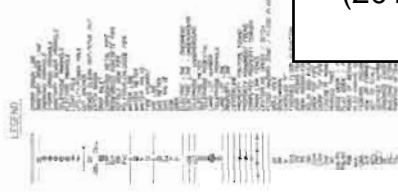


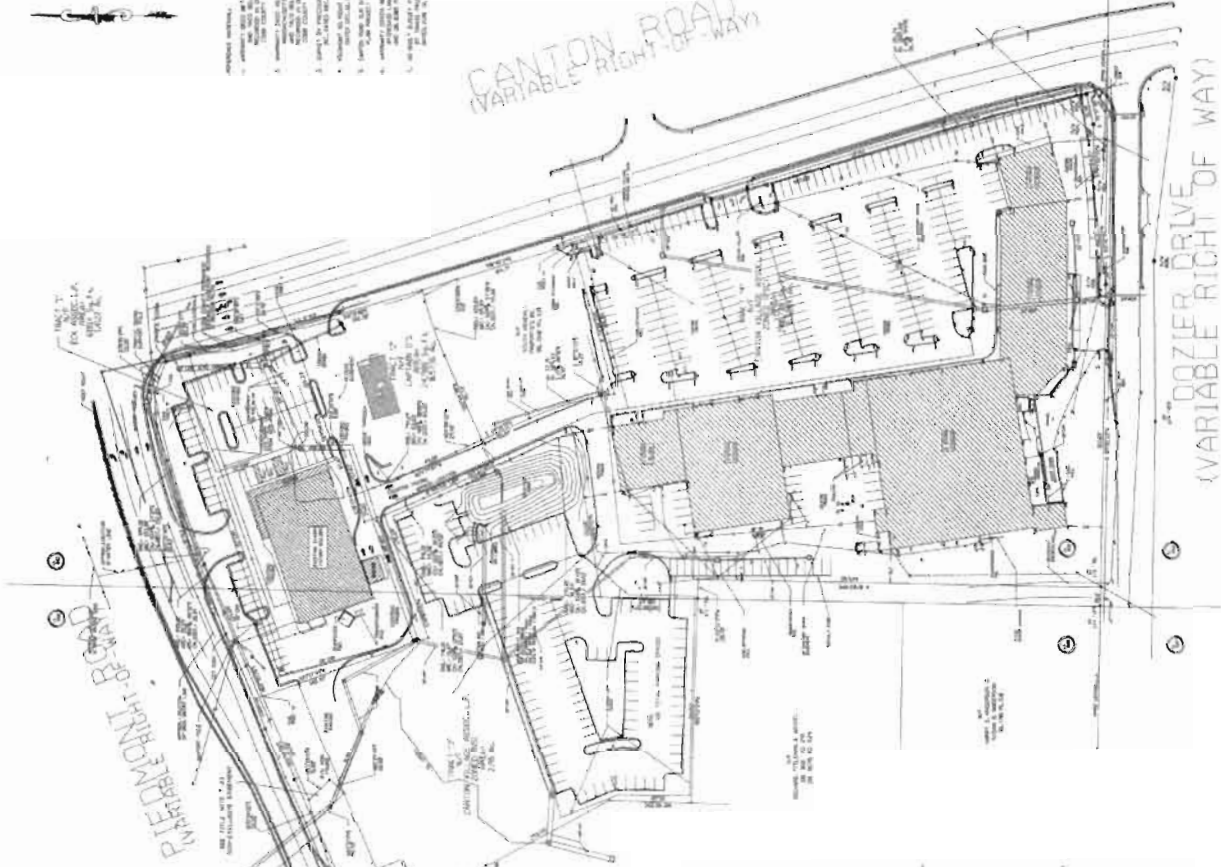
V-11
(2018)



THIS PLAN AND THE SURVEY THEREON WERE PREPARED BY ME OR UNDER MY CLOSE PERSONAL SUPERVISION AND I AM A LICENSED SURVEYOR IN THE STATE OF GEORGIA. I HEREBY CERTIFY THAT I AM A MEMBER IN GOOD STANDING OF THE SURVEYORS ASSOCIATION OF THE STATE OF GEORGIA.



