

APPLICANT: VC Townpark Development, LLC

PETITION No.: V-104

PHONE: 727-518-4656

DATE OF HEARING: 8-10-2016

REPRESENTATIVE: Daniel P. York

PRESENT ZONING: GC

PHONE: 727-518-4656

LAND LOT(S): 361, 431, 432

TITLEHOLDER: VC Townpark Development, LLC,
a Georgia limited liability company

DISTRICT: 16

PROPERTY LOCATION: On the north side of
Chastain Road, south of Townpark Lane, east of Busbee
Drive, and west of George Busbee Parkway
(777 Townpark Lane).

SIZE OF TRACT: 2.11 acres

COMMISSION DISTRICT: 3

TYPE OF VARIANCE: Waive the minimum number of parking spaces from the required 142 to 119.

OPPOSITION: No. OPPOSED _____ PETITION No. _____ SPOKESMAN _____

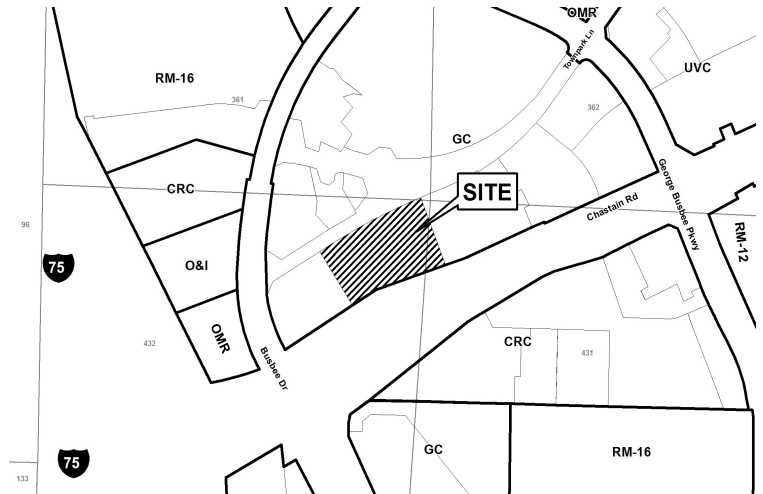
BOARD OF APPEALS DECISION

APPROVED _____ MOTION BY _____

REJECTED _____ SECONDED _____

HELD _____ CARRIED _____

STIPULATIONS: _____



APPLICANT: VC Townpark Development,
LLC

PETITION No.: V-104

COMMENTS

TRAFFIC: Recommend curb, gutter, and sidewalk along the Townpark Lane frontage.

DEVELOPMENT & INSPECTIONS: No comment.

SITE PLAN REVIEW: No comment

STORMWATER MANAGEMENT: Reduction in required parking is supported.

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 for V-98 –V-113.

