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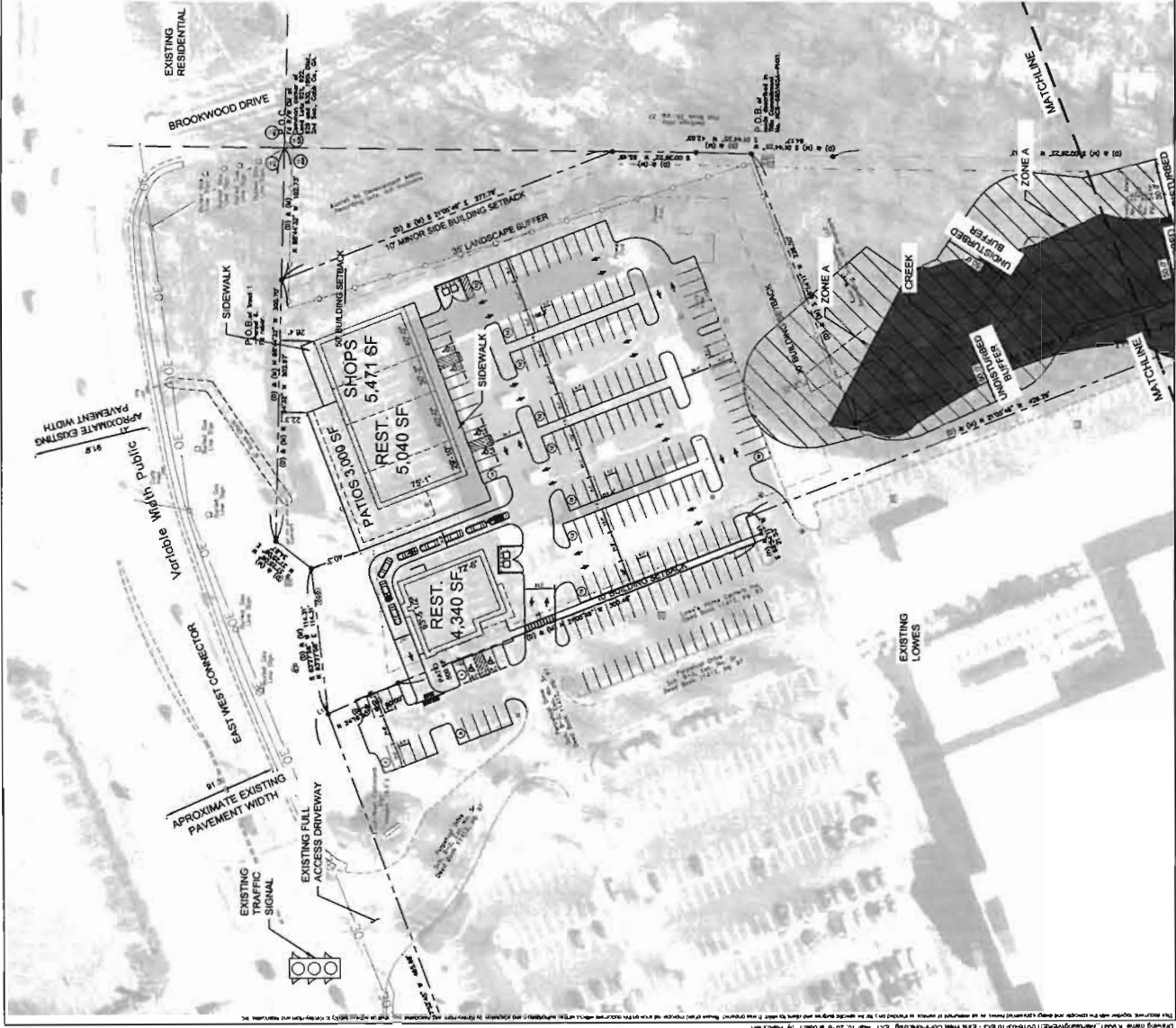
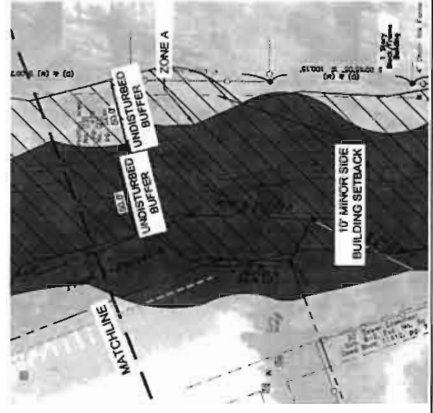
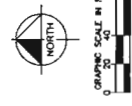
Kimley-Horn
 200 Peachtree City, Georgia 30090
 PHONE (770) 619-4200
 WWW.KIMLEY-HORN.COM