CANTON ROAD
VARIABLE RIGHT-OF-WAY



DOZIER DRIVE
VARIABLE RIGHT-OF-WAY

NOTES:
1. THE SURVEYOR HAS REVIEWED THE RECORD PLANS FOR THE PROJECT AND HAS FOUND THEM TO BE IN ACCORD WITH THE RECORD ACT.
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COBB CO. COMM. DEV. AGENCY
ZONING DIVISION

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ALTA V. KSM LAND TITLE SURVEY FOR
CANTON VILLAGE ASSOCIATES
MEMBER BRANIFF COMPANY
& CHICAGO TITLE ASSURANCE COMPANY

LOCATED IN
LAND LOTS 565 AND 566
DISTRICT 2ND SECTION
16TH COBB COUNTY, GEORGIA

W.K. DICKSON
Professional Seal

Table with 4 columns: No., Description, Date, and Initials. It contains a list of project-related items.



APPLICANT: Canton Village Associates, LP
PHONE: 404-252-2121
REPRESENTATIVE: Brad Glenn
PHONE: 404-252-2121
TITLEHOLDER: Canton Village Associates, LP
PROPERTY LOCATION: On the west side of
Canton Road, south of Piedmont Road
(2727 Canton Road).

PETITION No.: V-11
DATE OF HEARING: 2-14-2018
PRESENT ZONING: CRC
LAND LOT(S): 565
DISTRICT: 16
SIZE OF TRACT: 9.89 acres
COMMISSION DISTRICT: 3

TYPE OF VARIANCE: 1) Increase the sign area from 416 square feet (per V-192 of 1994) to 562 square feet; 2) increase the sign structure from 500 square feet to 668 square feet; 3) waive the required freestanding sign type to allow a pylon sign; and 4) waive the required 20 foot in height to allow the proposed addition (topper) to the sign as shown in the sign renderings provided for a height of 23.4 feet.

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

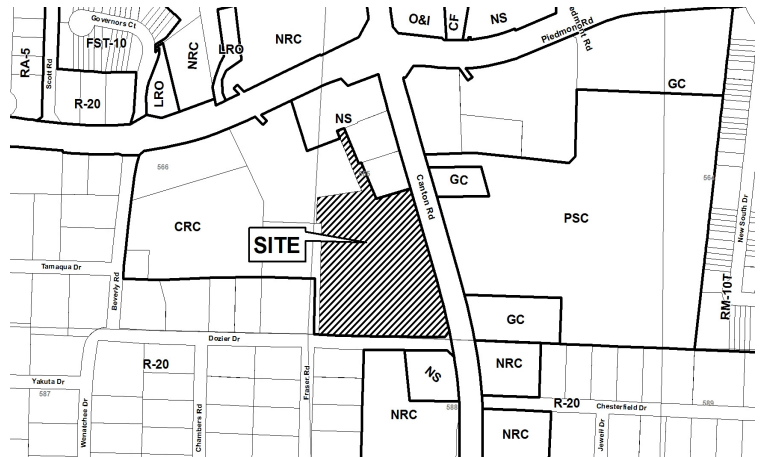
BOARD OF APPEALS DECISION

APPROVED _____ MOTION BY _____

REJECTED _____ SECONDED _____

HELD _____ CARRIED _____

STIPULATIONS: _____



APPLICANT: Canton Village Associates,
LP

PETITION No.: V-11

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.

