

NO.	DATE	DESCRIPTION
1	10/27/13	ISSUED FOR PERMIT
2	03/27/18	REVISIONS TO PERMIT
3	03/27/18	REVISIONS TO PERMIT

317 Park Drive, Suite 600
 Marietta, Georgia 30066
 Phone: (770) 416-5311
 Fax: (770) 416-6799
 www.kwp.com



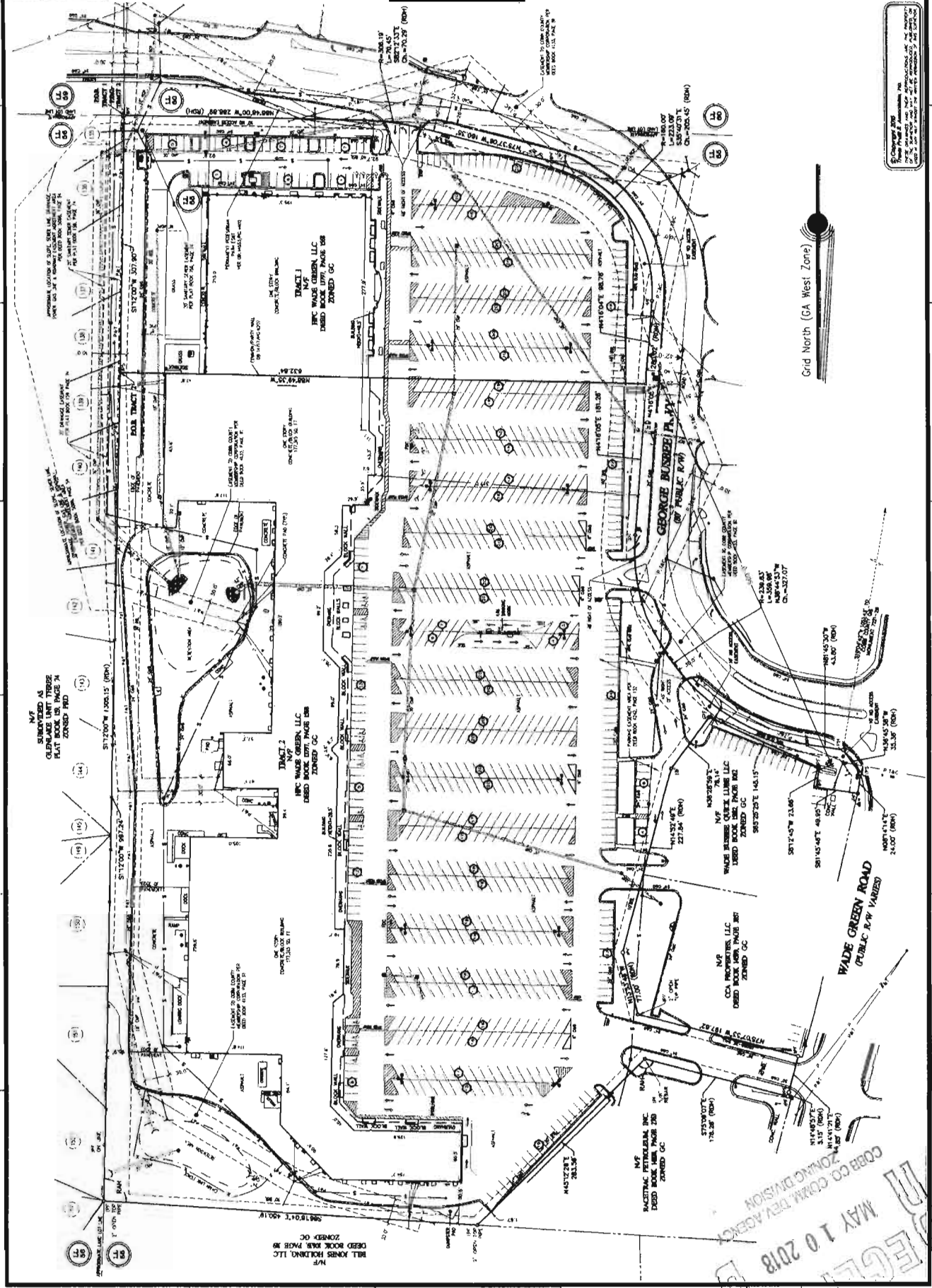
V-64
 (2018)

ALTA/ACS
 A NORTH CAROLINA CORP.
 COMMONWEALTH
 1400 LOT 55 - 2ND STREET
 KATHLEEN



For The Use Of:
 This survey was prepared by the undersigned in accordance with the Georgia Surveyors' Act, Chapter 133 of the Code of Georgia Annotated, and the Georgia Board of Surveyors. The survey was prepared for the purpose of recording the same in the Public Records of the State of Georgia. The survey was prepared by the undersigned on the date indicated below. The survey was prepared by the undersigned on the date indicated below.

