

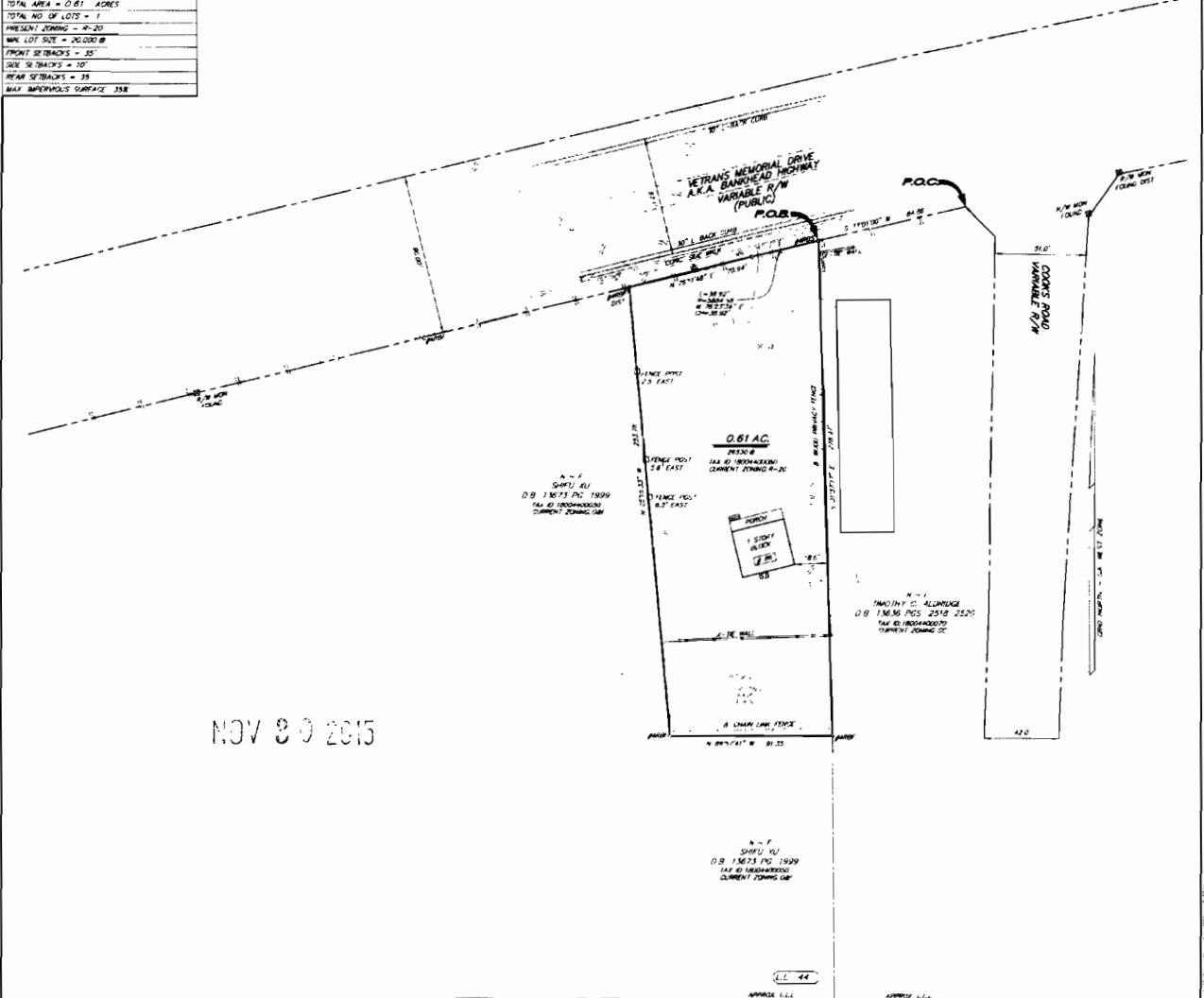
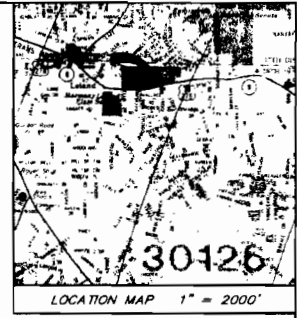
Z-5
(2016)

