

# Application for "Other Business" Cobb County, Georgia

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

BOC Hearing Date Requested: 11-20-12

Applicant: Pollo Operations, Inc. dba Pollo Tropical, Inc.  
(applicant's name printed)

Phone #: 305-671-1217

Address: 7300 North Kendall Drive

E-Mail: jfalgons@pollotropical.com  
jfalsons@pollotropical.com

Julian Falgons  
(representative's name, printed)

Address: 7300 North Kendall Drive

jfalgons@pollotropical.com

*Julian Falgons*  
(representative's signature)

Phone #: 305-671-1217

E-Mail: jfalsons@pollotropical.com

Signed, sealed and delivered in presence of:



*Kimberly Sloan*  
Notary Public

My commission expires: 4-12-16

Titleholder(s): SCI Cobb Place Fund, LLC  
(property owner's name printed)

Phone #: 770-955-2434

Address: s/o TSCG, 300 Galleria Pkwy, 12 FL, Atlanta GA 30339

E-Mail: davidmanne@theshoppingcentergroup.com

*David Manne*  
(Property owner's signature)

David Manne as Agent for SCI Cobb Place Fund, LLC

Signed, sealed and delivered in presence of:  
*Michelle Lee Duke*  
NOTARY PUBLIC  
Fulton County, GEORGIA  
My Commission Expires  
May 1, 2016  
Notary Public

My commission expires: 05/01/16

Commission District: 1

Zoning Case: 215-85

Date of Zoning Decision: 3-16-93

Original Date of Hearing: 1-8-85

Location: Barrett Parkway between Barrett Lakes Blvd. & Cobb Place Blvd.  
(street address, if applicable; nearest intersection, etc.)

Land Lot(s): 647,648,650,720

District(s): 16

State specifically the need or reason(s) for Other Business: \_\_\_\_\_

Amendment to approved site plan so that developer may demolish current resturant and build new resturant

(List or attach additional information if needed)

# PROPOSED SITE PLAN

<b>LONG ENGINEERING, INC.</b> Atlanta, Georgia 30339 F.A. 770.951.2049 www.longeng.com	<b>LONG</b>	<b>SITE PLAN</b> 840 ERNEST BARRETT PARKWAY KENNESAW, COBB COUNTY, GA		<b>C3.0</b> SHEET
	2550 Heritage Court Suite 100 Atlanta, Georgia 30339	<b>POLO TROPICAL</b>	DATE: 10/03/12 DRAWN BY: [Name] CHECKED BY: [Name] SCALE: AS SHOWN	REVISIONS:

**SITE DATA NOTES**

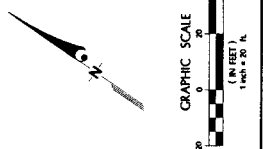
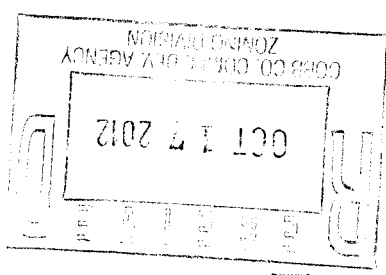
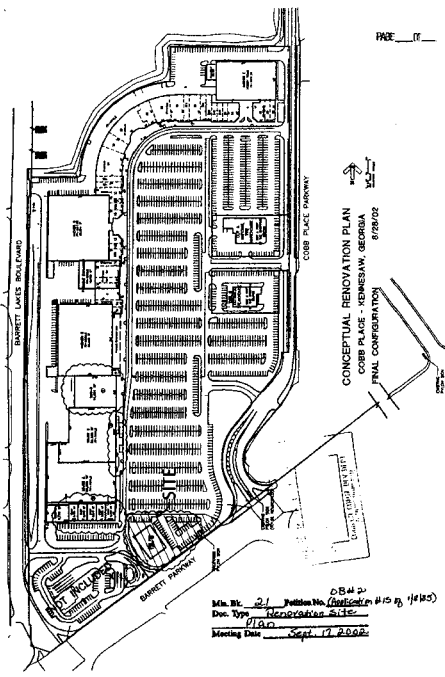
PROJECT: 840 ERNEST BARRETT PARKWAY  
 CLIENT: POLLO TROPICAL, INC.  
 OWNER: POLLO TROPICAL, INC.  
 ADDRESS: 840 ERNEST BARRETT PARKWAY  
 KENNESAW, GA 30144

