

APPLICANT: RTC Wade Green LLC and SFS Wade Green, LLC

PETITION No.: V-9

PHONE: 214-599-0655

DATE OF HEARING: 2-14-2018

REPRESENTATIVE: Robert Colley

PRESENT ZONING: GC

PHONE: 214-599-0655

LAND LOT(S): 55, 60

TITLEHOLDER: RTC Wade Green, LLC and SFS Wade Green, LLC

DISTRICT: 20

PROPERTY LOCATION: On the east side of Wade Green Road and the north side of George Busbee Parkway, north of Interstate 75 (4200 Wade Green Road).

SIZE OF TRACT: 18.99 acres

COMMISSION DISTRICT: 3

TYPE OF VARIANCE: Waive the required freestanding style type sign to allow a pylon sign within 660 feet of the nearest edge of right-of-way of an interstate highway to allow sign as shown in provided renderings.

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

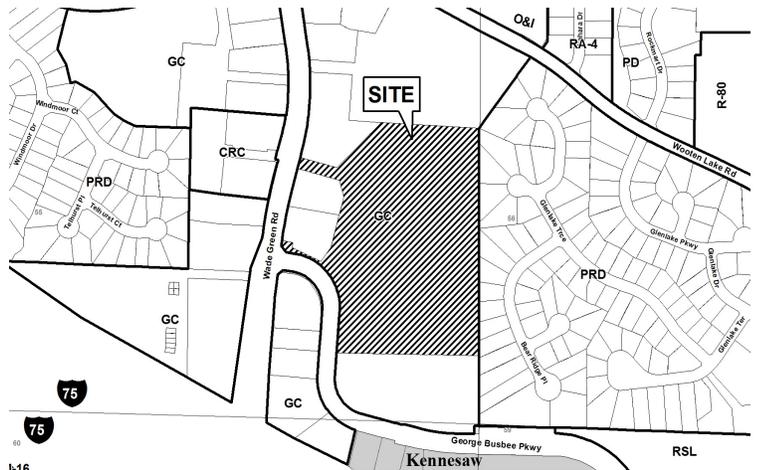
BOARD OF APPEALS DECISION

APPROVED **MOTION BY**

REJECTED **SECONDED**

HELD **CARRIED**

STIPULATIONS:



APPLICANT: RTC Wade Green LLC and
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PETITION No.: V-9

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 comments.

HISTORIC PRESERVATION: No comments.

DESIGN GUIDELINES: No comments.

CEMETERY PRESERVATION: There is no significant impact on the cemetery site listed in the Cobb County Cemetery Preservation Commission's Inventory Listing which is located in this, or adjacent land lot.

WATER: No comments.

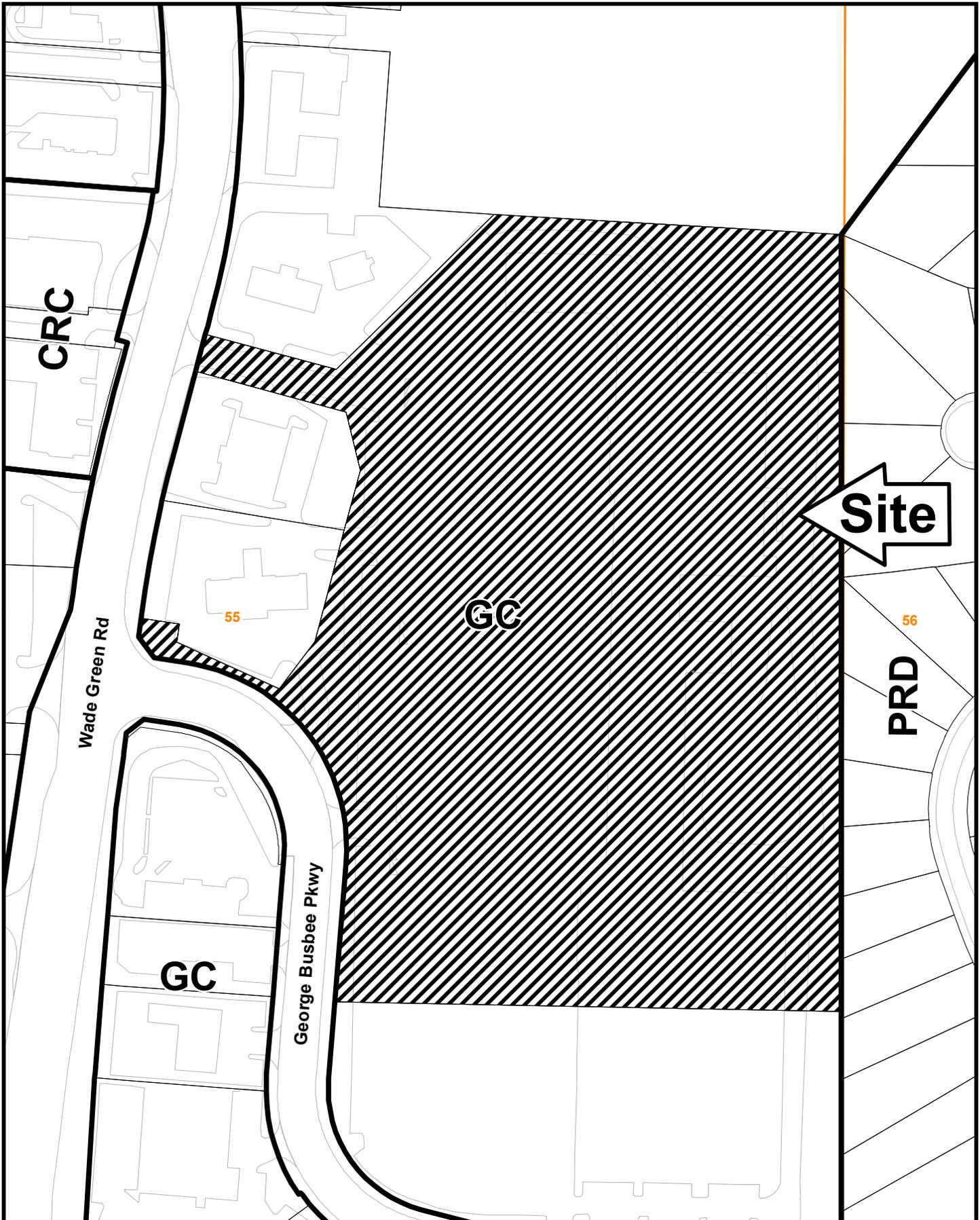
SEWER: No comments.

