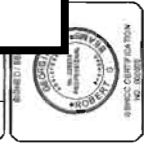


Z-16
(2016)

PREPARED BY
NPSG
NORTH PLANT SYSTEMS
216 BARRETT PARK DRIVE
SUITE 100
KENNESAW, GA 30144
PHONE: 478-223-2014
FAX: 478-223-2016
WWW.NPSG.COM

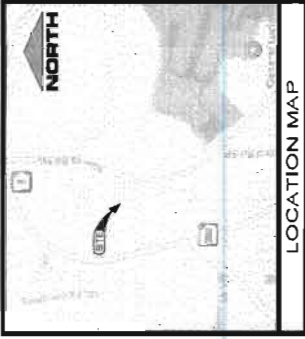
PREPARED FOR
DOBBS MILL, LLC
1725 BARRON DRIVE
SUITE 100
KNOXVILLE, TN 37921
PHONE: 615-586-7700
FAX: 615-586-7701

DOBBS MILL INDUSTRIAL PARK
LAND LOT 283 - 17th DISTRICT
PARCEL ID: 1702830040



REVISION	DATE

12-06-14
14-026

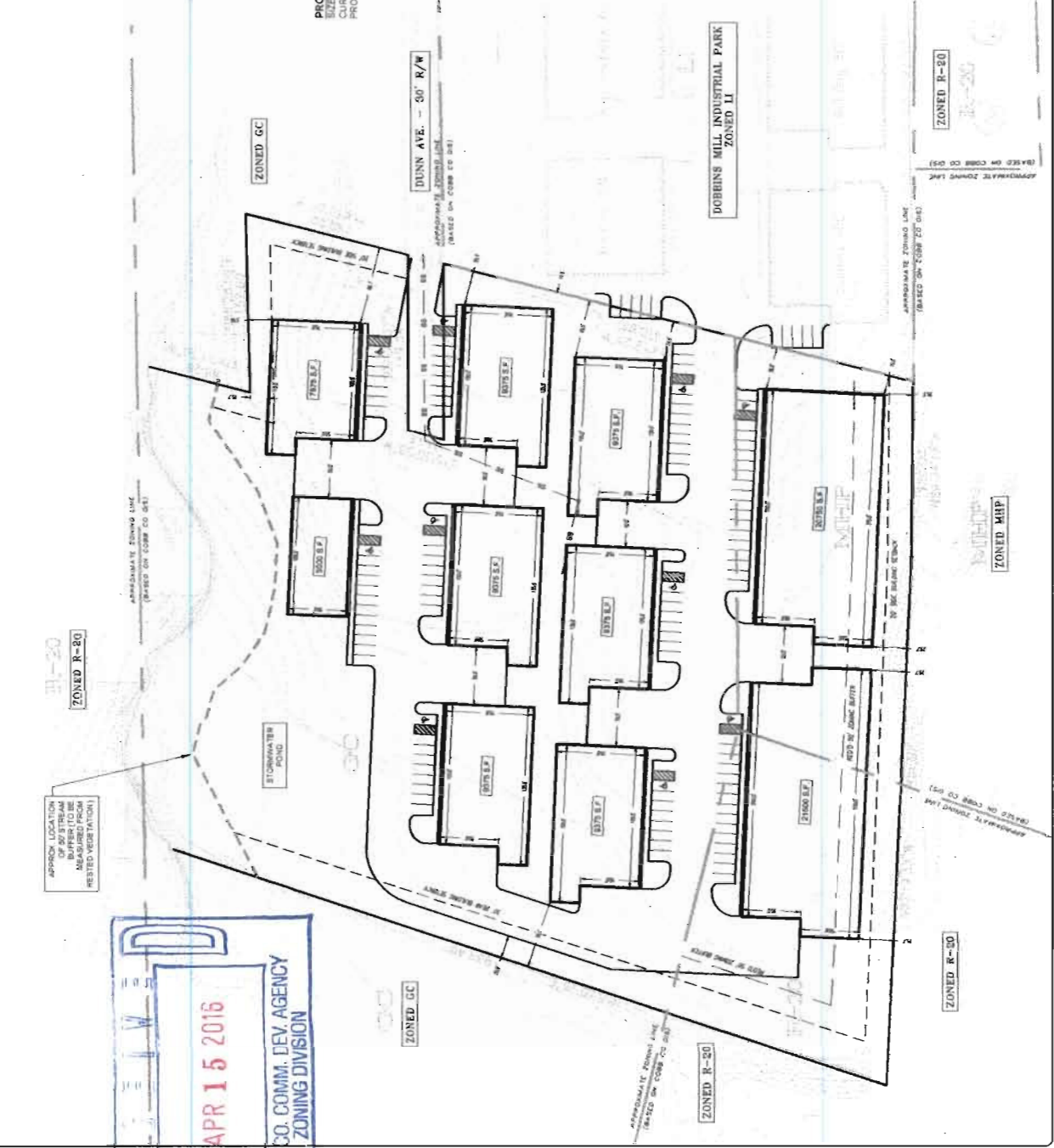


PROPERTY INFORMATION:
2.07 ACRES
CURRENT ZONING: LI (LIGHT INDUSTRIAL)
PROPOSED ZONING: LI (LIGHT INDUSTRIAL)

PARKING ANALYSIS

SPACES REQUIRED	2000 SF AVAILABLE
1 SPACE PER 200 SF GARAGE	200 SF GARAGE
TOTAL BLDG AREA	10,000 SF
1.5 SPACES PER 1,000 SF BLDG AREA	15 SPACES
TOTAL SPACES	15 SPACES
SPACES PROVIDED	111 SPACES

REVISED



APR 15 2016
COBB CO. COMM. DEV. AGENCY
ZONING DIVISION

APPROX. LOCATION OF SW STREAM MEASURED FROM RESTED VEGETATION

ZONED R-20

STORMWATER POND

ZONED GC

DUNN AVE. - 30' R/W

DOBBS MILL INDUSTRIAL PARK
ZONED LI

ZONED R-20

ZONED MHP

ZONED R-20

