



No.	REVISION DESCRIPTION	DATE
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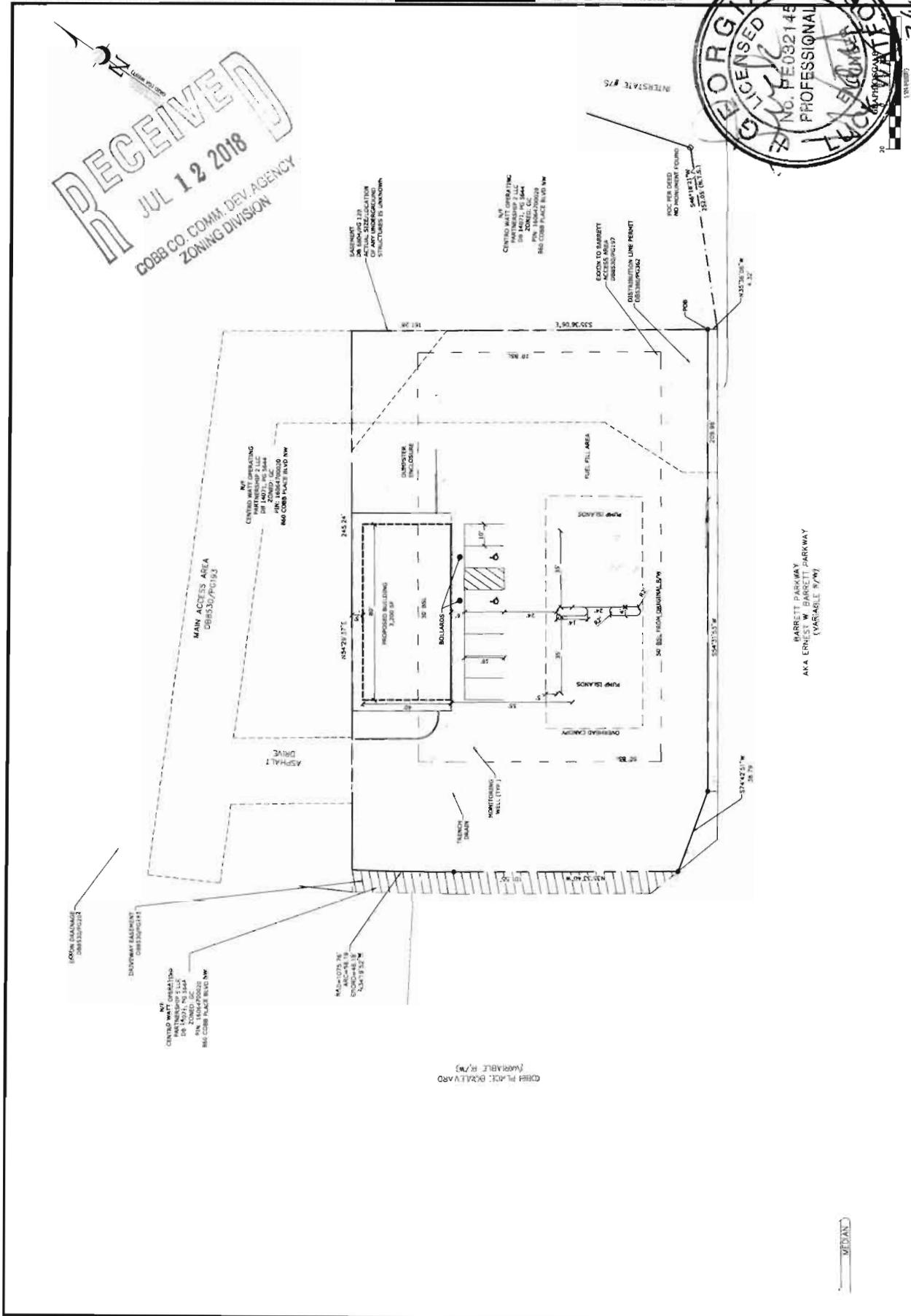
NT, LLC
 PROJECT NO. V-82
 (2018)

ZONING EXHIBIT
 BARRETT PARKWAY EXCON
 PROJECT LOCATED AT:
 LT. 650.16TH DISTRICT, 2ND SECTION
 550 BARRETT PARKWAY MARETTA, GA 30067
 COBB COUNTY