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PETITION No.: V-9

FIRE DEPARTMENT: No comments.

V-9 2018-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. _____

Hearing Date: _____

Applicant RTC Wade Green, LLC and SFS Wade Green, LLC Phone # 214-599-0655 E-mail bob@hillcrestpartners.com

ROBERT COLLEY Address 7557 Rambler Road, Suite 965, Dallas, Texas 75231

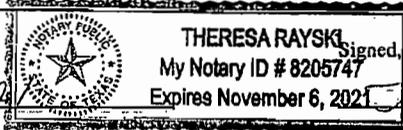
(representative's name printed)

(street, city, state and zip code)

Robert Colley
(representative's signature)

Phone # 214-599-0655 E-mail bob@hillcrestpartners.com

My commission expires: 11/6/2021



Signed, sealed and delivered in presence of:

Theresa Rayski
Notary Public

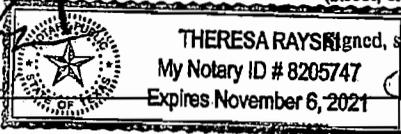
Titleholder RTC Wade Green, LLC and SFS Wade Green, LLC Phone # 214-599-0655 E-mail bob@hillcrestpartners.com

Signature *Robert Colley* Address: 7557 Rambler Road, Suite 965, Dallas, Texas 75231

(attach additional signatures, if needed)

(street, city, state and zip code)

My commission expires: 11/6/2021



Signed, sealed and delivered in presence of:

Theresa Rayski
Notary Public

Present Zoning of Property "GC"

Location 4200 Wade Green Road, Kennesaw, GA 30144
(street address, if applicable; nearest intersection, etc.)

Land Lot(s) Tract 1 and Tract 2 District _____ Size of Tract 18.989 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 18.989 Ac Shape of Property Rec Topography of Property Flat Other _____

