

MAR 5 2015

Z-44
(2015)

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STAFF

Preliminary Site Plan Dallas Highway Offices

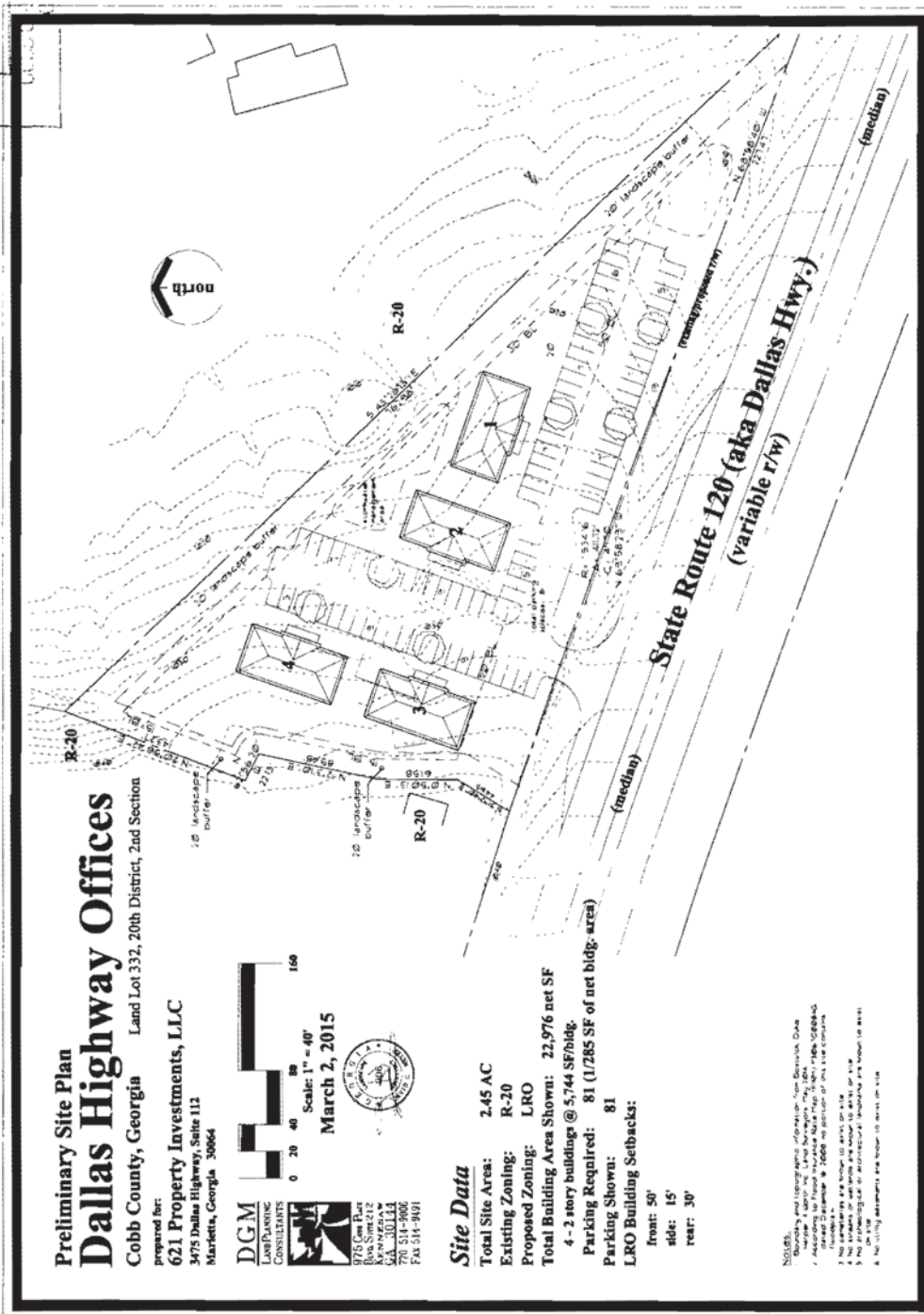
Cobb County, Georgia Land Lot 332, 20th District, 2nd Section
prepared for:
621 Property Investments, LLC
3475 Dallas Highway, Suite 112
Marietta, Georgia 30064



Site Data

Total Site Area: 2.45 AC
Existing Zoning: R-20
Proposed Zoning: LRO
Total Building Area Shown: 22,976 net SF
4 - 2 story buildings @ 5,744 SF/bldg.
Parking Required: 81 (1/785 SF of net bldg. area)
Parking Shown: 81
LRO Building Setbacks:
front: 50'
side: 15'
rear: 30'

NOTES:
1. All proposed buildings shall be constructed in accordance with the Georgia State Building Code, 2012 Edition, and the City of Marietta, Georgia, Ordinance 2012-01, which amends the Georgia State Building Code, 2012 Edition, to require a minimum of 10% open space on the site.
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APPLICANT: 621 Property Investments, LLC

PHONE#: (770) 422-7016 **EMAIL:** phuff@slhb-law.com

REPRESENTATIVE: Parks F. Huff

PHONE#: (770) 422-7016 **EMAIL:** phuff@slhb-law.com

TITLEHOLDER: Equity Trust Company Custodian FBO 85034 IRA

PROPERTY LOCATION: North side of Dallas Highway, east of
Bob Cox Road.

ACCESS TO PROPERTY: Dallas Highway

PHYSICAL CHARACTERISTICS TO SITE: Wooded lot

CONTIGUOUS ZONING/DEVELOPMENT

NORTH: R-20/Single-family house
SOUTH: RSL/Recently rezoned West Cobb Senior Living
EAST: R-20/Single-family houses
WEST: R-20/Single-family house and NRC/Storage Facility

PETITION NO: Z-44

HEARING DATE (PC): 05-05-15

HEARING DATE (BOC): 05-19-15

PRESENT ZONING: R-20

PROPOSED ZONING: LRO

PROPOSED USE: Offices

SIZE OF TRACT: 2.45 acres

DISTRICT: 20

LAND LOT(S): 332

PARCEL(S): 2

TAXES: PAID X **DUE**

COMMISSION DISTRICT: 1

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STAFF

OPPOSITION: NO. OPPOSED **PETITION NO:** **SPOKESMAN**

PLANNING COMMISSION RECOMMENDATION

APPROVED **MOTION BY**

REJECTED **SECONDED**

HELD **CARRIED**

BOARD OF COMMISSIONERS DECISION

APPROVED **MOTION BY**

REJECTED **SECONDED**

HELD **CARRIED**

STIPULATIONS:

