

**LOCATION MAP**

**OGEEBEE COUNTY SITE PLAN**  
 Ogeebee County, Georgia  
 SR-2014-20101

**ZONING, P.V.C.**

Any zoning classification, as shown on the zoning map of Ogeebee County, Georgia, shall be deemed to be a part of this plan. The zoning classification shall be deemed to be a part of this plan. The zoning classification shall be deemed to be a part of this plan.

**SURVYORS ACKNOWLEDGEMENT**

I, the undersigned, being duly sworn, do hereby certify that the foregoing is a true and correct copy of the original plan as filed in my office, and that the same has been duly recorded in the public records of Ogeebee County, Georgia, in accordance with the provisions of the laws of this State.

*Mary Beards, Clerk*  
 Ogeebee County, Georgia

**NOTES:**

- The site plan is subject to the provisions of the Georgia State Code, Title 38, Chapter 1, Article 1, Section 1-101, et seq.
- The site plan is subject to the provisions of the Georgia State Code, Title 38, Chapter 1, Article 1, Section 1-102, et seq.
- The site plan is subject to the provisions of the Georgia State Code, Title 38, Chapter 1, Article 1, Section 1-103, et seq.
- The site plan is subject to the provisions of the Georgia State Code, Title 38, Chapter 1, Article 1, Section 1-104, et seq.
- The site plan is subject to the provisions of the Georgia State Code, Title 38, Chapter 1, Article 1, Section 1-105, et seq.
- The site plan is subject to the provisions of the Georgia State Code, Title 38, Chapter 1, Article 1, Section 1-106, et seq.
- The site plan is subject to the provisions of the Georgia State Code, Title 38, Chapter 1, Article 1, Section 1-107, et seq.
- The site plan is subject to the provisions of the Georgia State Code, Title 38, Chapter 1, Article 1, Section 1-108, et seq.
- The site plan is subject to the provisions of the Georgia State Code, Title 38, Chapter 1, Article 1, Section 1-109, et seq.
- The site plan is subject to the provisions of the Georgia State Code, Title 38, Chapter 1, Article 1, Section 1-110, et seq.

**SITE ADDRESS:**  
 Circle 75 Parkway, Atlanta, Georgia 30309

**SITE AREA:**  
 180,782 square feet

**CERTIFICATION:**

This is to certify that the survey and plat made hereon is a true and correct copy of the original plan as filed in my office, and that the same has been duly recorded in the public records of Ogeebee County, Georgia, in accordance with the provisions of the laws of this State.

*Mary Beards, Clerk*  
 Ogeebee County, Georgia

**OGEEBEE COUNTY DEVELOPMENT CERTIFICATION:**

The site plan is hereby certified to be in conformity with the zoning ordinance of Ogeebee County, Georgia, and that the same has been duly recorded in the public records of Ogeebee County, Georgia, in accordance with the provisions of the laws of this State.

*Clay Fazio, Director*  
 Ogeebee County, Georgia

**OWNERS ACKNOWLEDGEMENT:**

I, the undersigned, being duly sworn, do hereby certify that the foregoing is a true and correct copy of the original plan as filed in my office, and that the same has been duly recorded in the public records of Ogeebee County, Georgia, in accordance with the provisions of the laws of this State.

*Franklin B. Bess, Clerk*  
 Ogeebee County, Georgia

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*Clay Fazio, Director*  
 Ogeebee County, Georgia

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*Clay Fazio, Director*  
 Ogeebee County, Georgia

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*Clay Fazio, Director*  
 Ogeebee County, Georgia

