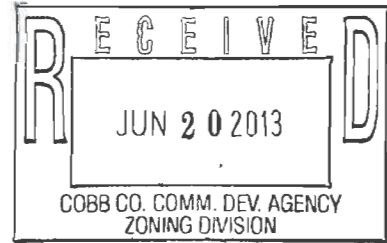
SUITE 100
376 POWDER SPRINGS STREET
MARIETTA, GEORGIA 30064-3448

770-422-7016
TELEPHONE
770-426-6583
FACSIMILE

JUSTIN H. MEEKS

SAMSLARKINHUFF.COM

June 20, 2013



VIA EMAIL

Mr. Jason Campbell, Planner III
Cobb County Zoning Division
Community Development Agency
1150 Powder Springs Road, Suite 400
Marietta, GA 30064

Re: Application of Quality Cars, Inc. to Rezone a 2.37 ± Acre Tract from GC & LI to LI; Land Lots 931 & 942, 16th District, 2nd Section, Cobb County, Georgia (Z-46)

Application of Quality Cars, Inc. for Special Land Use Permit -
Land Lots 931 & 942, 16th District, 2nd Section, Cobb County, Georgia (SLUP-7)

Dear Jason:

As promised, attached is a pdf of the Preliminary Site Utilities Plan which reflects an underground detention pond located in the parking area which runs roughly parallel to Kennestone Circle. Also attached are separate pdfs reflecting the architectural style and composition of the building, including one which is in color. By copy of this letter I am providing the same information to David Breaden of the Stormwater Management Division.