LEGEND

1. ALL LINES ON THIS SURVEY ARE TO BE CONSIDERED AS PERMANENT UNLESS OTHERWISE NOTED.
2. ALL DISTANCES ARE IN FEET AND DECIMALS THEREOF UNLESS OTHERWISE NOTED.
3. ALL BEARINGS ARE TRUE BEARINGS UNLESS OTHERWISE NOTED.
4. ALL CORNERS ARE TO BE CONSIDERED AS PERMANENT UNLESS OTHERWISE NOTED.
5. ALL MEASUREMENTS WERE MADE WITH A TOTAL STATION AND A DISTANCE MEASUREMENT DEVICE (DMD).
6. ALL MEASUREMENTS WERE MADE IN ACCORDANCE WITH THE GEORGIA SURVEYING BOARD'S STANDARDS FOR SURVEYING PRACTICE.
7. ALL MEASUREMENTS WERE MADE IN ACCORDANCE WITH THE GEORGIA SURVEYING BOARD'S STANDARDS FOR SURVEYING PRACTICE.
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10. ALL MEASUREMENTS WERE MADE IN ACCORDANCE WITH THE GEORGIA SURVEYING BOARD'S STANDARDS FOR SURVEYING PRACTICE.

ZONING

TOTAL AREA = 0.61 ACRES
 TOTAL NO. OF LOTS = 1
 PRESENT ZONING = R-20
 MAX. LOT SIZE = 20,000 SQ. FT.
 FRONT SETBACKS = 35'
 SIDE SETBACKS = 10'
 REAR SETBACKS = 35'
 MAX. IMPERVIOUS SURFACE 15%



NOV 29 2015

- NOTES:**
1. NO BUFFER AREAS APPLY TO THIS SITE.
 2. TWO LINES OF TREES ARE ON THIS SITE.
 3. NO 100' IN FLOODPLAIN AREA IS LOCATED ON THIS SITE.
 4. NO ARCHITECTURAL, ARCHAEOLOGICAL, OR HISTORIC RESOURCES WERE OBSERVED ON THIS SITE.
 5. NE LINES IN LOT 20-30 THIS SITE.
 6. NO STREAM BUFFERS APPLY TO THIS SITE.

SURVEY NOTES:

1. HORIZONTAL DATUM IS NAD 83. VERTICAL DATUM IS NAVD 83.
2. THE NETWORK, BEARING, AND ELEVATION OF THE STATIONING POINTS FOR THIS SURVEY WERE OBTAINED USING A TRIMBLE TSC3 DATA COLLECTOR RECEIVING RTK CORRECTIONS VIA A CELL PHONE FROM THE LOCAL SOLUTION NETWORK. THE NETWORK THE TECHNIQUE USED WAS RTK CORRECTED MEASUREMENTS FROM THE TRIMBLE AND REAL TIME NETWORK OPERATED BY LOCAL SOLUTIONS, INC. THE RELATIVE POSITIONAL ACCURACY OBTAINED ON THE POINTS SURVEYED IN THIS SURVEY WERE 0.04 FT. HORIZONTAL AND 0.07 FT. VERTICAL AT THE 95% CONFIDENCE LEVEL.

THIS PARCEL OF LAND IS NOT IN THE 100-YEAR FLOOD PLAIN AND IS IN ZONE X, ACCORDING TO FEMA'S 'FLOOD COMMUNITY MAPS' (FIRM) MAP NUMBER 8-150040000A-DATED MARCH 4, 2013.

LOCATION OF UTILITIES EXISTING ON OR WITHIN THE SUBJECT PROPERTY IS DETERMINED BY OBSERVABLE EVIDENCE ONLY. THE PROPERTY MAY BE SUBJECT TO EASEMENTS, CLAIMS, INTERESTS, AND ENCUMBRANCES THAT ARE NOT SHOWN ON THIS PLAT. THIS PLAT IS PREPARED FOR THE PARTIES STATED ON THE FACE OF THIS PLAT. THE SURVEY WAS MADE IN ACCORDANCE WITH THE STANDARDS OF THE SURVEYING BOARD OF GEORGIA.

THIS PLAT IS PREPARED FROM A FIELD SURVEY USING THE SECOND-ORDER, TRIANGULAR AND ELECTRONIC DISTANCE MEASUREMENT (EDM) TECHNIQUES. THE MEASUREMENTS WERE MADE WITH A TOTAL STATION AND A DISTANCE MEASUREMENT DEVICE (DMD). THE MEASUREMENTS WERE MADE IN ACCORDANCE WITH THE STANDARDS OF THE SURVEYING BOARD OF GEORGIA. THE MEASUREMENTS WERE MADE IN ACCORDANCE WITH THE STANDARDS OF THE SURVEYING BOARD OF GEORGIA.