ZONED R-20

APPLICANT: Dobbins Mill, LLC

PETITION NO: Z-16

PHONE#: (770) 354-5836 EMAIL: jim@johnsonandco.net

HEARING DATE (PC): ~~04-01-16~~ 05-03-16

REPRESENTATIVE: J. Kevin Moore

HEARING DATE (BOC): ~~04-19-16~~ 05-17-16

PHONE#: (770) 429-1499 EMAIL: jkm@mijs.com

PRESENT ZONING R-20, MHP, GC

TITLEHOLDER: East Brook Development, LLC

PROPOSED ZONING: HI

PROPERTY LOCATION: Terminus of Dunn Avenue, west side of West Atlanta Street.

PROPOSED USE: Office/ Warehouse

ACCESS TO PROPERTY: Dunn Avenue

SIZE OF TRACT: 8.03 acres

DISTRICT: 17

PHYSICAL CHARACTERISTICS TO SITE: Currently used as a mobile home park

LAND LOT(S): 283

PARCEL(S): 4

TAXES: PAID X DUE _____

COMMISSION DISTRICT: 4

CONTIGUOUS ZONING/DEVELOPMENT

- NORTH: R-20/ Cobb Heights Subdivision
- SOUTH: R-20, MHP/ Undeveloped, Mobile Home Park
- EAST: GC, R-20/ Mobile Home Park
- WEST: GC, LI/ Mobile Home Park, Dobbins Mill Industrial Park

Adjacent Future Land Use:

- North: Industrial Compatible (IC)
- East: Industrial Compatible (IC)
- South: Industrial Compatible (IC)
- West: Industrial Compatible (IC)