NO. 1102-10-01
 PROJECT BY: M&E
 DATE: 07/12/18



RECEIVED
 JUL 12 2018
 COBB CO. COMM. DEV. AGENCY
 ZONING DIVISION



THESE PLANS AND SPECIFICATIONS ARE THE PROPERTY OF THE ENGINEER AND MAY NOT BE REPRODUCED, PUBLISHED OR USED IN ANY MANNER WITHOUT THE WRITTEN PERMISSION OF THE ENGINEER. THE CONTRACTOR SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR. IT IS THE CONTRACTOR'S RESPONSIBILITY TO VERIFY ALL UTILITIES WITHIN THE JURISDICTION OF THE CONTRACTOR. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES.

APPLICANT: Luck Watford

PETITION No.: V-82

PHONE: 770-702-7034

DATE OF HEARING: 09-12-2018

REPRESENTATIVE: Luck Watford

PRESENT ZONING: GC

PHONE: 770-702-7034

LAND LOT(S): 650

TITLEHOLDER: Georgia-Alabama Commercial Investments, LLC

DISTRICT: 16

PROPERTY LOCATION: On the northeast corner of Cobb Place Boulevard and Ernest Barrett Parkway (550 Ernest Barrett Parkway).

SIZE OF TRACT: 0.91 acres

COMMISSION DISTRICT: 3

TYPE OF VARIANCE: 1.) Waive the side setback from the required 10 feet to five (5) feet adjacent to the northwest property line; and 2.) increase the maximum impervious surface from 80% to a maximum of 95%.

OPPOSITION: No. OPPOSED PETITION No. SPOKESMAN

BOARD OF APPEALS DECISION

APPROVED MOTION BY

REJECTED SECONDED

HELD CARRIED

STIPULATIONS:



COMMENTS

TRAFFIC: Recommend applicant consider entering into a development agreement pursuant to 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 north side of Barrett Parkway, a minimum of 10' from back of curb.

DEVELOPMENT & INSPECTIONS: No comments.

SITE PLAN REVIEW: The property owner will be required to obtain a Land Disturbance Permit if there are any staff comments or approval stipulations which require any type of site modifications (fencing, landscaping, curb/gutter & sidewalk installation, etc.) Contact Site Plan Review, 770-528-2147.

STORMWATER MANAGEMENT: The proposed improvements will exceed the allowable impervious coverage limit by 5,946 square feet. If approved the First Flush Water Quality Best Management Practice Requirements must be elevated to the 1.5-inch rainfall event and each larger storm discharge controlled not to exceed the allowable discharge of the next lower, more frequent storm event (ie. 5-year storm event released at 2-year rate; 10-year event at 5-year rate; etc. to 100-year event at 50-year rate).

HISTORIC PRESERVATION: No comments.

DESIGN GUIDELINES: No comments.

CEMETERY PRESERVATION: No comments.

