

Application for "Other Business"

Cobb County, Georgia

OB-002-2017

(Cobb County Zoning Division - 770-528-2035)

BOC Hearing Date Requested: 2-21-17

Applicant: Word of Faith International Christian Center Phone #: 248.890.3538
(applicant's name printed)

Address: 20000 W. Nine Mile Road, Springfield, MI 48075 E-Mail: garcher@woficc.com

George Archer Address: 20000 W. Nine Mile Road, Springfield, MI 48075
(representative's name, printed)

George Archer Phone #: 248.890.3538 E-Mail: garcher@woficc.com
(representative's signature)

Signed, sealed and delivered in presence of:

Verlinda Wallace My commission expires:
Notary Public

VERLINDA WALLACE
Notary Public, State of Michigan
County of Oakland
My Commission Expires Dec. 14, 2020
Acting in the County of _____

Titleholder(s): Word of Faith Christian Center Church Phone #: 248.890.3538
(property owner's name printed)

Address: 3059 South Cobb Dr. Smyrna, GA 30080 E-Mail: garcher@woficc.com

George Archer
(Property owner's signature)

Signed, sealed and delivered in presence of:

Verlinda Wallace My commission expires:
Notary Public

VERLINDA WALLACE
Notary Public, State of Michigan
County of Oakland
My Commission Expires Dec. 14, 2020
Acting in the County of _____

Commission District: 4 **Zoning Case:** Z-94

Size of property in acres: 23.399 AC. **Original Date of Hearing:** 07-19-05

Location: Southern end of Tramore Pointe Parkway
(street address, if applicable; nearest intersection, etc.)

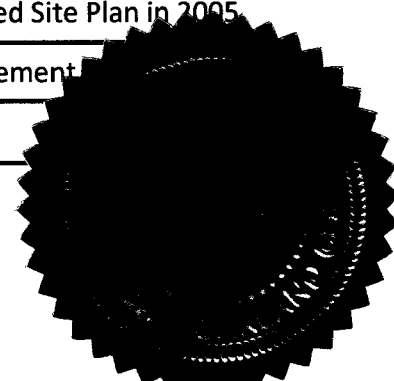
Land Lot(s): 916 **District(s):** 19th

State specifically the need or reason(s) for Other Business: The proposed Site Plan and building for the site has changed from the previously approved project approved in 2005 (Case number Z-94).

The proposed parking and building areas have been reduced from the previously approved Site Plan in 2005.

The County Zoning Department has reviewed the concept and informed us of this requirement.

(List or attach additional information if needed)



06-002-2017

Proposed site plan

Received 1-13-17

TK CONSULTING ENGINEERS, LLC

2410 MacArthur Blvd
Bremen, GA 30116
Phone: 678-778-6586
tkengineeringllc@gmail.com

DATE: 1/13/17
PROJECT NO.: 160100

SCALE: AS SHOWN

DATE: 1/13/17

DATE: 1/13/17

DATE: 1/13/17

DATE: 1/13/17

DATE: 1/13/17



LOCATED IN:
LL 861 & 916
19TH DISTRICT
2ND SECTION

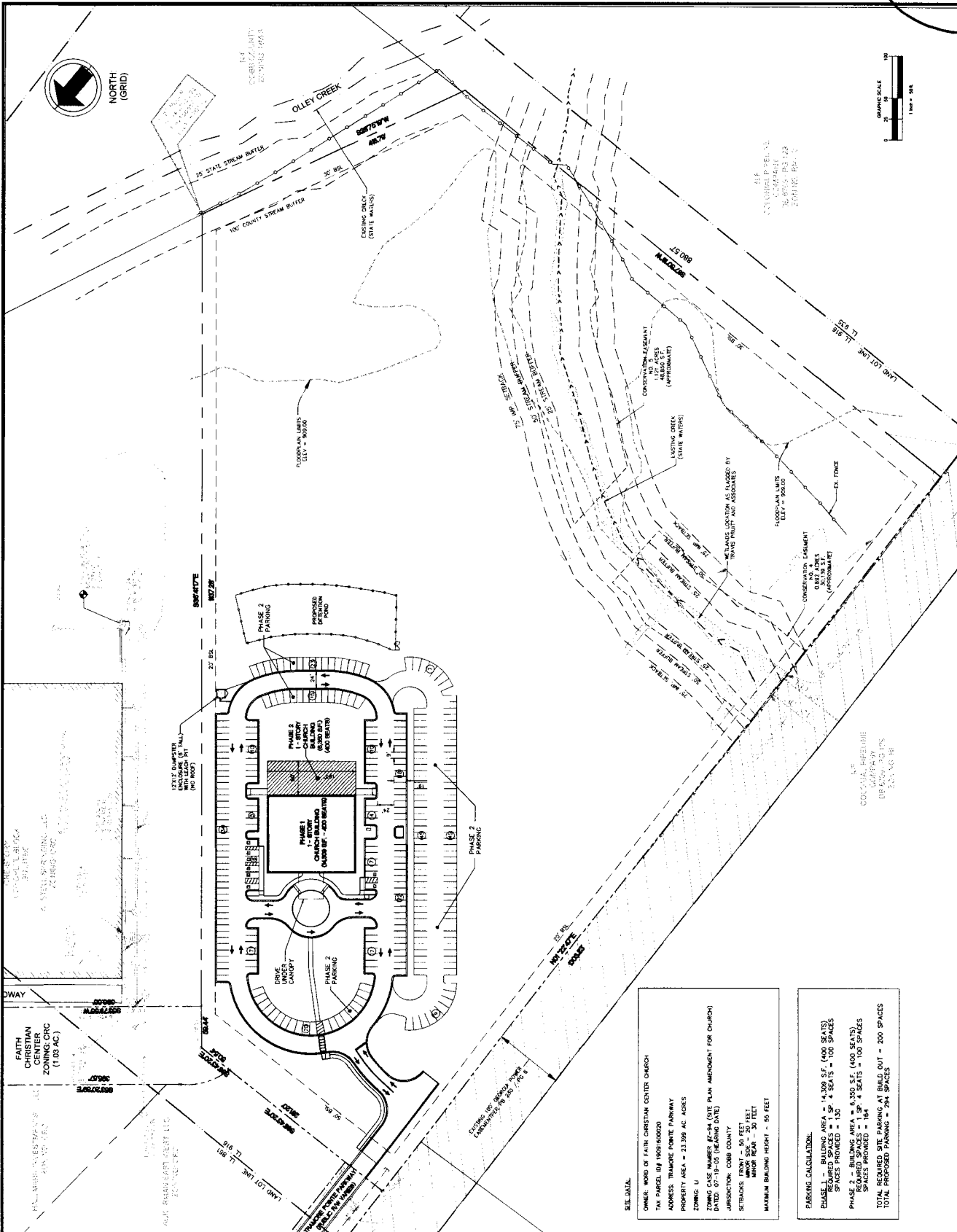
PROJECT NAME:
NEW SANCTUARY BUILDING
FAITH CHRISTIAN CHURCH

SITE:
TRAMORE POINTE PARKWAY

CLIENT:
FAITH CHRISTIAN
CHURCH

SHEET TITLE:
SITE PLAN

SHEET NUMBER:
C1

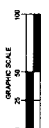


FAITH CHRISTIAN CENTER ZONING: CFC (1.03 AC)

