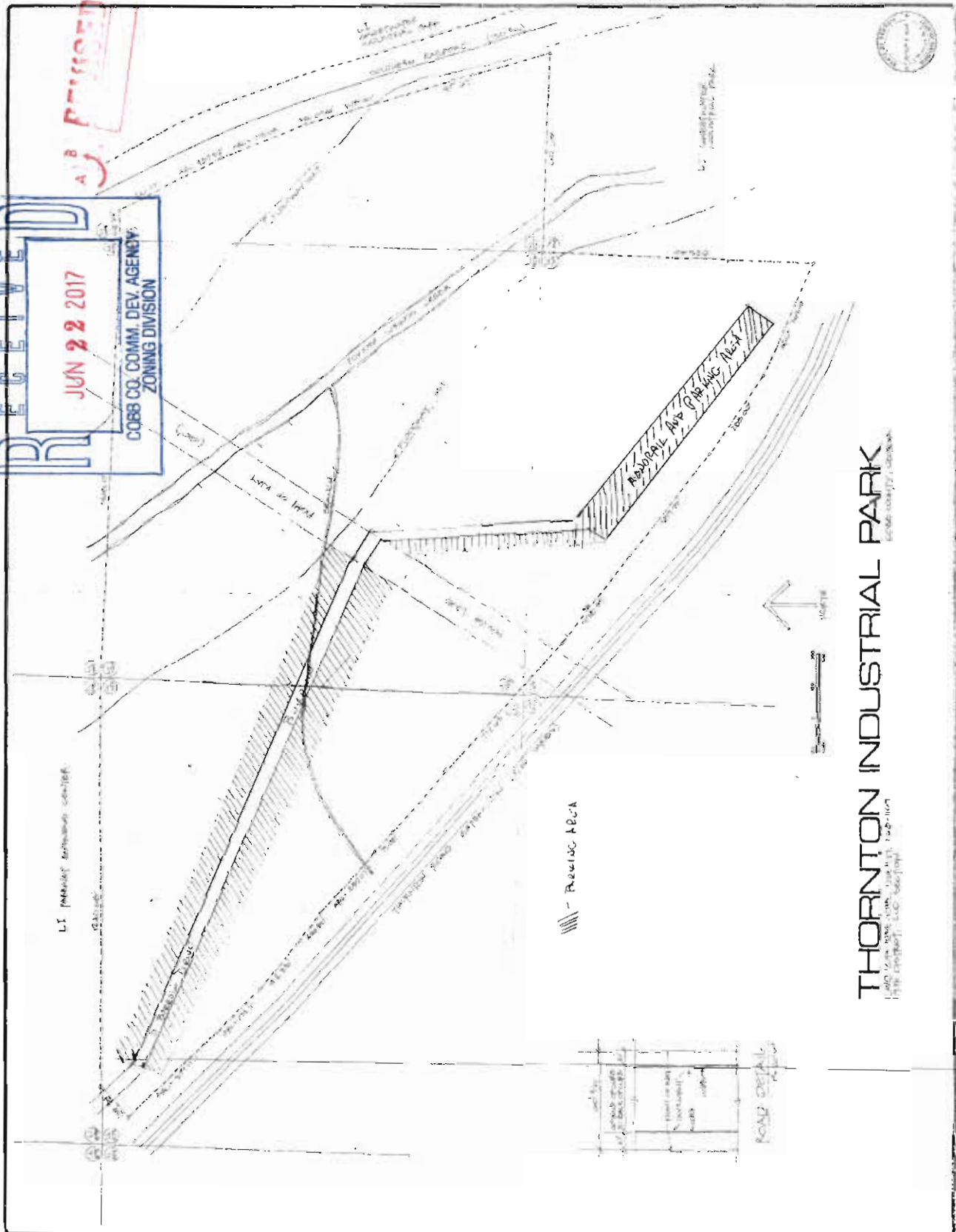


V-89
(2017)

Thornton Industrial Park
 Cobb County, Georgia
 Industrial Land Extension

CNE



THORNTON INDUSTRIAL PARK
COBB COUNTY, GEORGIA

RECEIVED
 JUN 22 2017
 COBB CO. COMM. DEV. AGENCY
 ZONING DIVISION

A.B. PRINSON



ROAD DETAIL	
INDUSTRIAL ROAD	
THORNTON ROAD	

[Faint, illegible text]

APPLICANT: Jimmy Freeman

PETITION No.: V-89

PHONE: 770-833-5510

DATE OF HEARING: 9-13-2017

REPRESENTATIVE: Nisbet Kendrick, Esq.

PRESENT ZONING: LI

PHONE: 770-424-0471

LAND LOT(S): 1125, 1126, 1127, 1169

TITLEHOLDER: James Freeman Investments LLLP

DISTRICT: 19

PROPERTY LOCATION: On the northeast side of C H James Parkway, and at the terminus of Burrow Trail (0 Burrow Trail).