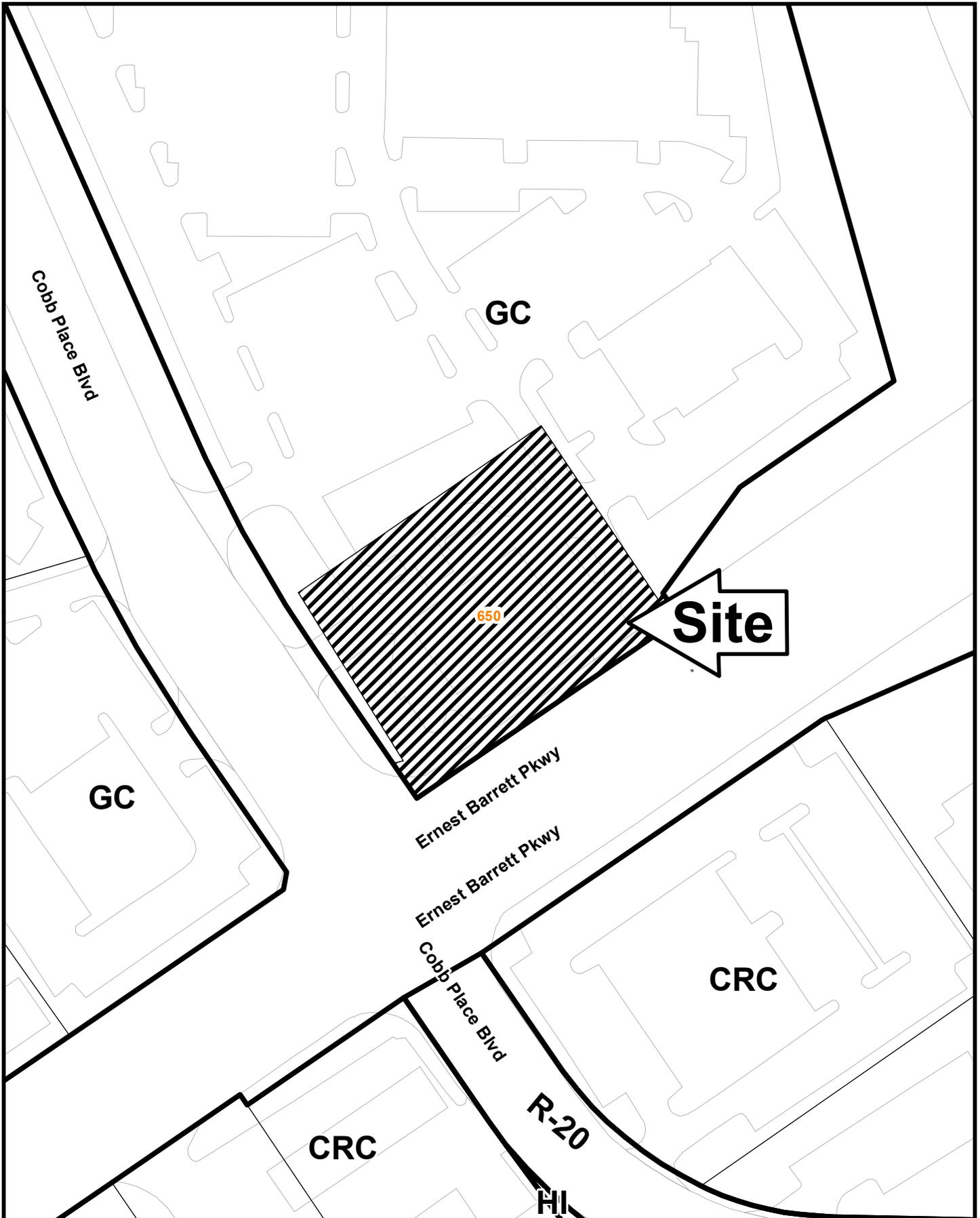
WATER: No comments.

SEWER: No comments.

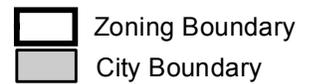
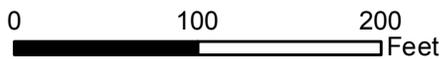
APPLICANT: Luck Watford **PETITION No.:** V-82

FIRE DEPARTMENT: No comments.

V-82 2018-GIS



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



Application for Variance

Cobb County

(type or print clearly)

Application No. V-82

Hearing Date: 9-12-18

Applicant Luck Watford Phone # 770 707 7031 E-mail LWatford@SEEngineering.com

Luck Watford Address 2470 Sandy Plains Rd
(representative's name, printed) (street, city, state and zip code)

Luck Watford Phone # 770 707 7031 E-mail LWatford@SEEngineering.com
(representative's signature)

Signed, sealed and delivered in presence of:

My commission expires: 4-5-19

Georgia Alabama Commercial Investments LLC
Titleholder Phone # 770.338.2620 E-mail scott@gaalcomgmt.com

Signature Scott A. Moon Address: PO Box 1565 Lawrenceville GA 30046
(attach additional signatures, if needed) (street, city, state and zip code)

Scott A. Moon, LLC Manager

Signed, sealed and delivered in presence of:

My commission expires: _____

Penelope M Pistacchio
Notary Public

Present Zoning of Property ERC GC

Location 2370 Dalk Rd SSD Barrett Parkway
(street address, if applicable; nearest intersection, etc.)

Land Lot(s) 786 + 799 650 District 16 + 17 Size of Tract 0.91 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 (If applying for Backyard Chickens pursuant to Sec. 134-94(4), then leave this part blank).

Owner desires to demolish existing store and curbside to construct a new store at rear of property to facilitate better traffic flow

List type of variance requested: Reduction of Rear-Setback