NO.	REVISIONS	DATE	BY
1			
2			
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PROPERTY INFORMATION

AREAS	
SITE AREA	114,607 SF (13.42 AC)
EXISTING IMPERVIOUS	146,581 SF (2.0 AC / 35.5%)
PROPOSED IMPERVIOUS	175,765 SF (2.4 AC / 30.4%)
PROPOSED ADDITIONAL IMPERVIOUS OFF-SITE	13,000 SF
PARCEL ID	1003000090
LAND LOTS	930
DISTRICT/SECTION	19TH/2ND
MAX FLOOR TO AREA RATIO	0.25
BUILDING HEIGHT LIMIT	50'
EXISTING ZONING	CR-COMMUNITY RETAIL COMMERCIAL DISTRICT

- NO KNOWN CEMETERIES ON OR ADJACENT TO SITE.
- PER FEMA FIRM COMMUNITY PANEL 13067C0201G DATED DECEMBER 16, 2006, THE PROPOSED DEVELOPMENT IS LOCATED WITHIN ZONE 'A' AND IS SHOWN HEREON BY SCALE LOCATION ONLY.



THIS PROJECT WAS PREPARED BY KIMLEY-HORN AND ASSOCIATES, INC. FOR VEREIT. THE CLIENT IS VEREIT. THE PROJECT IS SUBJECT TO THE APPROVAL OF THE CITY OF AUSTELL, GEORGIA. THE CITY OF AUSTELL, GEORGIA, IS THE AUTHORITY FOR THE PROJECT. THE PROJECT IS SUBJECT TO THE APPROVAL OF THE CITY OF AUSTELL, GEORGIA. THE CITY OF AUSTELL, GEORGIA, IS THE AUTHORITY FOR THE PROJECT. THE PROJECT IS SUBJECT TO THE APPROVAL OF THE CITY OF AUSTELL, GEORGIA. THE CITY OF AUSTELL, GEORGIA, IS THE AUTHORITY FOR THE PROJECT.

APPLICANT: ARCP MT Austell GA, LLC

PETITION No.: V-68

PHONE: 602-778-8700

DATE OF HEARING: 05-11-2016

REPRESENTATIVE: Todd J. Weiss

PRESENT ZONING: CRC

PHONE: 602-778-8700

LAND LOT(S): 930

TITLEHOLDER: ARCP MT Austell GA, LLC

DISTRICT: 19

PROPERTY LOCATION: Located on the south side of East West Connector, and west of Brookwood Drive (1605 East West Connector).

SIZE OF TRACT: 3.42 acres

COMMISSION DISTRICT: 4

TYPE OF VARIANCE: Waive the front setback from the required 50 feet to 22 feet.

OPPOSITION: No. OPPOSED **PETITION No.** **SPOKESMAN**

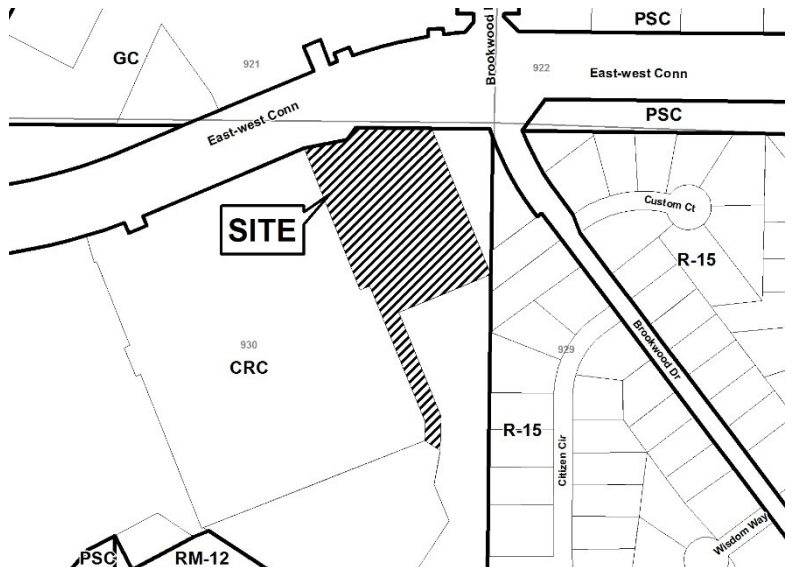
BOARD OF APPEALS DECISION

APPROVED **MOTION BY**

REJECTED **SECONDED**

HELD **VOTE**

STIPULATIONS:



COMMENTS

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

DEVELOPMENT & INSPECTIONS: No comment.