SUBJECT:
OWNER: WORD OF FAITH CHRISTIAN CENTER CHURCH
TAX PARCEL ID: 800180020
ADDRESS: TRAMORE POINTE PARKWAY
PROPERTY AREA = 23.389 AC. AGRES
ZONING: U1
ZONING CASE NUMBER: 16-04 (SITE PLAN AMENDMENT FOR CHURCH)
DATED: 07-19-15 (HEARING DATE)
JURISDICTION: COBB COUNTY
SETBACKS: FRONT = 50 FEET
REAR = 30 FEET
SIDE = 30 FEET
MINIMUM BUILDING HEIGHT = 35 FEET

PARKING CALCULATION:
PHASE 1 - BUILDING AREA = 14,200 S.F. (400 SEATS)
REQUIRED SPACES = 1 SP. / 4 SEATS = 100 SPACES
SPACES PROVIDED = 130
PHASE 2 - BUILDING AREA = 6,300 S.F. (400 SEATS)
REQUIRED SPACES = 1 SP. / 4 SEATS = 100 SPACES
SPACES PROVIDED = 164
TOTAL REQUIRED SITE PARKING AT BUILD OUT = 200 SPACES
TOTAL PROPOSED PARKING = 294 SPACES

CONVEYANCE INSTRUMENT
LIB 165-143-84





Lyman
Davidson
Architects, Inc.
1680 Peachtree Ferry Road
Atlanta, GA 30309
770.444.8801
www.lymandavidson.com
ATLANTA
TAMPA

NO.	DESCRIPTION	DATE

NEW SANCTUARY BUILDING
Austell, GA
Faith Christian Center
Faith
Christian
Center
Project Location
Word of Faith
Church
Center
2000 West New Mill Road
Suwanee, GA 30078
Word of Faith
Church
Center
2000 West New Mill Road
Suwanee, GA 30078

Faith
Christian
Center
Project Location

Word of Faith
Church
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2000 West New Mill Road
Suwanee, GA 30078

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Word of Faith
Church
Center
2000 West New Mill Road
Suwanee, GA 30078

1

2

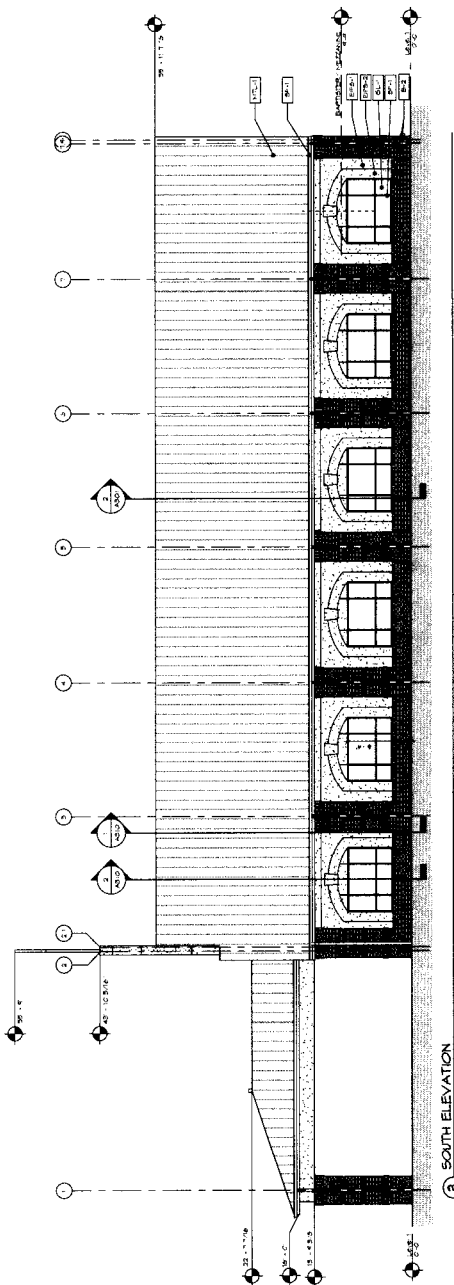
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4

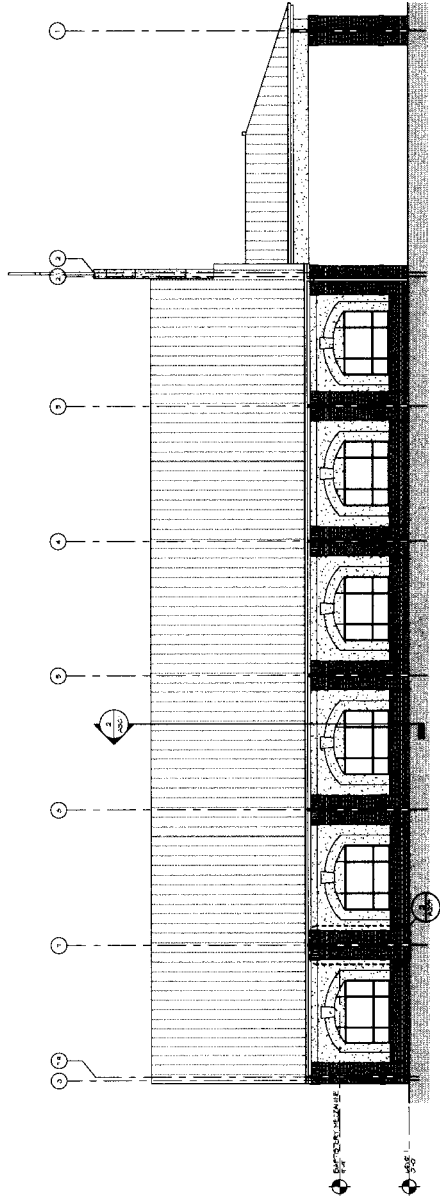
5

MARK	MATERIAL	COMMENTS
B-1	WOOD PANEL	WOOD PANEL
B-2	WOOD PANEL	WOOD PANEL
B-3	WOOD PANEL	WOOD PANEL
B-4	WOOD PANEL	WOOD PANEL
B-5	WOOD PANEL	WOOD PANEL
B-6	WOOD PANEL	WOOD PANEL
B-7	WOOD PANEL	WOOD PANEL
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B-9	WOOD PANEL	WOOD PANEL
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B-14	WOOD PANEL	WOOD PANEL
B-15	WOOD PANEL	WOOD PANEL
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B-31	WOOD PANEL	WOOD PANEL
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B-99	WOOD PANEL	WOOD PANEL
B-100	WOOD PANEL	WOOD PANEL

