

1527

V-145  
(2016)

**DESCRIPTIONS**

**ADJACENT PROPERTIES**  
The entire parcel of land shown, together with the portion of the same owned by the following persons, to-wit: ...

**GENERAL NOTES**

1. THIS SURVEY IS A REVISION OF AN EXISTING SURVEY OF LAND ...  
2. THE BOUNDARIES SHOWN ON THIS SURVEY ARE BASED ON ...  
3. THE DISTANCES SHOWN ON THIS SURVEY ARE BASED ON ...

**RECORD B - SECTION 8 EXCEPTIO**

THIS SURVEY IS A REVISION OF AN EXISTING SURVEY OF LAND ...  
THE BOUNDARIES SHOWN ON THIS SURVEY ARE BASED ON ...

**ALTER/ACRES LAND TITLE SURVEY**

NAME: REAL ESTATE BUSINESS-CORPORAL, LLC  
PROPERTY IS LOCATED AT:  
3300 STATE STREET ROAD  
CITY: CHERRY HILLS, MISSOURI  
COUNTY: ST. LOUIS  
TOTAL AREA: 10.240 ACRES OR LOTS ACRES

**PLAT/ASHE SURVEY COORDINATED BY**  
PLAT/ASHE SURVEY CO., INC.  
1000 W. STATE STREET, SUITE 111  
ST. LOUIS, MISSOURI 63103  
TEL: 314.241.1111 FAX: 314.241.1112  
WWW.PLATASHE.COM

**GENERAL NOTES**

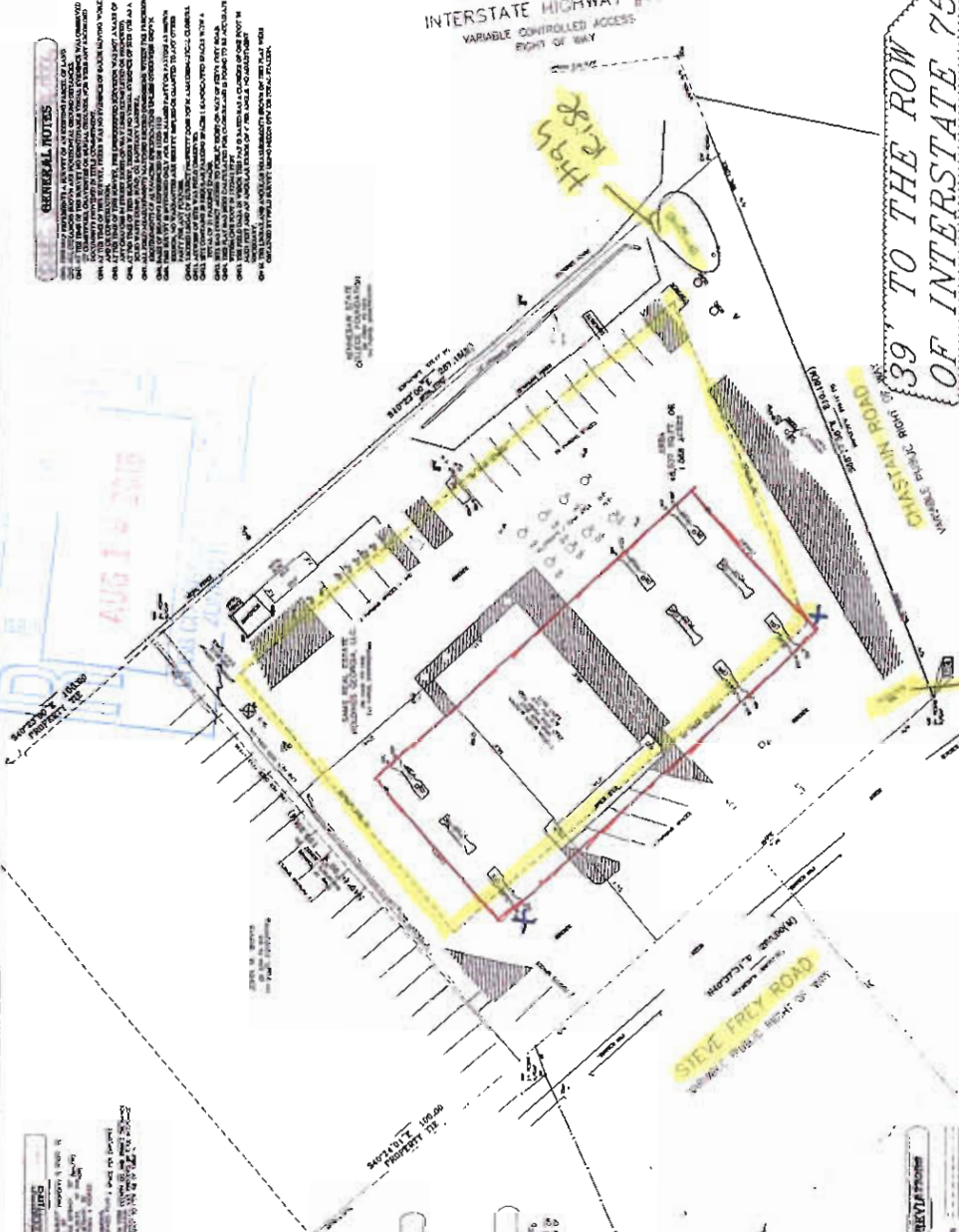
1. THIS SURVEY IS A REVISION OF AN EXISTING SURVEY OF LAND ...  
2. THE BOUNDARIES SHOWN ON THIS SURVEY ARE BASED ON ...  
3. THE DISTANCES SHOWN ON THIS SURVEY ARE BASED ON ...