ARCHITECT: [Name]  
 ENGINEER: [Name]

DATE: 10-03-12  
 INITIALS: [Name]

REQUIREMENT	STANDARD	HANDICAP	TOTAL
REQUIRED PARKING	38	2	40
PROPOSED PARKING	31	1	32

TOTAL REQUIRED PARKING CALCULATION:  
 327.57 SF @ 1 SPACE / 100 SF = 3.28 TOTAL SPACES

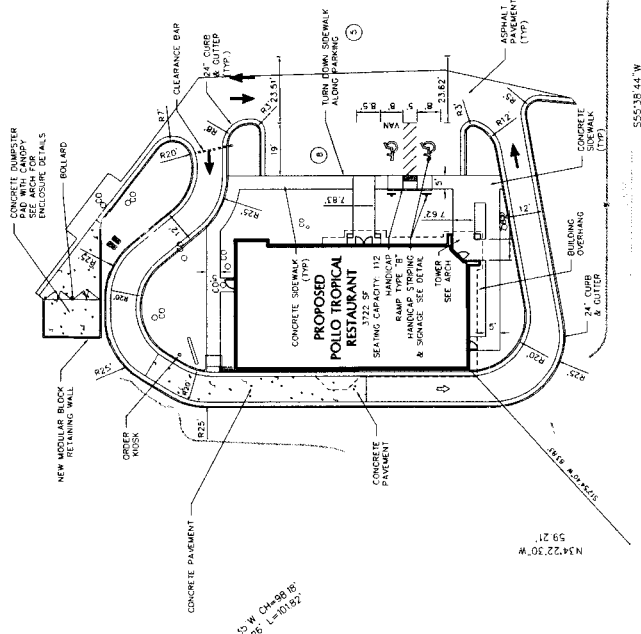


**UTILITY DISCLAIMER**

UTILITIES MAY EXIST WHICH ARE NOT SHOWN ON THE PLANS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING UTILITIES AND ADJACENT TO THE WORK AREA. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING AND CONSULTING WITH UTILITY COMPANIES TO HAVE THEM RELOCATED WHEN NECESSARY OR ADAPTED FOR TIE-INS.

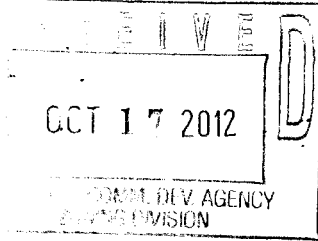


**24 HOUR EMERGENCY CONTACT:**  
 JULIAN FALGONS 305-671-1217



**IF ANY CONFLICTS, DISCREPANCIES, OR OTHER UNSATISFACTORY CONDITIONS ARE DISCOVERED, EITHER ON THE CONSTRUCTION DOCUMENTS OR THE FIELD CONDITIONS, THE CONTRACTOR MUST NOTIFY THE ENGINEER IMMEDIATELY, AND SHALL NOT COMMENCE OPERATION UNTIL THE CONFLICTS, DISCREPANCIES, OR OTHER UNSATISFACTORY CONDITIONS ARE RESOLVED.**

16106 15 W CH-98 88  
 R-202 28 L-101 82



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No. 15

COBB COUNTY BOARD OF COMMISSIONERS OF ROADS AND REVENUES  
COBB COUNTY PLANNING COMMISSION

Date of Application November 30, 1984 Date of Hearing 1-8-85  
 Titleholder \* SEE BELOW Signature [Signature] \*See Balc  
 Address 122 N. Main St., Suite 701, P.O. Box 15680 San Antonio, Texas 78212-8880 Michael B. Erstein, Executive VP  
Phone 512-271-0958  
 Applicant Carter & Associates, Inc. Signature [Signature]  
1275 Peachtree St., Suite 100  
 Address Atlanta, Georgia 30367-1801 Day Phone 404-888-3000  
 To Zone From PSC To GC Land Use \_\_\_\_\_  
 For the Purpose of Retail shopping center & General commercial  
 Land Lot(s) 647, 648, 649, 650 & 720 District 16 Section 2nd, Cobb County  
 Containing 73,216 acres  
 Located on the north side of New Roberts Rd., (Ernest Barrett Pkwy) between  
I-75 and Greers Chapel Rd.  
 This property being more particularly described as follows:

See legal description attached.

