



V-129
 (2016)

SITE PLAN

C201

PROJECT NO. 16219

DATE: JULY 13TH, 2016

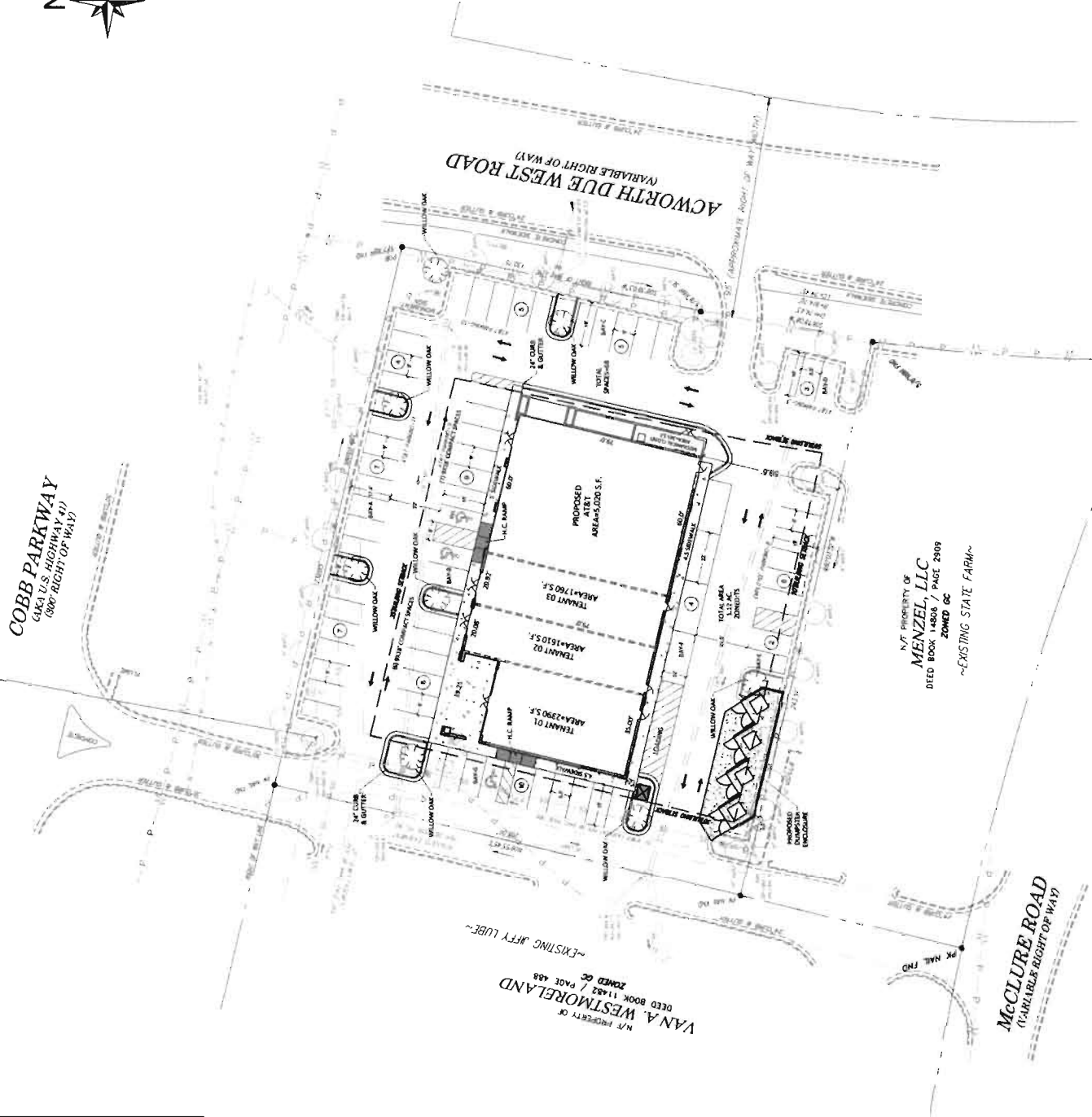
PROJECT:

SITE PLAN

SCALE 1" = 20'
 0' 20' 40' 80' 160'

SITE ANALYSIS - LEVEL I

| | |
|--|---|
| TOTAL SITE AREA | 11.1277 ACRES |
| ZONING | IS |
| EXISTING BLDG. AREA | 11,382 S.F. |
| TENANT 01 (RESTAURANT) | GROSS AREA=2390 S.F. NET AREA=1877 S.F. |
| TENANT 02 (RETAIL) | GROSS AREA=1500 S.F. NET AREA=1081 S.F. |
| TENANT 03 (RETAIL) | GROSS AREA=790 S.F. NET AREA=605 S.F. |
| PROPOSED AT&T | GROSS AREA=500 S.F. NET AREA=400 S.F. |
| PARKING REQUIRED RESTAURANT (1 SPACE/100 S.F.) | 24 SPACES |
| PARKING REQUIRED RETAIL (1 SPACE/200 S.F.) | 10 SPACES |
| TOTAL PARKING REQUIRED RETAIL | 53 SPACES |
| TOTAL PARKING PROVIDED | 68 SPACES |
| OPEN SPACE REQUIRED | 0 SPACES |
| OPEN SPACE PROVIDED | 11,506 |



APPLICANT: Mac McCall

PETITION No.: V-129

PHONE: 404-394-6375

DATE OF HEARING: 9-14-2016

REPRESENTATIVE: David White, civilogistix

PRESENT ZONING: TS

PHONE: 404-594-4403

LAND LOT(S): 122

TITLEHOLDER: Caliber Acworth, LLC

DISTRICT: 20

PROPERTY LOCATION: On the southwest corner of Acworth Due West Road and Cobb Parkway (3245 North Cobb Parkway).

