

# Application for "Other Business"

03-25

## Cobb County, Georgia

(Cobb County Zoning Division - 770-528-2035)

BOC Hearing Date Requested: 6/19/18

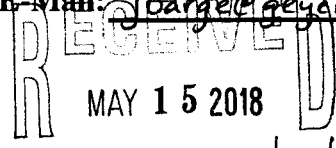
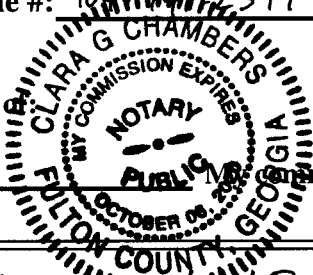
Applicant: GM ACWORTH, LLC (applicant's name printed) Phone #: 404-941-2374

Address: 3060 PEACHTREE ROAD NW SUITE 1050 E-Mail: jbarge@geyermorris.com

JONATHAN BARGE Address: 3060 PEACHTREE RD NW SUITE 1050 ATL, GA 30305  
(representative's name, printed)

[Signature] Phone #: 404-941-2374 E-Mail: jbarge@geyermorris.com  
(representative's signature)

Signed, sealed and delivered in presence of [Signature]  
Notary Public [Signature] My commission expires: 10/6/20

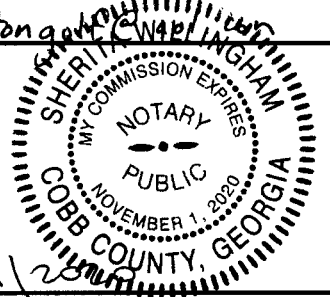


Titleholder(s): LITTLE HARBOUR LLP (property owner's name printed) Phone #: 678-439-3029

Address: 4200 GOVERNORS TOWNE DRIVE Suite 100 Acworth, Ga 30101 E-Mail: KHorton@acworthga.com

[Signature]  
(Property owner's signature)

Signed, sealed and delivered in presence of: [Signature]  
Notary Public My commission expires: 11/1/20



Commission District: 1 Zoning Case: Z-5

Size of property in acres: 3.22 Original Date of Hearing: 2/16/2010

Location: SW CORNER US-41 & CEDARCREST ROAD  
(street address, if applicable; nearest intersection, etc.)

Land Lot(s): 40 District(s): 20

State specifically the need or reason(s) for Other Business: APPROVE FINAL SITE PLAN FOR RESTAURANT/RETAIL BUILDINGS ON PART OF THIS PARCEL.

2102-25-03  
 pending  
 void

DATE: 03/02/18

PROJECT NUMBER: 17001GMC

SHEET NUMBER: 3

SITE TITLE: CEDARCREST RESTAURANT & SHOPS

PROJECT NAME: GEYER MORRIS COMPANY

FOR: SITE DEVELOPMENT PLANS

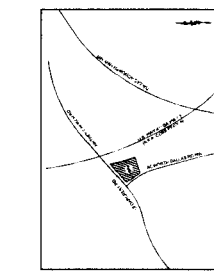
CEADARCREST ROAD, APOWORTH, GA 30719

05/07/18

CARTER ENGINEERING CONSULTANTS

REVISION BLOCK

REVISIONS: 1. DATE: 05/07/18  
 2. BY: [Signature]  
 3. DESCRIPTION: [Text]



LOCATION MAP  
 SCALE 1/4"

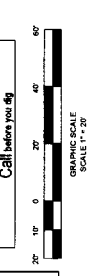
**SUBJECT MATTER:**  
 THE PROJECT IS SITED ON A 1.14 ACRES PARCEL...  
 THE PROJECT IS SITED ON A 1.14 ACRES PARCEL...  
 THE PROJECT IS SITED ON A 1.14 ACRES PARCEL...

**UNDERGROUND UTILITIES DISCLAIMER:**  
 THE DRAWING IS BASED ON THE INFORMATION PROVIDED BY THE CLIENT...  
 THE DRAWING IS BASED ON THE INFORMATION PROVIDED BY THE CLIENT...

