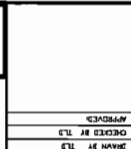


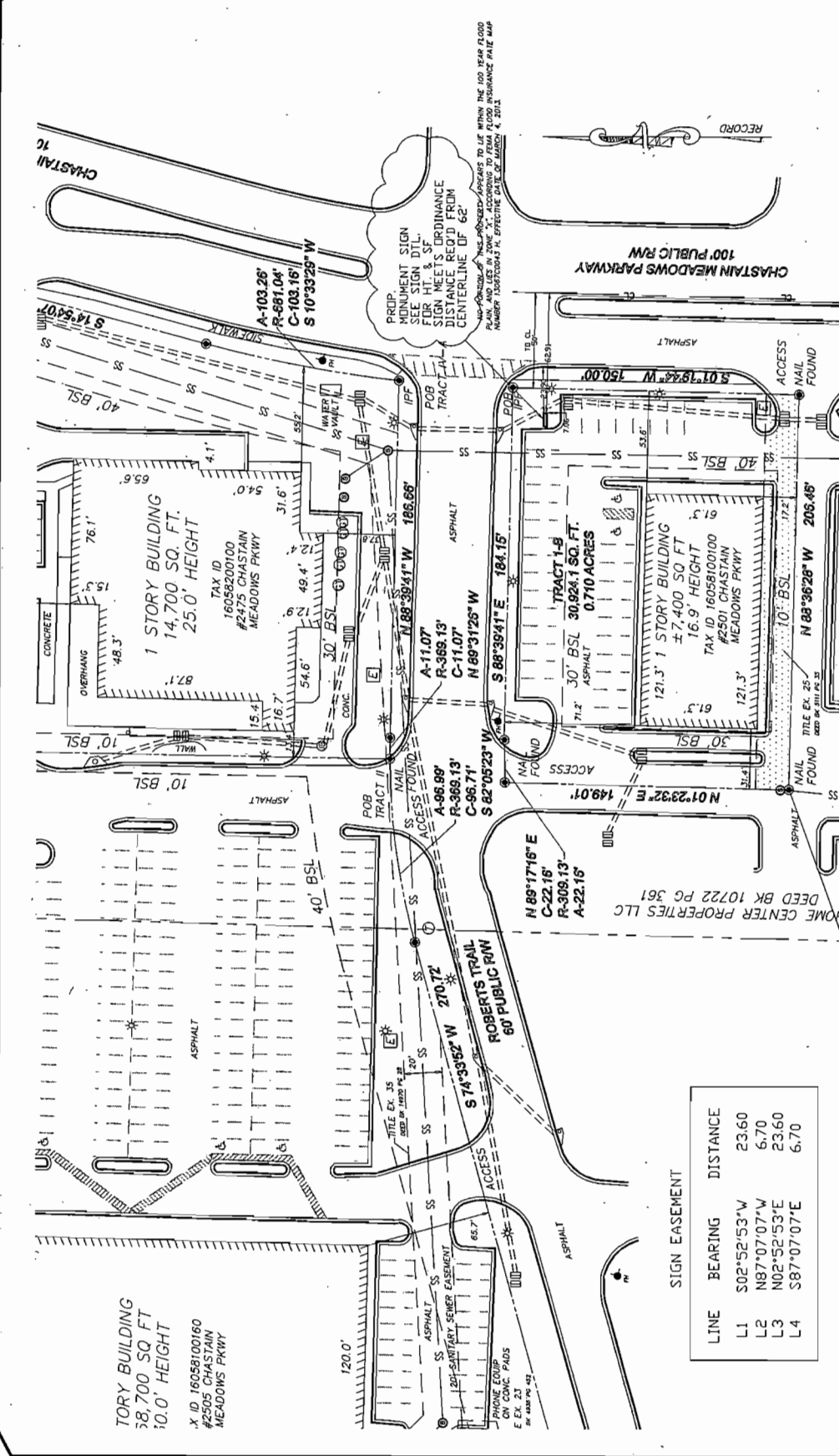
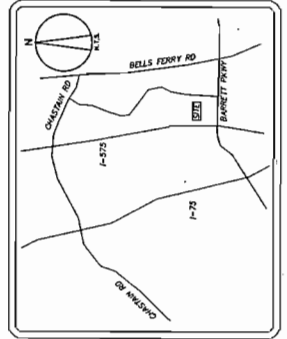
DAWSON ENGINEERING CONSULTANT, LLC  
 1569 CHEERY HILL ROAD  
 CONLEY, GEORGIA 30094  
 678-465-9610 FAX: 678-720-5795  
 EMAIL: info@dwason.com



