

# Application for "Other Business"

## Cobb County, Georgia

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

BOC Hearing Date Requested: 04/16/2013Applicant: Peachtree Hotel Group, LLCPhone #: (404) 497-4115

(applicant's name printed)

Address: Suite 430, 5607 Glenridge Drive, Atlanta, GA E-Mail: \_\_\_\_\_

Moore Ingram Johnson &amp; Steele, LLP

30342

J. Kevin Moore

Address: Emerson Overlook, 326 Roswell Street

(representative's name, printed)

Marietta, GA 30060

BY: \_\_\_\_\_

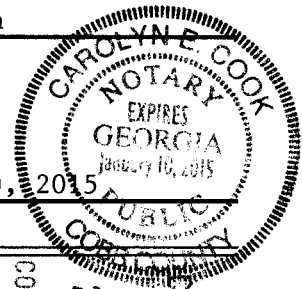
Phone #: (770) 429-1499E-Mail: jkm@mij.s.com

(representative's signature) Georgia Bar No. 519728

Signed, sealed and delivered in presence of:

Carolyn E. Cook

Notary Public

My commission expires: January 10, 2015Titleholder(s): Manharlal C. Patel

Phone #: \_\_\_\_\_

(property owner's name printed)

Address: \_\_\_\_\_

E-Mail: \_\_\_\_\_

See Exhibit "A" for Property Owner's Signature and Contact Information

(Property owner's signature)

Signed, sealed and delivered in presence of:

My commission expires: \_\_\_\_\_

Notary Public

Commission District: 1 (Goreham)Zoning Case: Z-42 (1996)Date of Zoning Decision: 03/19/1996Original Date of Hearing: 03/19/1996Location: 560 Greers Chapel Drive

(street address, if applicable; nearest intersection, etc.)

Land Lot(s): 718District(s): 16thState specifically the need or reason(s) for Other Business: \_\_\_\_\_

See Exhibit "B" attached hereto and incorporated herein by reference.

(List or attach additional information if needed)

**EXHIBIT "A" - ATTACHMENT TO APPLICATION FOR "OTHER BUSINESS"**  
**(Site Plan APPROVAL)**

Application No.: Z-42 (1996)  
Original Hearing Date: March 19, 1996  
Date of Zoning Decision: March 19, 1996  
Current Hearing Date: April 16, 2013

Applicant: Peachtree Hotel Group, LLC  
Property Owner: Manharlal C. Patel

Manharlal C. Patel P.O.A.  
Manharlal C. Patel

Address: 3550 Rivers Hall Blvd.  
Atlanta, GA 30339

Telephone No.: (678) 520-7263

Signed, sealed, and delivered in the presence of:

[Signature]  
Notary Public  
Commission Expires: 4/8/14

[Notary Seal]

HOLLY LOUISE BROOKS  
NOTARY PUBLIC  
HENRY COUNTY, GEORGIA  
MY COMM. EXP. 04-08-2014

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**EXHIBIT "B" - ATTACHMENT TO APPLICATION FOR "OTHER BUSINESS"**  
**(SITE PLAN APPROVAL)**

Application No.: Z-42 (1996)  
Original Hearing Date: March 19, ~~2006~~ 1996  
Date of Zoning Decision: March 19, 1996  
Current Hearing Date: April 16, 2013

**BEFORE THE COBB COUNTY BOARD OF COMMISSIONERS**

Applicant: Peachtree Hotel Group, LLC  
Property Owner: Manharlal C. Patel

The property which is the subject of this Application for "Other Business" is approximately 1.63 acres located at 560 Greers Chapel Drive, Land Lot 718, 16<sup>th</sup> District, 2<sup>nd</sup> Section, Cobb County, Georgia (hereinafter "Property" or "Subject Property"). The Subject Property was included within a larger tract of property, being 47.16 acres, which was rezoned on March 19, 1996, by the Cobb County Board of Commissioners to the Community Retail Commercial ("CRC") zoning classification. As a condition of rezoning, the Board of Commissioners reserved approval of the site plan for development of the property.