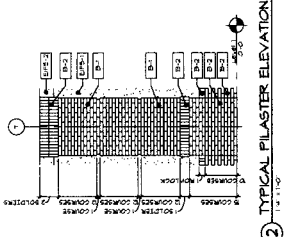
NOTE: CONTRACTOR TO VERIFY ALL DIMENSIONS AND TO BUILD IN FULL PANEL BEFORE ORDERING MATERIALS.



3 SOUTH ELEVATION
18'-11 1/2"



1 NORTH ELEVATION
18'-11 1/2"

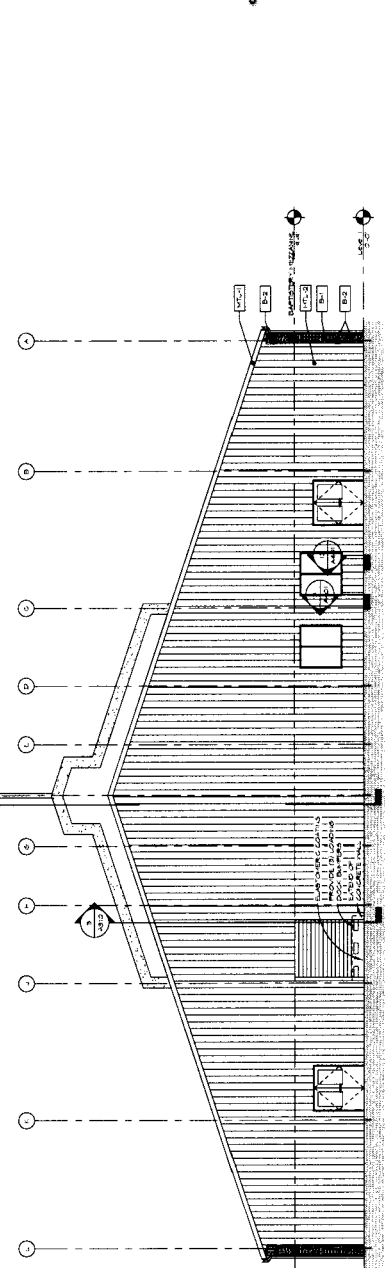


2 TYPICAL PILASTER ELEVATION
14'-11 1/2"

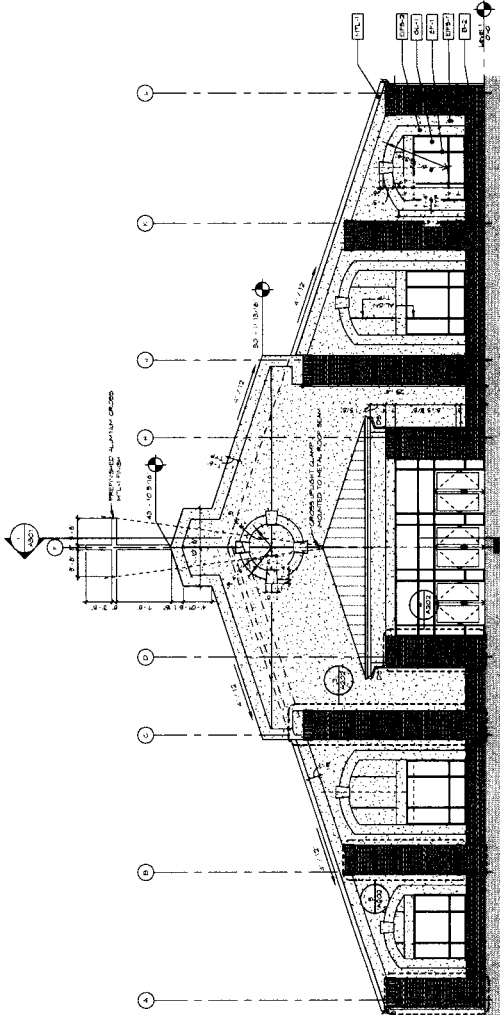


REVISIONS	

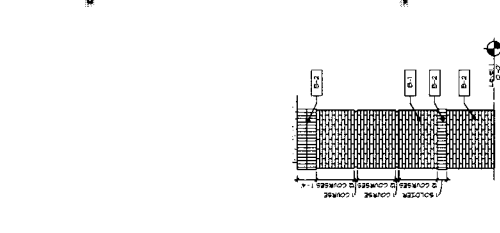
MARK	MATERIAL	COMMENTS
B-1	BRICK	
B-2	CONCRETE	
B-3	GLASS	
B-4	WOOD	
B-5	PAINT	
B-6	ROOFING	
B-7	MECHANICAL	
B-8	PLASTER	
B-9	INSULATION	
B-10	FOUNDATION	
B-11	LANDSCAPE	
B-12	MECHANICAL	
B-13	MECHANICAL	
B-14	MECHANICAL	
B-15	MECHANICAL	
B-16	MECHANICAL	
B-17	MECHANICAL	
B-18	MECHANICAL	
B-19	MECHANICAL	
B-20	MECHANICAL	