RECOMMENDATION OF PLANNING COMMISSION 1-8-85, Planning Commission recommended  
 application be approved. Motion by Brown, seconded by Thompson; carried 5-0.

[Signature], Chairman

FINAL DECISION OF BOARD OF COMMISSIONERS 1-8-85, Board of Commissioners approved  
 application subject to site plan as submitted and changes recommended by PLAN Review. Motion by  
 Burton, seconded by Smith; carried 5-0.

[Signature], Chairman

See attached page

\* JOSE MANUEL LOMELIN  
 GEORGE R. EEDS  
 BRIAN E. O'BRIEN

TEDCO DEVELOPMENT CORPORATION, INC.  
 W.W.H.M. & H., INC.

\*Tesoro Financial Group,  
 Inc., Formerly TEDCO  
 Development Corporation,  
 Inc., Managing Venturer

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Original Date of Application: 1-8-85

Applicant's Name: CARTER AND ASSOCIATES, INC.

THE FOLLOWING REPRESENTS THE FINAL DECISIONS OF THE COBB COUNTY PLANNING COMMISSION AND THE COBB COUNTY BOARD OF COMMISSIONERS

THIS ITEM WAS PULLED FROM THE 1-12-93 BOC AGENDA

OTHER BUSINESS ITEM OF 3-16-93 ZONING HEARING

CARTER & ASSOCIATES, INC. (#15 OF 1-8-85)

For consideration of request by Mr. Stan Thomas for a site plan amendment for GC property located in Land Lots 647, 648, 649, 650 and 720 of the 16th District, on Barrett Parkway between Barrett Lakes Boulevard and Cobb Place Boulevard.

BOC DECISION OF 3-16-93: The Board of Commissioners approved site plan amendment subject to: 1) letter from the Stormwater Management Division dated January 29, 1993; 2) final approval by the Stormwater Management Division; 3) Cobb DOT to have final approval on any new curb cuts not originally shown, and final approval on the location of any curb cuts; 4) developer to acquire State DOT permits where applicable. Motion by Byrne, second by Wysong, carried 5-0.

Karen L. Hach  
Karen L. Hach, Deputy Clerk  
Cobb County Board of Commissioners

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APPLICATION NO. 15

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ORIGINAL DATE OF APPLICATION: 01-08-85

APPLICANTS NAME: CARTER & ASSOCIATES

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

**BOC DECISION OF 09-17-02 ZONING HEARING:**

**OTHER BUSINESS ITEM #2 - TO CONSIDER A SITE PLAN AMENDMENT  
FOR AIG BAKER REGARDING APPLICATION #15 (CARTER &  
ASSOCIATES) OF JANUARY 8, 1985**

To consider a site plan amendment for AIG Baker regarding Application #15 (Carter & Associates) of January 8, 1985, for property located on the north side of Barrett Parkway, the east side of Barrett Lakes Boulevard and the west side of Cobb Place Parkway in Land Lots 647, 648, 649 and 650 of the 16<sup>th</sup> District.