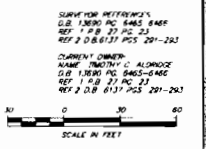
APPROVALS:

LL 44
APPROVAL L.L.L.
APPROVAL L.L.L.



Gaskins

REGISTERED PROFESSIONAL SURVEYOR
 LICENSE NO. 10684
 OFFICE: 11-20-18
 SCALE: 1" = 30'



BOUNDARY SURVEY & ZONING PLAT FOR
TIMOTHY C. ALDRIDGE
 26 VETERANS MEMORIAL UNIT #
 LOCATED IN LL 44
 18th DISTRICT, 2ND SECTION
 COBB COUNTY, GA

APPLICANT: Aldridge Grading & Trucking Company, Inc.

PHONE#: (678) 945-4400 **EMAIL:** Aldridge7575@gmail.com

REPRESENTATIVE: Garvis L. Sams, Jr.

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

TITLEHOLDER: Timothy C. Aldridge

PROPERTY LOCATION: South side of Veterans Memorial Highway,

west of Cooks Road

(86 Veterans Memorial Highway).

ACCESS TO PROPERTY: Veterans Memorial Highway

PHYSICAL CHARACTERISTICS TO SITE: One-story block

building

PETITION NO: Z-5

HEARING DATE (PC): 02-02-16

HEARING DATE (BOC): 02-16-16

PRESENT ZONING R-20

PROPOSED ZONING: LI

PROPOSED USE: Contractor

SIZE OF TRACT: 0.60 acre

DISTRICT: 18

LAND LOT(S): 44

PARCEL(S): 6

TAXES: PAID X **DUE** _____

COMMISSION DISTRICT: 4

CONTIGUOUS ZONING/DEVELOPMENT

NORTH: NS/Auto Repair; GC/Home Furnishings Wholesale

SOUTH: O&I/Undeveloped

EAST: GC/Contractor's Office

WEST: O&I/Undeveloped

Adjacent Future Land Use:

North: Neighborhood Activity Center (NAC)

East: Neighborhood Activity Center (NAC)

South: Neighborhood Activity Center (NAC)

West: Neighborhood Activity Center (NAC)