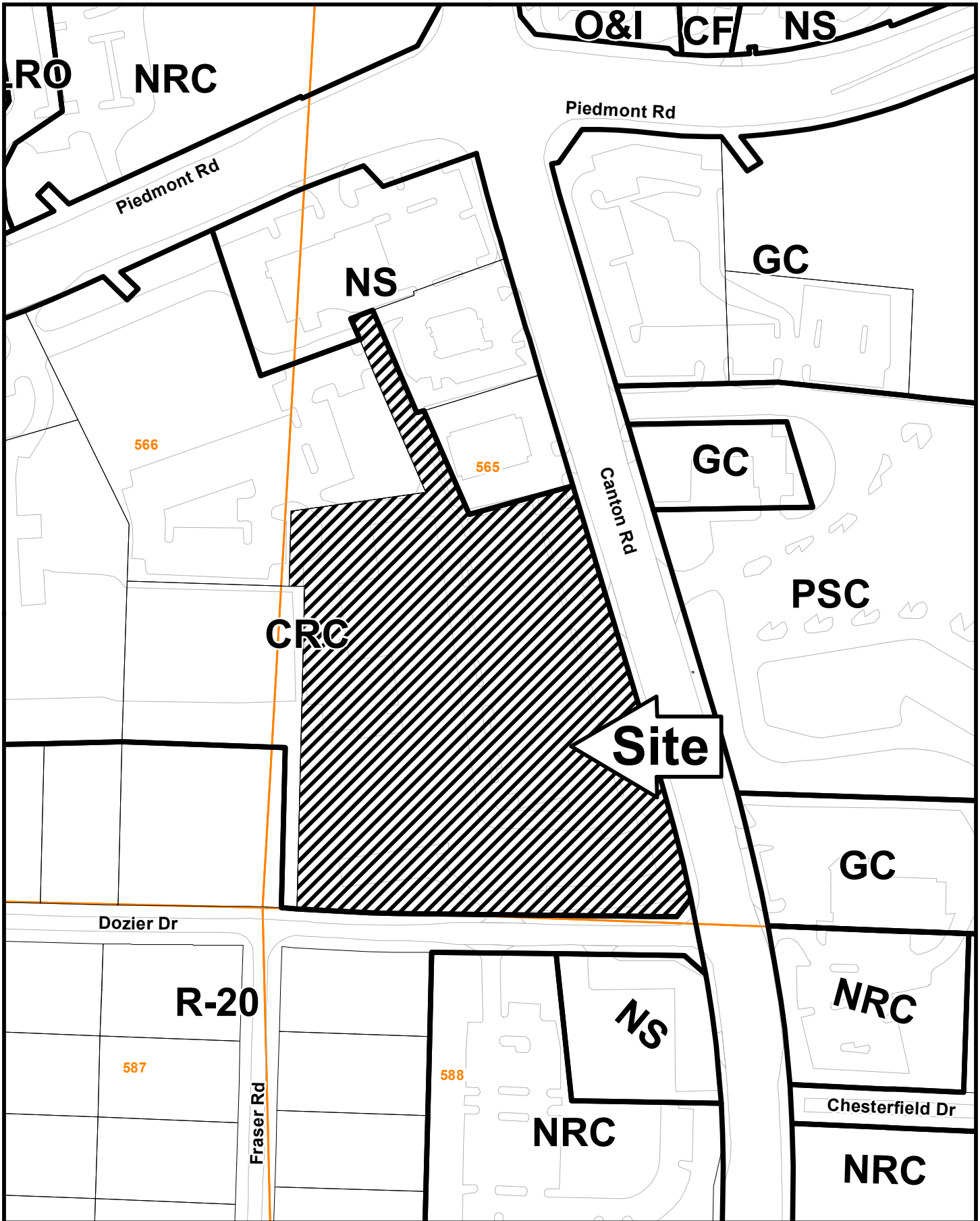
SEWER: No comments.

APPLICANT: Canton Village Associates,
LP

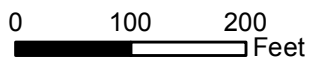
PETITION No.: V-11



FIRE DEPARTMENT: No comments.