SIZE OF TRACT: 1.12 acres

COMMISSION DISTRICT: 1

TYPE OF VARIANCE: 1) Waive the length of a parking stall from the required 19 feet to 17.4 feet; 2) increase the maximum allowable impervious surface from 70% to 88%; and 3) waive the side setback for an accessory structure under 650 square feet (proposed dumpster enclosure) from the required 10 feet to two (2) feet adjacent to the southern side.

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

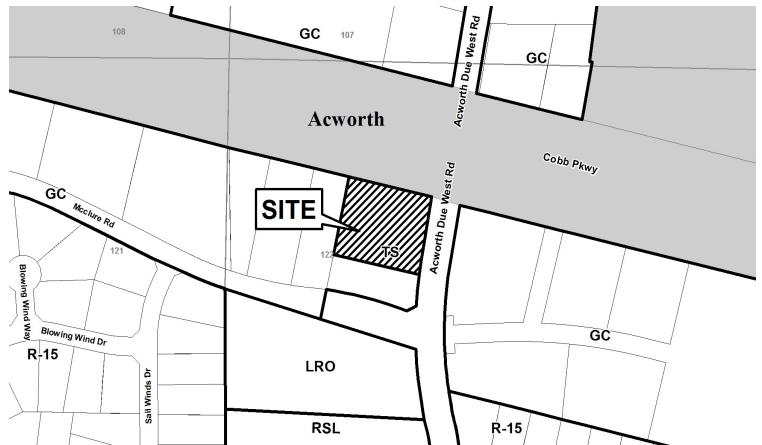
BOARD OF APPEALS DECISION

APPROVED **MOTION BY**

REJECTED **SECONDED**

HELD **CARRIED**

STIPULATIONS:



APPLICANT: Mac McCall **PETITION No.:** V-129

COMMENTS

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

DEVELOPMENT & INSPECTIONS: No comments

SITE PLAN REVIEW: No comments

STORMWATER MANAGEMENT: No adverse stormwater management impacts are anticipated. Proposed site plan will result in impervious coverage reduction from existing conditions.

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 designed 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: Mac McCall

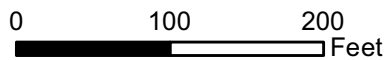
PETITION No.: V-129



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-129-2016 GIS



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)

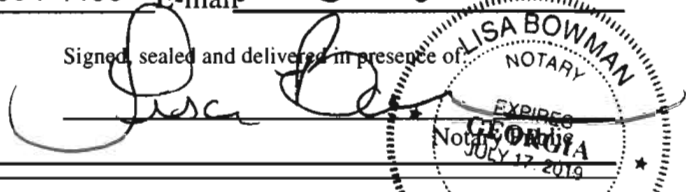
Application No. V-129
Hearing Date: 9-19-16

Applicant Mac McCall Phone # (404) 394-6375 E-mail mmccall@caliber-capital.com

David White civilogistix Address 1995 N Park Pl SE, Ste 430, Atlanta, GA 30339
(representative's name, printed) (street, city, state and zip code)

David White Phone # (404) 594-4403 E-mail David@civilogistix.com
(representative's signature)

My commission expires: July 17, 2019



Titleholder Caliber Acworth, LLC Phone # (404) 394-6375 E-mail mmccall@caliber-capital.com

Signature [Signature] Address: P.O. Box 19154 Atlanta, GA 31126
(attach additional signatures, if needed) (street, city, state and zip code)

My commission expires: 10/23/18
Signed, sealed and delivered in presence of: [Signature] Notary Public



Present Zoning of Property TS

Location 3245 Cobb Parkway N, Acworth, GA
(street address, if applicable; nearest intersection, etc.)

Land Lot(s) 122 District 20th, 2nd Section Size of Tract 1.12 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 1.12 Ac Shape of Property Rectangle Topography of Property Flat 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:

The site has been previously developed and the existing retailer is vacating the property. In order to update the building for new tenants, changes to the building and minor modifications to the adjacent sidewalks/parking are necessary. The previously permitted site did not meet current regulations which is creating the need for variances while modifying the existing property.

List type of variance requested:

1. To reduce the required length of the existing parking space along the northern boundary to the current length of 17.4'. To reduce the required width of the existing parking space in the southeast corner of the property to the current width of 8.5'.
2. To reduce the parking along the west property line (8 spaces) from the required 19' to 18.0' and the width from 9' to 8.5'. This is necessary in order to install a sidewalk against the existing building to meet ADA requirements.
3. To reduce the required open space from 30.0% to 11.30%. The existing site currently has less than 10.0% open space. The existing curb is located within 2-3 feet of the property line and the parking dimensions does not currently meet existing code. The proposed plan does add additional landscape islands and trees. The proposed plan has a total of 11.30% open space.

0-20' 10' → 2'