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

PLANNING COMMISSION RECOMMENDATION

APPROVED _____ **MOTION BY** _____

REJECTED _____ **SECONDED** _____

HELD _____ **CARRIED** _____

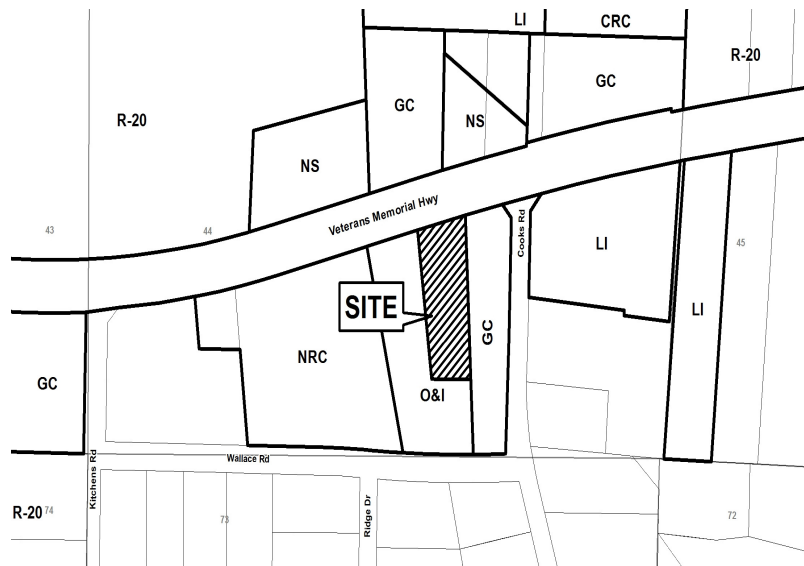
BOARD OF COMMISSIONERS DECISION

APPROVED _____ **MOTION BY** _____

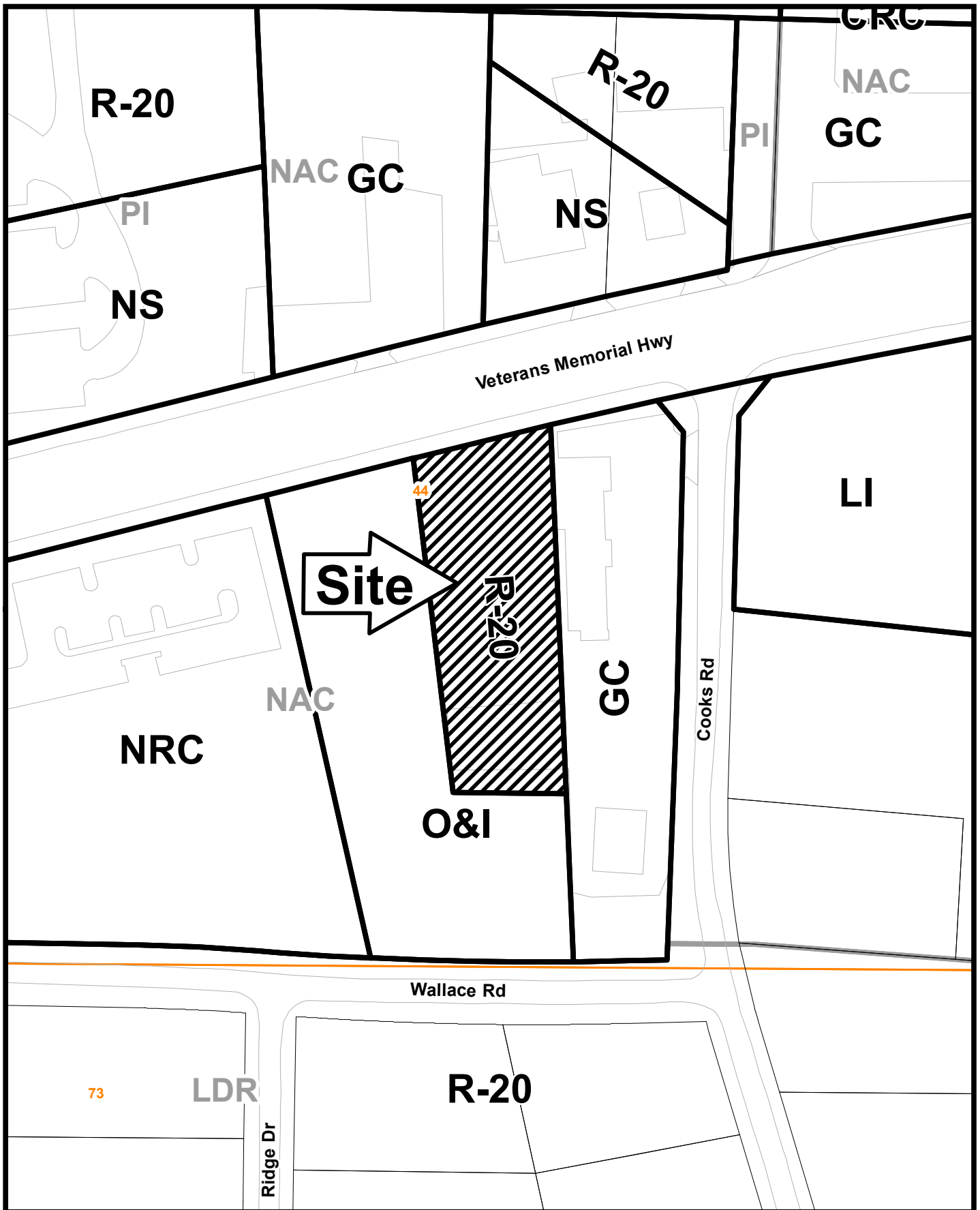
REJECTED _____ **SECONDED** _____

HELD _____ **CARRIED** _____

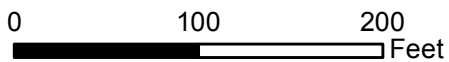
STIPULATIONS:





Z-5



This map is provided for display and planning purposes only. It is not meant to be a legal description.



-  City Boundary
-  Zoning Boundary

APPLICANT: Aldridge Grading & Trucking Company, Inc.

PETITION NO.: Z-5

PRESENT ZONING: R-20

PETITION FOR: LI

ZONING COMMENTS:

Staff Member Responsible: Jason A. Campbell

Land Use Plan Recommendation: Neighborhood Activity Center (NAC)

Proposed Number of Buildings: 1 (Existing) **Total Square Footage of Development:** 780

F.A.R.: 0.0294 **Square Footage/Acre:** 1,278

Parking Spaces Required: 2 **Parking Spaces Provided:** No striped parking

Applicant is requesting the Light Industrial (LI) zoning district for the purpose of operating a landscape contractor’s office in conjunction with applicant’s contracting company to the east. The existing building on the subject property will be used as the landscape contractor’s office. The hours of operation will be Monday through Saturday from 7 a.m. until 6 p.m. There will be eight to 10 employees. All equipment will be behind fencing and most of the equipment stays at job sites. This application is the result of a Code Enforcement action.

