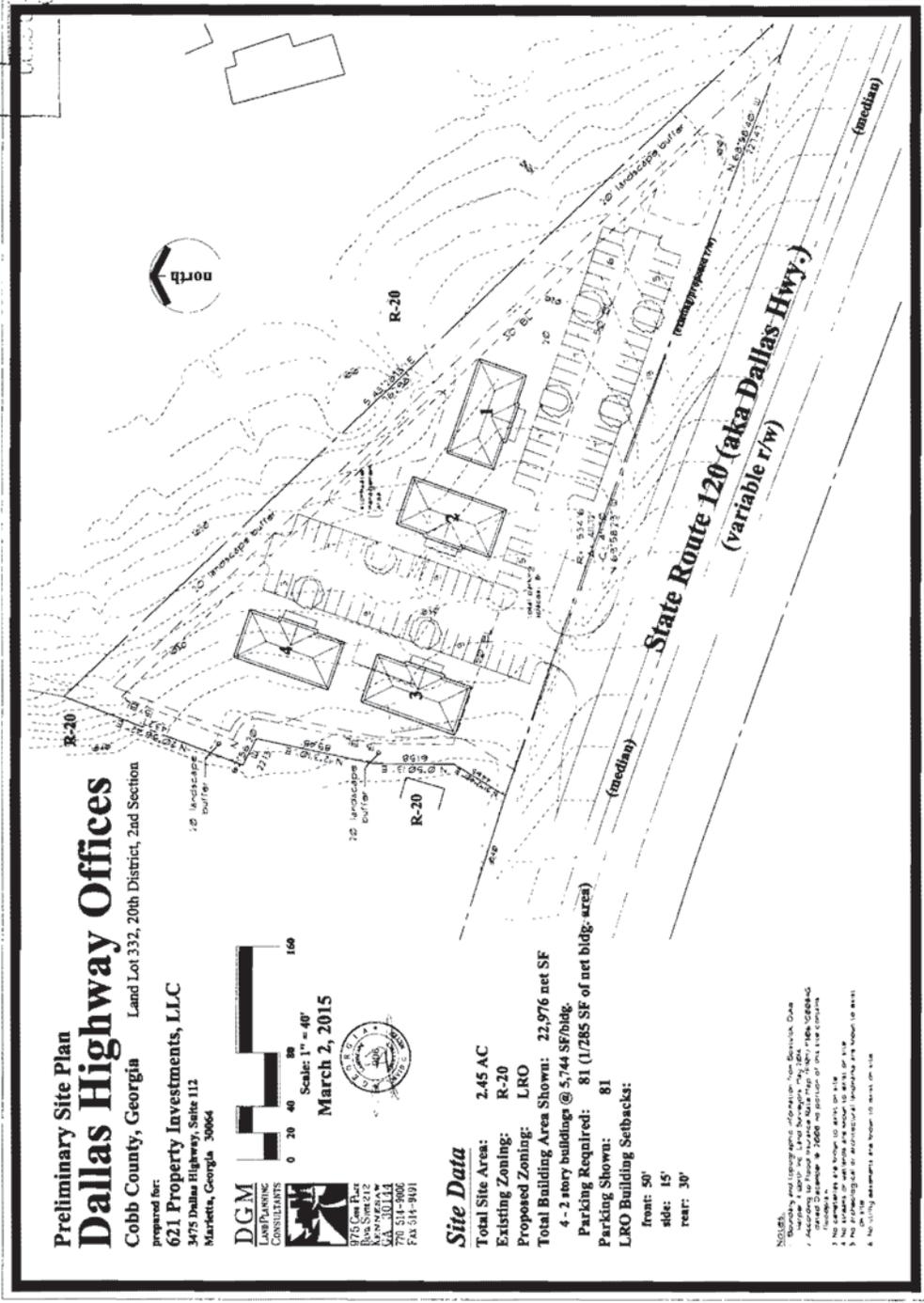


MAR 5 2015

Z-44  
(2015)

CONTINUED BY  
STAFF



**Preliminary Site Plan**  
**Dallas Highway Offices**  
 Cobb County, Georgia Land Lot 332, 20th District, 2nd Section  
 prepared for:  
**621 Property Investments, LLC**  
 3475 Dallas Highway, Suite 112  
 Marietta, Georgia 30064

**DGM**  
 LAND PLANNING  
 CONSULTANTS

0 20 40 80 160  
 Scale: 1" = 40'  
 March 2, 2015

1755 S. B...  
 Box 50212  
 ANNANDALE  
 VA 22011  
 703-514-6000  
 FAX 514-9401

**Site Data**  
 Total Site Area: 2.45 AC  
 Existing Zoning: R-20  
 Proposed Zoning: LRO  
 Total Building Area Shown: 22,976 net SF  
 4 - 2 story buildings @ 5,744 SF/bldg.  
 Parking Required: 81 (1/785 SF of net bldg. area)  
 Parking Shown: 81  
 LRO Building Setbacks:  
 front: 50'  
 side: 15'  
 rear: 30'

**NOTES:**  
 1. All dimensions are shown in feet unless otherwise noted.  
 2. All dimensions are shown in feet unless otherwise noted.  
 3. All dimensions are shown in feet unless otherwise noted.  
 4. All dimensions are shown in feet unless otherwise noted.  
 5. All dimensions are shown in feet unless otherwise noted.  
 6. All dimensions are shown in feet unless otherwise noted.

**APPLICANT:** 621 Property Investments, LLC

**PHONE#:** (770) 422-7016 **EMAIL:** phuff@slhb-law.com

**REPRESENTATIVE:** Parks F. Huff

**PHONE#:** (770) 422-7016 **EMAIL:** phuff@slhb-law.com

**TITLEHOLDER:** Equity Trust Company Custodian FBO 85034 IRA

**PROPERTY LOCATION:** North side of Dallas Highway, east of Bob Cox Road.

**ACCESS TO PROPERTY:** Dallas Highway

**PHYSICAL CHARACTERISTICS TO SITE:** Wooded lot

**CONTIGUOUS ZONING/DEVELOPMENT**

- NORTH:** R-20/Single-family house
- SOUTH:** RSL/Recently rezoned West Cobb Senior Living
- EAST:** R-20/Single-family houses
- WEST:** R-20/Single-family house and NRC/Storage Facility

CONTINUED BY  
STAFF

**PETITION NO:** Z-44

**HEARING DATE (PC):** 05-05-15

**HEARING DATE (BOC):** 05-19-15

**PRESENT ZONING:** R-20

**PROPOSED ZONING:** LRO

**PROPOSED USE:** Offices

**SIZE OF TRACT:** 2.45 acres

**DISTRICT:** 20

**LAND LOT(S):** 332

**PARCEL(S):** 2

**TAXES: PAID** X **DUE** \_\_\_\_\_

**COMMISSION DISTRICT:** 1

**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:**