With the filing of this Application for "Other Business," Applicant seeks approval of the Preliminary Site Plan for development of the Subject Property and submits the Preliminary Site Plan prepared by Grimail Crawford, Inc. dated January 25, 2013. A reduced copy of the proposed Site Plan is attached hereto as Exhibit "I" and incorporated herein by reference.

The balance and remainder of the stipulations and conditions specifically enumerated in the official minutes of the Cobb County Board of Commissioners Zoning Hearing held on March 19, 1996, as to Application No. Z-42 (1996) are unaltered by this request for site plan amendment.

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**SITE PLAN FOR APPROVAL BY BOARD OF  
COMMISSIONERS PURSUANT TO  
APPLICATION FOR “OTHER BUSINESS” –  
APRIL 16, 2013**

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Figure 1: Revision history of the 1990s. The figure consists of two parts. The left part is a 'Revision History' table with 10 rows and 10 columns. Each cell contains a sequence of numbers (1-10) representing revisions. The right part is a 'Revision History' plot showing the same data as a grid of colored squares, where each square's color corresponds to a revision number.









560 GREER'S CHAPEL DRIVE  
TAX ID # 16071800040  
LAND LOT 718, 16TH DISTRICT  
COBB COUNTY  
KENNESAW, GEORGIA

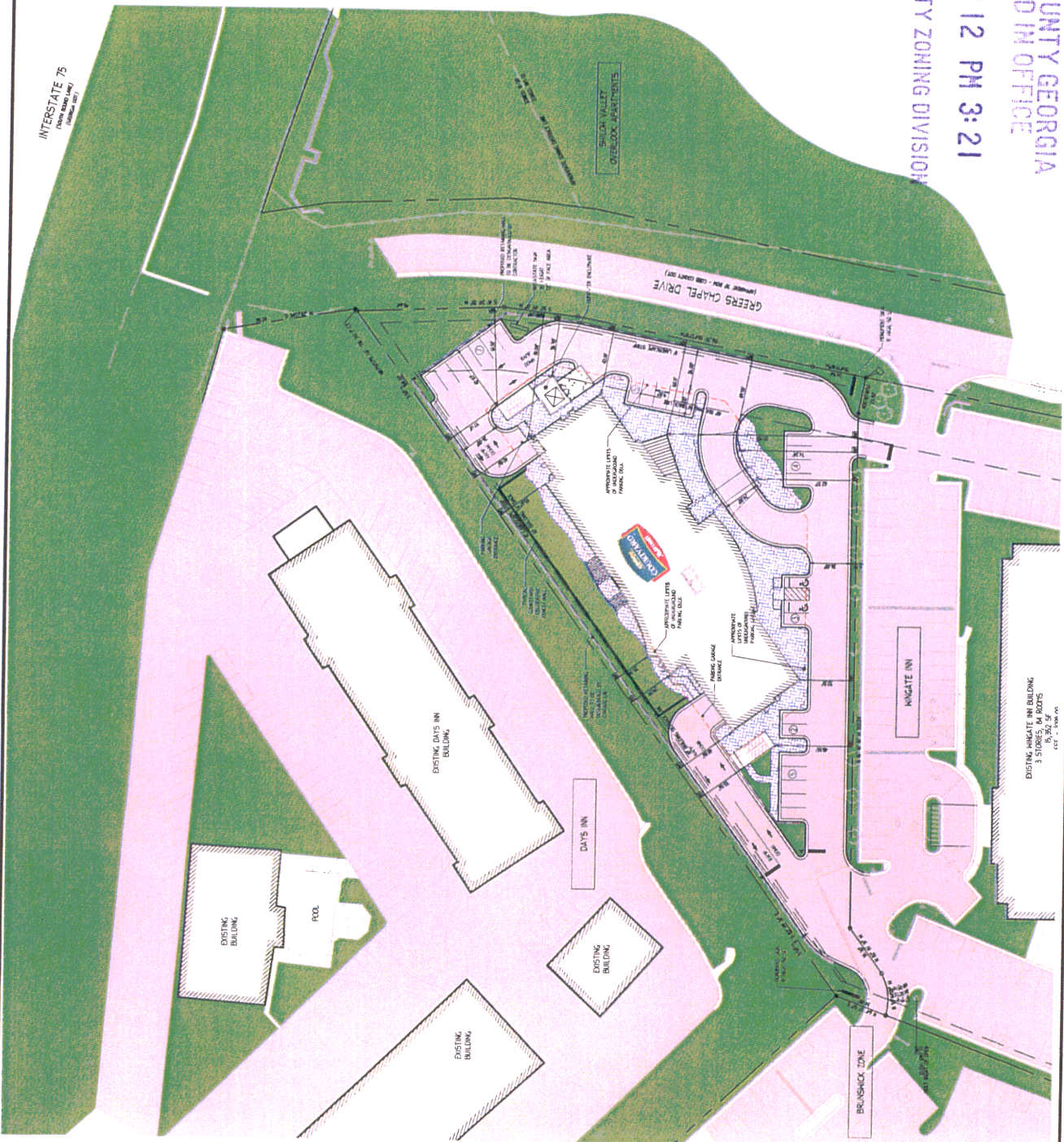
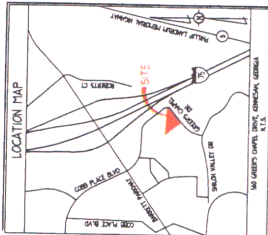