INTERSTATE HIGHWAY #75  
VARIABLE CONTROLLED ACCESS  
RIGHT OF WAY

39' TO THE ROW  
OF INTERSTATE 75



REVISIONS  
FROM THIS SURVEY ONLY



**LEGEND OF SYMBOLS AND ABBREVIATIONS**

Table with columns for symbols and their corresponding abbreviations or descriptions.

**SIGNIFICANT OBSERVATIONS**

AS NOTED, ENCUMBRANCE FOUND TO THIS DATE OF SURVEY

**UTILITY AND EAS**

UTILITY AND EAS: ...

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ST. LOUIS, MISSOURI 63103  
TEL: 314.241.1111 FAX: 314.241.1112  
WWW.PLATASHE.COM

**APPLICANT:** Sam's Mart

**PETITION No.:** V-145

**PHONE:** 704-567-5424

**DATE OF HEARING:** 10-12-2016

**REPRESENTATIVE:** Steve A. Jewell

**PRESENT ZONING:** TS

**PHONE:** 803-645-5705

**LAND LOT(S):** 96, 133

**TITLEHOLDER:** Sams Real Estate Holdings GA LLC

**DISTRICT:** 20

**PROPERTY LOCATION:** On the northeast corner of Chastain Road and Frey Road (3300 Frey Road).

**SIZE OF TRACT:** 1.07 acres

**COMMISSION DISTRICT:** 1

**TYPE OF VARIANCE:** Increase the maximum allowable freestanding sign area from 206.5 square feet (previous variance V-207 of 1983) to 452.5 square feet.