V-11 2018-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

COBB CO. COMM. DEV. AGENCY
ZONING DIVISION

(type or print clearly)

Application No. V-11
Hearing Date: 2-14-18

Applicant Canton Village Associates, LP Phone # 404-252-2121 E-mail bradglenn@mac.com

Brad Glenn Address c/o Southprop, Inc.
6000 Lake Forrest Drive, Suite 235
Atlanta, GA 30328
(representative's name, printed) (street, city, state and zip code)

[Signature] Phone # 404-252-2121 E-mail bradglenn@mac.com
(representative's signature)

My commission expires: _____
Signed, sealed and delivered in presence of:
Marilyn H. Alverson
Notary Public



Titleholder Canton Village Associates, LP Phone # 404-252-2121 E-mail bradglenn@mac.com

Signature [Signature] Address: c/o Southprop, Inc.
6000 Lake Forrest Drive, Suite 235
Atlanta, GA 30328
(attach additional signatures, if needed) (street, city, state and zip code)

My commission expires: _____
Signed, sealed and delivered in presence of:
Marilyn H. Alverson
Notary Public



Present Zoning of Property CRC

Location 2727 Canton Road, Marietta, GA 30066
(street address, if applicable; nearest intersection, etc.)

Land Lot(s) 565 and 566 District 16, 2nd section Size of Tract 9.89 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:

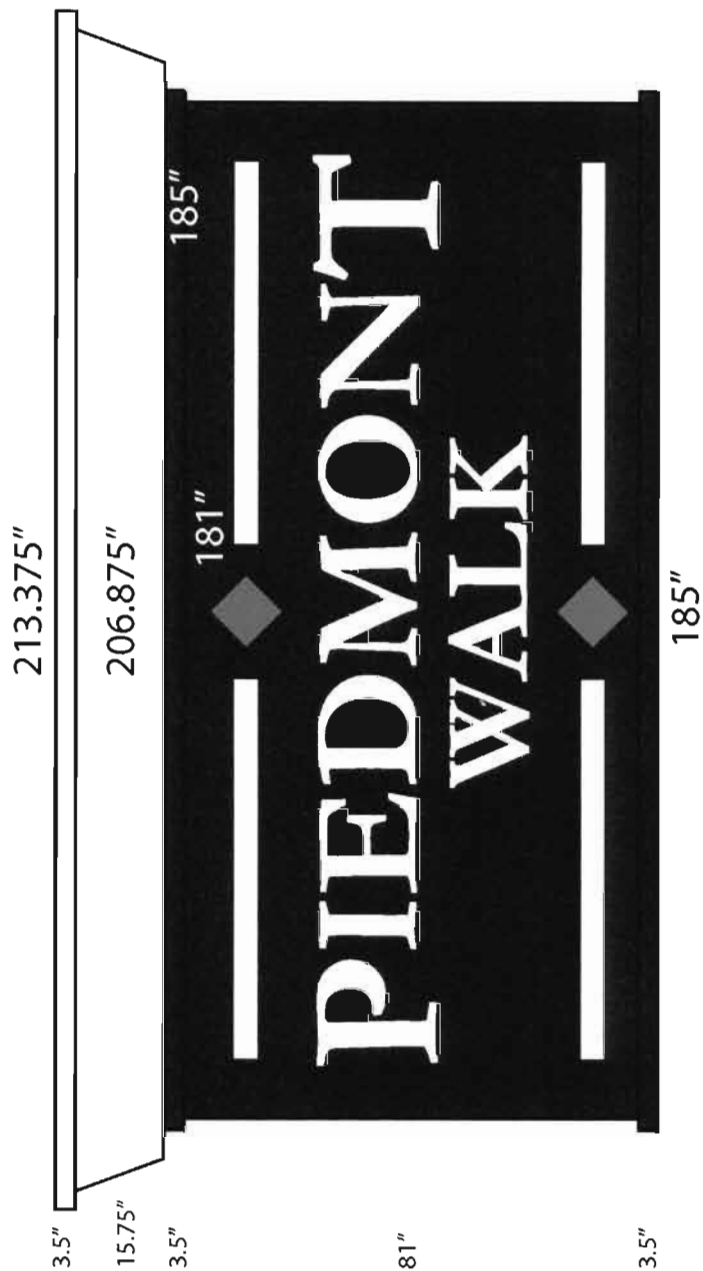
We have owned the Piedmont Walk Shopping center since 1994. During that time, we have spent more than \$1,500,000 to remodel the property and keep it in prime condition (see attached pictures). In the third quarter of 2017, we spent another \$300,000 to make exterior improvements to the parking lot and landscaping. We had hoped to remodel the pylon signs as well, keeping the basic shape and layout but repairing/replacing the topper and the interior cabinet, both of which are deteriorating. However, we have been told that without a variance our options are to either let the sign fall into disrepair or take down the sign, which has stood for more than 30 years, and replace with a much smaller sign.