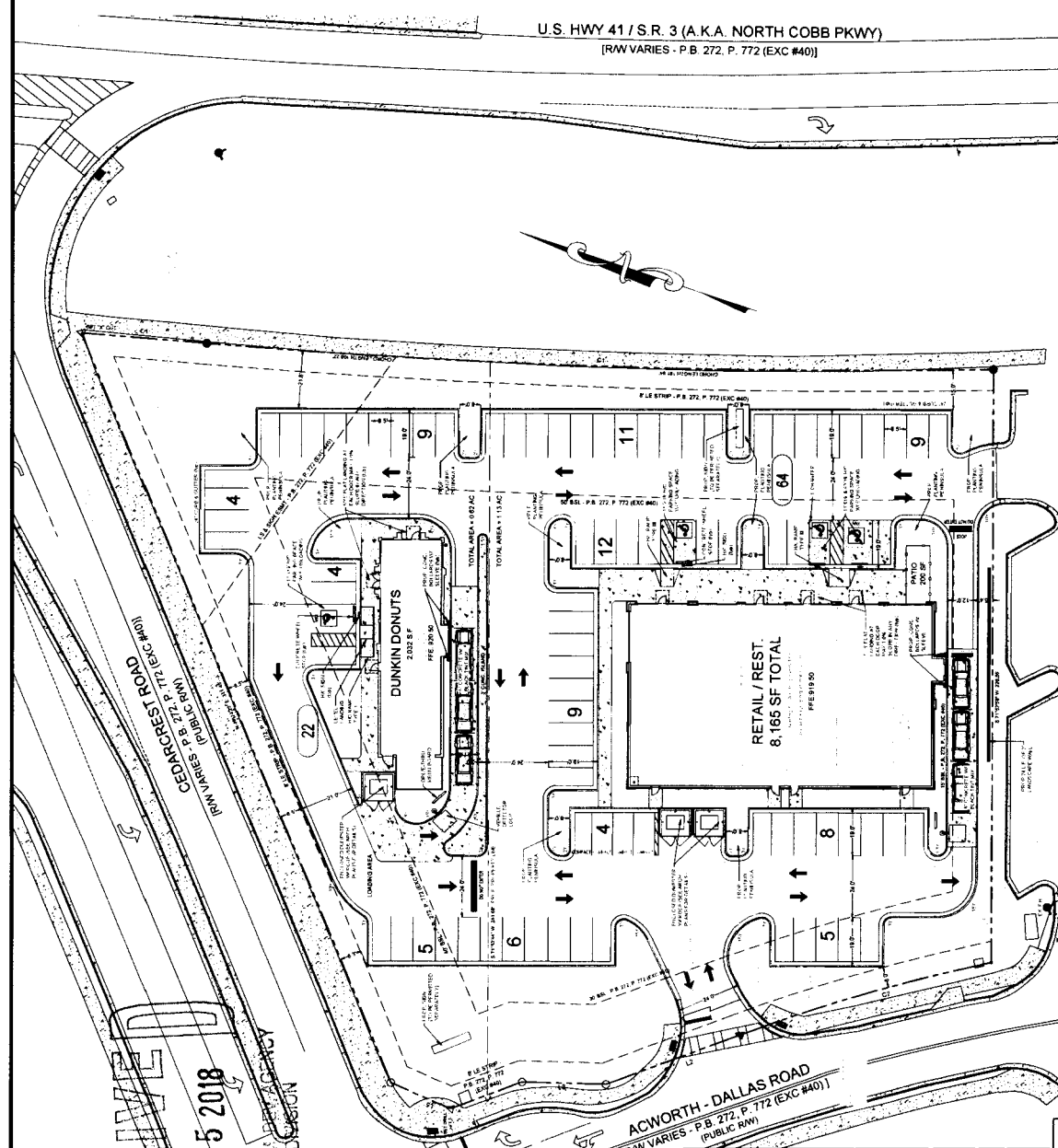
**RELIEFS:**  
 TOTAL IMPROVED COVERAGE: 40%  
 TOTAL PAVED AREA: 1,165 SF  
 TOTAL LOT AREA: 1,165 SF  
 TOTAL LOT AREA: 1,165 SF

**ASPHALT DRIVE:**  
 METAL DECK: 114 SPACES  
 ASPHALT DRIVE: 114 SPACES  
 ASPHALT DRIVE: 114 SPACES

**NOTE:**  
 THE DRAINING LOT AND PARKING SPACES SHALL CONFORM TO  
 GEORGIA STATE CODE, SECTION 22-2-1.



GRAPHIC SCALE  
 SCALE 1" = 20'



THE COBB COUNTY ENGINEERING DEPARTMENT HAS REVIEWED THIS PLAN AND APPROVED IT FOR CONSTRUCTION...  
 THE COBB COUNTY ENGINEERING DEPARTMENT HAS REVIEWED THIS PLAN AND APPROVED IT FOR CONSTRUCTION...