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

PLANNING COMMISSION RECOMMENDATION

APPROVED _____ MOTION BY _____

REJECTED _____ SECONDED _____

HELD _____ CARRIED _____

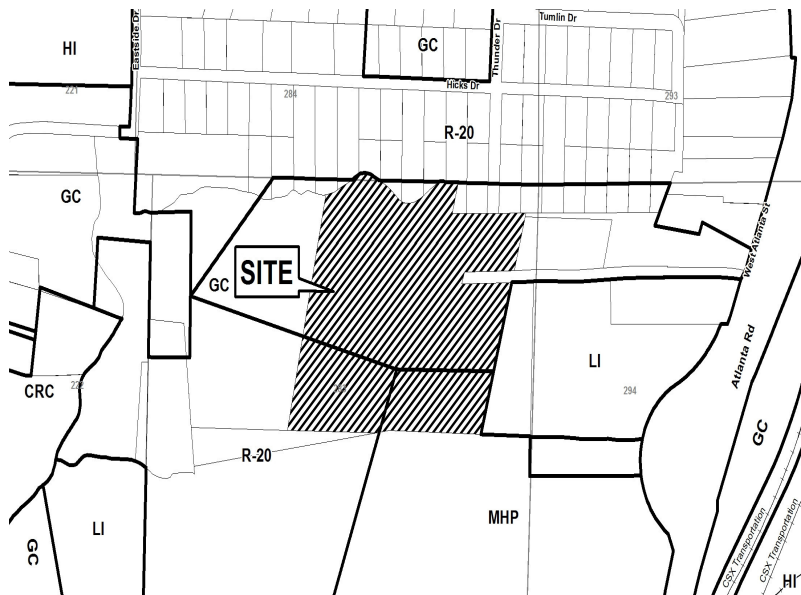
BOARD OF COMMISSIONERS DECISION

APPROVED _____ MOTION BY _____

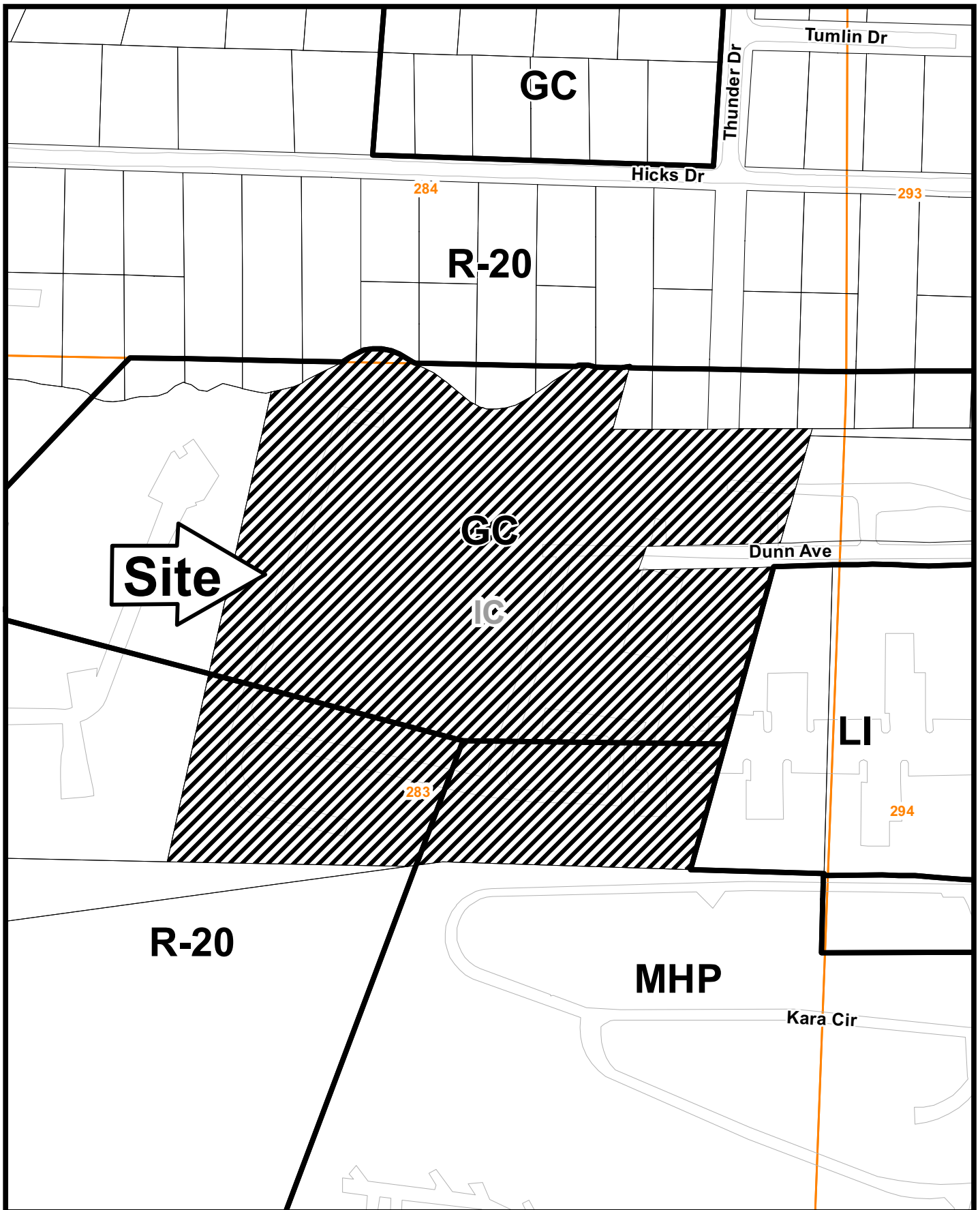
REJECTED _____ SECONDED _____

HELD _____ CARRIED _____

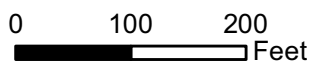
STIPULATIONS:





Z-16



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



-  City Boundary
-  Zoning Boundary

APPLICANT: Dobbins Mill, LLC

PETITION NO.: Z-16

PRESENT ZONING: R-20, MHP, GC

PETITION FOR: HI

ZONING COMMENTS:

Staff Member Responsible: Terry Martin, MPA

Land Use Plan Recommendation: Industrial Compatible (IC)

Proposed Number of Buildings: 10 **Total Square Footage of Development:** 111,375 sq. ft.

F.A.R.: 0.32 **Square Footage/Acre:** 6,694 sq. ft.

Parking Spaces Required: 107 **Parking Spaces Provided:** 112

The applicant is requesting a rezoning from the current R-20 single-family residential, MHP mobile home park, and GC general commercial districts to the HI light industrial district in order to operate office warehouse space. The proposed 111,375 square feet of office/warehouse will operate between ten additional buildings architecturally similar to the applicant’s existing Dobbins Mill Industrial Park immediately adjacent to the east. The new, proposed phase will be accessed by an internal drive between the existing Dobbins Mill Industrial Park as well as by Dunn Avenue which the applicant anticipates Cobb County Department of Transportation to upgrade to County standards and regulations.

Within the proposed industrial park, security lighting as well as parking area lighting will be environmentally sensitive and fitted with non-glare lenses and cut-off shields to prevent light from extending beyond the subject property. Also, the applicant is proposing a 20 foot landscape screening buffer adjacent to those residentially zoned properties to the south and west. All setbacks required by the HI district will be adhered to with the exception of a “front” setback as the project will be an extension to that existing, developed Dobbins Mill Industrial Park to the east.

The specifically requested variance for the landscape buffer includes:

1. Waiver of the landscape screening buffer from the required 50 feet to 20 feet adjacent to residential properties.

Cemetery Preservation: No comment.

APPLICANT: Dobbins Mill, LLC

PETITION NO.: Z-16

PRESENT ZONING: R-20, MHP, GC

PETITION FOR: HI

PLANNING COMMENTS:

The applicant is requesting a rezoning from R-20, MHP and GC to HI for the purpose of office and warehouse. The 8.03 acre site is located at the terminus of Dunn Avenue, west side of West Atlanta Street.

HB-489 Intergovernmental Agreement Zoning Amendment Notification:

Is the application site within one half (1/2) mile of a city boundary? Yes No
If yes, has the city of Marietta been notified? Yes No / N/A

Comprehensive Plan

The parcel is within an Industrial Compatible (IC) future land use category, with R-20, MHP and GC zoning designation. The purpose of the 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.

Specific Area Policy Guidelines:

There are no specific policy guidelines for this area in the Comprehensive Plan.

Adjacent Future Land Use:

North: Industrial Compatible (IC)
East: Industrial Compatible (IC)
South: Industrial Compatible (IC)
West: Industrial Compatible (IC)

Master Plan/Corridor Study

The property is not located within the boundary of a Plan or Corridor Study

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?

Incentive Zones

Is the property within an Opportunity Zone? Yes No
The Opportunity Zone is an incentive that provides \$3,500 tax credit per job in eligible areas if two or more jobs are being created. This incentive is available for new or existing businesses.

APPLICANT: Dobbins Mill, LLC

PETITION NO.: Z-16

PRESENT ZONING: R-20, MHP, GC

PETITION FOR: HI

PLANNING COMMENTS: (Continued)

Is the property within an Enterprise Zone? Yes No

The Smyrna-Osborne Enterprise Zone is an incentive that provides tax abatements and other economic incentives for qualifying businesses locating or expanding within designated areas for new jobs and capital investments.

Is the property eligible for incentives through the Commercial and Industrial Property Rehabilitation Program? Yes No

The Commercial and Industrial Property Rehabilitation Program is an incentive that provides a reduction in ad valorem property taxes for qualifying redevelopment in eligible areas.