SITE PLAN REVIEW: No Comment.

STORMWATER MANAGEMENT: Subject to Plan Review Comments.

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: Staff has determined that the subject site is not within the boundaries of approved design guidelines study areas; therefore does not have to comply with design guidelines requirements. No comments.

CEMETERY PRESERVATION: No comment.

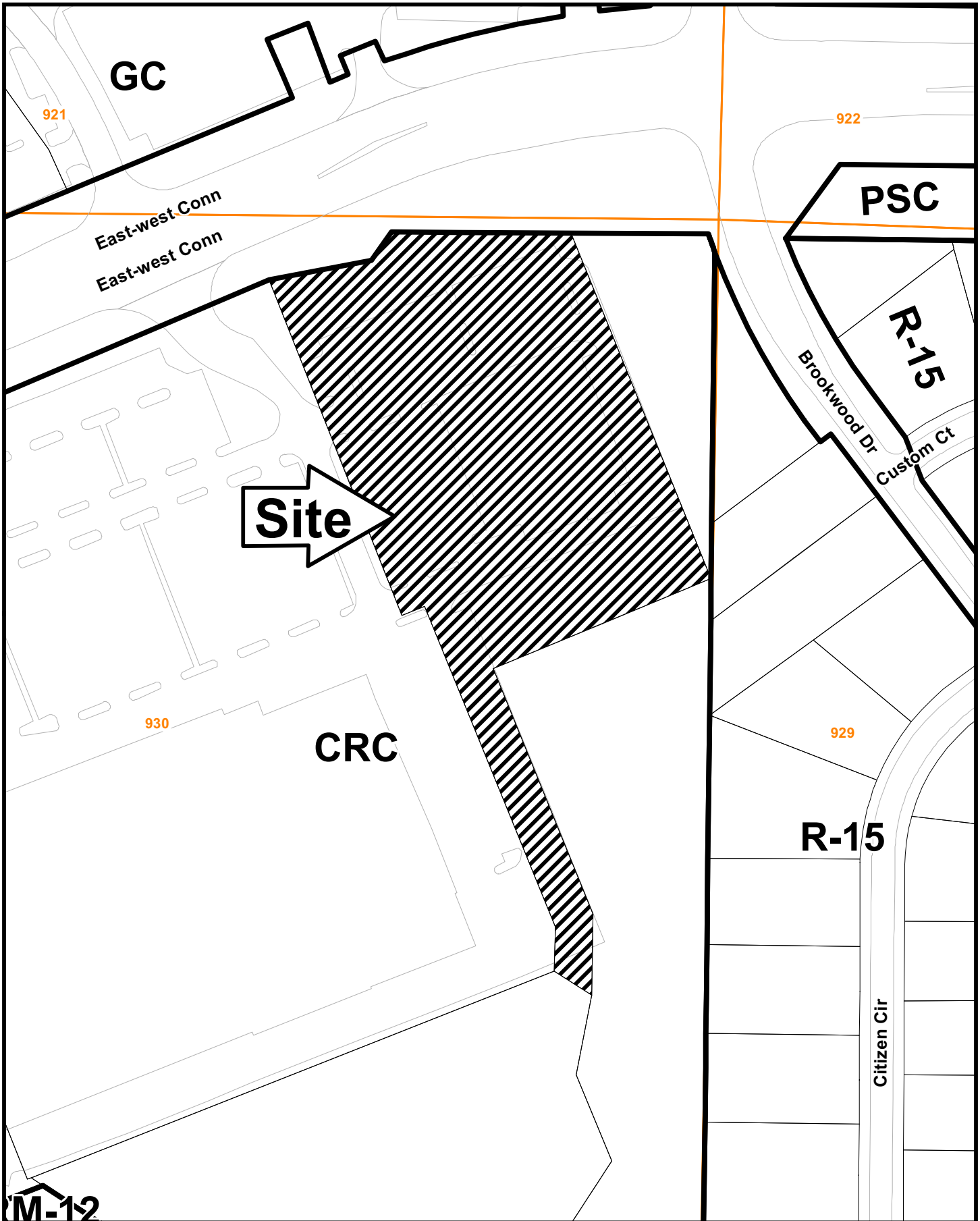
WATER: No conflict.