The proposed rezoning will require a contemporaneous variance to waive the required minimum lot size of 40,000 square feet for LI to 26,530 square feet.

Cemetery Preservation: No comment.

FIRE COMMENTS:

ACCESS: Fire apparatus access roads shall extend to within 150 feet of all portions of the facility or any portion of the exterior wall of the first floor (State Modifications IFC 503.1 2006 Edition).

All access roads shall meet the American Association of State and Highway Transportation Officials (AASHTO) design manual live load standard HS20 (75,000 lbs.) with an unobstructed width of not less than 20 feet, 25 foot inside radius, 50 foot outside turning radius and unobstructed vertical clearance of not less than 13 feet 6 inches.

HYDRANT: Show fire hydrants arranged to have a hydrant available for the distribution of hose to any portion of any building on premises at distances not exceeding 500 feet (driving distance). Hydrants shall be at least 40 feet from the building (steamer connection facing street) (NFPA 24-7.2.3). Fire hydrants shall be spaced not more than 500 feet apart. Hydrants shall not be connected to water lines on the positive side (discharge side) of a fire pump. Minimum 8” supply lines to all hydrants.

APPLICANT: Aldridge Grading & Trucking Company, Inc.

PETITION NO.: Z-5

PRESENT ZONING: R-20

PETITION FOR: LI

PLANNING COMMENTS:

The applicant is requesting a rezoning from R-20 with stipulations to LI for the purpose of a contractors business. The 0.60 acre site is located on the south side of Veterans Memorial Highway, west of Cooks Road.

HB-489 Intergovernmental Agreement Zoning Amendment Notification:

Is the application site within one half (1/2) mile of a city boundary? Yes No

If yes, has the city of _____ been notified? Yes No / N/A

Comprehensive Plan

The parcel is within a Neighborhood Activity Center (NAC) future land use category, with R-20 zoning designation. The purpose of the Neighborhood Activity Center (NAC) category is to provide for areas that serve neighborhood residents and businesses. Typical land uses for these areas include small offices, limited retail and grocery stores.

Specific Area Policy Guidelines:

There are no specific policy guidelines for this area in the Comprehensive Plan.

Adjacent Future Land Use:

- North: Neighborhood Activity Center (NAC)
- East: Neighborhood Activity Center (NAC)
- South: Neighborhood Activity Center (NAC)
- West: Neighborhood Activity Center (NAC)

Master Plan/Corridor Study

The property is not located within the boundary of a Plan or Corridor Study

Historic Preservation

After consulting various county historic resources surveys, historic maps, archaeology surveys and Civil War trench location maps, staff finds that no known significant historic resources appear to be affected by this application. No further comment. No action by applicant requested at this time.

Design Guidelines

Is the parcel in an area with Design Guidelines? Yes No

If yes, design guidelines area _____

Does the current site plan comply with the design requirements?

Incentive Zones

Is the property within an Opportunity Zone? Yes No

The Opportunity Zone is an incentive that provides \$3,500 tax credit per job in eligible areas if two or more jobs are being created. This incentive is available for new or existing businesses.

APPLICANT: Aldridge Grading & Trucking Company, Inc.

PETITION NO.: Z-5

PRESENT ZONING: R-20

PETITION FOR: LI

PLANNING COMMENTS: (Continued)

Is the property within an Enterprise Zone? Yes No

The south Cobb Enterprise Zone is an incentive that provides tax abatements and other economic incentives for qualifying businesses locating or expanding within designated areas for new jobs and capital investments.

Is the property eligible for incentives through the Commercial and Industrial Property Rehabilitation Program? Yes No

The Commercial and Industrial Property Rehabilitation Program is an incentive that provides a reduction in ad valorem property taxes for qualifying redevelopment in eligible areas.

For more information on incentives, please call the Community Development Agency, Planning Division at 770.528.2018 or find information online at <http://economic.cobbcountyga.gov>.

Special Districts

Is this property within the Cumberland Special District #1 (hotel/motel fee)?

Yes No

Is this property within the Cumberland Special District #2 (ad valorem tax)?

Yes No

Is this property within the Six Flags Special Service District?