LINE	BEARING	DISTANCE
L1	N 18° 18' 00" W	54.43
L2	N 18° 24' 45" W	32.07
L3	N 18° 24' 45" W	29.17
L4	N 05° 27' 32" E	24.89
L5	N 05° 27' 32" E	24.89

CURVE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	704.93	99.54	S 18° 19' 01" E	300.07
C2	704.93	99.54	N 34° 15' 52" W	99.46

**NOTE:**  
 THE PROPERTY SHOWN HEREON (LINES) IS A PART OF THE FLOOD PLAIN...  
 THE PROPERTY SHOWN HEREON (LINES) IS A PART OF THE FLOOD PLAIN...

**RECEIVED**  
 MAY 15 2018  
 COBB CO. COMMUNITY DEVELOPMENT  
 ZONING DEPARTMENT

**USE AND OCCUPANCY RESTRICTIONS:**  
 ALL ACCESS ROADS SHALL MEET THE AMERICAN ASSOCIATION OF...  
 ALL ACCESS ROADS SHALL MEET THE AMERICAN ASSOCIATION OF...

**CONSTRUCTION TRAILERS:**  
 CONSTRUCTION TRAILERS TO BE PERMITTED THROUGH THE...  
 CONSTRUCTION TRAILERS TO BE PERMITTED THROUGH THE...

**NO PARALLEL DRIVE:**  
 NO PARALLEL DRIVE SHALL BE PERMITTED THROUGH THE...  
 NO PARALLEL DRIVE SHALL BE PERMITTED THROUGH THE...

**NO PARALLEL DRIVE:**  
 NO PARALLEL DRIVE SHALL BE PERMITTED THROUGH THE...  
 NO PARALLEL DRIVE SHALL BE PERMITTED THROUGH THE...

**NO PARALLEL DRIVE:**  
 NO PARALLEL DRIVE SHALL BE PERMITTED THROUGH THE...  
 NO PARALLEL DRIVE SHALL BE PERMITTED THROUGH THE...

**NO PARALLEL DRIVE:**  
 NO PARALLEL DRIVE SHALL BE PERMITTED THROUGH THE...  
 NO PARALLEL DRIVE SHALL BE PERMITTED THROUGH THE...

**NO PARALLEL DRIVE:**  
 NO PARALLEL DRIVE SHALL BE PERMITTED THROUGH THE...  
 NO PARALLEL DRIVE SHALL BE PERMITTED THROUGH THE...

**NO PARALLEL DRIVE:**  
 NO PARALLEL DRIVE SHALL BE PERMITTED THROUGH THE...  
 NO PARALLEL DRIVE SHALL BE PERMITTED THROUGH THE...

MINUTES OF ZONING HEARING  
COBB COUNTY BOARD OF COMMISSIONERS  
APRIL 20, 2010  
PAGE 2

REQUEST FOR WITHDRAWAL:

LUP-8 **TERRANCE H. SHEEHAN** (Global Business Enterprises, LLC, owner) requesting a **Land Use Permit** for the purpose of Child Counseling in Land Lot 484 of the 16<sup>th</sup> District. Located at the southeasterly intersection of Ebenezer Road and Beaver Shop Road (3020 Ebenezer Road).

Mr. Mark Danneman stated Applicant's request for withdrawal without prejudice. There was no opposition to this request. Therefore, the following motion was made:

MOTION: Motion by Thompson, second by Goreham, to **allow** Land Use Permit application LUP-8 to be **Withdrawn Without Prejudice**.

VOTE: **ADOPTED 3 0**

CONSENT AGENDA:

Z-5 **GOVENORS TOWNE SQUARE, LLC** (owner) requesting Rezoning from GC to NRC for the purpose of a Bank and Retail in Land Lot 40 of the 20<sup>th</sup> District. Located on the southerly side of Cedarcrest Road, between Acworth Dallas Road and U.S. Highway 41.

MOTION: Motion by Ott, second by Goreham, as part of the Consent Agenda, to **approve** Rezoning to the NRC zoning district **subject to:**

- **Parcel A and road improvements as shown on the site plan received by the Zoning Division December 3, 2009 subject to Plan Review and approval by the District Commissioner (attached and made a part of these minutes)**
- • **improvements on Parcel B of the December 3, 2009 plan subject to Plan Review, with final approval by the Board of Commissioners**
- **right-in/right-out only exit onto US 41 to be completed as part of the first phase of development (before Certificate of Occupancy is issued for any building)**