List type of variance requested: After consultation with Chairman Boyce, Commissioner Birrell and John Pederson, we are requesting the following which would allow us to make the improvements shown in the attached pictures (all supported by the Cobb County officials):

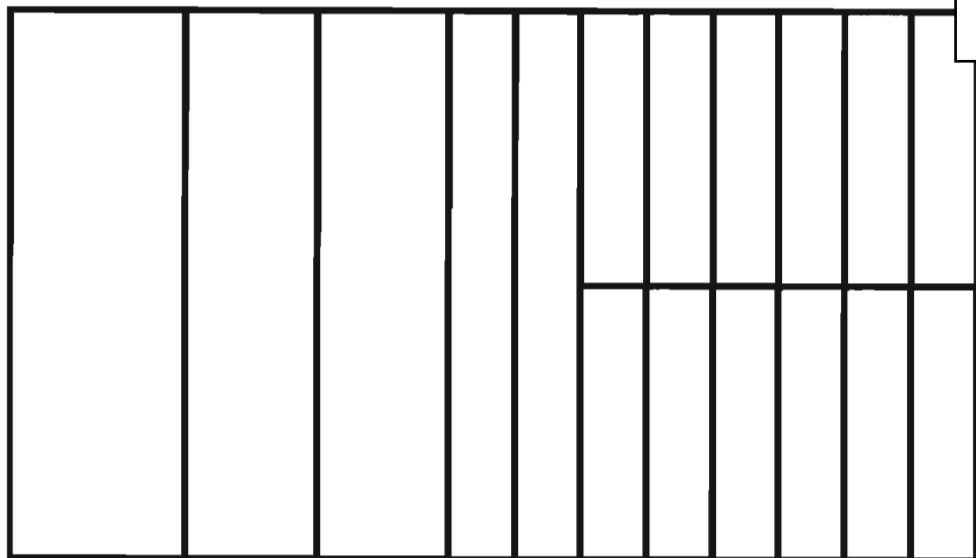
1. Increase the sign area from 416 square feet (per V-192 of 1994) to 562 square feet
2. Increase the sign structure from 500 square feet to 668 square feet
3. Allow open space in a ground based monument sign