**OGEEBEE COUNTY DEVELOPMENT CERTIFICATION:**

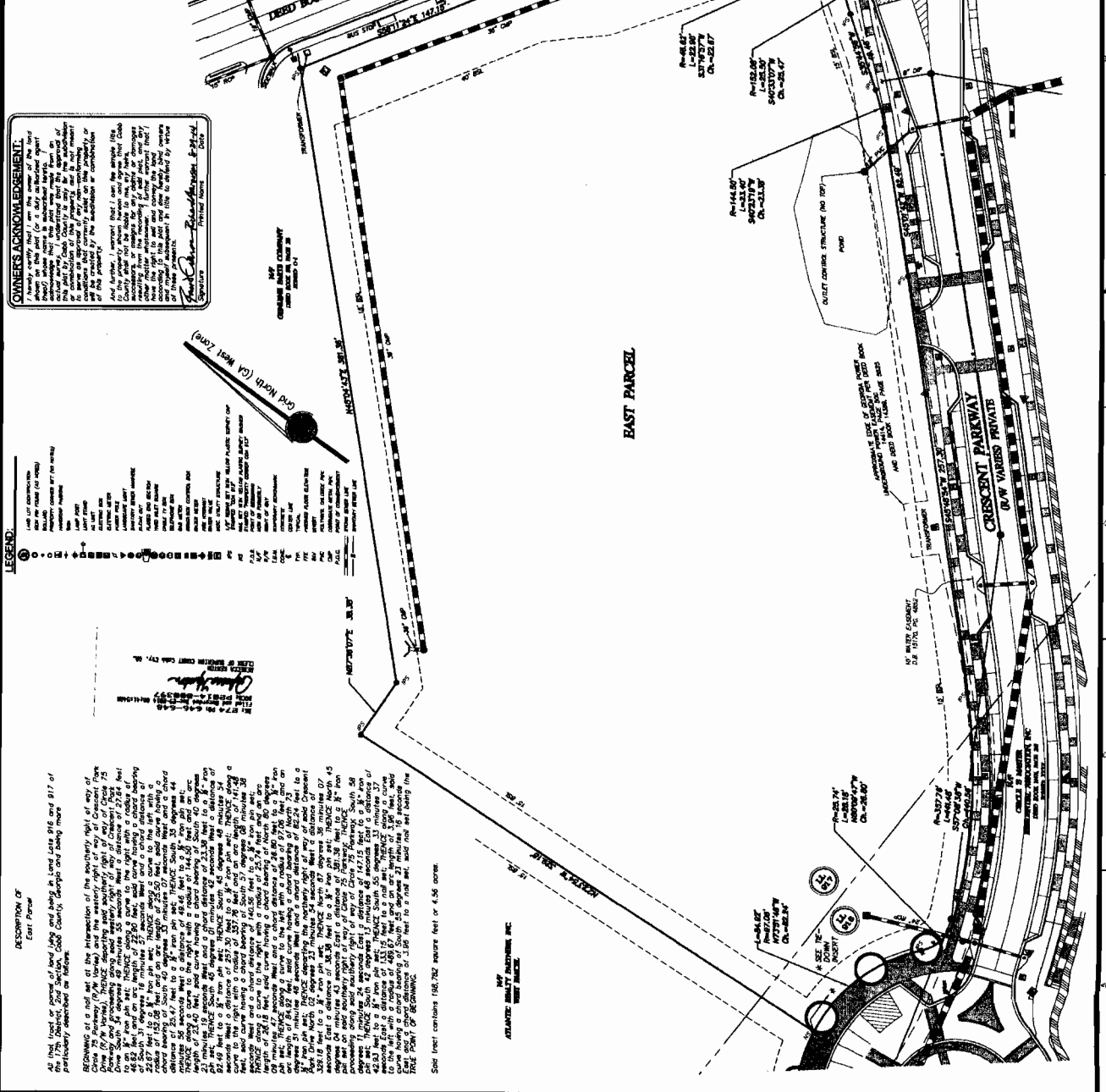
The site plan is hereby certified to be in conformity with the zoning ordinance of Ogeebee County, Georgia, and that the same has been duly recorded in the public records of Ogeebee County, Georgia, in accordance with the provisions of the laws of this State.