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

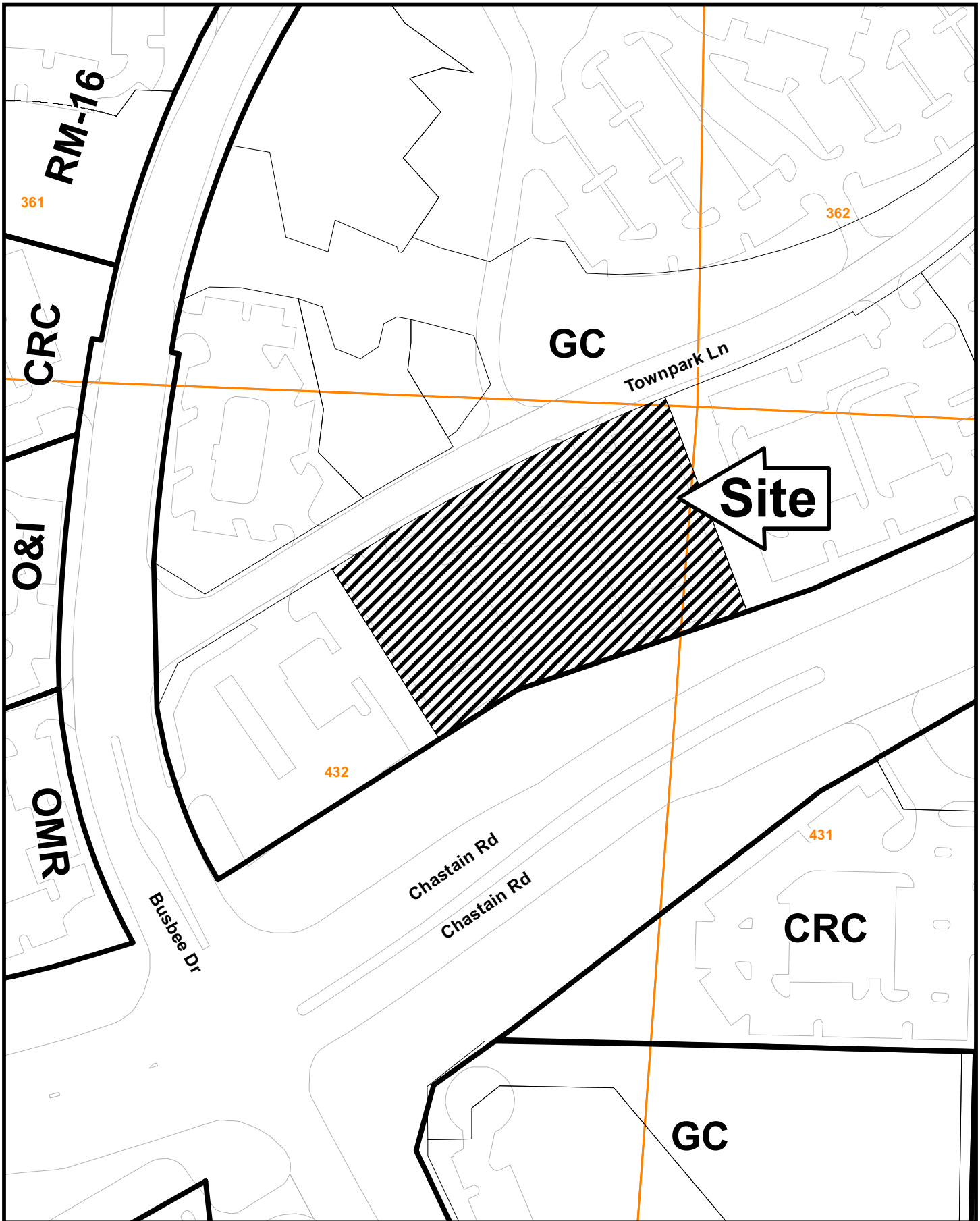
SEWER: No conflict

APPLICANT: VC Townpark Development,
LLC

PETITION No.: V-104

FIRE DEPARTMENT: 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.

V-104-2016 GIS



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

0 100 200 Feet

City Boundary
Zoning Boundary



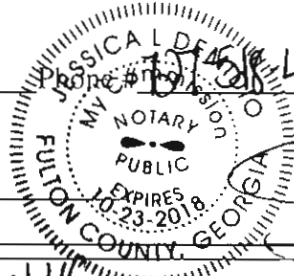
Application for Variance Cobb County

(type or print clearly)

Application No. V-104
Hearing Date: 8-10-16

Applicant VC Townpark Development, LLC Phone # 770-518-4656 E-mail dyork@caliber-capital.com
Daniel P. York Address 1801 Piedmont Avenue, Atlanta, GA 30324
(representative's name, printed) (street, city, state and zip code)

[Signature]
(representative's signature)



Signed, sealed and delivered in presence of:
[Signature]
Notary Public

My commission expires: 10/23/18

Titleholder VC Townpark Development, LLC Phone # 770-518-4656 E-mail dyork@caliber-capital.com
Signature [Signature] Address 1801 Piedmont Avenue, Atlanta, GA 30324
(attach additional signatures, if needed) (street, city, state and zip code)



Signed, sealed and delivered in presence of:
[Signature]
Notary Public

My commission expires: 10/23/18

Present Zoning of Property "GC" General Commercial District
Location 777 Townpark Ln NW, Kennesaw, GA 30144
(street address, if applicable; nearest intersection, etc.)

Land Lot(s) 361, 431, 432 District 11th 2nd section Size of Tract 2.120 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 _____ Shape of Property _____ Topography of Property _____ Other

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

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:

See attached sheet

List type of variance requested:
See attached sheet

V-104
(2016)
Exhibit

We currently have 119 parking spaces and we are required to have 142, a difference of 23 or 19.3% deficient. Our property is primarily meant to service students, local traffic, and close proximity multifamily communities. We named the property Owl Creek Commons to hopefully tie it into Kennesaw State's loyal student body. Furthermore, all the restaurants located in the center are fast casual establishments and the average time spent per patron is 30 minutes or less, which will create constant turnover of parking availability. Lastly, the position of our property to the Skip Span Connector, will hopefully deliver tremendous biking and walking traffic. None of the businesses (restaurant or retail) have voiced concern over a lack of parking.