Yes No

Is the property within the Dobbins Airfield Safety Zone?

Yes No

If so, which particular safety zone is this property within?

CZ (Clear Zone) APZ I (Accident Potential Zone I)

APZ II (Accident Potential Zone II)

APPLICANT Aldridge Grading & Trucking Company, Inc.

PETITION NO. Z-005

PRESENT ZONING R-20

PETITION FOR LI

WATER COMMENTS: NOTE: Comments reflect only what facilities were in existence at the time of this review.

Available at Development: Yes No

Fire Flow Test Required: Yes No

Size / Location of Existing Water Main(s): 8" DI / S side of Veteran's Memorial Hwy

Additional Comments: Existing water customer

Developer may be required to install/upgrade water mains, based on fire flow test results or Fire Department Code. This will be resolved in the Plan Review Process.

SEWER COMMENTS: NOTE: Comments reflect only what facilities were in existence at the time of this review.

In Drainage Basin: Yes No

At Development: Yes No

Approximate Distance to Nearest Sewer: 200' SE in Cooks Road

Estimated Waste Generation (in G.P.D.): A D F= 160 Peak= 400

Treatment Plant: South Cobb

Plant Capacity: Available Not Available

Line Capacity: Available Not Available

Projected Plant Availability: 0 - 5 years 5 - 10 years over 10 years

Drv Sewers Required: Yes No

Off-site Easements Required: Yes* No *If off-site easements are required, Developer must submit easements to CCWS for review/approval as to form and stipulations prior to the execution of easements by the property owners. All easement acquisitions are the responsibility of the Developer

Flow Test Required: Yes No

Letter of Allocation issued: Yes No

Septic Tank Recommended by this Department: Yes No

Subject to Health Department Approval: Yes No

Additional Health Dept approval required for continued use of existing septic system. No site changes proposed.

Developer will be responsible for connecting to the existing County water and sewer systems, installing and/or upgrading all outfalls and water mains, obtaining on and/or offsite easements, dedication of on and/or offsite water and sewer to Cobb County, as may be required. Rezoning does not guarantee water/sewer availability/capacity unless so stated in writing by the Cobb County Water System. Permit issuances subject to continued treatment plant compliance with EPD discharge requirements.

APPLICANT: Aldridge Grading & Trucking Co., Inc.

PETITION NO.: Z-5

PRESENT ZONING: R-20

PETITION FOR: LI

STORMWATER MANAGEMENT COMMENTS

FLOOD HAZARD: YES NO POSSIBLY, NOT VERIFIED

DRAINAGE BASIN: Unnamed Trib to Milam Branch FLOOD HAZARD INFO: Zone X

- FEMA Designated 100 year Floodplain Flood.
- Flood Damage Prevention Ordinance DESIGNATED FLOOD HAZARD.
- Project subject to the Cobb County Flood Damage Prevention Ordinance Requirements.
- Dam Breach zone from (upstream) (onsite) lake - need to keep residential buildings out of hazard.

WETLANDS: YES NO POSSIBLY, NOT VERIFIED

Location: _____

- The Owner/Developer is responsible for obtaining any required wetland permits from the U.S. Army Corps of Engineer.

STREAMBANK BUFFER ZONE: YES NO POSSIBLY, NOT VERIFIED

- Metropolitan River Protection Area (within 2000' of Chattahoochee River) ARC (review 35' undisturbed buffer each side of waterway).
- Chattahoochee River Corridor Tributary Area - County review (_____ undisturbed buffer each side).
- Georgia Erosion-Sediment Control Law and County Ordinance - County Review/State Review.
- Georgia DNR Variance may be required to work in 25 foot streambank buffers.
- County Buffer Ordinance: 50', 75', 100' or 200' each side of creek channel.

DOWNSTREAM CONDITIONS

- Potential or Known drainage problems exist for developments downstream from this site.
- Stormwater discharges must be controlled not to exceed the capacity available in the downstream storm drainage system.
- Minimize runoff into public roads.
- Minimize the effect of concentrated stormwater discharges onto adjacent properties.
- Developer must secure any R.O.W required to receive concentrated discharges where none exist naturally
- Existing Lake Downstream _____.
Additional BMP's for erosion sediment controls will be required.
- Lake Study needed to document sediment levels.
- Stormwater discharges through an established residential neighborhood downstream.
- Project engineer must evaluate the impact of increased volume of runoff generated by any proposed site improvements on downstream receiving system.