For more information on incentives, please call the Community Development Agency, Planning Division at 770.528.2018 or find information online at <http://economic.cobbcountyga.gov>.

Special Districts

Is this property within the Cumberland Special District #1 (hotel/motel fee)?

Yes No

Is this property within the Cumberland Special District #2 (ad valorem tax)?

Yes No

Is this property within the Six Flags Special Service District?

Yes No

Is the property within the Dobbins Airfield Safety Zone?

Yes No Bird Strikes

If so, which particular safety zone is this property within?

CZ (Clear Zone) APZ I (Accident Potential Zone I)

APZ II (Accident Potential Zone II)

APPLICANT Dobbins Mill LLC

PETITION NO. Z-016

PRESENT ZONING R-20, MHP, GC

PETITION FOR HI

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): 12" DI / W side of W Atlanta Street

Additional Comments: Developer must extend water main from Atlanta Rd.

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: On site

Estimated Waste Generation (in G.P.D.): A D F= 2562 Peak= 6404

Treatment Plant: South Cobb

Plant Capacity: Available Not Available

Line Capacity: Available Not Available

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

Dry 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 relocation may be required by developer
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: Dobbins Mill, LLC

PETITION NO.: Z-16

PRESENT ZONING: R-20, MHP, GC

PETITION FOR: **HI**

STORMWATER MANAGEMENT COMMENTS

FLOOD HAZARD: YES NO POSSIBLY, NOT VERIFIED

DRAINAGE BASIN: Olley Creek 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 CONDITIONS

- 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 any proposed site improvements on downstream receiving system.

APPLICANT: Dobbins Mill, LLC

PETITION NO.: Z-16

PRESENT ZONING: R-20, MHP, GC

PETITION FOR: **HI**

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

APPLICANT: Dobbins Mill, LLC

PETITION NO.: Z-16

PRESENT ZONING: R-20, MHP, GC

PETITION FOR: HI

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
Dunn Avenue	N/A	Local	25 mph	Cobb County	50'

COMMENTS AND OBSERVATIONS

Dunn Avenue is classified as a local and according to the available information the existing right-of-way does not meet the minimum requirements for this classification.

RECOMMENDATIONS

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

Recommend applicant consider entering into a development agreement pursuant of O.C.G.A. 36-71-13 for dedication of the following system improvements to mitigate traffic concerns: a) donation of right-of-way on the north and south sides of Dunn Avenue, a minimum of 25' from the roadway centerline.

Recommend curb and gutter along Dunn Avenue.

Dunn Avenue is a substandard street. Recommend improving Dunn Avenue from along the frontage to the intersection with West Atlanta Road to comply with Cobb County Standards.

Recommend removing the parking from the right-of-way.

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STAFF RECOMMENDATIONS

Z-16 DOBBINS MILL, LLC

- 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. The proposed office/warehouses as an extension of the existing Dobbins Mill Industrial Park may be able to be integrated and properly buffered from adjacent residences.
- B. It is Staff's opinion that the applicant's rezoning proposal will not have an adverse effect on the usability of adjacent or nearby property. Its utilization for an extension of the Dobbins Mill Industrial Park, with its office/warehouses, means the proposal will be able to be better integrated and not bring along other adverse effects from more potentially intense uses.
- 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.
- D. It is Staff's opinion that the applicant's rezoning proposal is in not conformity with the policy and intent of the *Cobb County Comprehensive Plan* which delineates the property as being within an IC industrial compatible future land use category for the HI zoning district. This future land use category supports the LI light industrial district. Uses such as the existing industrial park and its office/warehouses including the currently proposed extension to this development are the types forecast for the IC category as they provide for the intended industry but have a less likelihood of conflict with neighboring residential properties.
- 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 deleting the applicant's rezoning proposal to the LI light industrial district. This district will allow for an expansion of the applicant's existing Dobbins Mill Industrial Park with its office/warehouses but bar other, more intense uses that have the potential for adverse impacts to the surrounding neighbors and uses such as Dobbins Air Force Base.

Based on the above analysis, Staff recommends **DELETION TO LI** subject to the following conditions:

1. Site plan received by the Zoning Division on April 15, 2016, with minor modifications to be approved by the District Commissioner;
2. Revised Letter of Agreeable Stipulations by Mr. Kevin Moore dated April 15, 2016;
3. Fire Department comments and recommendations;
4. Water and Sewer Division comments and recommendations;
5. Stormwater Management Division comments and recommendations;
6. Department of Transportation comments and recommendations; and
7. Owner/developer to enter into a Development Agreement pursuant to O.C.G.A. §36-71-13 for dedication of system improvements to mitigate traffic concerns.

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.

MOORE INGRAM JOHNSON & STEELE

A LIMITED LIABILITY PARTNERSHIP
WWW.MIJS.COM

Z-16 (2016)
Applicant's
Summary

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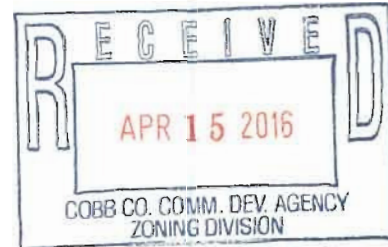
OF COUNSEL:
JOHN L. SKELTON, JR.†

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◇ ALSO ADMITTED IN SC
ALSO ADMITTED IN NC
** ALSO ADMITTED IN IN
* ADMITTED ONLY IN TN
◇ ADMITTED ONLY IN FL
*** ADMITTED ONLY IN SC
◇ ADMITTED ONLY IN KY

April 15, 2016

Hand Delivered

Mr. John P. Pederson, AICP
Zoning Division Manager
Zoning Division
Cobb County Community Development Agency
Suite 400
1150 Powder Springs Road
Marietta, Georgia 30064



RE: Application for Rezoning - Application No. Z-16 (2016)
Applicant: Dobbins Mill, LLC
Property Owner: East Brook Development, LLC
Property: 8.03 acres, more or less, located at the terminus of Dunn Avenue, westerly of West Atlanta Street and Atlanta Road, Land Lot 283, 17th District, 2nd Section, Cobb County, Georgia

Dear John:

The undersigned and this firm represent Dobbins Mill, LLC, the Applicant (hereinafter referred to as "Applicant"); as well as, the Property Owner, East Brook Development, LLC (hereinafter referred to as "Owner"), in the Application for Rezoning with regard to property located at the terminus of Dunn Avenue, westerly of West Atlanta Street and Atlanta Road, Land Lot 283, 17th District, 2nd Section, Cobb County, Georgia (hereinafter the "Property" or "Subject Property"). After ongoing meetings and discussions with Planning and Zoning Staff and various Cobb County Departmental representatives, discussions and meetings with area residents, and reviewing the Staff Comments and Recommendations and the uses of surrounding properties, we

MOORE INGRAM JOHNSON & STEELE

Mr. John P. Pederson, AICP
Zoning Division Manager
Zoning Division
Cobb County Community Development Agency
Page 2 of 5
April 15, 2016

have been authorized by the Applicant to submit this revised letter of agreeable stipulations and conditions which, if the Application for Rezoning is approved, as submitted, shall become a part of the grant of the requested zoning and shall be binding upon the Subject Property. This letter shall supersede and replace in full the previous letter of agreeable stipulations and conditions dated and filed March 28, 2016. The proposed, revised stipulations are as follows:

- (1) Applicant seeks rezoning of the Subject Property from the existing zoning categories of General Commercial (“GC”), Mobile Home Park (“MHP”), and R-20 to the proposed zoning category of Light Industrial (“LI”), **with reference to** the revised Concept Plan prepared for Applicant by the National Property Solutions Group, dated December 4, 2014, and filed with the Zoning Office contemporaneously with the filing of this letter of agreeable stipulations and conditions. A reduced copy of the revised Concept Plan is attached hereto for ease of reference as Exhibit “A” and incorporated herein by reference.
- (2) By submission of this letter of agreeable stipulations and conditions, Applicant amends its Application for Rezoning as follows:
 - (a) Applicant deletes the category sought in this Application from Heavy Industrial (“HI”) to Light Industrial (“LI); and
 - (b) Applicant submits the revised Concept Plan for the proposed development filed with the Zoning Office contemporaneously with the filing of this letter.
- (3) Applicant shall use the Subject Property for uses consistent with those uses allowable in the LI zoning category; and in addition, for outdoor storage in connection with such allowable and permitted LI uses.
- (4) The exterior appearance of the industrial buildings shall be substantially consistent and similar to the buildings contained within the existing Dobbins Mill Industrial Park located adjacent to the Subject Property; and shall cumulatively not exceed 111,375 square feet.
- (5) Security lighting shall be wall packs, hooded, environmentally sensitive, and shall be fitted with non-glare lenses and cut-off shields.
- (6) Lighting fixtures for parking and delivery areas shall be environmentally sensitive, shoe-box style, and shall be fitted with non-glare lenses and cut-off shields to prevent light from extending beyond the property line.