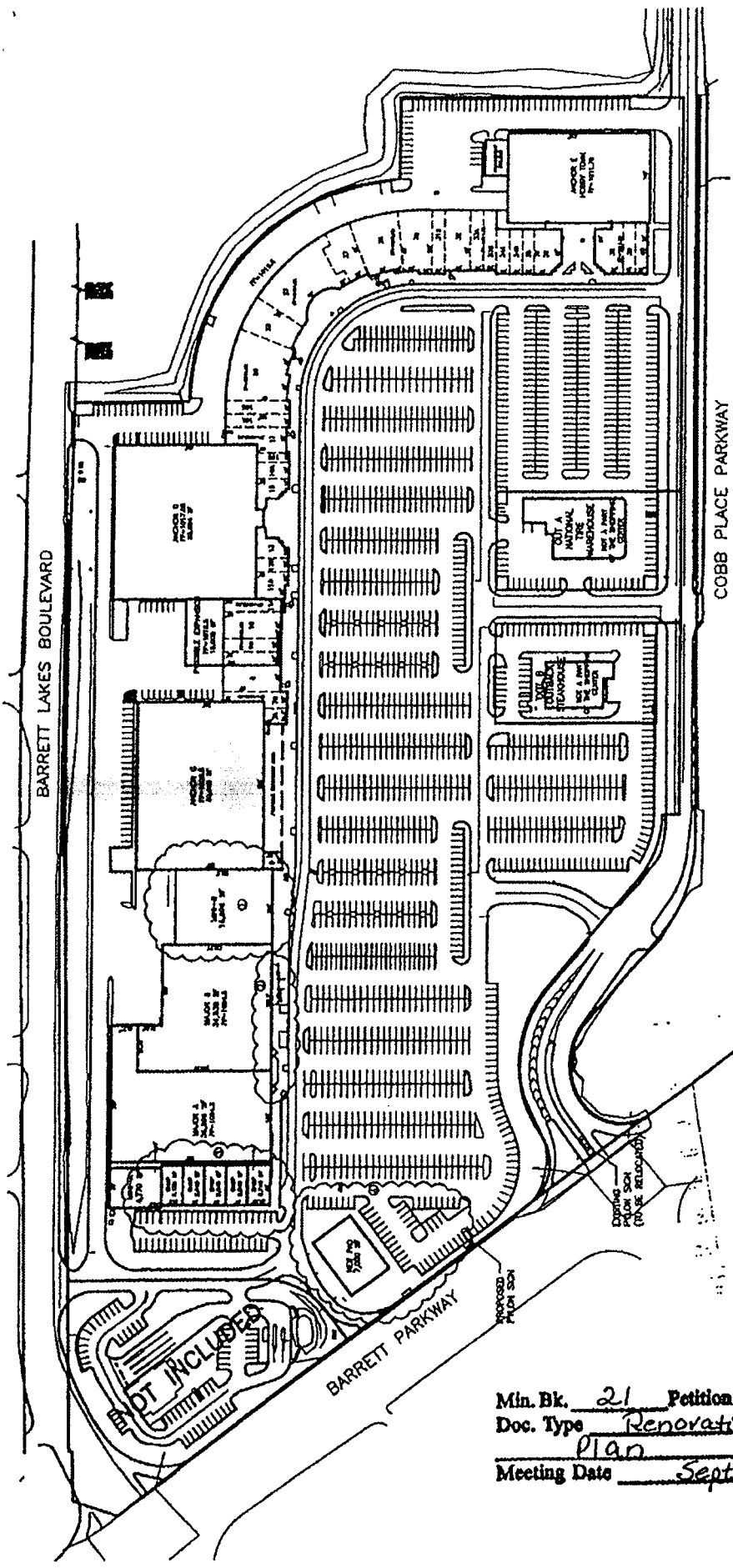
Mr. Mark Danneman, Zoning Division Manager, provided information regarding request for site plan amendment. Following presentation and discussion, the following motion was made:

MOTION: Motion by Askea, second by W. Thompson, to approve site plan amendment to allow for one additional pad location, additional retail shops and enlargement of some of the anchor tenant space for AIG Baker regarding Application #15 (Carter & Associates) of January 8, 1985, for property located on the north side of Barrett Parkway, the east side of Barrett Lakes Boulevard and the west side of Cobb Place Parkway in Land Lots 647, 648, 649 and 650 of the 16<sup>th</sup> District **subject to:**

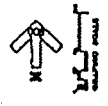
- proposed renovation site plan dated August 28, 2002 (copy attached and made a part of these minutes)
- all other previously approved conditions and stipulations shall remain in effect

VOTE: **ADOPTED** unanimously

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CONCEPTUAL RENOVATION PLAN  
 COBB PLACE - KENNESAW, GEORGIA  
 FINAL CONFIGURATION 8/28/02



EXISTING PLAZA SIGN  
 (To be Relocated)

Min. Bk. 21 Petition No. DB# 2 (Application #15 of 1/8/85)  
 Doc. Type Renovation Site  
Plan  
 Meeting Date Sept. 17, 2002