SCALE: 1" = 30'  
 DATE: 11/15/18  
 SHEET NO. 113  
 PROJECT NO. 18-001

V-113  
 (2018)

SIGN LOCATE SITE PLAN  
 FOR  
 HOME CENTER VILLAGE  
 DISTRICT 16, LOT 581 & 582, SECTION 2  
 2505 CHASTAIN MEADOWS PARKWAY  
 MARETTA, GA 30066  
 COBB COUNTY

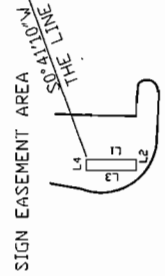


PRECIP MONUMENT SIGN SEE SIGN DTL. SIGN MEETS ORDINANCE FOR HT. & SF. SIGN MEETS ORDINANCE DISTANCE REQ'D FROM CENTERLINE OF 62'.  
 ALL USES AND OCCUPANCIES ARE SUBJECT TO FEMA FLOOD INSURANCE RATE MAP NUMBER 19000020000A. THIS PROJECT APPEARS TO BE WITHIN THE 100 YEAR FLOOD PLAIN AND USES ARE SUBJECT TO FEMA FLOOD INSURANCE RATE MAP NUMBER 19000020000A. APPROVED FOR RECORD BY THE CITY OF MARETTA.

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 SEP 17 2018  
 COBB CO. COMM. DEV. AGENCY  
 ZONING DIVISION

SIGN EASEMENT

LINE	BEARING	DISTANCE
L1	S02°52'53"W	23.60
L2	N87°07'07"W	6.70
L3	N02°52'53"E	23.60
L4	S87°07'07"E	6.70



TORY BUILDING  
 58,700 SQ FT  
 10.0' HEIGHT  
 X ID 16058100160  
 #2505 CHASTAIN MEADOWS PKWY

BURGER KING CORPORATION  
 DEED BK 5111 PG 26

HOME CENTER PROPERTIES LLC  
 DEED BK 10722 PG 361

**APPLICANT:** Chastain Meadows 2014, LLC

**PETITION No.:** V-113

**PHONE:** 800-815-0078

**DATE OF HEARING:** 11-14-2018

**REPRESENTATIVE:** J. Kevin Moore

**PRESENT ZONING:** GC

**PHONE:** 770-429-1499

**LAND LOT(S):** 582

**TITLEHOLDER:** Chastain Meadows 2014, LLC

**DISTRICT:** 16

**PROPERTY LOCATION:** On the southwest corner of Roberts Trail and Chastain Meadows Parkway (2465 Chastain Meadows Parkway).

**SIZE OF TRACT:** 0.71 acres

**COMMISSION DISTRICT:** 3

**TYPE OF VARIANCE:** Reduction of required distance from roadway center line for placement of monument signage to sixty-two (62) feet.

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

**BOARD OF APPEALS DECISION**

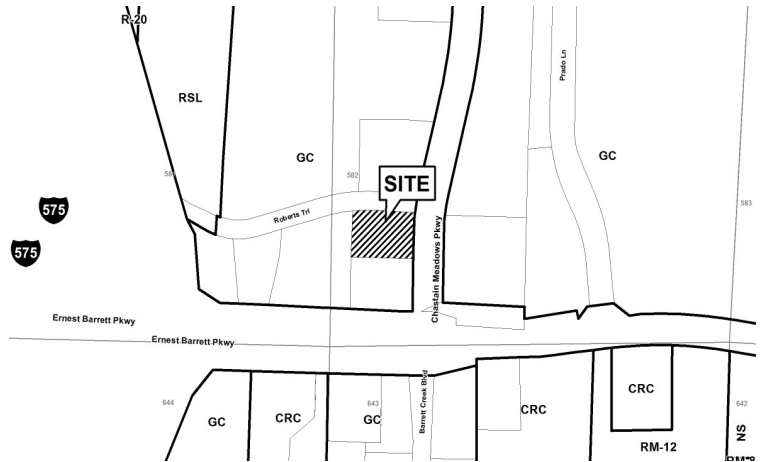
**APPROVED**        **MOTION BY**       

**REJECTED**        **SECONDED**       

**HELD**        **CARRIED**       

**STIPULATIONS:**       



**APPLICANT:** Chastain Meadows 2014,  
LLC

**PETITION No.:** V-113

\*\*\*\*\*

**COMMENTS**

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

Recommend monument 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:** No comments.

