

Z-30
(2016)

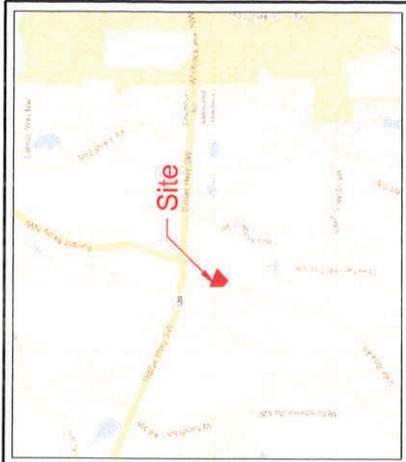
WITHDRAWN
WITHOUT
PREJUDICE

SHEET NUMBER
1

NO.	DATE	BY	REVISION

ZONING PLAN
 ERNEST W BARRETT PKWY,
 COBB COUNTY, GEORGIA
 180 HOLDINGS, LLC

Commercial Real Estate
 THE COMMERCIAL REAL ESTATE GROUP
 180 HOLDINGS, LLC

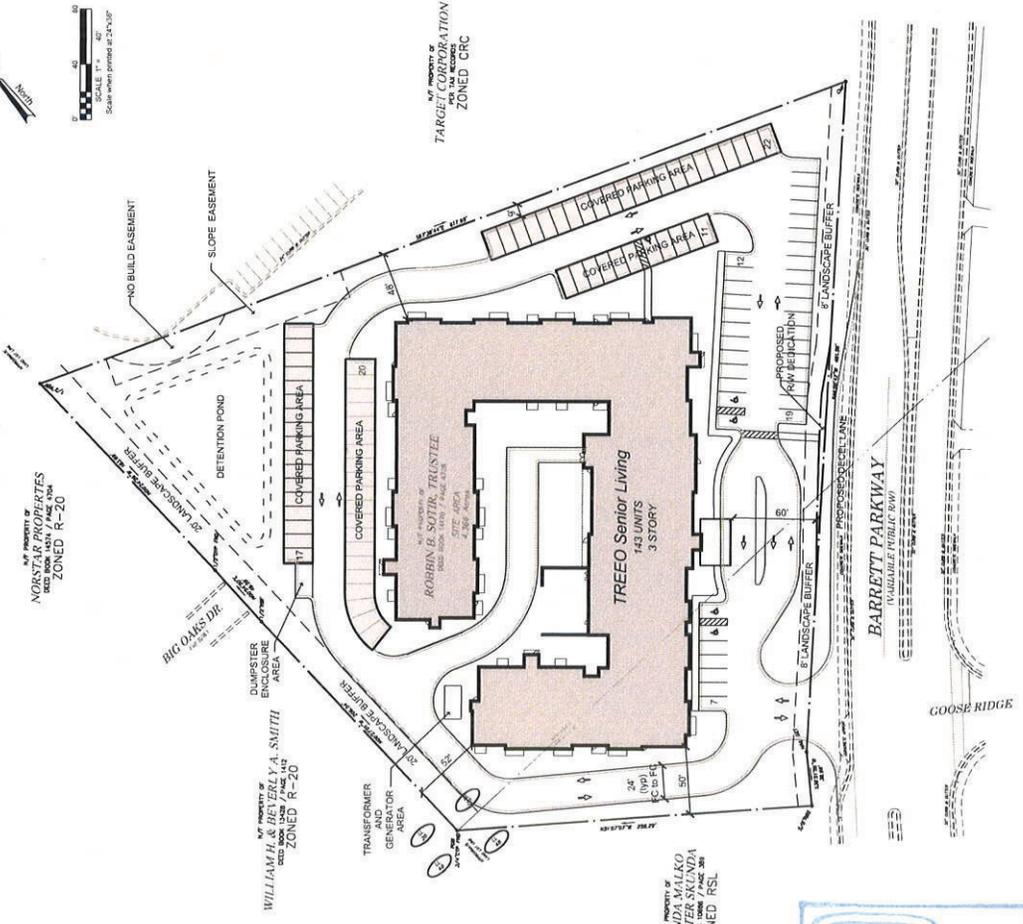


Location Map

DEVELOPMENT SUMMARY
 TOTAL SITE AREA: 4.364 ACRES
 EXISTING ZONING: LRO
 PROPOSED ZONING: RSL SUPPORTIVE
 3 STORY BUILDING
 143 UNITS
 PARKING: 0.75 Spaces/Unit = 108 SPACES REQUIRED
 0.75 Spaces/Unit = 108 SPACES PROVIDED

REQUESTED VARIANCES
 134-203.1(15) Requesting a variance for reduction of the required minimum 40-foot landscaped screening buffer to a minimum 20-foot landscaped screening buffer.
 134-203.1(11)f. Requesting a variance from a maximum building height of 35-feet to allow for a maximum of 45-feet based on 3-stories.
 134-203.1(11)g. Requesting a variance to allow for built-in ovens in the kitchen of each unit.

NOTES
 1. The property does not contain any lakes or streams.
 2. The property does not include any Utility easements.
 3. No portion of the 100-year flood plain is within the property.
 4. There are no Cemeteries on the property.
 5. There are no apparent Wetlands on the property.
 6. There are no Architectural or Archeological landmarks on the property.



APPLICANT: 180 Holdings, LLC

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REPRESENTATIVE: Garvis L. Sams, Jr.

PHONE#: 770-422-7016 EMAIL: gsams@slhb-law.com

TITLEHOLDER: Robbin B. Sotir, Living Trust

PROPERTY LOCATION: West side of Ernest Barrett Parkway, south of Dallas Highway, and at the eastern terminus of Big Oaks Drive (3602 Ernest Barrett Parkway).

ACCESS TO PROPERTY: Ernest Barrett Parkway

PHYSICAL CHARACTERISTICS TO SITE: Single-family house

CONTIGUOUS ZONING/DEVELOPMENT

- NORTH: CRC/Target
- SOUTH: RSL/Single-family house
- EAST: R-20/Single-family house; LRO/Single-family house
- WEST: R-20/Big Oaks Subdivision

PETITION NO: Z-30

HEARING DATE (PC): 04-01-16

HEARING DATE (BOC): 04-19-16

PRESENT ZONING: LRO

PROPOSED ZONING: RSL (supportive)

PROPOSED USE: Residential Senior Living Facility (supportive)

SIZE OF TRACT: 4.366 acres

DISTRICT: 19

LAND LOT(S): 27, 48

PARCEL(S): 7

TAXES: PAID X DUE _____

COMMISSION DISTRICT: 1

*****WITHDRAWN WITHOUT PREJUDICE*****

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

PLANNING COMMISSION RECOMMENDATION

APPROVED _____ MOTION BY _____

REJECTED _____ SECONDED _____

HELD _____ VOTE _____

BOARD OF COMMISSIONERS DECISION

APPROVED _____ MOTION BY _____

REJECTED _____ SECONDED _____

HELD _____ VOTE _____

STIPULATIONS:

