

Application for "Other Business"

Cobb County, Georgia

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

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OB-60

COBB CO. COMM. DEV. AGENCY
ZONING DIVISION

BOC Hearing Date Requested: November 20, 2018

Applicant: Ruby-Collins, Inc. **Phone #:** 770-432-2900
(applicant's name printed)

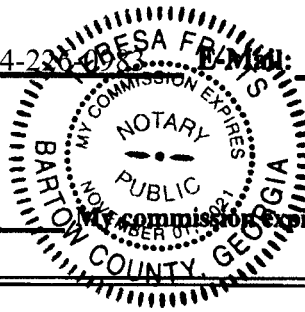
Address: 4806 Wright Drive Building B Smyrna GA 30082 **E-Mail:** dwestrick@ruby-collins.com

David Westrick **Address:** 4806 Wright Drive Building B Smyrna, GA 30082
(representative's name, printed)

[Signature] **Phone #:** 404-226-0983 **E-Mail:** dwestrick@ruby-collins.com
(representative's signature)

Signed, sealed and delivered in presence of:

[Signature]
Notary Public **My Commission Expires:** November 1, 2021



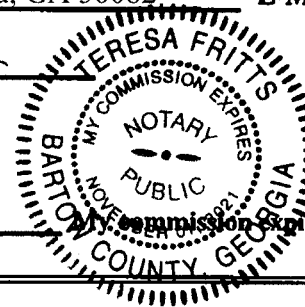
Titleholder(s): Ruby-Collins, Inc. **Phone #:** 404-226-0983
(property owner's name printed)

Address: 4875 Martin Court SE Smyrna, GA 30082 **E-Mail:** dwestrick@ruby-collins.com

[Signature]
(Property owner's signature)

Signed, sealed and delivered in presence of:

[Signature]
Notary Public **My Commission Expires:** November 1, 2021



Commission District: 2 **Zoning Case:** Not Applicable

Size of property in acres: 4.23 **Original Date of Hearing:** Not Applicable

Location: 4875 Martin Court, SE Smyrna, Georgia 30082
(street address, if applicable; nearest intersection, etc.)

Land Lot(s): 679 **District(s):** 17th, 2nd Section

State specifically the need or reason(s) for Other Business: _____

See Attachment 1

(List or attach additional information if needed)

Attachment 1

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Attachment 1

COBB CO. COMM. DEV. AGENCY
ZONING DIVISION

Ruby-Collins, Inc owns 4.23 acres that fronts Kenwood Road and fronts Martin Court at 4875 Martin Court, SE, Smyrna, Georgia 30082 (through a Permanent Easement granted by R.F. Knox (see Attachment 2)). Ruby-Collins received a Land Disturbance Permit to allow grading, piping and preparation for the Construction of their new Headquarters on December 18, 2017 and revised on February 16, 2018. Ruby-Collins has been headquartered in Smyrna since the late seventies and desires to remain a Cobb County Business.

In discussion with our Attorney and Accountant, Ruby-Collins, Inc was advised that it would be in our best business interest to own the Building in a Limited Liability Corporation to help protect the assets of Ruby-Collins and the three Owners of Ruby-Collins, Inc. Therefore, we formed Martin Investment Group, LLC (also owned by the same three owners) which will own the Building and 1.79125 acres with a street address of 4875 Martin Court, SE, Smyrna, Georgia 30082.

Our request of the Board of Commissioners is that we be granted a variance allowing us to divide the current 4.23 acres into two tracts (see Attachment 3 for the drawings). The request for this variance is caused by the irregular shape and size of the Property and Ruby-Collins promise to the neighbors of Kenwood Road not to use that entrance as our main entrance to the Property.

This variance will allow the 1.79125-acre parcel (see Attachment 4 for the Legal Description Lot 1) to be transferred into Martin Investment Group, LLC with the Permanent Easement granted by R.F. Knox as the road frontage. As a major portion of the variance, we ask that the public road frontage be reduced from fifty feet to zero feet as the Road frontage required by the current Zoning requirements.

The 2.44729-acre parcel will remain the property of Ruby-Collins, Inc and will continue to have its public road frontage on Kenwood Drive (see Attachment 5 for the Legal Description Lot 2) as it has for the past 30 plus years. However, as part of the division both Ruby-Collins, Inc and Martin Investment, LLC will only use the Martin Court entrance to access either property.

Attachment 6 is a copy of our paid Property Tax bill for the referenced Property.

The owners of Ruby-Collins, Inc and Martin Investment Group, LLC sincerely appreciate your consideration of this variance.

EXHIBIT FOR
RUBY-COLLINS, INC.
 LOCATED IN
 LAND LOT 679
 17TH DISTRICT, 2ND SECTION
 COBB COUNTY, GEORGIA

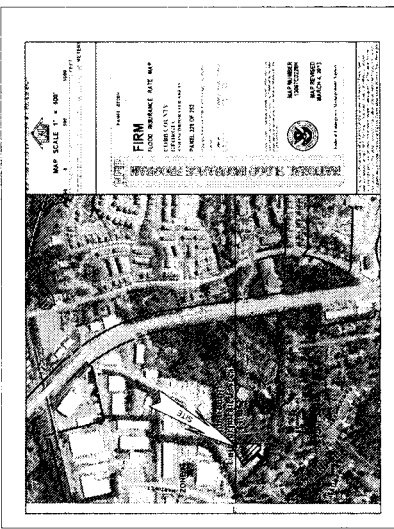
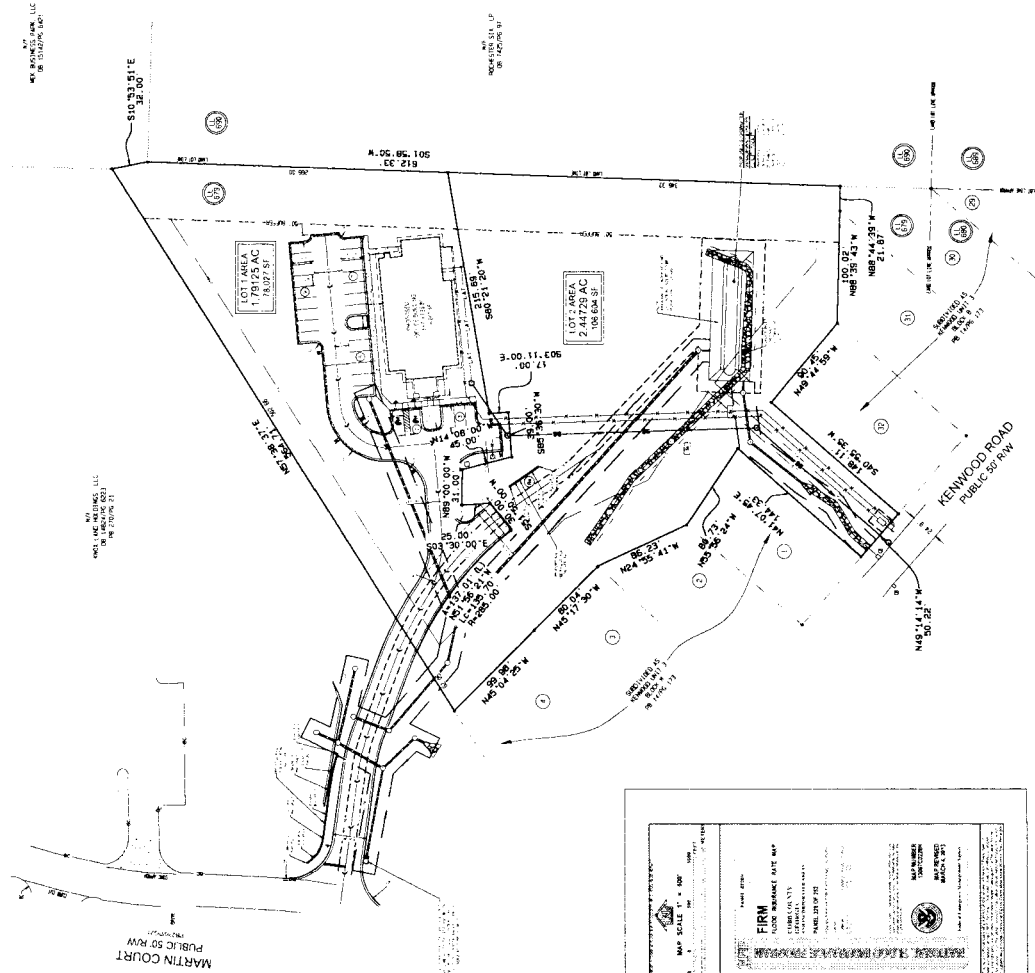
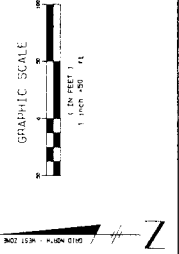
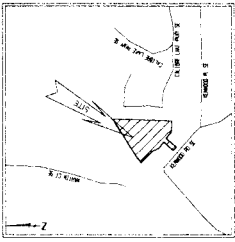


W&B ENGINEERS, INC.
 CIVIL ENGINEERS & LAND SURVEYORS
 MANHATTAN, GEORGIA 30005-8030
 TEL: 770 401-3800
 FAX: 770 401-3808
 LSP000426 - REISSUED 1/14

SCALE:	1" = 50'
DESIGNED BY:	ZK
DRAWN BY:	JIT
CHECKED BY:	DRG
DATE:	10/15/18
DRAWING NUMBER:	179923
SHEET NUMBER:	1 OF 1

*OB-60
 Proposed
 Site Plan*

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PROFESSIONAL ENGINEER'S CERTIFICATE
 I, the undersigned, being a duly Licensed Professional Engineer in the State of Georgia, do hereby certify that the above is a true and correct copy of the original drawings as shown to me by the client for the purpose of filing the same for record in the office of the County Clerk of Cobb County, Georgia, and that I am not providing any other services in connection with the above project.
 DATE: 10/15/18
 SIGNATURE: [Signature]

MARTIN COURT
 PUBLIC 50' RW

KENWOOD ROAD
 PUBLIC 50' RW