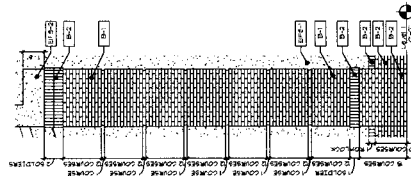
1 EAST ELEVATION
10/11/09



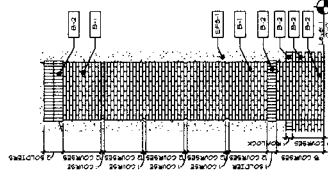
2 WEST ELEVATION
10/11/09



4 TYP. DRIVE THRU COLUMN
10/11/09



3 PILASTER 1
10/11/09

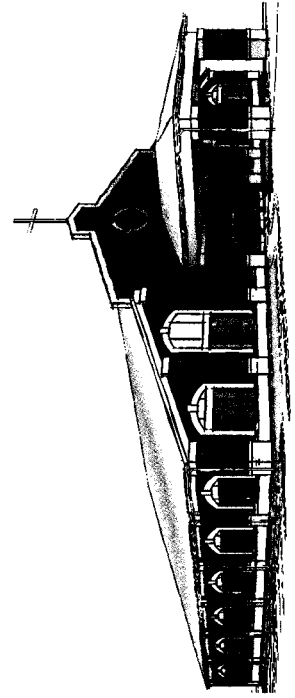


5 PILASTER 2
10/11/09

A

1 2 3 4 5

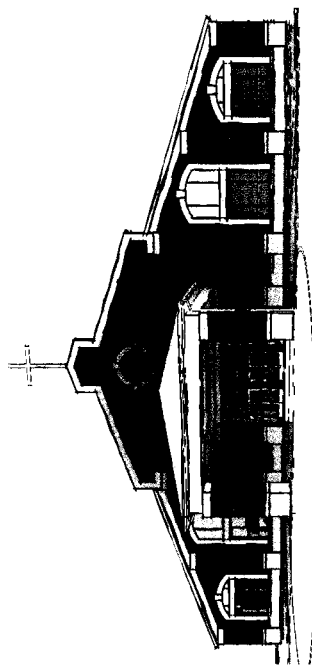
① 3D View 5



B

1 2 3 4 5

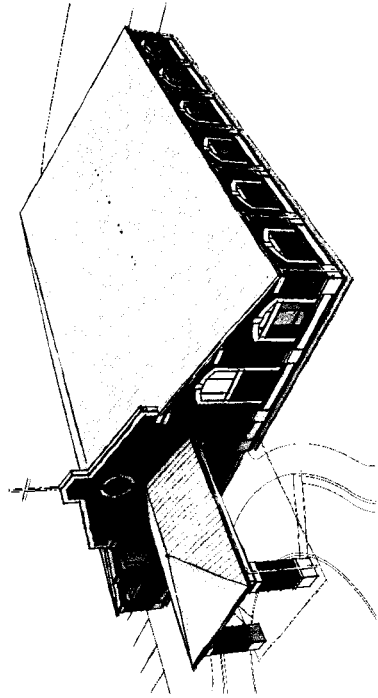
② 3D View 6



C

1 2 3 4 5

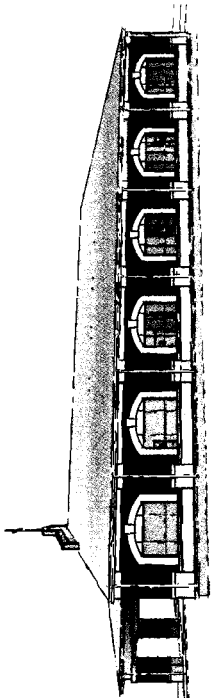
③ 3D View 7



D

1 2 3 4 5

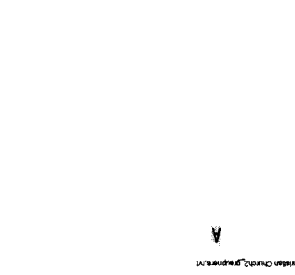
④ 3D View 8



A

1 2 3 4 5

① 3D View 5



B

1 2 3 4 5

② 3D View 6



C

1 2 3 4 5

③ 3D View 7



D

1 2 3 4 5

④ 3D View 8



NEW SANCTUARY BUILDING
Faith Christian Center
Austell, GA

Faith Christian Center
Project Address
Method of Faith
New Christian
Center
3000 West Ave NW
Buckhead, GA 30305

A901
1/22/16

NO.	DESCRIPTION	DATE

ATLANTA
TAMPA

ARCHITECTURE
PLANNING
INTERIOR DESIGN

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ORIGINAL DATE OF APPLICATION: 07-15-03APPLICANTS NAME: E. W. CONNECTOR, LLC

THE FOLLOWING REPRESENTS THE FINAL DECISIONS OF THE
COBB COUNTY BOARD OF COMMISSIONERS

BOC DECISION OF 07-15-03 ZONING HEARING:

E. W. CONNECTOR, LLC for Rezoning from **GC** and **LI** to **CRC** and **LI** for the purpose of Retail and Industrial in Land Lots 841, 842, 861, 862, and 916 of the 19th District. Located on the southwest side of the East-West Connector, west of Austell Road.