**MINUTES OF ZONING HEARING  
COBB COUNTY BOARD OF COMMISSIONERS  
APRIL 20, 2010  
PAGE 3**

**CONSENT AGENDA (Continued)**

**Z-5 GOVENORS TOWNE SQUARE, LLC (Continued)**

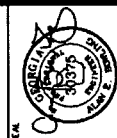
- **no Certificates of Occupancy to be issued on either parcel until Acworth Dallas Road meets current Cobb County Development Standards**
- **architectural features to be traditional one-story brick or stucco, with elevations approved by the District Commissioner**
- **dumpsters/trash facilities to be enclosed in corrals that match the colors and finish of the buildings they serve**
- **interior sidewalks to safely connect to street-side sidewalks, as approved by DOT**
- **ground based monument signage**
- **landscape plan review by County Arborist and approval by District Commissioner**
- **any on-site detention facilities to be landscaped and any hard surface impoundments that are visible from any street to be faced with brick, stone or similar masonry**
- **no exterior loud speakers, with the exception of intercom systems on the bank drive-through service area**
- **any restaurant to have odor control devices, as approved by the Zoning Division Manager**
- **further/additional land swap between Cobb County and the Applicant to be completed prior to issuance of a Certificate of Occupancy for the first building (with any disputes to be resolved by the District Commissioner)**
- **no vehicles to be parked on site for the purpose of sale or advertising**
- **District Commissioner may make minor changes**
- **Fire Department comments and recommendations**
- **Water and Sewer Division comments and recommendations**
- **Stormwater Management Division comments and recommendations**
- **Cobb DOT comments and recommendations**

**VOTE: ADOPTED 3-0**

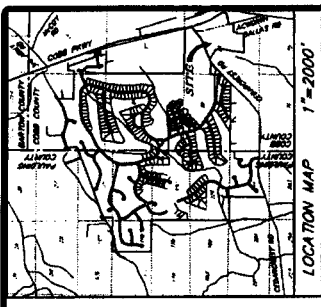
**Gaskins**

**GOVERNORS TOWNE SQUARE**

LAND LOT 40, 204<sup>TH</sup> DISTRICT, 2<sup>ND</sup> SECTION  
COBB COUNTY, GEORGIA