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

**BOARD OF APPEALS DECISION**

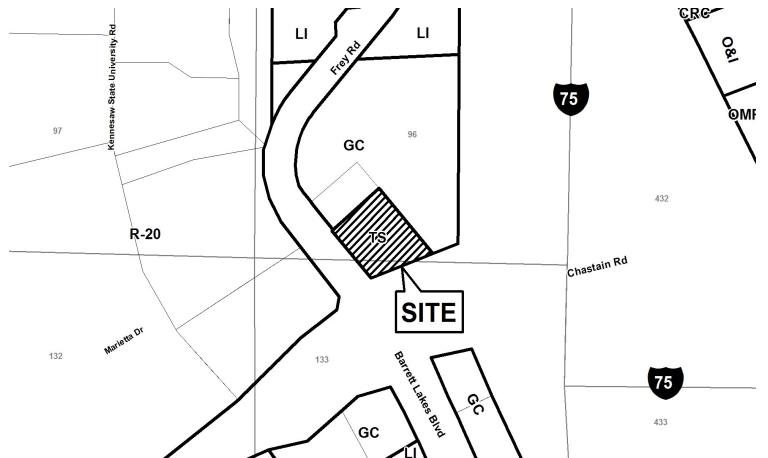
**APPROVED**        **MOTION BY**       

**REJECTED**        **SECONDED**       

**HELD**        **CARRIED**       

**STIPULATIONS:**       



**APPLICANT:** Sam's Mart

**PETITION No.:** V-145

\*\*\*\*\*

**COMMENTS**

**TRAFFIC:** Recommend sign be placed off the right-of-way.

Recommend the sign be installed where it will not impede the line of sight for the driveways or roadways.

**DEVELOPMENT & INSPECTIONS:** No comments

**SITE PLAN REVIEW:** No comments

**STORMWATER MANAGEMENT:** No comments.

**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 for V-134 –V-146.

**DESIGN GUIDELINES:** Staff has determined that the subject site is not within the boundaries of approved design guidelines study areas; therefore does not have to comply with design guidelines requirements. No comments.

**CEMETERY PRESERVATION:** No comment.

**WATER:** No conflict

**SEWER:** No conflict

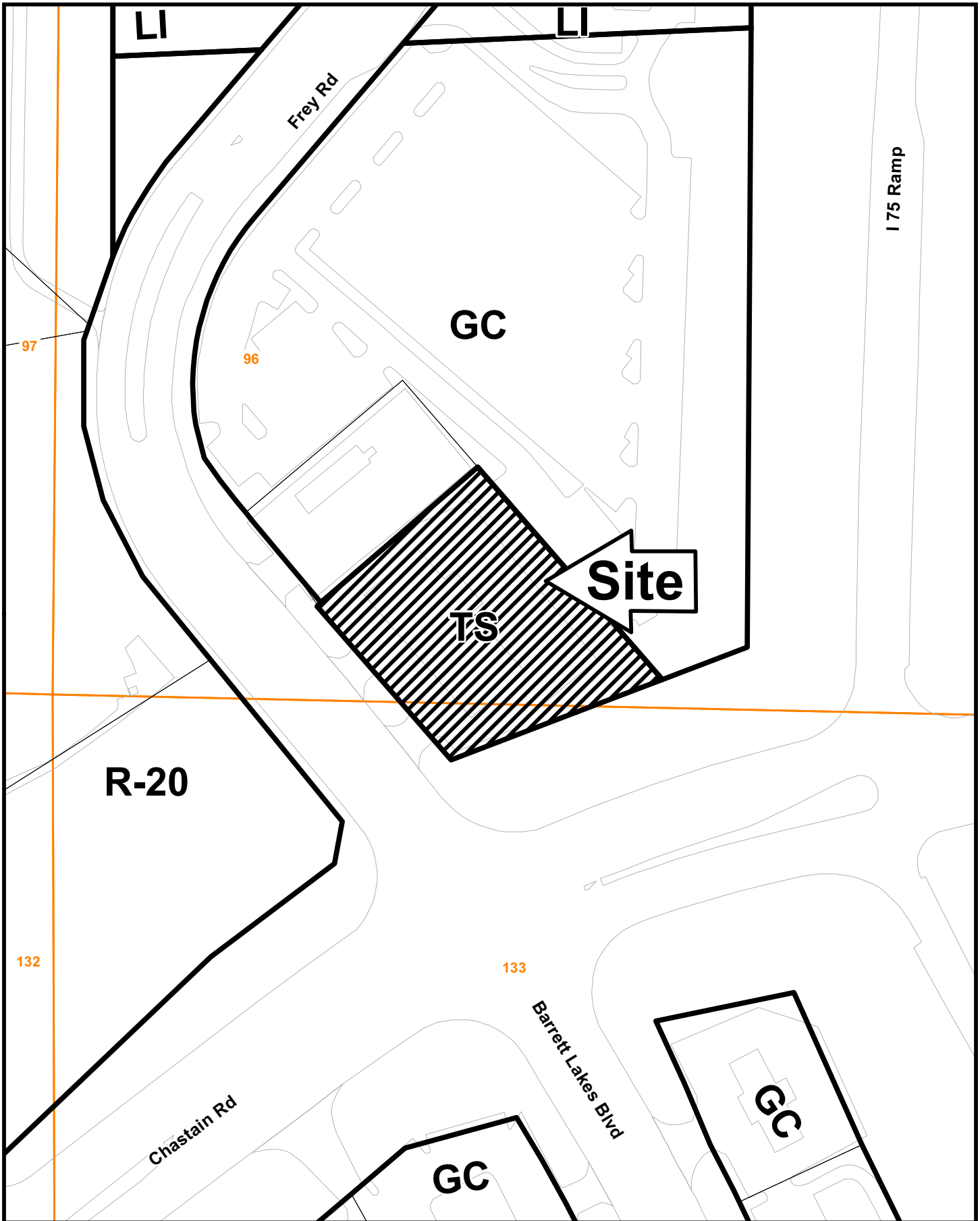
**APPLICANT:** Sam's Mart

**PETITION No.:** V-145

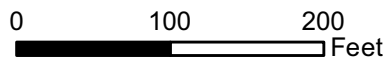
\*\*\*\*\*



**FIRE DEPARTMENT:** NO COMMENTS: 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-145-2016 GIS



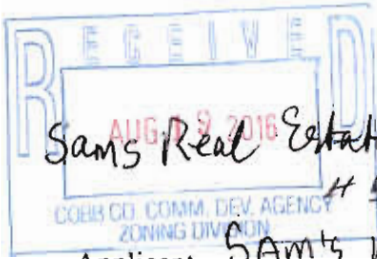
This map is provided for display and planning purposes only. It is not meant to be a legal description.



-  City Boundary
-  Zoning Boundary

# Application for Variance

## Cobb County



Applicant Sam's Real Estate Holdings GA LLC (type or print clearly) # 526

Application No. V-145  
Hearing Date: 10-12-14

Applicant SAM'S MART LLC Phone # 704 567 5424 E-mail \_\_\_\_\_

Steve A Jewell Address 225 Millwright Dr, Lexington SC 29072  
(representative's name, printed) (street, city, state and zip code)

St Jewell Phone # 803 645 5705 E-mail sjewell@enloe inc. com  
(representative's signature)

My commission expires: 11/19/18



Signed, sealed and delivered in presence of:  
Kim Wakefield  
Notary Public

Titleholder Sam's Real Estate Holdings - GA LLC Phone # 704 567 8424 E-mail boseni@samsmartinc.com  
My Commission Expires November 19, 2018

Signature [Signature] Address: 7935 Council Place, Suite 200, Matthews NC 28105  
(attach additional signatures, if needed) (street, city, state and zip code)

My commission expires: 11/19/18



Signed, sealed and delivered in presence of:  
Kim Wakefield  
Notary Public

Present Zoning of Property \_\_\_\_\_  
My Commission Expires November 19, 2018

Location 3300 Frey Rd NW, Kennesaw, Ga.  
(street address, if applicable: nearest intersection, etc.)