*Clay Fazio, Director*  
 Ogeebee County, Georgia

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*Clay Fazio, Director*  
 Ogeebee County, Georgia



**APPLICANT:** DeNyse Companies

**PETITION No.:** V-94

**PHONE:** 770-942-0688

**DATE OF HEARING:** 06-10-2015

**REPRESENTATIVE:** Derrick Nursey

**PRESENT ZONING:** PVC

**PHONE:** 404-539-4125

**LAND LOT(S):** 916, 917

**TITLEHOLDER:** Circle 75 Venture Partners, LLC

**DISTRICT:** 17

**PROPERTY LOCATION:** On the northerly side of Crescent Parkway, southwesterly side of Circle 75 Parkway, north of Windy Ridge Parkway (2875 Crescent Parkway).

**SIZE OF TRACT:** 4.56 acres

**COMMISSION DISTRICT:** 2

**TYPE OF VARIANCE:** Allow a wall sign to project more than 24 inches from the buiding surface on which it is attached (62").

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

**BOARD OF APPEALS DECISION**

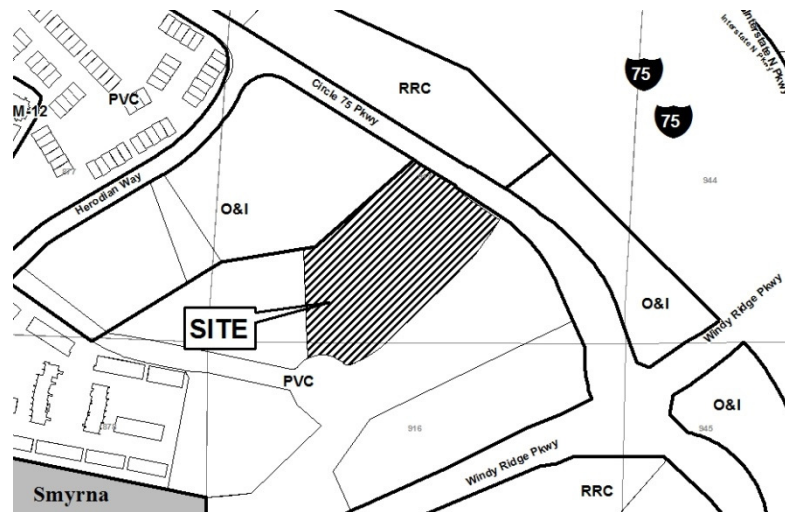
**APPROVED**        **MOTION BY**       

**REJECTED**        **SECONDED**       

**HELD**        **CARRIED**       

**STIPULATIONS:**       



**APPLICANT:** DeNyse Companies

**PETITION No.:** V-94

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**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 comment.

**HISTORIC PRESERVATION:** After examining Civil War trench maps, Cobb County historic property surveys, county maps, and various other resources, staff has no comments regarding the impact or treatment of historic and/or archaeological resources.

**DESIGN GUIDELINES:** No comment.

**CEMETERY PRESERVATION:** No comment.

**WATER:** Property owner will be required to execute a Hold Harmless agreement for the sign being located within the water easement setback, prior to issuance of a sign permit.