PROJECT NO.	FIELD BOOK
DRAWN BY	CHECKED BY
SCALE	DATE
1"=40'	12-01-09
SHEET NUMBER	
1	

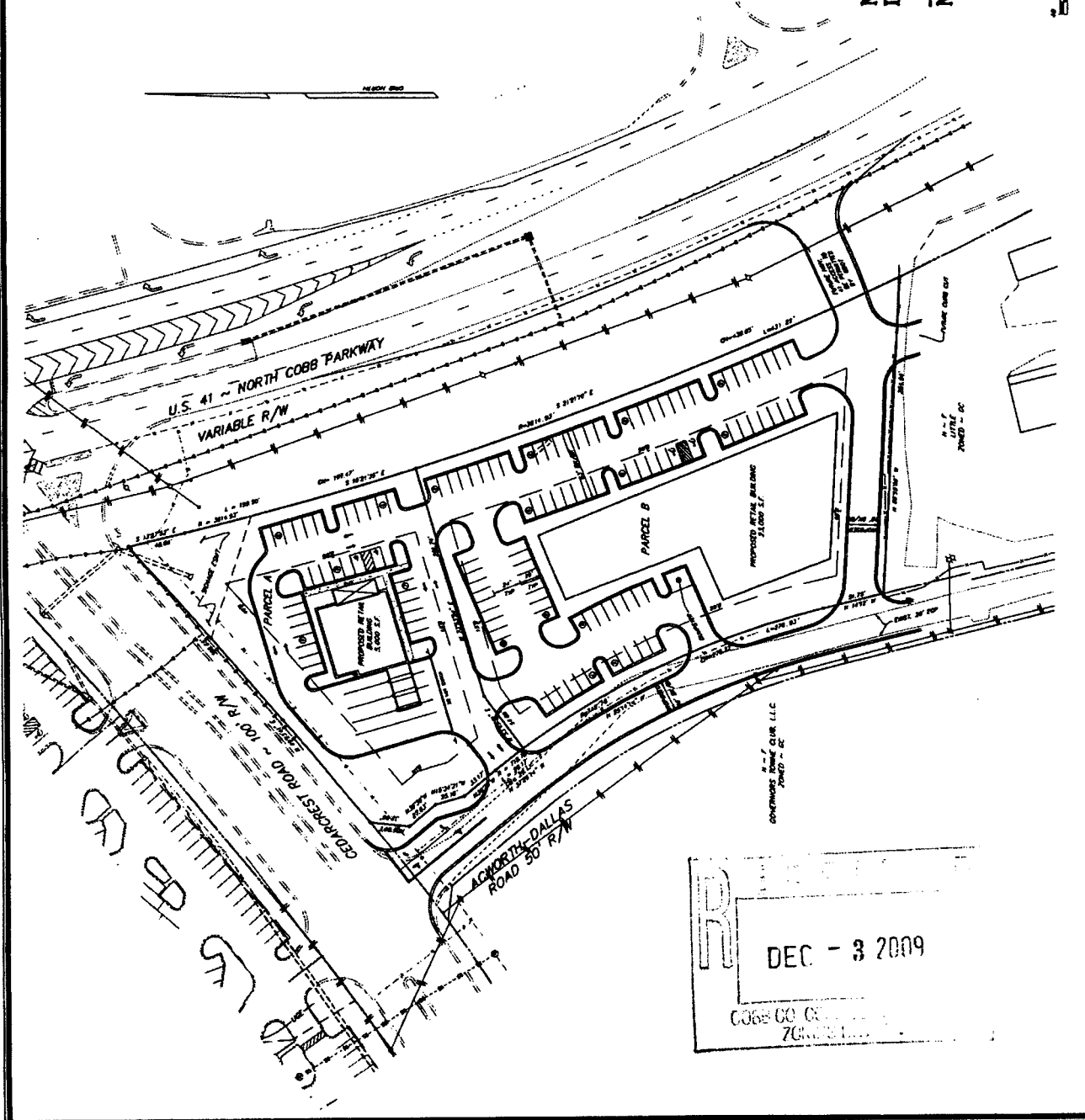


<b>SITE SUMMARY</b>	
TOTAL SITE AREA:	3.22 AC
TRACT A:	1.17 AC
TRACT B:	2.05 AC
EXISTING ZONING:	GC
PROPOSED ZONING:	NRC
BUILDING SETBACKS:	50' FRONT 30' REAR 15' SIDE (MINOR) 25' SIDE (MAJOR)
<b>PARKING DATA - PARCEL A:</b>	
BUILDING SQUARE FOOTAGE:	5,000
REQUIRED (1/250 BUILDING S.F.):	20
PARKING SHOWN:	27
(INCLUDING 2 HANDICAP)	
<b>PARKING DATA - PARCEL B:</b>	
BUILDING SQUARE FOOTAGE:	23,000
REQUIRED (1/250 BUILDING S.F.):	92
PARKING SHOWN:	93
(INCLUDING 2 HANDICAP)	

- NOTES**
1. THERE ARE NO LABELS, STRIPS, OR STAPLES ON THIS SET.
  2. THERE IS NO TO BE USED FOR THIS PROJECT.
  3. THERE IS NO TO BE USED FOR THIS PROJECT.
  4. THERE IS NO TO BE USED FOR THIS PROJECT.
  5. THERE IS NO TO BE USED FOR THIS PROJECT.
  6. THERE IS NO TO BE USED FOR THIS PROJECT.
  7. THERE IS NO TO BE USED FOR THIS PROJECT.
  8. THERE IS NO TO BE USED FOR THIS PROJECT.

Min. Bk. 100 Petition No. 2-5  
Doc. Type Site Plan  
Meeting Date 4/20/10

DATE	DESCRIPTION
12-01-09	ISSUED FOR REVIEW
12-01-09	ISSUED FOR REVIEW
12-01-09	ISSUED FOR REVIEW



DEC - 3 2009  
COBB COUNTY GEORGIA  
ZONING DEPARTMENT



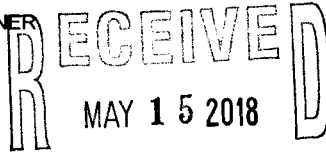
Printed: 5/14/2018

### Cobb County Online Tax Receipt

Thank you for your payment!

**CARLA JACKSON**  
**CHELLY MCDUFFIE**  
Phone:  
Fax:

**TAX COMMISSIONER**  
**CHIEF DEPUTY**  
770-528-8600  
770-528-8679



Payer:  
**WEINBERG SERVICING LLC**

**LITTLE HARBOUR LLLP**

COBB CO. COMM. DEV. AGENCY  
ZONING DIVISION

**Payment Date: 10/3/2017**

Tax Year	Parcel ID	Due Date	Appeal Amount	Taxes Due	
2017	20004000420	10/15/2017	Pay: N/A or	\$0.00	
Interest	Penalty	Fees	Total Due	Amount Paid	Balance
\$0.00	\$0.00	\$0.00	\$0.00	\$11,821.88	\$0.00



Scan this code with your mobile phone to view this bill!