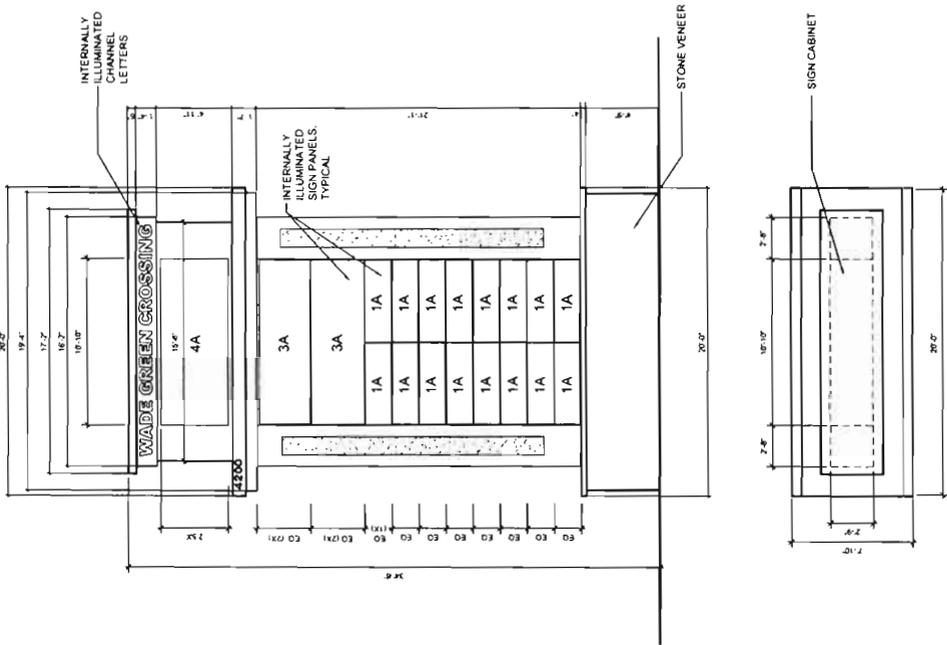
Does the property or this request need a second electrical meter? YES _____ NO X

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:

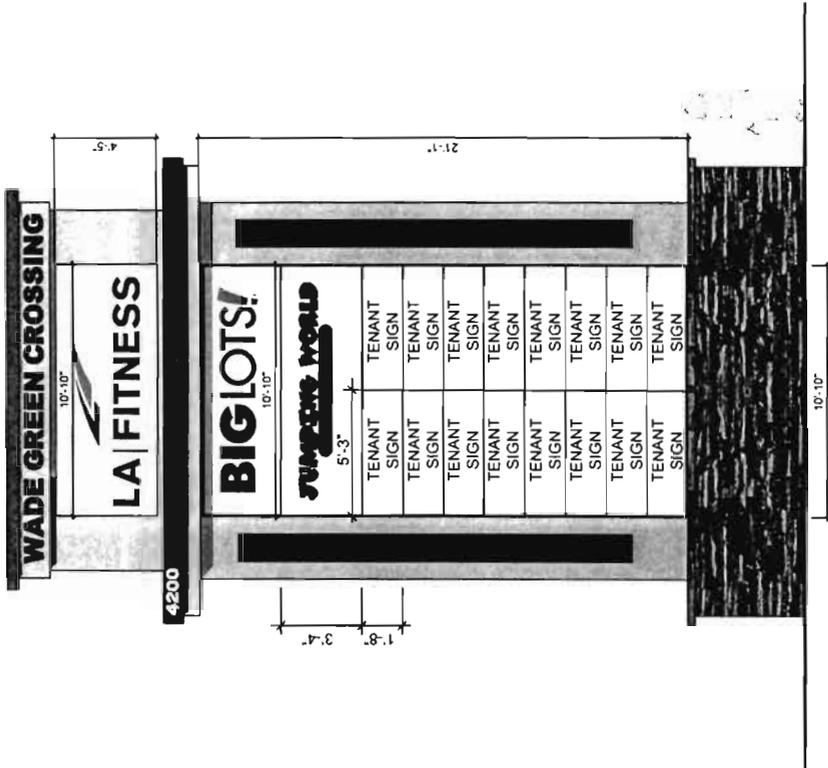
The existing multi-tenant pylon sign was originally designed to provide an individual panel for each tenant in the shopping center as the property is located below street grade, is situated approximately 600' from Wade Green Road behind several free standing businesses. Over time we have subdivided several larger spaces and therefore have run out of panels for our last remaining vacant spaces. Because of this hardship our leasing activity has stalled out.

List type of variance requested: We would like to construct a secondary multi-tenant pylon sign to provide enough panels for the remaining vacant spaces with the assumption that we will have to continue to subdivide the larger spaces to accommodate the additional tenants.

V-9
(2018)
Exhibit



1 SIGN DIMENSIONS
SCALE 1/8" = 1'-0"



2 SIGN RENDERING
SCALE 3/16" = 1'-0"

CLIENT HILLCREST PARTNERS	PROJECT WADE GREEN CROSSING MONUMENT SIGNAGE	JOB NUMBER 1725701	BY NV/IG	PHILLIPS ARCHITECTS • ENGINEERS THE PALISADES 5901 PEACHTREE DUNWOODY RD BUILDING A, SUITE 400 ATLANTA, GA 30328 770.394.1616
	LOCATION KENNESAW, GA.	DATE 10/23/2017	DRAWING A-1.1 - SIGN DETAILS	