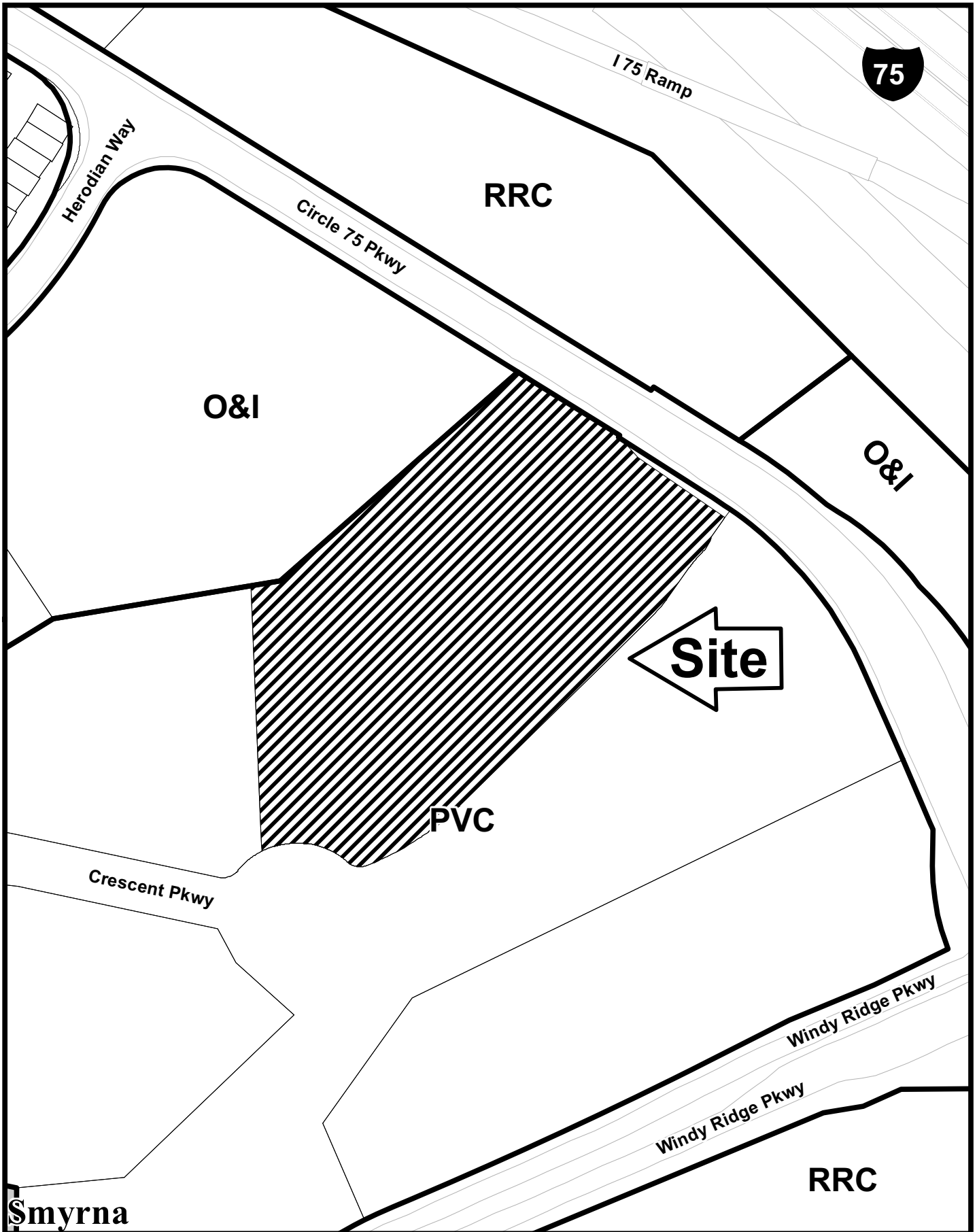
**SEWER:** No conflict.

**APPLICANT:** DeNyse Companies                      **PETITION No.:** V-94

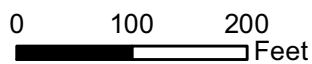
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**FIRE DEPARTMENT:** After analyzing the information presented for a Preliminary Review, the Cobb County Fire Marshal's Office is confident that all other items can be addressed during the Plan Review Stage.

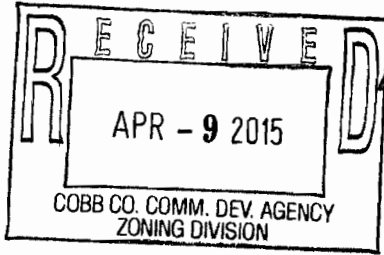
# V-94



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

(type or print clearly)

Application No. V-94  
Hearing Date: 6-10-15

Applicant DeNyse Companies Phone # 770-942-0688 E-mail dnursey@denyseco.com

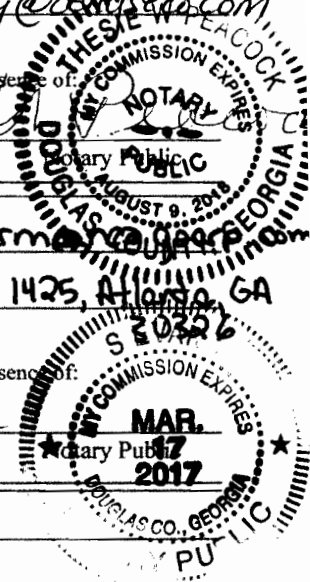
Derrick Nursey Address 4521 Industrial Access Rd. Douglasville, GA  
(representative's name, printed) (street, city, state and zip code) 30134