APPLICANT: Aldridge Grading & Trucking Co., Inc.

PETITION NO.: Z-5

PRESENT ZONING: R-20

PETITION FOR: LI

STORMWATER MANAGEMENT COMMENTS – Continued

SPECIAL SITE CONDITIONS

- Provide comprehensive hydrology/stormwater controls to include development of out parcels.
- Submit all proposed site improvements to Plan Review.
- Any **spring activity** uncovered must be addressed by a qualified geotechnical engineer (PE).
- Structural fill _____ must be placed under the direction of a qualified registered Georgia geotechnical engineer (PE).
- Existing facility.
- Project must comply with the Water Quality requirements of the CWA-NPDES-NPS Permit and County Water Quality Ordinance.
- Water Quality/Quantity contributions of the existing lake/pond on site must be continued as baseline conditions into proposed project.
- Calculate and provide % impervious of project site.
- Revisit design; reduce pavement area to reduce runoff and pollution.

INSUFFICIENT INFORMATION

- No Stormwater controls shown _____
- Copy of survey is not current – Additional comments may be forthcoming when current site conditions are exposed.
- No site improvements showing on exhibit.

ADDITIONAL COMMENTS

1. No significant site improvements are currently proposed. Any site improvement or expansion must meet current stormwater management requirements.

35APPLICANT: Aldridge Grading & Trucking Company, Inc. PETITION NO.: Z-5

PRESENT ZONING: R-20 PETITION FOR: LI

TRANSPORTATION COMMENTS

The following comments and recommendations are based on field investigation and office review of the subject rezoning case:

ROADWAY	AVERAGE DAILY TRIPS	ROADWAY CLASSIFICATION	SPEED LIMIT	JURISDICTIONAL CONTROL	MIN. R.O.W. REQUIREMENTS
Veterans Memorial Highway	25,400	Arterial	45 mph	Cobb County	100'

Based on 2008 traffic counting data taken by Cobb County DOT for Veterans Memorial Highway.

COMMENTS AND OBSERVATIONS

Veterans Memorial Highway is classified as a state route, an arterial and according to the available information the existing right-of-way does not meet the minimum requirements for this classification.

RECOMMENDATIONS

Recommend applicant be required to meet all Cobb County Development Standards and Ordinances related to project improvements.

Recommend applicant consider entering into a development agreement pursuant of O.C.G.A. 36-71-13 for dedication of the following system improvements to mitigate traffic concerns: a) donation of right-of-way on the south side of Veterans Memorial Highway, a minimum of 50' from the roadway centerline.

GDOT permits will be required for all work that encroaches upon State right-of-way.

Recommend one commercial driveway on Veterans Memorial Highway to be installed per Section 402.08, Non-Residential Driveways, of the Cobb County Development Standards.

Recommend commercial driveway on Veterans Memorial Highway be paved with a treated hardened surface for a minimum of 25' from the edge of pavement or to the State right-of-way, whichever is greater in length.

STAFF RECOMMENDATIONS

Z-5 ALDRIDGE GRADING & TRUCKING COMPANY, INC.

- A. It is Staff's opinion that the applicant's rezoning proposal will permit a use that is suitable in view of the use and development of adjacent and nearby properties. Nearby properties are utilized for schools, commercial, industrial and residential uses.
- B. It is Staff's opinion that the applicant's rezoning proposal will not have an adverse affect on the usability of adjacent or nearby property. The property has been utilized in conjunction with applicant's abutting property to the east for a number of years. The subject property will continue to be utilized in this manner as a landscape contractor's office.
- C. It is Staff's opinion that the applicant's rezoning proposal will not result in a use which would cause an excessive or burdensome use of existing streets, transportation facilities, utilities, or schools. This opinion can be supported by the departmental comments contained in this analysis.
- D. It is Staff's opinion that the applicant's rezoning proposal is not in conformity with the policy and intent of the *Cobb County Comprehensive Plan*, which delineates this property as being in the Neighborhood Activity Center (NAC) land use category. The requested LI zoning is not compatible with NAC, but the LI zoning allows the special contractor's use.
- E. It is Staff's opinion that there are existing and changing conditions affecting the use and development of the property which give supporting grounds for deleting the applicant's rezoning proposal to the NRC zoning district with the additional use of a special contractor's office. Staff believes deleting to the NRC category will be in keeping with the NAC land use category and will not require a variance of the lot size.