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ZONING DIVISION

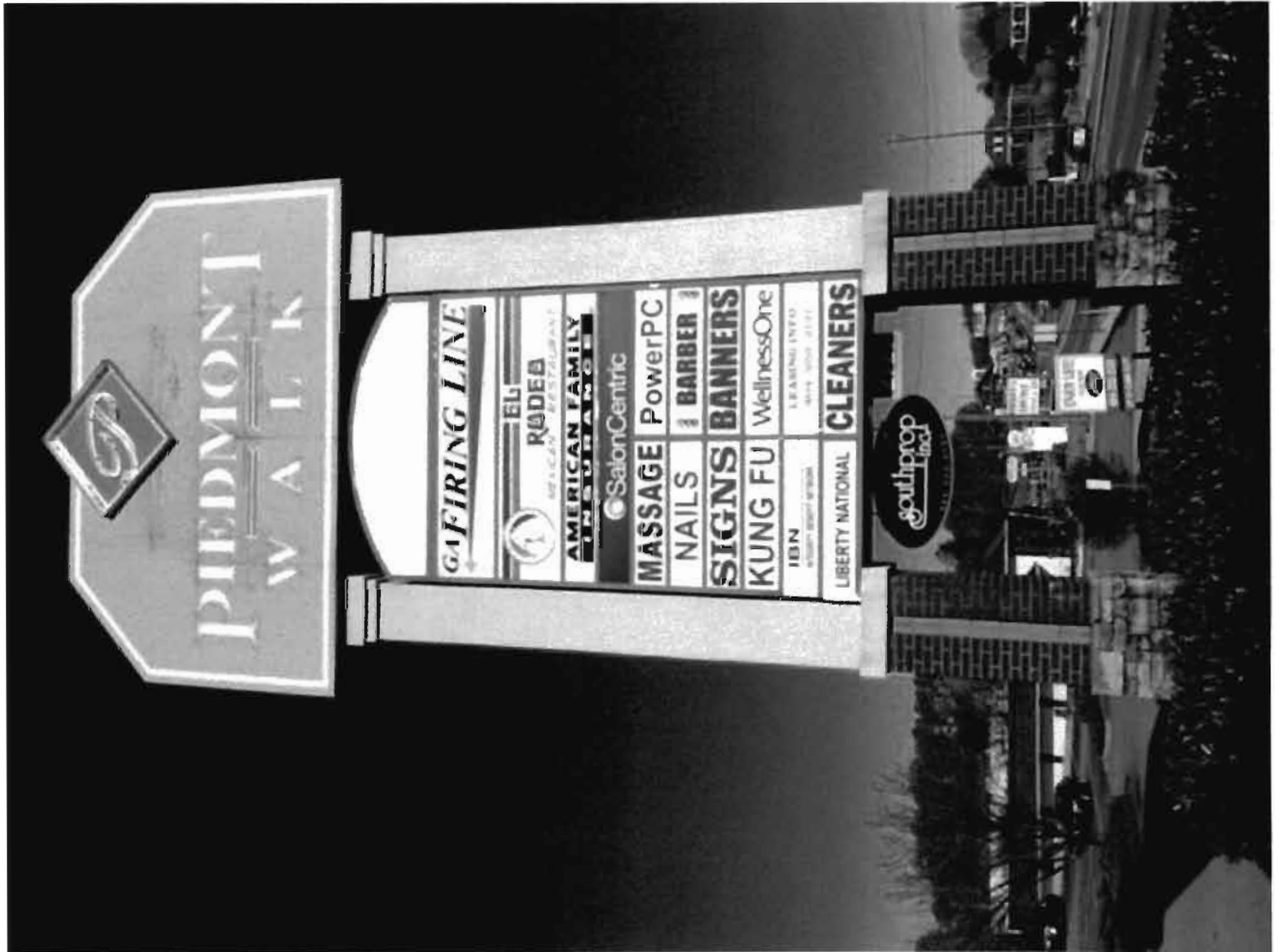


Internally illuminated light cabinet

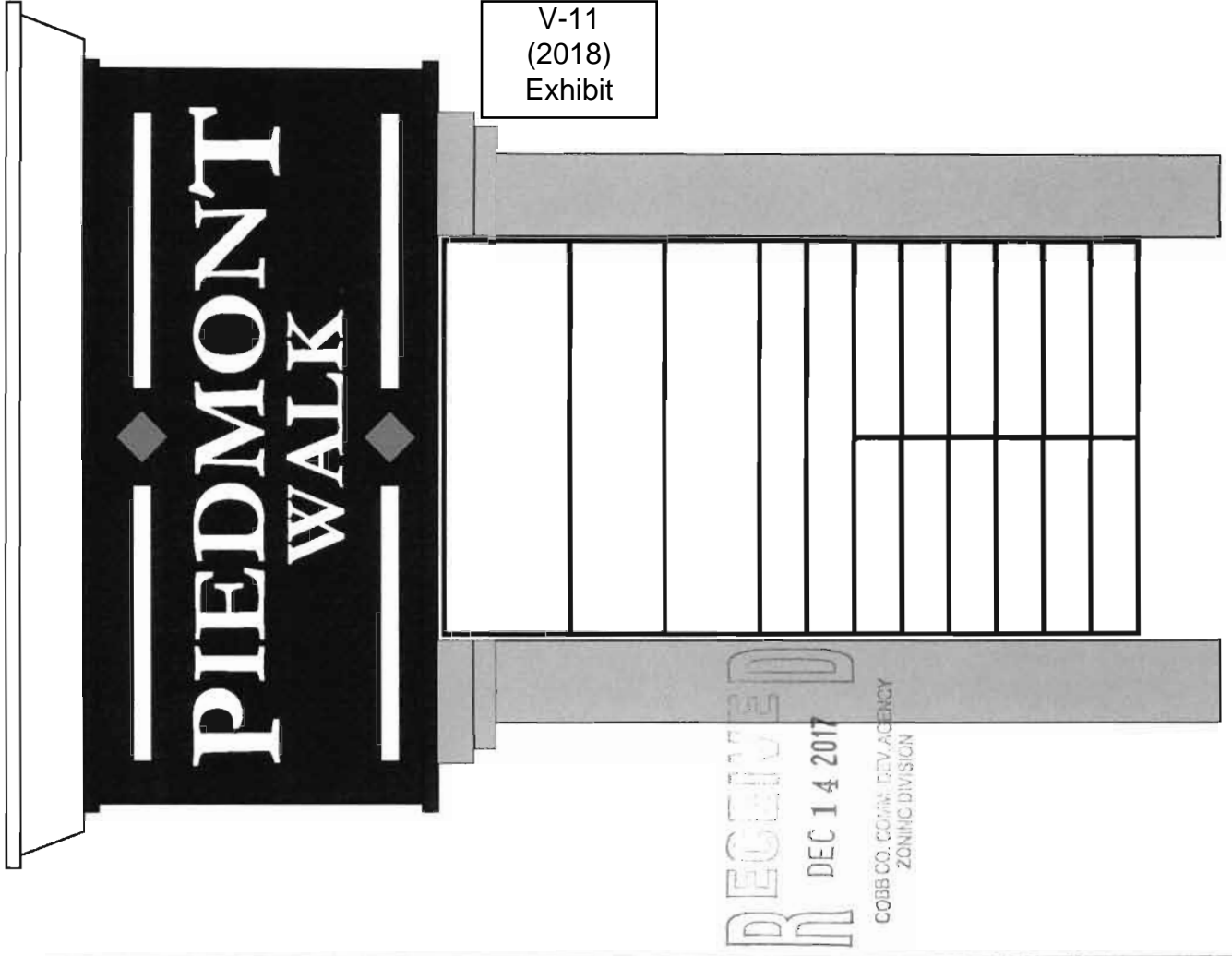


V-11
(2018)
Exhibit