Land Lot(s) 96 District 20 Size of Tract \_\_\_\_\_ 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

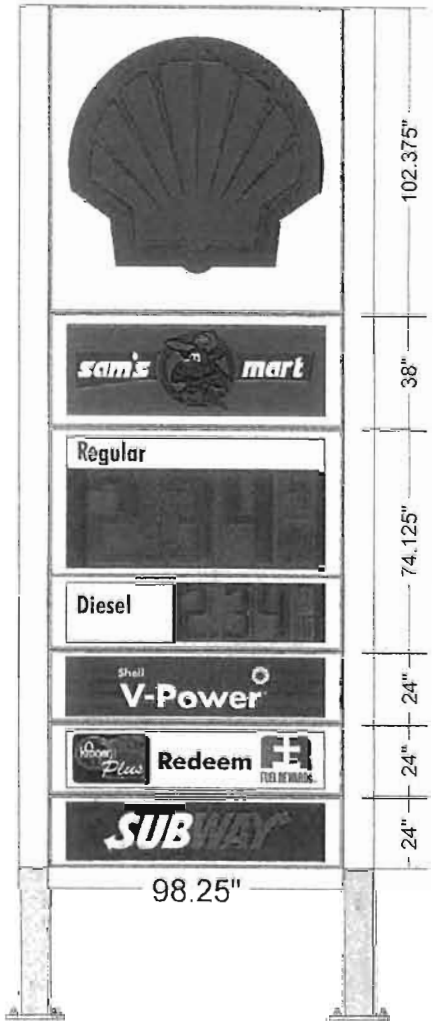
Does the property or this request need a second electrical meter? YES \_\_\_\_\_ NO \_\_\_\_\_

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:

Reimagining to new Shell signs. We are doing this without increasing any square footage. We are asking to maintain the existing st of 483  
Current allowance is 206.5

List type of variance requested: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

V-145  
(2016)  
Exhibit



Verbiage Copy Area: 137.8 sqft

Total Sign Area: 195.5 sqft

Scale: 3/16" = 1'

The intent of this drawing is to show a conceptual representation of the proposed signage. Due to variation in printing devices and substrates, the finished product may differ slightly from drawing.



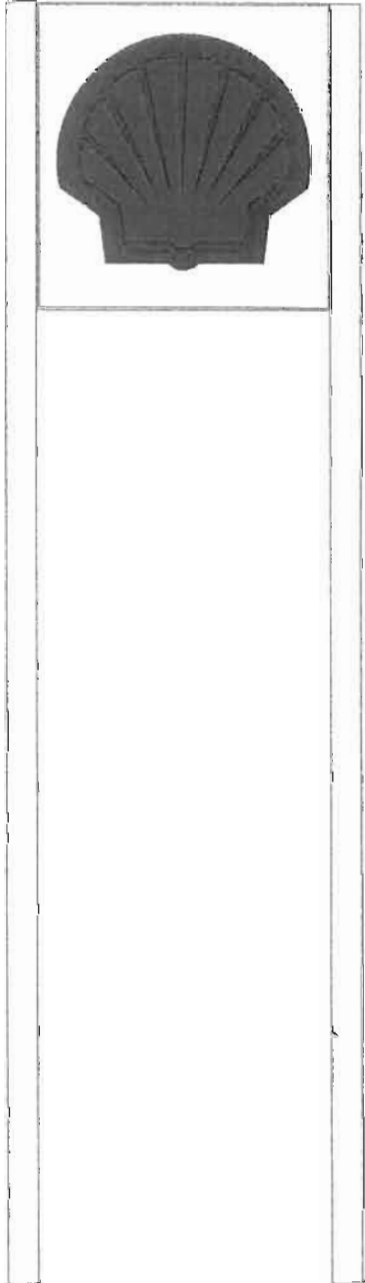
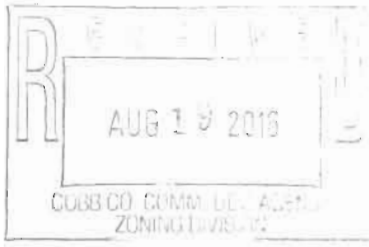
1604 Hamilton Ave  
PO Box 95  
Aiken, SC 29801  
800.998.1714 803.593.0900  
Fax 803.649.7130  
wade@enloinc.com

THIS LAYOUT IS THE ORIGINAL UNPUBLISHED WORK OF ENLOE AND MAY NOT BE DUPLICATED, USED, OR DISCLOSED WITHOUT THE EXPRESS WRITTEN CONSENT OF ENLOE