With kind regards, I am

Very truly yours,

SAMS, LARKIN & HUFF, LLP

Garvis L. Sams, Jr.
gsams@samlarkinhuff.com

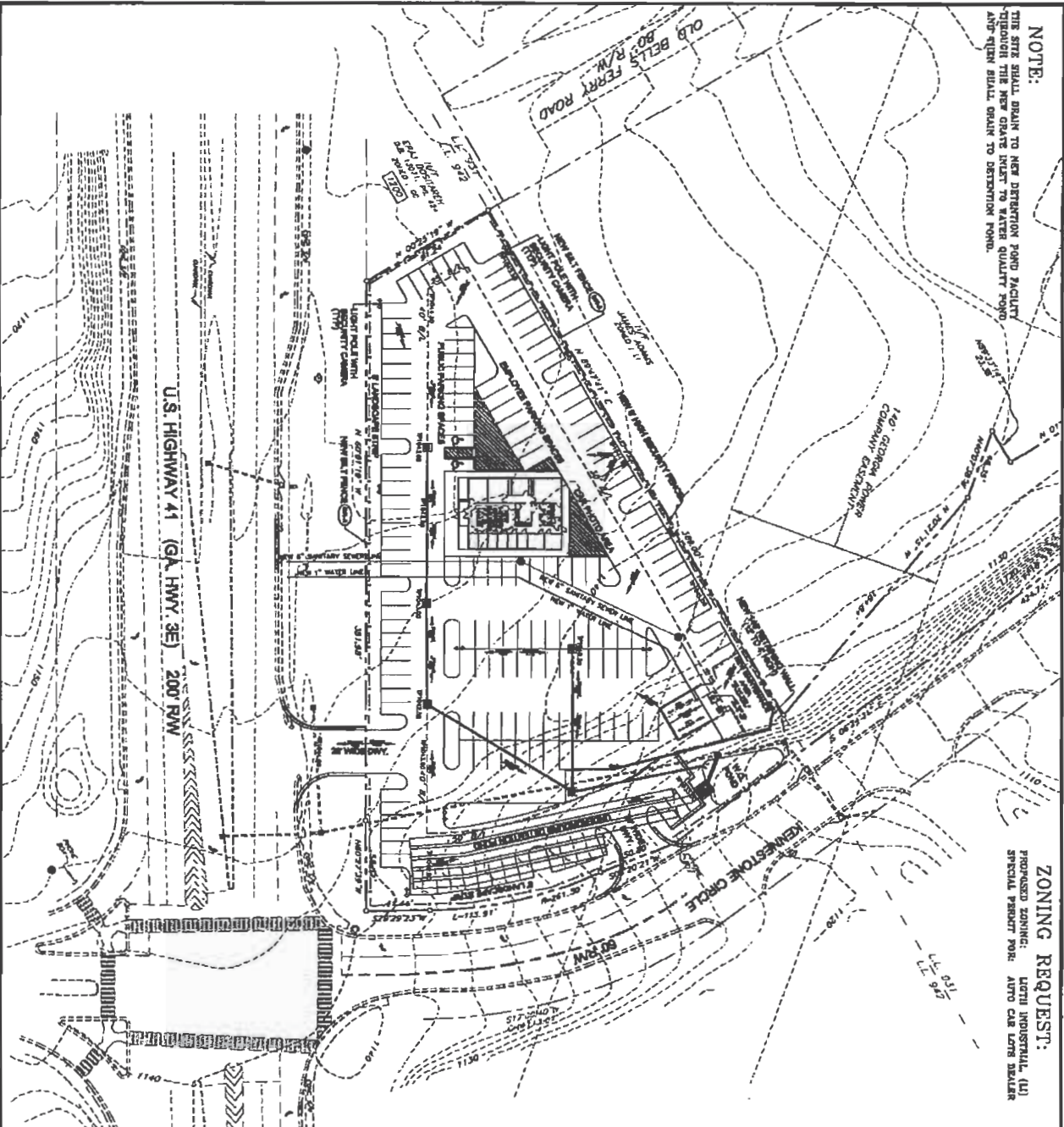
GLS/dsj

Attachments

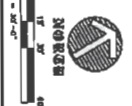
cc: Mr. David Breaden, Cobb County Stormwater Management (via email w/attachments)

NOTE:
THE SITE SHALL DRAIN TO NEW DETENTION POND FACILITY THROUGH THE NEW GRATE NEXT TO WATER QUALITY POND. AN EQUAL DRAIN TO DETENTION POND.

ZONING REQUEST:
PROPOSED ZONING: LIGHT INDUSTRIAL, (L1)
SPECIAL PERMIT FOR: AUTO CAR LOTS DEALER



GENERAL:	1.00 AC. TOTAL	1.00 AC. TOTAL
PLANNING SERVICES:	1.00 AC. TOTAL	1.00 AC. TOTAL
EXISTING BUILDING STRUCTURES:	1.00 AC. TOTAL	1.00 AC. TOTAL
NEW BUILDING STRUCTURES:	1.00 AC. TOTAL	1.00 AC. TOTAL
TOTAL BERRY CROFTLAND:	1.00 AC. TOTAL	1.00 AC. TOTAL