Existing



V-11
(2018)
Exhibit



BEFORE 2004 REMODEL



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AFTER



AFTER 2017 RENOVATION

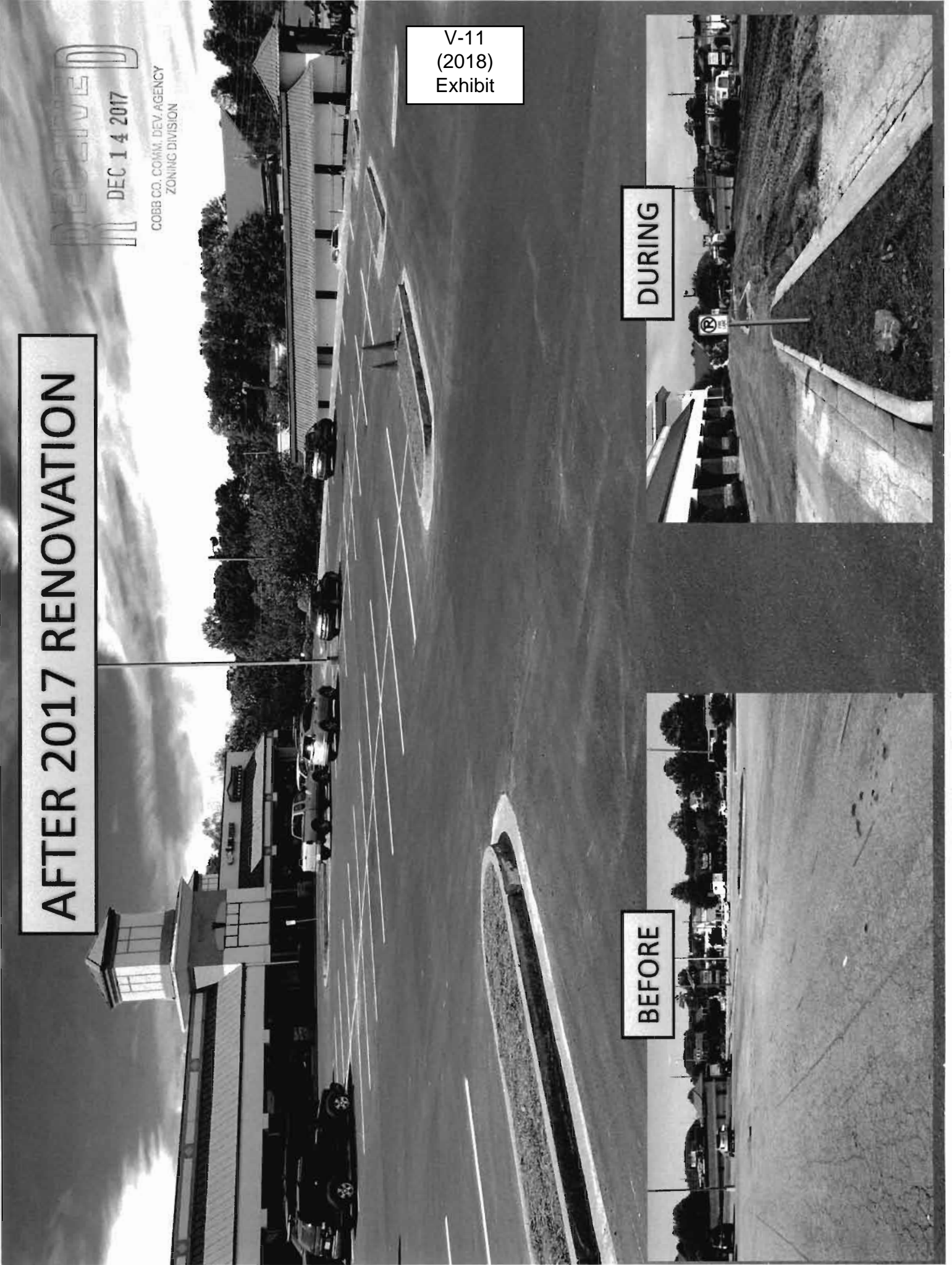
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COBB CO. COMM. DEV. AGENCY
ZONING DIVISION

V-11
(2018)
Exhibit

BEFORE

DURING



AFTER 2017 RENOVATION

DEC 14 2017
COBB CO. COMM. DEV. AGENCY
ZONING DIVISION

V-11
(2018)
Exhibit

DURING

BEFORE