MOORE INGRAM JOHNSON & STEELE

Mr. John P. Pederson, AICP
Zoning Division Manager
Zoning Division
Cobb County Community Development Agency
Page 3 of 5
April 15, 2016

- (7) Any signage shall be ground-based monument style signage in accordance with Cobb County Ordinances.
- (8) Access to the proposed development shall be as follows:
 - (a) Dunn Avenue, which shall be upgraded by Cobb County in a timely manner to Cobb County Department of Transportation standards and regulations; and
 - (b) Via an extension of the existing and adjacent Dobbins Mill Industrial Park.
- (9) All utilities for the proposed development shall be located underground.
- (10) The stormwater management area, as shown and reflected on the referenced Concept Plan, shall be fenced and landscaped for purposes of visual screening. Fencing shall be black, vinyl-clad chain link fencing, a minimum of six (6) feet in height.
- (11) Applicant agrees to comply with all Cobb County and State of Georgia stream buffer requirements as more particularly shown and reflected on the revised Concept Plan.
- (12) All landscape and buffer areas may be penetrated for purposes of access, utilities, and stormwater management, including, but not limited to, detention/retention facilities, drainage facilities, and any and all slopes or other required engineering features of the foregoing.
- (13) Applicant agrees to install a minimum twenty (20) foot landscaped buffer adjacent to existing residential properties; except for that portion of the Property which will be encompassed by the minimum fifty (50) foot undisturbed stream buffer, as shown on the submitted Concept Plan. Such buffer shall be approved by the Cobb County Arborist.
- (14) Setbacks for the proposed redevelopment shall be as follows:
 - (a) Side Setback: Twenty (20) feet;
 - (b) Rear Setback: Thirty (30) feet; and

MOORE INGRAM JOHNSON & STEELE

Mr. John P. Pederson, AICP
Zoning Division Manager
Zoning Division
Cobb County Community Development Agency
Page 4 of 5
April 15, 2016

(c) Front Setback: Not Applicable.

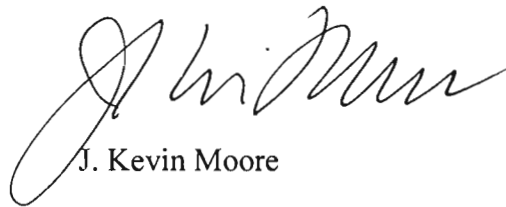
(15) The maximum impervious surface area for the proposed development shall be eighty-five (85) percent.

We believe the requested zoning, pursuant to the revised Concept Plan and the revised stipulations set forth herein, is appropriate for the Subject Property. The Subject Property is located within an industrial compatible area on Cobb County's Future Land Use Map. Thank you for your consideration of these requests.

With kindest regards, I remain

Very truly yours,

MOORE, INGRAM, JOHNSON & STEELE, LLP



J. Kevin Moore

JKM:cc

Attachment

c: Cobb County Board of Commissioners:
Timothy D. Lee, Chairman
JoAnn Birrell
Lisa N. Cupid
Robert J. Ott
Bob Weatherford
(With Copy of Attachment)

Cobb County Planning Commission:
Mike Terry, Chairman
Judy Williams
Christi S. Trombetti
Galt Porter
Skip Gunther
(With Copy of Attachment)

MOORE INGRAM JOHNSON & STEELE

Mr. John P. Pederson, AICP
Zoning Division Manager
Zoning Division
Cobb County Community Development Agency
Page 5 of 5
April 15, 2016

Z-16 (2016)
Applicant's
Summary

c: Jason A. Campbell
Planner III
Zoning Division
Cobb County Community Development Agency
(With Copy of Attachment)

Dobbins Mill, LLC
(With Copy of Attachment)

Cobb County Fire and Emergency Services

Fire Marshal Comments

Applicant Name: Dobbins Mill
Petition Number: Z-16
Date: 4/18/2016

The 2 largest buildings will require additional or extended fire lanes down one side of the building to comply with required fire department access within 150-ft.