QUALITY CARS, INC.
CAR LOTS
LAND LOTS 931 & 942, 16TH. DISTRICT,
2ND. SECTION, COBB COUNTY, GEORGIA

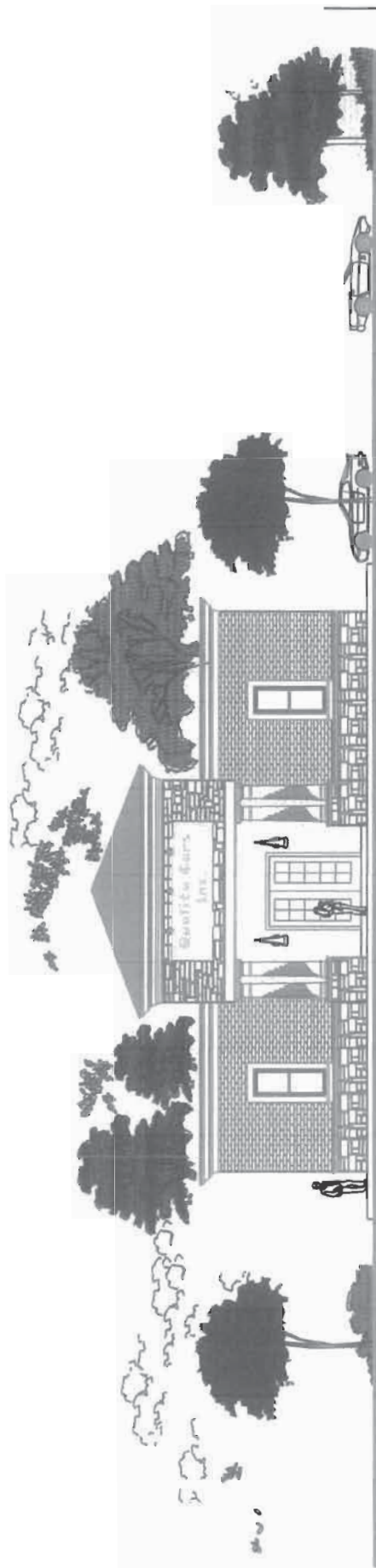
**PRELIMINARY
SITE UTILITIES
PLAN**

LD&D CONSULTANTS, INC.
LAND DEVELOPMENT & DESIGN
1000 W. BENTLEY BLVD., SUITE 100
ALPHARETTA, GA 30201
TEL: 770-772-2222

AMIR PIPPERDY
CONSULTANT
1000 BROAD CHURCH
ALPHARETTA, GA 30201
PHONE: 770-772-2222



DATE: 05/07/2013
BY: A.S. PIPPERDY
SCALE: AS SHOWN
PROJECT: C-1.2

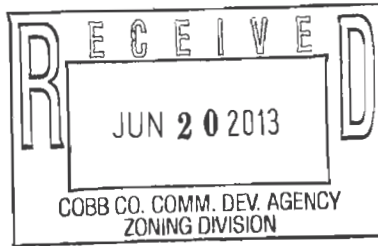


Contact
AMIR PIPERDY
1090 HUGOOD CIRCLE,
MARIETTA, GA. 30066
PHONE: 770-768-3330

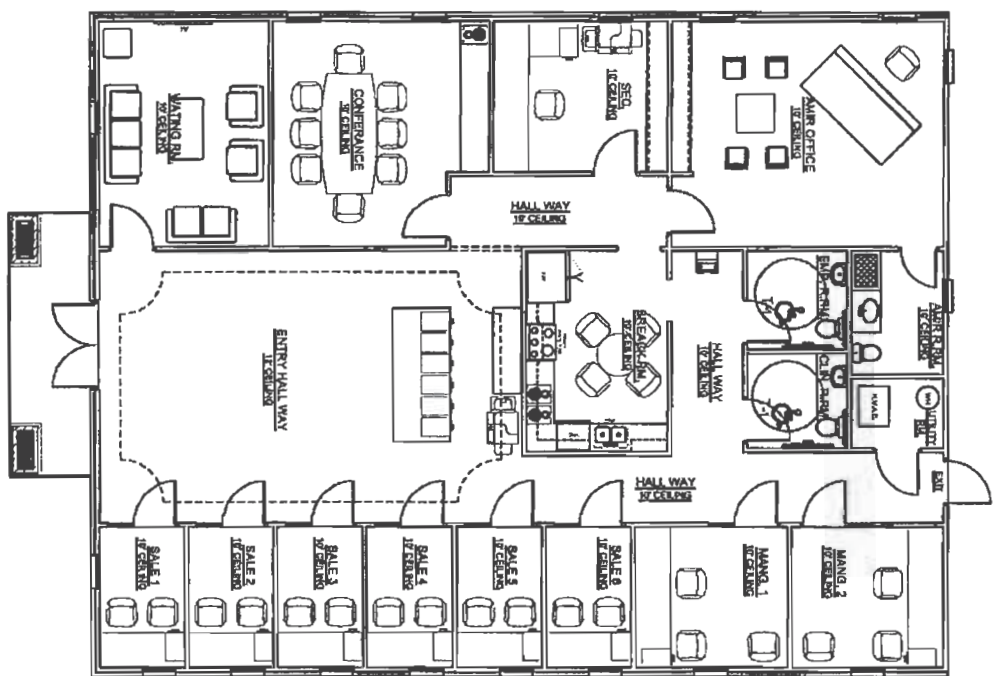
QUALITY CARS FRONT VIEW ELEVATION OPTION "B"

QUALITY CARS, INC.

CAR LOTS
Land Lots 931, & 942, 18th. District, 2nd. Sections,
Cobb County, Georgia



LDP Design Group
Land Development Planner
Architect, Planner & Engineers

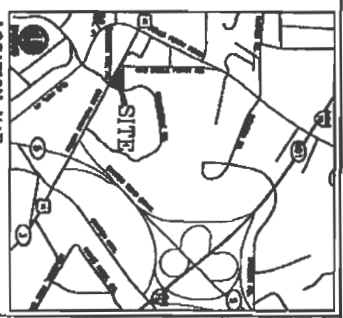


FLOOR PLAN
 SCALE: 1/4" = 1'-0"

OPTION "B"

NOTE:
 ALL ROOMS SHALL BE FINISHED TO THE
 STANDARD SPECIFICATIONS OF THE ARCHITECT.

ZONING REQUEST:
 PROPOSED ZONING: LIGHT INDUSTRIAL (LI)
 SPECIAL PERMIT TYPE: AUTO CAR LOTS DEALER



DEVELOPMENT DATA

GENERAL:	PROJECT NAME:	QUALITY CARS, INC.
OWNER:	OWNER:	QUALITY CARS, INC.
DESIGNER:	DESIGNER:	AMIR PIPERDY
DATE:	DATE:	02/14/2013
PROJECT DATA:	PROJECT NO.:	10000000000000000000
DATE:	DATE:	02/14/2013
REVISIONS:	REVISIONS:	1.00
DATE:	DATE:	02/14/2013
BY:	BY:	AMIR PIPERDY
CHECKED:	CHECKED:	AMIR PIPERDY
DATE:	DATE:	02/14/2013



QUALITY CARS, INC.
 CAR LOTS
 LAND LOTS 831 & 842, 18TH. DISTRICT,
 2ND. SECTION, COBB COUNTY, GEORGIA

PRELIMINARY
 OFFICE BUILDING
 FLOOR PLAN

LD&P
 LAND DEVELOPMENT & PLANNING, INC.
 10000000000000000000
 10000000000000000000
 10000000000000000000
 10000000000000000000

AMIR PIPERDY
 ARCHITECT
 10000000000000000000
 10000000000000000000
 10000000000000000000



A-1.2B