**WATER:** No Conflict

**SEWER:** No Conflict. Sewer and easement are private.

**APPLICANT:** Chastain Meadows 2014,  
LLC

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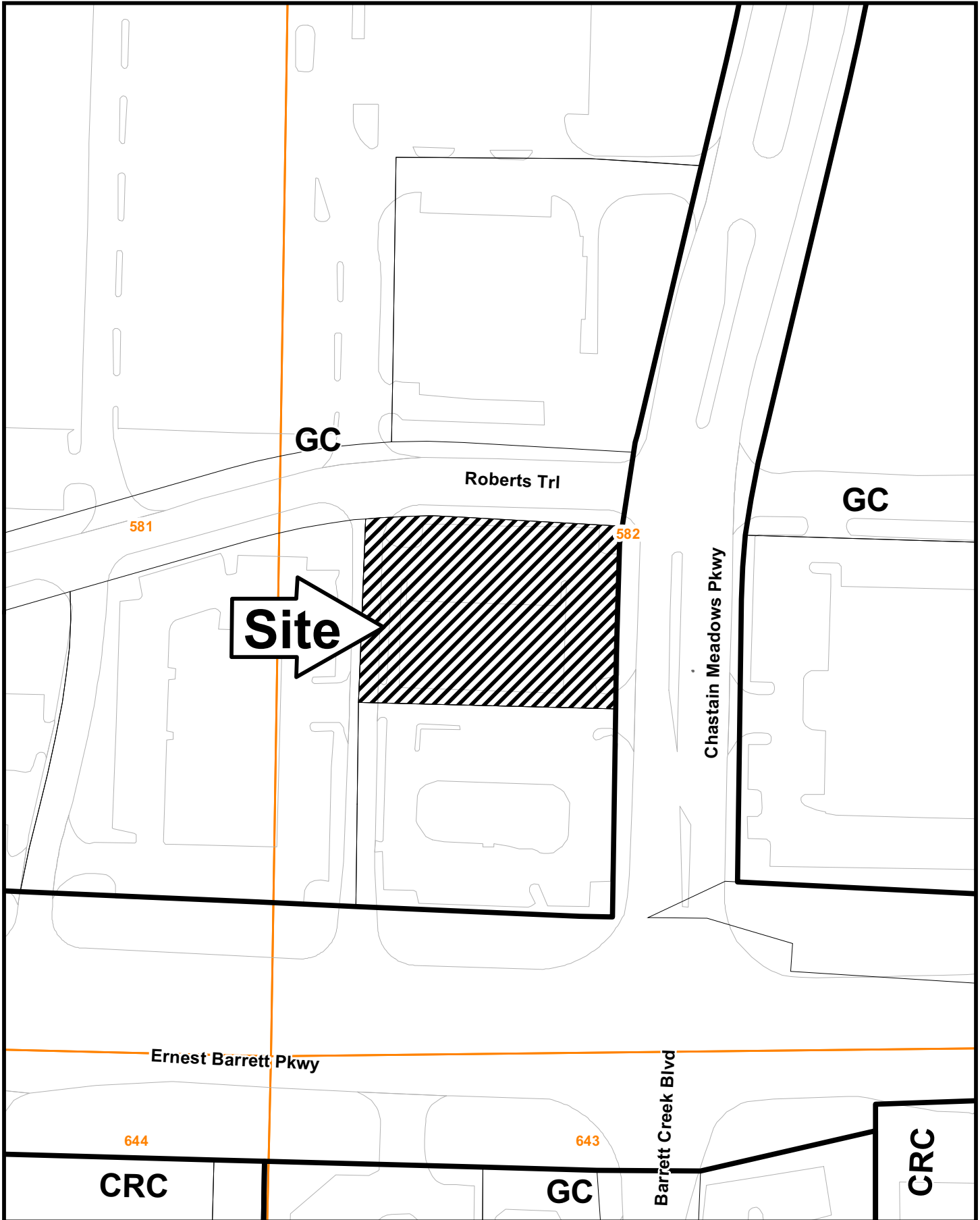
**PETITION No.:** V-113

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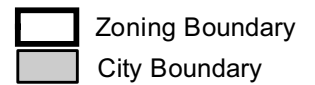
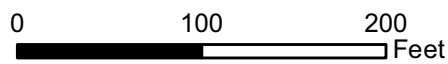
\*\*\*\*\*

**FIRE DEPARTMENT:** No comment.

# V-113 2018-GIS



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



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# Application for Variance Cobb County

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SEP 17 2018

(type or print clearly)

Application No. V113 (2018)  
Hearing Date: 11/14/2018

COBB CO. COMM. DEV. AGENCY  
ZONING DIVISION

Applicant Chastain Meadows 2014, LLC Phone # (800) 815-078 E-mail aaron@genevarealestateholdings.com  
Moore Ingram Johnson & Steele, LLP Emerson Overlook, Suite 100, 326 Roswell Street  
J. Kevin Moore Address Marietta, GA 30060  
(representative's name, printed) (street, city, state and zip code)