Sheet No. 1 OF 2



Grid North (GA West Zone)

COBB COUNTY ZONING DIVISION
 MAY 10 2018
 RECEIVED

APPLICANT: RTC Wade Green LLC and SFS Wade Green, LLC

PETITION No.: V-64

PHONE: 214-599-0655

DATE OF HEARING: 07-11-2018

REPRESENTATIVE: Steve Shellenberger

PRESENT ZONING: GC

PHONE: 214-599-0655

LAND LOT(S): 55, 60

TITLEHOLDER: RTC Wade Green, LLC and SFS Wade Green, LLC

DISTRICT: 20

PROPERTY LOCATION: On the east side of Wade Green Road and the north side of George Busbee Parkway
(4200 Wade Green Road).

SIZE OF TRACT: 18.99 acres

COMMISSION DISTRICT: 3

TYPE OF VARIANCE: Waive the required setback for a sign from 62 feet from an arterial road to 42 feet.

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

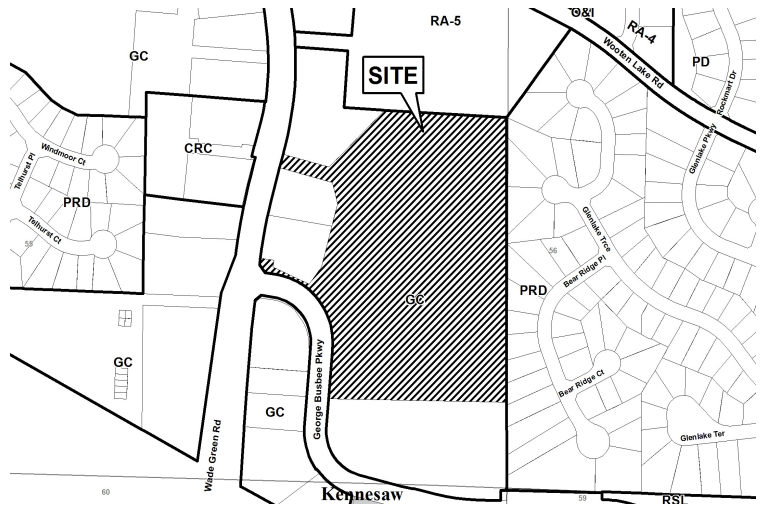
BOARD OF APPEALS DECISION

APPROVED **MOTION BY**

REJECTED **SECONDED**

HELD **CARRIED**

STIPULATIONS:



APPLICANT: RTC Wade Green LLC and
SFS Wade Green,
LLCFrank Odom

PETITION No.: V-64

COMMENTS

TRAFFIC: 1. Recommend the sign be installed where it will not impede the line of sight for the driveways or roadways; and 2) Recommend sign be placed off the right-of-way.

DEVELOPMENT & INSPECTIONS: No comments.

SITE PLAN REVIEW: No comments.

STORMWATER MANAGEMENT: No comment.

HISTORIC PRESERVATION: No comments.

DESIGN GUIDELINES: No comments.

CEMETERY PRESERVATION: There is no significant impact on the cemetery site listed in the Cobb County Cemetery Preservation Commission's Inventory Listing which is located in this, or adjacent land lot.

WATER: No conflict.

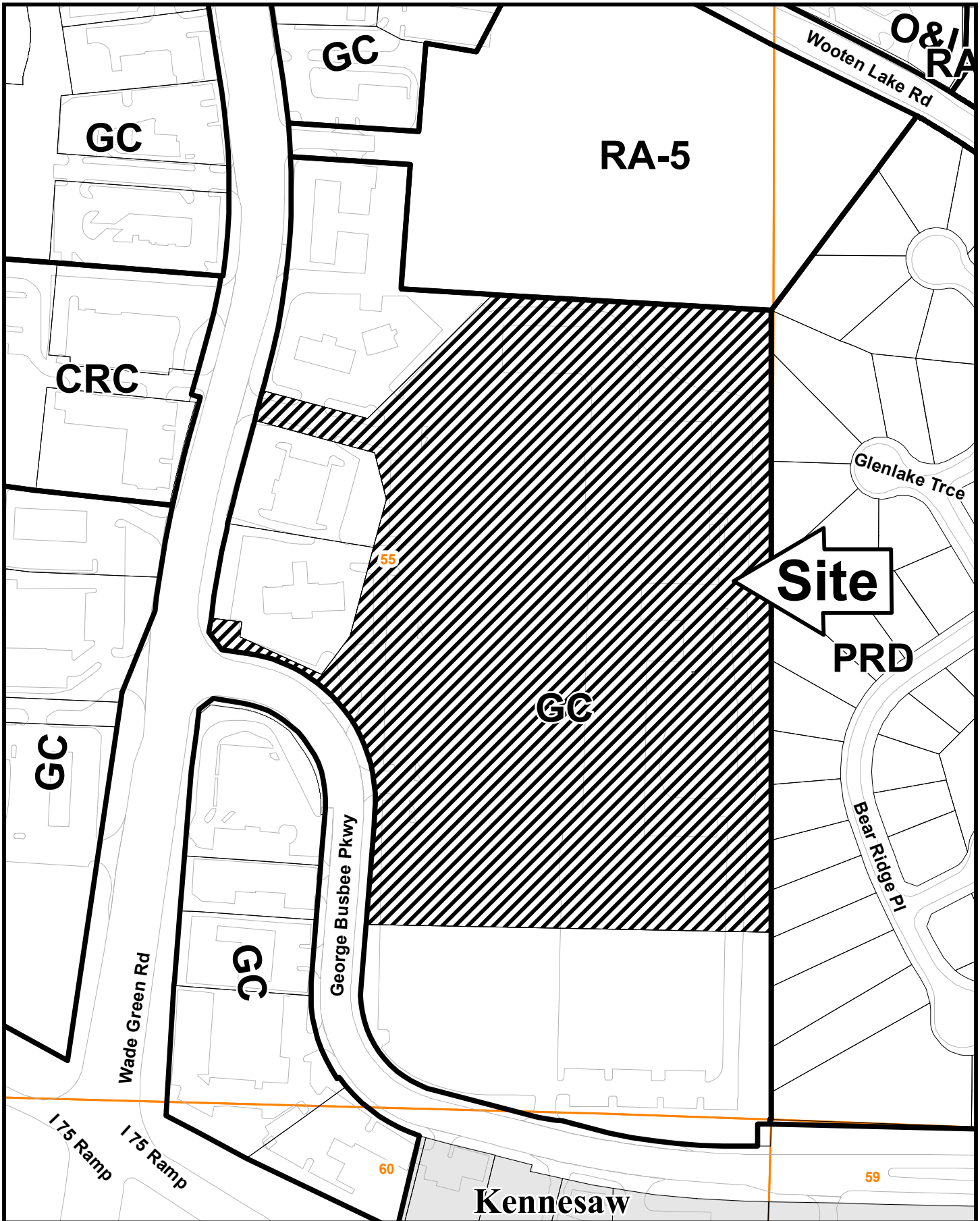
SEWER: Sign cannot be placed in CCWS easement or easement setbacks.

APPLICANT: RTC Wade Green LLC and
SFS Wade Green, LLC

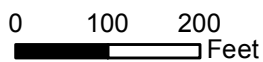
PETITION No.: V-64



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-64 2018-GIS



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



-  Zoning Boundary
-  City Boundary

Application for Variance

Cobb County

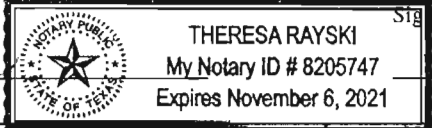
RECEIVED
MAY 10 2018
COBB CO. COMM. DEV. AGENCY
ZONING DIVISION

Application No. V-124
Hearing Date: 7-11-18

Applicant RTC Wade Green, LLC and SFS Wade Green, LLC Phone # 214-599-0655 E-mail steve@hillcrestpartners.com

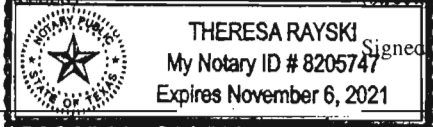
Steve Shellenberger Address 7557 Rambler Road, Suite 965, Dallas, TX 75231
(representative's name, printed) (street, city, state and zip code)

Steve Shellenberger Phone # 214-599-0655 E-mail steve@hillcrestpartners.com
(representative's signature)

My commission expires: 11/6/2021  Signed, sealed and delivered in presence of: Theresa Rayski
Notary Public

Titleholder RTC Wade Green, LLC and SFS Wade Green, LLC Phone # 214-599-0655 E-mail steve@hillcrestpartners.com

Signature Steve Shellenberger Address: 7557 Rambler Road, Suite 965, Dallas, TX 75231
(attach additional signatures, if applicable) (street address, city, state and zip code)

My commission expires: 11/6/2021  Signed, sealed and delivered in presence of: Theresa Rayski
Notary Public

Present Zoning of Property "GC"
Location 4200 Wade Green Road, Kennesaw, GA 30144
(street address, if applicable; nearest intersection, etc.)

Land Lot(s) Tract 1 and Tract 2 District 9 Size of Tract 18.989 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 18.989 AC Shape of Property Rec Topography of Property Flat Other _____

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 (If applying for Backyard Chickens pursuant to Sec.134-94(4), then leave this part blank).

Section 134-313, paragraph (i), subparagraph (1) states there is a minimum yard requirement of 62 feet (measured from center of an arterial road). This minimum yard requirement of 62 feet forces the ground mounted monument sign to be located within an existing drive aisle and within a tenant's "area of control" as defined in lease documents. Altering the lease documents to shift drive aisle or modify "area of control" is not possible as the tenant would require concessions beyond what the property owner is able to make.

List type of variance requested: Reduce minimum yard requirement of 62 feet (measured from center of an arterial road) to 42 feet. A 42 foot yard allows the sign to be placed outside of parking field thereby maintaining the current off-street parking spaces provided.