SIZE OF TRACT: 71.76 acres

COMMISSION DISTRICT: 4

TYPE OF VARIANCE: To allow parking of vehicles on a gravel surface (non hardened and treated).

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

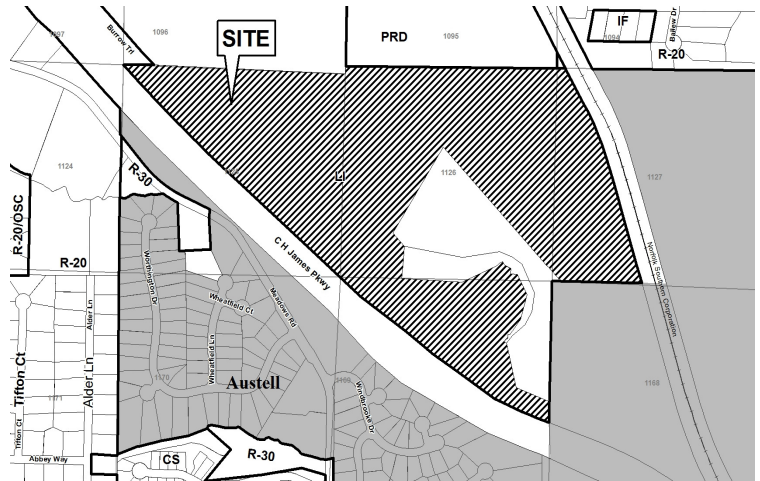
BOARD OF APPEALS DECISION

APPROVED _____ **MOTION BY** _____

REJECTED _____ **SECONDED** _____

HELD _____ **CARRIED** _____

STIPULATIONS: _____



APPLICANT: Jimmy Freeman **PETITION No.:** V-89

COMMENTS

TRAFFIC: Recommend approval from GDOT for access rights to Burrow Trail.

DEVELOPMENT & INSPECTIONS: No comments.

SITE PLAN REVIEW: Aerial photography of the subject property indicates that +/- 8.3 acres have been cleared, graded, and graveled within the last year. If this variance request is approved, a Land Disturbance Permit must be obtained prior to the commencement of any additional site work. The engineer must submit the civil engineering plans for this subdivision to the Site Plan Review Section, Community Development Agency for review and approval. Call 770-528-2147.

STORMWATER MANAGEMENT: Subject to no parking of vehicles or placement of fill or gravel within 100-year floodplain. Stormwater management will need to be provided if more than 5000 square feet of new parking area is created.

HISTORIC PRESERVATION: No comments.

DESIGN GUIDELINES: No comments.

CEMETERY PRESERVATION: No comments.

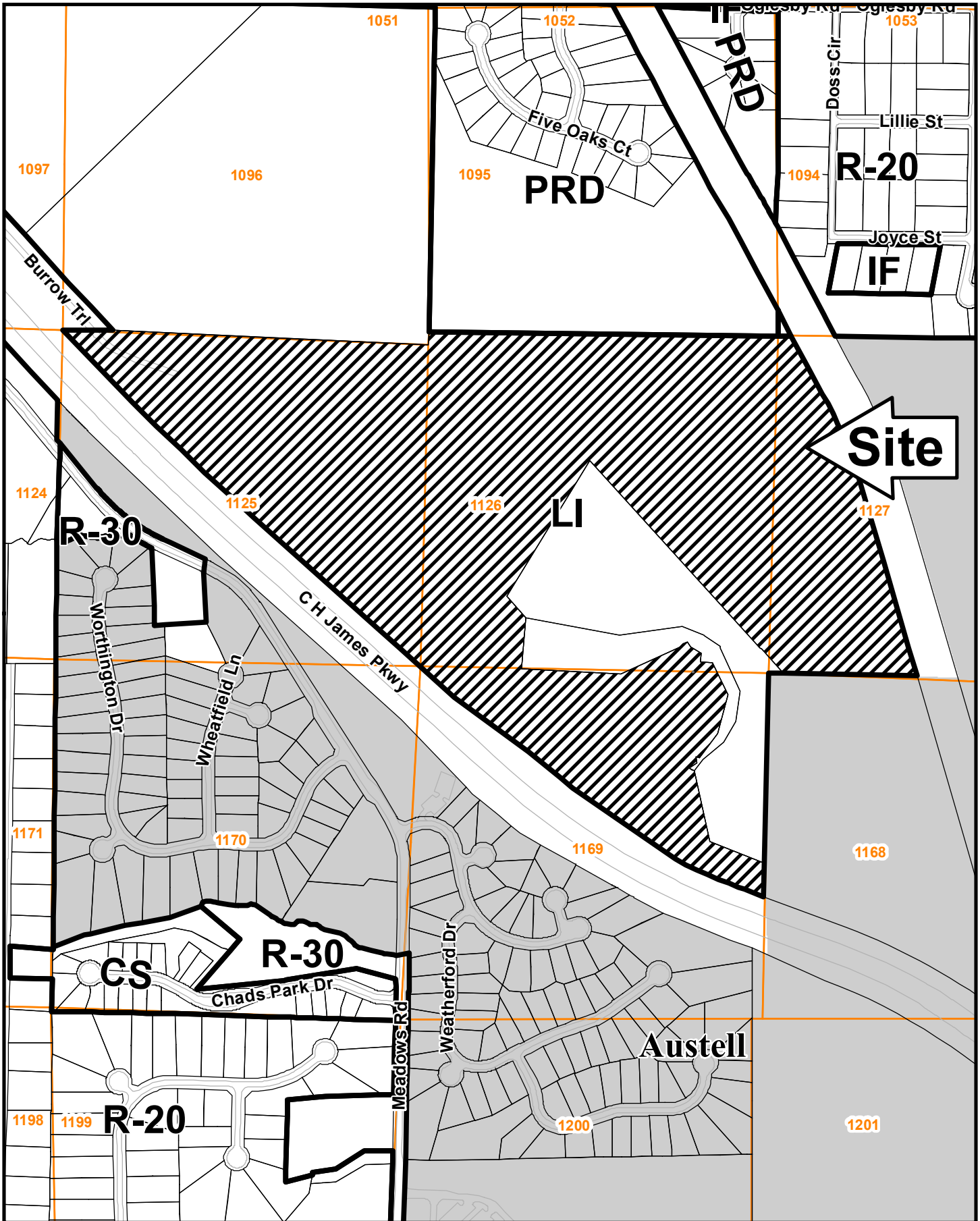
WATER: No conflict.