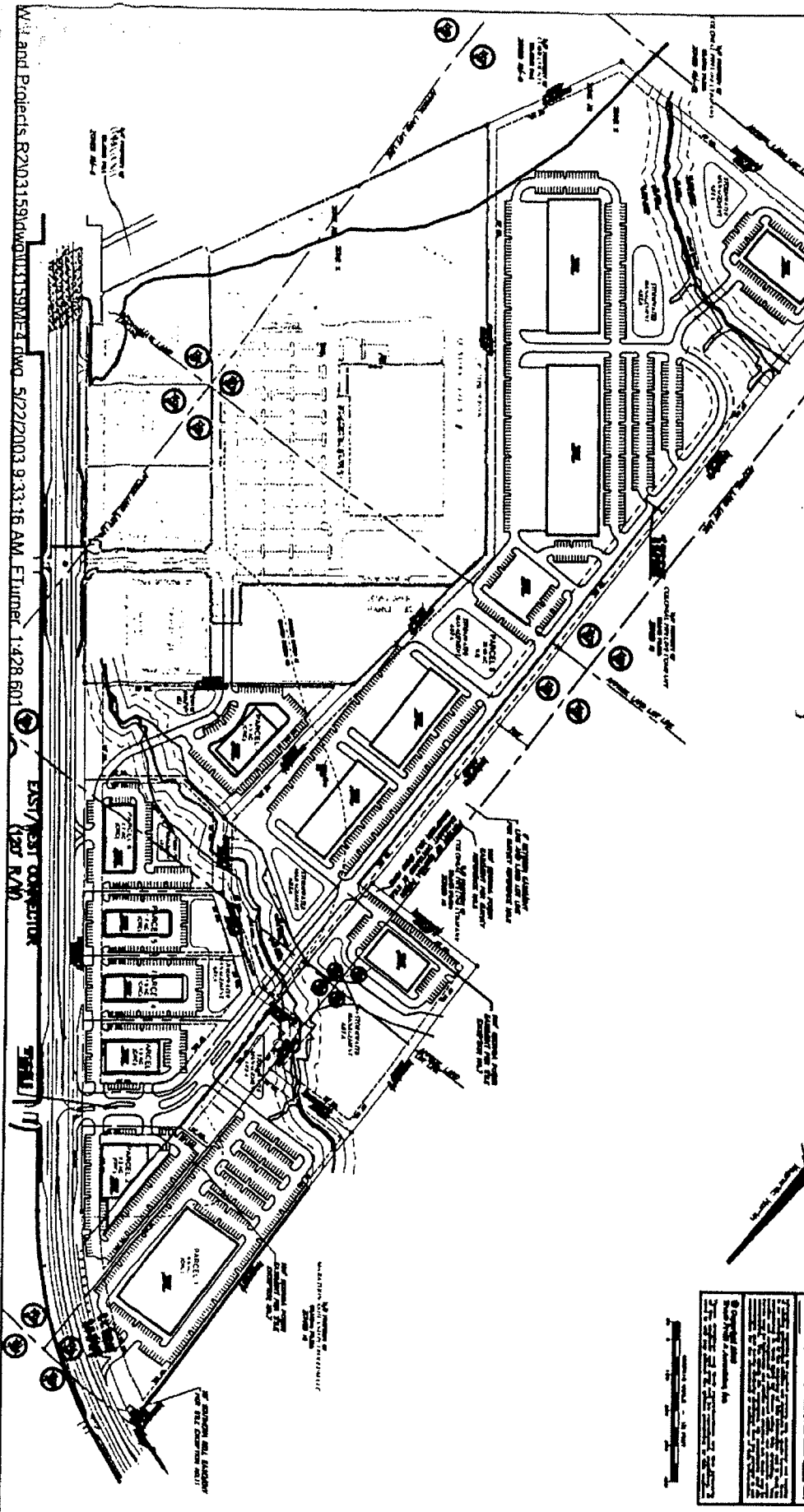
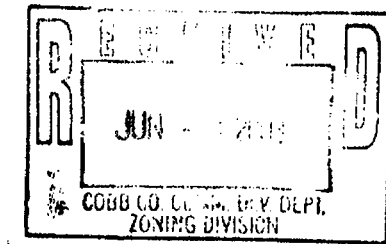
At the call of the case, Commissioner W. Thompson provided information to the Board and made the following motion:

MOTION: Motion by W. Thompson, second by Olens, to **approve** rezoning to the **CRC** and **LI** zoning districts **subject to:**

- **site plan received by the Zoning Division on June 3, 2003 (copy attached and made a part of these minutes)**
- **brick or stacked stone facades**
- **maximum total of 229,600 square feet for buildings in the LI zoning district**
- **Applicant/owner/developer to pay cost of signalization at the main access intersection on the East-West Connector, as required by Cobb DOT**
- **letter of agreeable stipulations from Mr. John Moore dated July 9, 2003, *not otherwise in conflict* (copy attached and made a part of these minutes)**
- **Water and Sewer Division comments and recommendations**
- **Stormwater Management Division comments and recommendations**
- **Cobb DOT comments and recommendations, *to include continuation of auxillary lane along the road frontage consistent with the adjacent BJ's development***

VOTE: **ADOPTED** unanimously

Min. Bk. 24 Petition No. Z-94
 Doc. Type Site Plan
 Meeting Date July 15, 2003



ZONING	TOTAL SITE AREA (IN ACRES)
EXISTING U	8.43
EXISTING C-1	8.31
NEW U	24.00
NEW C-1	23.34
TOTAL	64.08

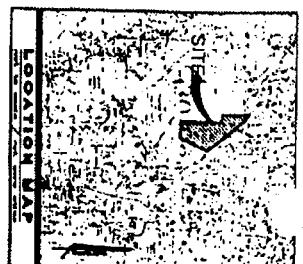
NEW ZONING	NEW ZONING
U	24.00
C-1	23.34

* 1 Parcel (100.00 AC.) NOT ZONED
 * 1 Parcel (100.00 AC.) NOT ZONED

SYMBOL LEGEND

1	EXISTING BUILDING FOOTPRINT
2	EXISTING DRIVEWAY
3	EXISTING DRIVEWAY
4	EXISTING DRIVEWAY
5	EXISTING DRIVEWAY
6	EXISTING DRIVEWAY
7	EXISTING DRIVEWAY
8	EXISTING DRIVEWAY
9	EXISTING DRIVEWAY
10	EXISTING DRIVEWAY
11	EXISTING DRIVEWAY
12	EXISTING DRIVEWAY
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97	EXISTING DRIVEWAY
98	EXISTING DRIVEWAY
99	EXISTING DRIVEWAY
100	EXISTING DRIVEWAY

OWNER/DEVELOPER
EAST/WEST CONNECTOR, LLC
 1000 EAST/WEST CONNECTOR, LLC
 1000 EAST/WEST CONNECTOR, LLC
 1000 EAST/WEST CONNECTOR, LLC



ZONING FLAT for
EAST/WEST CONNECTOR, LLC.
 LAND LOTS 841, 842, 843, 844 & 818
 10TH DISTRICT - 2ND SECTION
 COBB COUNTY, GEORGIA
 SCALE: 1" = 100' / APRIL 21, 2003

TPA
 TRAVIS PRUITT AND ASSOCIATES, INC.
 1000 EAST/WEST CONNECTOR, LLC
 1000 EAST/WEST CONNECTOR, LLC
 1000 EAST/WEST CONNECTOR, LLC

Professional seals and stamps for the project, including a circular seal and a rectangular stamp.

MOORE INGRAM JOHNSON & STEELE

A LIMITED LIABILITY PARTNERSHIP

PAGE 5 OF

192 ANDERSON STREET

MARIETTA, GEORGIA 30060

WWW.MIJS.COM

MAIN OFFICE
POST OFFICE BOX 3305
MARIETTA, GEORGIA 30061

TELEPHONE (770) 429-1499
TELECOPIER (770) 429-8631

TENNESSEE OFFICE
CEDAR RIDGE OFFICE PARK
SUITE 463
408 N CEDAR BLUFF ROAD
KNOXVILLE, TENNESSEE 37923

TELEPHONE (865) 692-9039
TELECOPIER (865) 692-9071

TARA C. RIDDLE
JOSHUA M. BOOTH***
KELLI L. CROSS
C. LEE DAVIS
TANYA L. GROSSE***
ROBERT W. BROWN II
JASON L. FOSS
VICTOR P. VALMUS
JEFFERY L. DICKERSON
T. SHANE MAYES
DALLAS R. IVEY
SUZY A. LIFE
F. MICHAEL VISCUSE**
DANIEL J. LEVY****

ALLISON B. FAUST
ANGELA H. SMITH

OF COUNSEL
MICHELLE S. DAVENPORT
JOHN L. SKELTON, JR.
TIMOTHY A. HICKEY, JR.