Based on the above analysis, Staff recommends **DELETING** to **NRC** subject to the following conditions:

1. Site plan received by the Zoning Division on November 30, 2015, with the District Commissioner approving minor modifications;
2. Allowance of a special contractor's office as a permitted use for this applicant only;
3. Allowance of outdoor storage in the existing fenced area located on the rear of the lot only;
4. Applicant plants landscape buffer along north, south, and west side of fence.
5. Fire Department comments and recommendations;
6. Water and Sewer Division comments and recommendations;
7. Stormwater Management Division comments and recommendations;
8. Department of Transportation comments and recommendations; and
9. 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.

The recommendations made by the Planning and Zoning Staff are only the opinions of the Planning and Zoning Staff and are by no means the final decision. The Cobb County Board of Commissioners makes the final decisions on all Rezoning and Land Use Permits at an advertised public hearing.

NOV 30 2015

Application No. Z-5

PC: Feb. 2, 2016

BOC: Feb. 16, 2016

Summary of Intent for Rezoning *

.....
Part 1. Residential Rezoning Information (attach additional information if needed)

- a) Proposed unit square-footage(s): N/A
- b) Proposed building architecture: _____
- c) Proposed selling prices(s): _____
- d) List all requested variances: _____

.....
Part 2. Non-residential Rezoning Information (attach additional information if needed)

- a) Proposed use(s): Contractor
- b) Proposed building architecture: As-built
- c) Proposed hours/days of operation: 7:00 a.m. - 6:00 p.m. (Monday - Saturday)
- d) List all requested variances: To waive the required square footage under the LI Zoning District from 40,000 square feet to 26,530 square feet (0.60 acres).

.....
Part 3. Other Pertinent Information (List or attach additional information if needed)

The property has been utilized along with the contiguous GC tract (which is a grandfathered non-conforming use) for this business for an extended length of time and is located within the confines of a Neighborhood Activity Center ("NAC").

.....
Part 4. Is any of the property included on the proposed site plan owned by the Local, State, or Federal Government?

(Please list all Right-of-Ways, Government owned lots, County owned parcels and/or remnants, etc., and attach a plat clearly showing where these properties are located). None known at this time.

* Applicant specifically reserves the right to amend any information set forth in this Summary of Intent for Rezoning, or any other portion of the Application for Rezoning, at any time during the rezoning process.

ZONING IMPACT STATEMENT FOR THE REZONING
APPLICATION OF ALDRIDGE GRADING & TRUCKING COMPANY, INC.,
A GEORGIA DOMESTIC PROFIT CORPORATION

COMES NOW, ALDRIDGE GRADING & TRUCKING COMPANY, INC., and, pursuant to §134-121(a)(7) of the Cobb County Zoning Ordinance, files this Zoning Impact Statement, as follows:

- NOV 20 2015
- A. The zoning proposal will permit a use of the property which is suitable in the context of development and existing zonings along this section of the Veterans Memorial Highway Corridor.
 - B. The zoning proposal will have no adverse effect or impact upon the existing uses or usability of adjacent or nearby properties with the subject property. The property is within an area designated as a Neighborhood Activity Center (“NAC”) under Cobb County’s Future Land Use Map. The property is adjacent to a multiplicity of industrial, commercial and retail uses.
 - C. The subject property to be affected by the zoning proposal has no reasonable economic use as currently zoned in that the fair market value of same falls below the range of values of similarly zoned and situated properties with equivalent utility.

- D. The zoning proposal will have no adverse impact upon the existing County infrastructure including, but not limited to, existing streets, transportation facilities, utilities or schools.

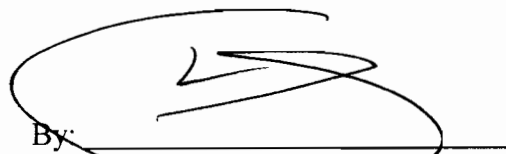
- E. The zoning proposal is located within a Neighborhood Activity Center category and is consistent with those uses and purposes contemplated under Cobb County's Comprehensive Land Use Plan and Future Land Use Map.

- F. There is no substantial relationship between the existing zoning classification of R-20 which limits the property in terms of its present utilization and the public health, safety and general welfare. Additionally, considered in the context of development along this area of the Veterans Memorial Highway Corridor, there are no established land use planning principles or political considerations which would vitiate the zoning proposal.

Respectfully submitted, this the 30 day of NOV., 2015.

SAMS, LARKIN, HUFF AND BALLI, LLP

NOV 30 2015



By: _____
GARVIS L. SAMS, JR.
Attorney for Applicant
Ga. Bar No. 623950