[Signature] Phone # 404-539-4125 E-mail dnursey@denyseco.com  
(representative's signature)

Signed, sealed and delivered in presence of:

[Signature]

My commission expires: 08-09-18



Titleholder Circle 75 Venture Partners, LLC Phone # 404-591-2900 E-mail azuckerman@circle75.com

Signature [Signature] Address: 3438 Peachtree Rd, Suite 1425, Atlanta, GA  
(attach additional signatures, if needed) (street, city, state and zip code)

Signed, sealed and delivered in presence of:

[Signature]

My commission expires: 3/17/2017

Present Zoning of Property \_\_\_\_\_

Location 2875 Crescent Parkway SE, Atlanta, GA 30339  
(street address, if applicable; nearest intersection, etc.)

Land Lot(s) 916 and 917 District 17<sup>th</sup> Size of Tract 4.56 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 \_\_\_\_\_

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 (If applying for Backyard Chickens pursuant to Sec.134-94(4), then leave this part blank).

- VISIBILITY IS GREATLY LIMITED
- THEY CAN'T HAVE AN ILLUMINATED MONUMENT. THE PROJECT BUILDING HAS ROAD FRONTAGE, BUT NO LAND TO PLACE A MONUMENT.
- TO RESEMBLE SEMI-TRAIL BLADE SIGN TYPES USED IN ADJACENT BRAVES MULTI-USE DEVELOPMENT AND STADIUM
- BLADE IMPROVES VISIBILITY & MINIMIZES ACCIDENTS

List type of variance requested: INCREASE IN BLADE WIDTH. CODE PLANTS 24" IN WIDTH.

WE WOULD LIKE TO APPLY FOR 4'6" PLUS 8" OF EXPOSED SUPPORT ARMS.

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Management Company  
N/A

Property Name & Address  
Reserve at the Ballpark  
Circle 75  
Smyrna GA

Opportunity Number  
10485

Sales Report  
Ashley Sch  
Designer  
WJB  
Date  
11.12.2014

V-94  
(2015)

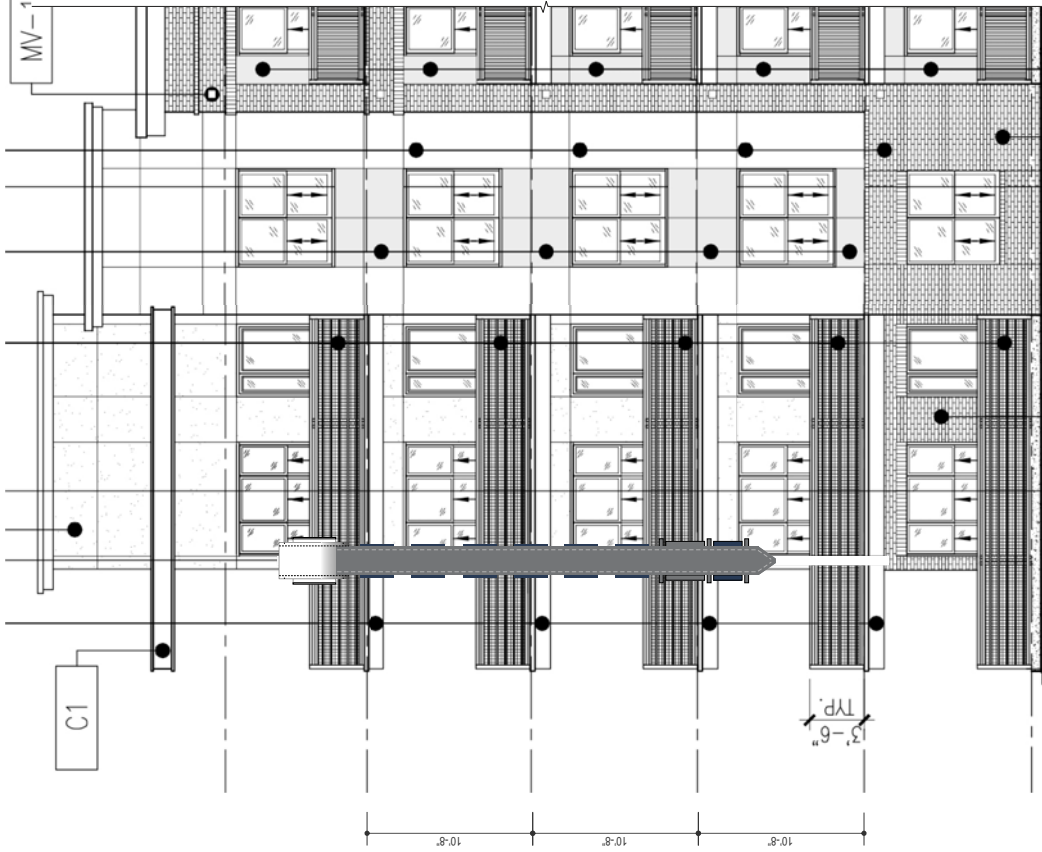
Revision Date  
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 12.22.2014 wb  
 1.14.2015 wb  
 1.21.2015 wb  
 2.3.2015 wb  
 2.4.2015 wb  
 3.19.2015 wb  
 3.25.2015 wb