SEWER: No conflict.

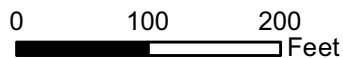
APPLICANT: ARCP MT Austell GA, LLC **PETITION No.:** V-68



FIRE DEPARTMENT: 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.

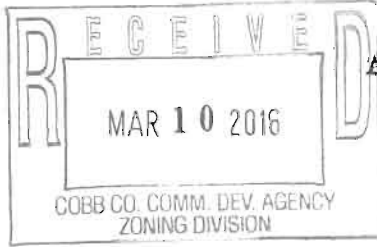
V-68-2016 GIS MAP



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



-  City Boundary
-  Zoning Boundary

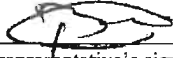


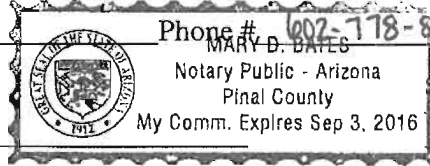
Application for Variance Cobb County

(type or print clearly)

Application No. V-08
Hearing Date: 5-11-16

Applicant ARCP MT Austell GA, LLC Phone # 602-778-8700 E-mail N/A
Todd J. Weiss, General Counsel, Real Estate
of Cote REIT Advisors IV, LLC, manager of
ARCP MT Austell GA, LLC Address 2325 E. Camelback Road, Ste 1100, Phoenix, AZ 85016
(representative's name, printed) (street, city, state and zip code)


(representative's signature)



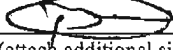
Phone # 602-778-8700 E-mail N/A

MARY D. BATES
Notary Public - Arizona
Pinal County
Signed, sealed and delivered in presence of:

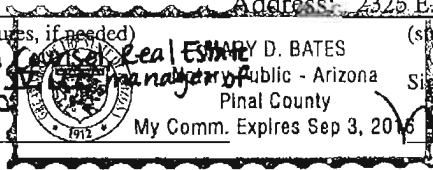
My commission expires: 9/3/16

Mary D. Bates
Notary Public

Titleholder ARCP MT Austell GA, LLC Phone # 602-778-8700 E-mail N/A

Signature 
(attach additional signatures, if needed) Address: 2325 E. Camelback Road, Ste 1100, Phoenix, AZ 85016
(street, city, state and zip code)

Todd J. Weiss, General Counsel, Real Estate
of Cote REIT Advisors IV, LLC, manager of
ARCP MT Austell GA, LLC



MARY D. BATES
Notary Public - Arizona
Pinal County
Signed, sealed and delivered in presence of:

My commission expires: 9/3/16

Mary D. Bates
Notary Public

Present Zoning of Property CRC (Community Retail Commercial)

Location 1605 E West Connector Austell, GA 30106
(street address, if applicable; nearest intersection, etc.)

Land Lot(s) 930 District 19th Size of Tract 3.423 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 X Shape of Property X Topography of Property _____ Other X

Does the property or this request need a second electrical meter? YES _____ NO X

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 (If applying for Backyard Chickens pursuant to Sec.134-94(4), then leave this part blank).

The variance is requested in an effort to revitalize an abandoned retail use within an existing retail power center. The previous tenant closed their business due to lack of visibility from the main road resulting in a lack of business. The owner intends to demolish the existing building and construct new restaurant and retail space in a location that will improve visibility. Additionally, portions of the property are as much as 115 feet from the property line to the edge of the road and adding an additional 50-foot setback further reduces the visibility of the property.

List type of variance requested: _____

To allow construction of a portion of the proposed restaurant and retail building and patio area to be constructed within the 50-foot front setback. This would include an approximate 1,611 square foot encroachment within the 17,262 square foot setback area. The building will remain a minimum of 25 feet from the property line along the road frontage.

See the attached site plan for the area and location of the proposed encroachment.