CUSTOMER APPROVAL:		DATE:	REVISIONS		CUST	
PROJECT MANAGER APPROVAL:		DATE:	3	Date	Description	LOC.
			1.			DRA'
			2.			PRO.
			3.			DRA'
			4.			NUM



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T  
A

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DATE:

PROJECT MANAGER APPROVAL:

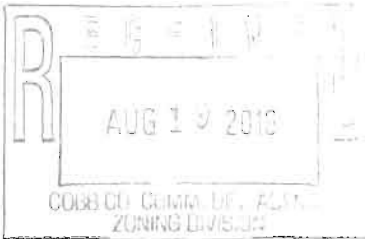
DATE:

REVISIONS

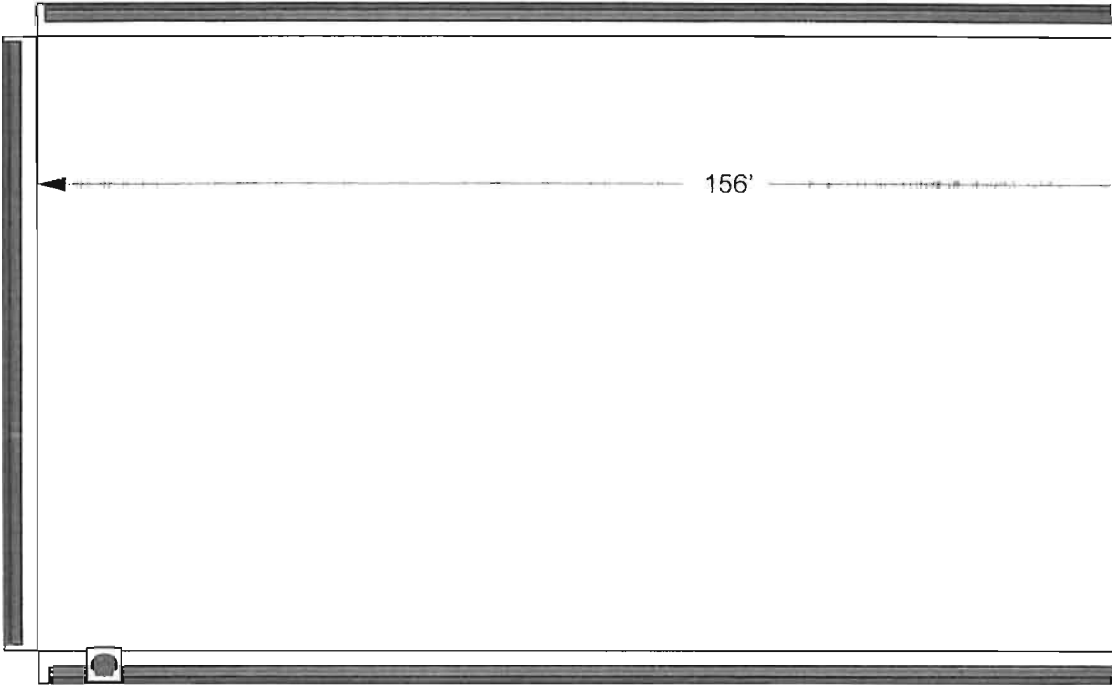
	Date	Description	CUSTOMER
1.			LOCAL
2.			DRAW
3.			PROJ
4.			DRAW
			NUMI



V-145  
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Exhibit



(2) Shell Pecten Sign  
48" tall x 48" wide  
16 sqft each



Not to Scale

The intent of this drawing is to show a conceptual representation of the proposed signage. Due to variation in printing devices and substrates, the finished product may differ slightly from drawing.



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CUSTOMER APPROVAL:

DATE:

REVISIONS

CUS

PROJECT MANAGER APPROVAL:

DATE:

#	Date	Description	CUS
1.			LOC
2.			DRA
3.			PRC
4.			DRA
			NUA