I ALSO ADMITTED IN TN
* ALSO ADMITTED IN NC
** ALSO ADMITTED IN SC
*** ADMITTED ONLY IN TN
**** ALSO ADMITTED IN FL

WRITER'S DIRECT
DIAL NUMBER

JOHN H. MOORE
STEPHEN C. STEELE
WILLIAM R. JOHNSON†
ROBERT D. INGRAM†
J. BRIAN O. NIEL
G. PHILLIP BRIGGS
ELDON L. BASHAM
MATTHEW J. HOWARD
JERE C. SMITH
CLAYTON O. CARMACK
KEVIN B. CARLOCK†
ALEXANDER T. GALLOWAY III†
J. KEVIN MOSHE
RODNEY R. COLCLOCH

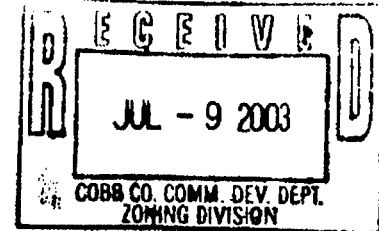
SUSAN S. STUART
DANIEL A. LANDIS†
BRIAN D. SMITH
HARRY R. TEAR III
W. TROY HART
JEFFREY A. DAXE
MELISSA W. GILBERT
TIMOTHY W. BAILEY
JOYCE W. HARPER
PATRICK D. DODSON***
JONATHAN H. PETCU
AMY K. WEBER
COURTNEY K. MOORE
KIM A. ROPER

July 9, 2003

Min. Bk. 24 Petition No. Z-94
Doc. Type Letter of Agreeable
Stipulations
Meeting Date July 15, 2003

Mr. John P. Pederson
Planner III
Zoning Division
Cobb County Community Development Agency
Suite 300
191 Lawrence Street
Marietta, Georgia 30060-1661

Hand Delivered



RE: Application for Rezoning

Application No.: Z-94 (2003)

Applicant/

Owner: E.W. Connector, LLC

Property: 62.29 acres located on the
southwesterly side of the
East-West Connector; south-
easterly of Powder Springs
Road, Land Lots 841, 842, 861,
862, and 916, 19th District,
2nd Section, Cobb County,
Georgia

Dear John:

As you know, this firm represents E.W. Connector, LLC, who is the Applicant and Property Owner (hereinafter collectively referred to as "Applicant"), in its Application for Rezoning with regard to a 62.2898 acre tract located on the southwesterly side of the East-West Connector, southeasterly of Powder Springs Road, in Land Lots 841, 842, 861, 862, and 916, 19th District, 2nd Section, Cobb County, Georgia (hereinafter the "Subject Property"). After meeting with planning and zoning staff and reviewing the staff comments and recommendations and the uses of surrounding properties, we have been authorized by the Applicant to submit this revised letter of

MOORE INGRAM JOHNSON & STEELE

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Planner III
Zoning Division
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agreeable stipulations 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 revised letter of agreeable stipulations and conditions shall replace and supersede in full our previous stipulation letter dated and filed June 25, 2003. The referenced stipulations are as follows:

- (1) The stipulations and conditions set forth herein shall replace and supersede in full any and all prior stipulations and conditions, in whatsoever form, which are currently in place on the Subject Property.

GENERAL STIPULATIONS APPLICABLE TO ALL CATEGORIES

- (2) Rezoning of the Subject Property will be from the General Commercial ("GC") and Light Industrial ("LI") zoning categories to the Community Retail Commercial ("CRC") and Light Industrial zoning categories with reference being made to that certain Zoning Plat prepared for E.W. Connector, LLC by Travis Pruitt and Associates, Inc. dated April 21, 2003, last revised May 22, 2003.
- (3) The total site area for development is comprised of 62.29 acres.
- (4) Minor modifications to the referenced Zoning Plat, including, but not limited to, the layout and stormwater control measures, may be approved by the District Commissioner, as needed or necessary.
- (5) The Subject Property will be serviced by Cobb County sewer.

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- (6) All detention facilities shall comply with Cobb County Stormwater Management requirements and shall be landscaped to the exterior.
- (7) All landscaping for buffers and detention areas shall be approved by the Cobb County Arborist during the plan review process.
- (8) All 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.
- (9) Applicant shall comply with all county development standards and ordinances relating to project improvements, including stormwater management, detention, hydrology, and downstream considerations, except as approved by the Board of Commissioners, Department of Transportation, or Community Development Agency, as their authority may allow.
- (10) Applicant shall comply with the recently enacted Cobb County Tree Ordinance; and in that regard, Applicant shall use best efforts to minimize grading so as to avoid mass grading of the Subject Property.
- (11) Stormwater detention shall be designed to exceed minimum standards established by applicable law.
- (12) Applicant agrees to comply with the minimum stream buffer requirements as shown and reflected on the referenced Zoning Plat.

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Adopted Date July 15, 2003
Effective Date

STIPULATIONS APPLICABLE TO CRC CATEGORY

- (1) The proposed CRC category shall consist of 22.74 acres which shall be located adjacent to the westerly side of the East-West Connector, as more fully shown and reflected on that certain Zoning Plat prepared for E.W. Connector, LLC by Travis Pruitt and Associates, Inc. dated April 21, 2003, last revised May 22, 2003.
- (2) The exterior facades of the retail buildings within the proposed CRC category shall be brick with stucco or masonry accents on the front and both sides.
- (3) Signage, other than building signage, shall be ground-based, monument style. The finish, materials, and colors shall be compatible with the building design.
- (4) Environmentally sensitive, shoe-box style, recessed lighting shall be utilized within the proposed CRC development. Applicant shall make every effort to make all lighting as unobtrusive as possible on the site, including parking areas and rear of buildings.
- (5) All dumpsters within the proposed CRC development shall be enclosed within minimum six (6) foot high brick enclosures on three sides with solid screen gates on the access sides. The brick enclosures shall match the exterior brick which may be used for the proposed retail center and/or signage. All dumpsters shall contain rubber lids to minimize noise.
- (6) All landscaping within the proposed CRC development shall be professionally installed and maintained.