SEWER: Proposed grading in the sanitary sewer easement must be reviewed and approved by CCWS.

APPLICANT: Jimmy Freeman **PETITION No.:** V-89

FIRE DEPARTMENT: No comments.

V-89 2017-GIS



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

0 500 1,000 Feet

City Boundary
Zoning Boundary



Application for Variance Cobb County

(type or print clearly)

Application No. 11-89
Hearing Date: 9-13-17

Applicant Jimmy Freeman Phone # 770-833-5510 E-mail c/o ken@nsk3law.com

Nisbet Kendrick, Esq. Address 4738 Talleybrook Drive, Kennesaw, GA. 30152
(representative's name, printed) (street, city, state and zip code)

Phone # 770-424-0471 E-mail ken@nsk3law.com

(representative's signature)

My commission expires: May 31, 2021

HANNA CARVER
NOTARY PUBLIC
FULTON COUNTY
State of Georgia
My Commission Expires May 31 2021

Signed, sealed and delivered in presence of:

Hanna Carver

Notary Public

Titleholder James Freeman Investments, LLLP Phone # 404-428-6541 E-mail c/o. ken@nsk3law.com

Signature Address: 879 Pickens Industrial Dr., Marietta, GA. 30062
(attach additional signatures, if needed) (street, city, state and zip code)

My commission expires: May 31, 2021

HANNA CARVER
NOTARY PUBLIC
FULTON COUNTY
State of Georgia
My Commission Expires May 31 2021

Signed, sealed and delivered in presence of:
Hanna Carver
HANNA CARVER
NOTARY PUBLIC
FULTON COUNTY
State of Georgia
My Commission Expires May 31 2021

Present Zoning of Property Light Industrial

Location 0 Burrow Trail
(street address, if applicable; nearest intersection, etc.)

Land Lot(s) 1096, 1125, 1126 District 19th Size of Tract 10 (aprox) 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 X Shape of Property x Topography of Property X Other X

Does the property or this request need a second electrical meter? YES _____ NO X

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:

This is an isolated commercial property that has no current value or use other than the vehicle storage use proposed. The site is bounded by rail right of way, a buffer from C. H. James parkway and a buffer from Powder Springs creek. Paving the site would make the current use economically un-viable. Storage of the heavy trucks would destroy any paving that might be installed.

List type of variance requested: The variance requested is to permit parking of operational, inspected heavy trucks, campers, RVs and boats on the existing gravel parking area. The property is currently leased to Store My Truck.com which provides a service for parking semi-trucks, RVs, camping trailers and boats in several states. Only operational vehicles are stored. All heavy trucks require DOT inspection stickers to insure that no leaking fluids. No wrecker service utilizes this property and no non-operational vehicles are stored. Vehicles stored on this property would otherwise be stored at abandoned shopping centers, road sides or in sub divisions.