## SITE NOTES

[illegible]

### LEGEND

- |  |                               |
|--|-------------------------------|
|   | RETAINING WALL                |
|   | LIMITS OF UNDERGROUND PARKING |
|   | PROPERTY LINE                 |
|   | PAVERS/HARDSCAPE              |
|   | LANDSCAPE                     |
|  | ASPHALT PAVING                |



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**OFFICIAL MINUTES OF COBB COUNTY  
BOARD OF COMMISSIONERS ZONING  
HEARING FOR Z-42 (1996) –  
MARCH 19, 1996**



- Z-42**      **HENDON PROPERTY ASSOC., L.P. (AMR Partners, L.P., owner)** for Rezoning from R-20 and CF to GC for the purpose of a Multi-tenant Retail Shopping Center in Land Lots 650, 718 and 719 of the 16th District. 47.16 acres. Located on the south side of Ernest Barrett Parkway and north of Greers Chapel Drive. The original motion by Cooper with second by Wysong to hold application with withdrawn. Following further discussions the Board of Commissioners deleted application to the CRC zoning district subject to: 1) site plan approval by the Board of Commissioners; 2) revised DOT comments and recommendations (copy attached and made a part hereof); 3) project subject to Drainage Division comments; 4) owner/developer to enter into a Development Agreement pursuant to O.C.G.A. §36-71-13 for dedication of system improvements to mitigate traffic concerns; 5) owner/developer required to meet all Cobb County development requirements and ordinances related to project improvements. Motion by Cooper, second by Wysong, carried 5-0.

**Land Use Permits**

- LUP-11**      **SCOTT SWANSON** for a Land Use Permit for the purpose of a Travel Agency in Land Lot 374 of the 16th District. 0.58 acre. Located on the north side of Autumn Ridge Drive. The Board of Commissioners rejected application with business to be removed from site on or before September 1, 1996. Motion by Wysong, second by Thompson, carried 4-0, Cooper absent at time of vote.

**Special Land Use Permits**

- SLUP-3**      **CECELIA W. ALLEN** for a Special Land Use Permit for the purpose of a Grinding Station/Reduction Center in Land Lots 1002, 1001, 1015 and 1016 of the 16th District. 6.21 acres. Located on the east side of Cherokee Street, south of Cobb Parkway. Following discussions regarding the proposed development relative to use impact, buffering, fencing, traffic controls, building location, etc., the Board of Commissioners held application until the April 16, 1996 Zoning Hearing with direction for the applicant/developer to submit a revised site plan addressing issues discussed at the public hearing. Motion by Byrne, second by Wysong, carried 4-0, Cooper absent at time of vote.