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STIPULATIONS APPLICABLE TO LI CATEGORY

- (1) The proposed LI category shall consist of 39.55 acres which shall be located adjacent to the proposed CRC property and westerly of the East-West Connector, as more fully shown and reflected on that certain Zoning Plat prepared for E.W. Connector, LLC by Travis Pruitt and Associates, Inc. dated April 21, 2003, last revised May 22, 2003.
- (2) Applicant proposes the construction of buildings for uses provided within the light industrial zoning category, said buildings being more particularly shown and delineated on the referenced Zoning Plat.
- (3) Entrance signage for the proposed industrial development shall be ground based, monument style signage located at the entrance thereto. The finish, materials, and colors shall be compatible with the design and materials of the buildings.
- (4) All dumpsters shall be enclosed within a minimum six (6) foot high brick enclosure on three sides with a solid screen gate on the access side. The brick enclosure shall match the exterior brick of the proposed buildings and/or signage. All dumpsters shall contain rubber lids to minimize noise.
- (5) Environmentally sensitive, shoe-box type, recessed lighting shall be utilized for parking areas. Light bulbs shall be recessed within the fixtures and shall not extend below the fixtures.

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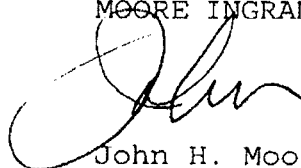
- (6) Security lighting on the structures shall be wall packs, hooded, environmentally sensitive and shall be fitted with non-glare lenses and cut off shields to prevent light from extending beyond the property line.

We believe the requested zoning, pursuant to the referenced revised Zoning Plat and the revised stipulations contained herein, is an appropriate use of the Subject Property while taking into consideration the ever-changing conditions of the area and the properties and owners thereof surrounding the proposed development. The proposed development shall be of the highest quality, shall be compatible with surrounding neighborhoods, and shall be an enhancement to the Subject Property and the community. Thank you for your consideration in this request.

With kindest regards, I remain

Very truly yours,

MOORE INGRAM JOHNSON & STEELE, LLP



John H. Moore

JHM:cc

MOORE INGRAM JOHNSON & STEELE

Mr. John P. Pederson
Planner III
Zoning Division
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c: Cobb County Board of Commissioners:
Samuel S. Olens, Chairman
George Woody Thompson, Jr.
Helen C. Goreham
Joe L. Thompson
Tim Lee

Lyn L. Christoffersen
Area Resident
(Telefax Transmission
To (404) 577-5709)

E.W. Connector, LLC

ORIGINAL DATE OF APPLICATION: 07-15-03APPLICANTS NAME: E. W. CONNECTOR, LLC

THE FOLLOWING REPRESENTS THE FINAL DECISIONS OF THE
COBB COUNTY BOARD OF COMMISSIONERS

BOC DECISION OF 07-19-05 ZONING HEARING:

**OTHER BUSINESS ITEM #1 – TO CONSIDER A SITE PLAN AMENDMENT
FOR TRAMORE POINTE REGARDING Z-94 (E. W. CONNECTOR, LLC)**

To consider a site plan amendment for Tramore Pointe regarding Z-94 (E. W. Connector, LLC) of July 15, 2003 and Z-74 (Ackerman East-West Connector, LLC) of June 15, 2004, for property located on the southwest side of the East-West Connector at Asquith Avenue in Land Lots 841, 842, 861, 862 and 916 of the 19th District.

Mr. Mark Danneman, Zoning Division Manager, provided information regarding request for site plan amendment. Following presentation and discussion, the following motion was made:

MOTION: Motion by Kesting, second by Thompson, to **approve** site plan amendment for Tramore Pointe regarding Z-94 (E. W. Connector, LLC) of July 15, 2003 and Z-74 (Ackerman East-West Connector, LLC) of June 15, 2004, for property located on the southwest side of the East-West Connector at Asquith Avenue in Land Lots 841, 842, 861 and 916 of the 19th District **subject to:**

- **site plan dated June 1, 2005 (copy attached and made a part of these minutes)**
- **letter from Mr. Jason Holland of Ackerman & Co., dated June 7, 2005 (copy attached and made a part of these minutes)**
- **submission to the Plan Review process and the requirements imposed at Plan Review**
- **all other previously approved conditions/stipulations to remain in full force and effect**

VOTE: **ADOPTED** 4-0, Olens absent

OB#1

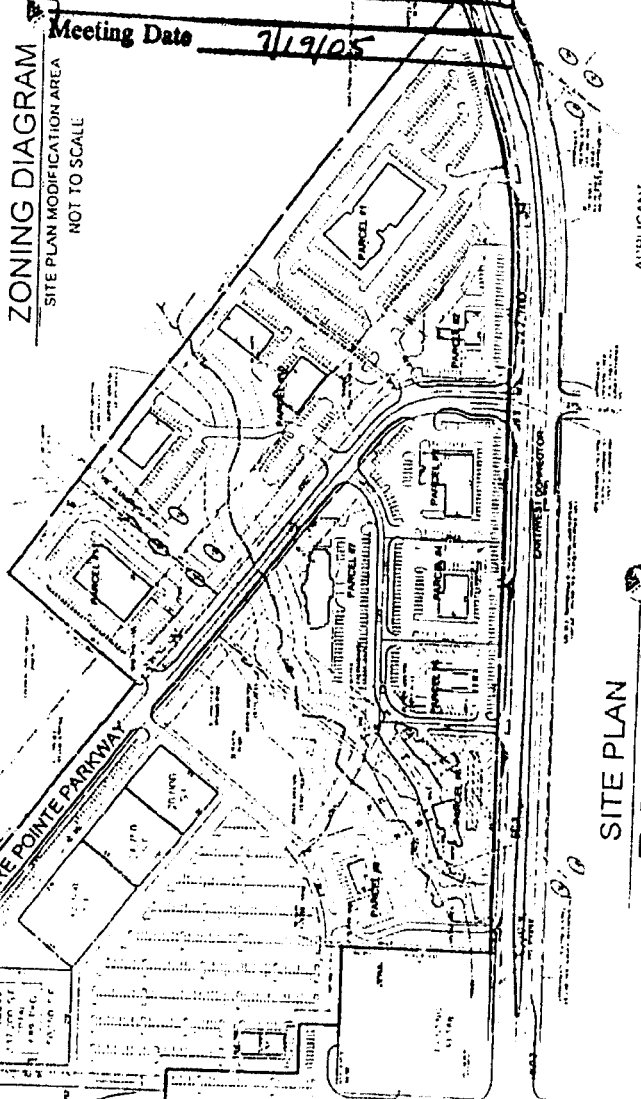
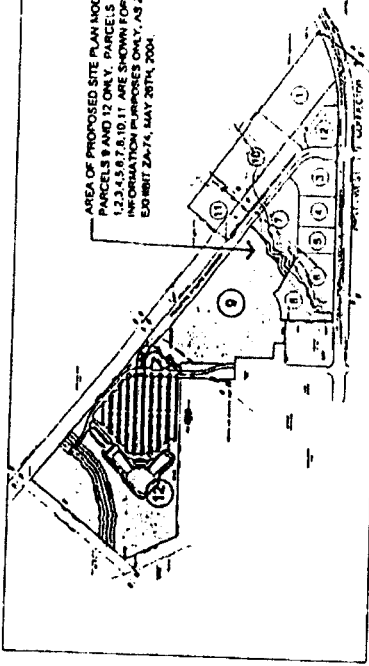
Min. Bk. 36 Petition No. (2-9408 7/15/03 and 2-7428 6/15/04)
 Doc. Type Site Plan