Design Time  
17

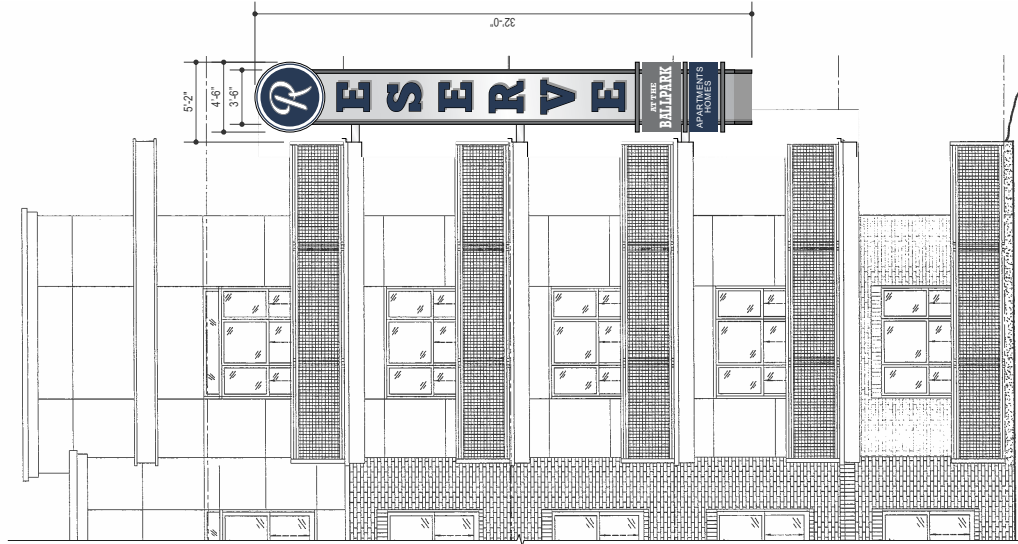
Customer Approval

Filename  
Exterior DS 1 V9

Concept  
 Preliminary  
 Production



Partial East Elevation at Sign  
 Scale: 1/8" = 1'-0"



Partial South Elevation at Sign  
 Scale: 1/8" = 1'-0"

**Site 1**  
**Sign Type A - Blade ID / Elevation**

**More Information Required**  
 Before fabrication can proceed on the sign, additional information is required.

**Design Intent Only**  
 This design is based on pre-engineered specifications and is pending approval from the authority having jurisdiction.

**Field Survey Required**  
 All measurements & site conditions are to be field verified prior to production. Photos may be required for production.