BY: J. Moore Phone # (770) 429-1499 E-mail jkmo@mij.com  
(representative's signature) Georgia Bar No. 519728



Signed, sealed and delivered in presence of:  
Carolyn E. Cook  
Notary Public

Titleholder Chastain Meadows 2014, LLC Phone # (800) 815-0078 E-mail aaron@genevarealestateholdings.com  
2150 SW 10th Street, Suite B  
Signature See Attached Exhibit "A" Address: Deerfield Beach, FL 33442  
(attach additional signatures, if needed) (street, city, state and zip code)

Signed, sealed and delivered in presence of:

My commission expires: \_\_\_\_\_  
Notary Public

Present Zoning of Property GC

Location Intersection of the westerly side of Chastain Meadows Parkway and the southerly side of Roberts Trail  
(street address, if applicable; nearest intersection, etc.) (2465 Chastain Meadows Parkway)

Land Lot(s) 581 District 16th Size of Tract 0.7101 +/- 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:  
See Exhibit "B" attached hereto and incorporated herein by reference.

List type of variance requested: Reduction of required distance from roadway centerline for placement of monument signage to sixty-two (62) feet.

V-113  
(2018)  
Exhibit

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SEP 17 2018

**EXHIBIT "A" - ATTACHMENT TO APPLICATION FOR VARIANCE**

COBB CO. COMM. DEV. AGENCY  
ZONING DIVISION

Application No.: V-113 (2018)  
Hearing Date: November 14, 2018

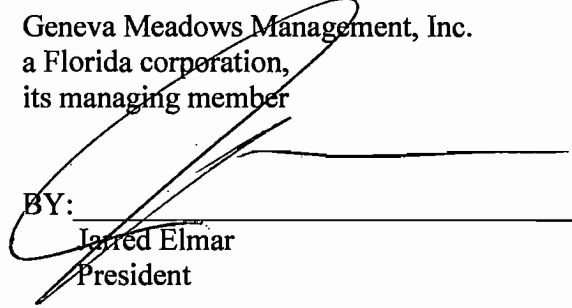
Applicant/Titleholder: **Chastain Meadows 2014, LLC**  
**a Georgia limited liability company**

CHASTAIN MEADOWS 2014, LLC  
a Georgia limited liability company

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SEP 17 2018

COBB CO. COMM. DEV. AGENCY  
ZONING DIVISION

BY: Geneva Meadows Management, Inc.  
a Florida corporation,  
its managing member

BY:   
\_\_\_\_\_  
Jared Elmar  
President

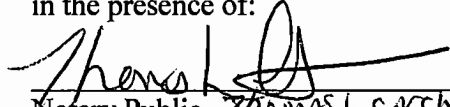
[Corporate Seal]

Date Executed: 9/12/18

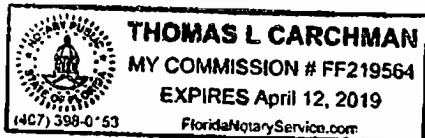
Address: 2150 S.W. 10<sup>th</sup> Street  
Suite B  
Deerfield Beach, Florida 33442

Telephone No.: (800) 815-0078

Signed, sealed, and delivered  
in the presence of:

  
\_\_\_\_\_  
Notary Public Thomas L. Carchman  
Commission Expires: April 12, 2019

(Notary Seal)

  
THOMAS L. CARCHMAN  
MY COMMISSION # FF219564  
EXPIRES April 12, 2019  
FloridaNotaryService.com

V-113  
(2018)  
Exhibit

**EXHIBIT "B" - ATTACHMENT TO APPLICATION FOR VARIANCE**

**Application No.:** V-\_\_\_\_\_ (2018)  
**Hearing Date:** November 14, 2018

**Applicant/Titleholder:** Chastain Meadows 2014, LLC

Please state what hardship would be created by following the normal terms of the ordinance:

The property which is the subject of this Application for Variance is located at the intersection of the westerly side of Chastain Meadows Parkway and the southerly side of Roberts Trail, being more particularly known as 2465 Chastain Meadows Parkway, Land Lot 581, 16<sup>th</sup> District, 2<sup>nd</sup> Section, Cobb County, Georgia (hereinafter the "Property" or the "Subject Property"). Applicant and Property Owner are making improvements to the Subject Property and are seeking this variance to allow for the placement of a monument sign a distance of sixty-two (62) feet from the existing centerline of the roadway. The Property has been developed for a period of time; and, subsequent to the improvement, there have been improvements and alterations to the roadway, thus making the requested variance necessary.

To allow the requested variance would result in minimal impact, if any at all, upon the Subject Property or any other adjacent or surrounding properties.

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**COBB CO. COMM. DEV. AGENCY  
ZONING DIVISION**