Meeting Date 7/19/05

APPLICANT
Ackerman & Co.

ZONING DIAGRAM
 SITE PLAN MODIFICATION AREA
 NOT TO SCALE

AREA OF PROPOSED SITE PLAN MODIFICATION:
 PARCELS 9 AND 12 ONLY. PARCELS
 1, 2, 3, 4, 5, 6, 7, 8, 10, 11 ARE SHOWN
 FOR INFORMATION PURPOSES ONLY. AS ZONED IN
 EXHIBIT ZA-74, MAY 26TH, 2004.



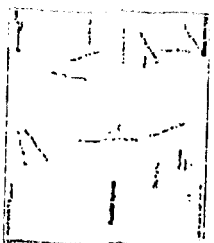
SITE PLAN
 NOT TO SCALE

TRAMORE POINTE
 ZONING EXHIBIT
 COBLER COUNTY, GA
 LAND LOT 103, DISTRICT 716
 JUNE 1, 2005

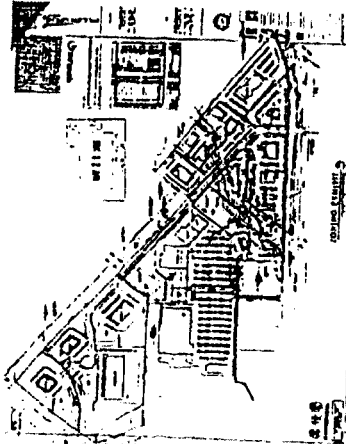
PARCEL INFORMATION

PARCEL NO.	PARCEL AREA	BASED PERMANENT	PERMITS	ZONING
PARCEL 1	5.0 AC	15,500 SF	15,500 SF	ZFC
PARCEL 2	1.5 AC	4,500 SF	4,500 SF	ZFC
PARCEL 3	1.5 AC	4,500 SF	4,500 SF	ZFC
PARCEL 4	1.5 AC	4,500 SF	4,500 SF	ZFC
PARCEL 5	1.5 AC	4,500 SF	4,500 SF	ZFC
PARCEL 6	1.5 AC	4,500 SF	4,500 SF	ZFC
PARCEL 7	1.5 AC	4,500 SF	4,500 SF	ZFC
PARCEL 8	1.5 AC	4,500 SF	4,500 SF	ZFC
PARCEL 9	1.5 AC	4,500 SF	4,500 SF	ZFC
PARCEL 10	1.5 AC	4,500 SF	4,500 SF	ZFC
PARCEL 11	1.5 AC	4,500 SF	4,500 SF	ZFC
PARCEL 12	1.5 AC	4,500 SF	4,500 SF	ZFC

VICINITY MAP



CURRENT ZONING EXHIBIT
 EXHIBIT ZA-74, MAY 26TH, 2004



NOT TO SCALE

Ackerman & Co.

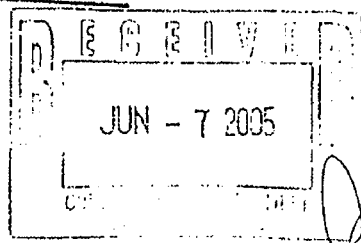
1040 Crown Pointe Parkway, Suite 200
Atlanta, Georgia 30338
Main 770.913.3900
Fax 770.913.3965

OB#1
Min. Bk. 36 Petition No. (2-9406 7/15/03 and 2-74 8/6/04)
Doc. Type Letter from Jason
Holland & Ackerman & Co.
Meeting Date 7/19/05
Jason Holland
Development Manager
770-913-3939

VIA FACSIMILE 770-528-2003

June 7, 2005

Mr. Mark Danneman
Zoning Division
Cobb County Community Development Agency
Suite 300
191 Lawrence Street
Marietta, GA 30060-1661



RE: Site Plan Amendment Application for parcels nine and twelve of the Tramore Pointe mixed-use development, 66.973 acres located in Land Lots 788, 841, 842, 861, 862, and 916, 19th District, 2nd Section, Cobb County, Georgia.

Dear Mark:

Per your request, the following summarizes the building square-foot areas for the current and proposed site plan exhibits:

On the current Zoning Plan (ZA-74, June 2004), Parcels 12, 13, 14, and 15 total 100,000 square feet in four buildings. On the proposed amended site plan, Parcels 12, 13, 14, and 15 have been combined as a larger Parcel 12, with a total of 70,000 square feet in one building.

Parcel 9 has been reduced by 1.03 acres, and this 1.03 acres has also been added to the proposed Parcel 12. The proposed Parcel 12 includes 1.03 acres currently zoned CRC, and 23.39 acres currently zoned L1 (formerly Parcels 12, 13, 14, and 15), for a total of 24.424 acres.

On the current Zoning Plan (ZA-74, June 2004), Parcel 9 had a total of 126, 597 square feet in five retail spaces. On the proposed amended site plan, Parcel 9 has been shown with 137, 200 square feet in five retail spaces.

The total building square footage on the current approved Zoning Plan, for the entire project, was 393,127 square feet. The proposed amended site plan has been shown with a total of 378, 550 square feet.

Please don't hesitate to call me with any questions or concerns. Thank you for your consideration in this matter.

Sincerely,

Jason Holland
Development Manager
Ackerman & Co.