

1. Agenda

Documents:

[101420RM.PDF](#)

2. Summary

Documents:

[101420RM.PDF](#)

3. V2020-31 Roswell Rd 1860

Documents:

[V2020-31 ROSWELL RD 1860.PDF](#)

4. V2020-37 S Marietta Pkwy 557

Documents:

[V2020-37 S MARIETTA PKWY 557.PDF](#)



City of Marietta

205 Lawrence Street
Post Office Box 609
Marietta, Georgia 30061

Meeting Agenda CITY COUNCIL

R. Steve Tumlin, Mayor
Cheryl Richardson, Ward 1
Grif Chalfant, Ward 2
Johnny Walker, Ward 3
G. A. (Andy) Morris, Ward 4
Reggie Copeland, Ward 5
Michelle Cooper Kelly, Ward 6
Joseph R. Goldstein, Ward 7

Wednesday, October 14, 2020

7:00 PM

Council Chamber

CALL TO ORDER:

INVOCATION:

Council Member Grif Chalfant, Ward 2

PLEDGE OF ALLEGIANCE:

PRESENTATIONS:

20200836 2020 All-American City Hall of Fame Award

Presentation to the City of Marietta for the 2020 All-American City Hall of Fame Award presented by The National Civic League. (Video Presentation by Mayor Patti Garrett, Vice Chair of the National Civic League Board)

20200843 Public Safety Recognition

Recognition of Firefighter Ron Presley, receiving the 2020 Cobb Chamber of Commerce Outstanding Community Commitment Award.

Recognition of Lieutenant Michael Goins, of the Marietta Police Department, receiving the 2020 Cobb Chamber of Commerce Outstanding Community Contribution Award.

Recognition of Sergeant Josh Liedke, Officer Joey Powell & K9 Officer Jacquo, including the Crime Interdiction Unit, of the Marietta Police Department, receiving the 2020 Cobb Chamber of Commerce Distinguished Service Award.

PROCLAMATIONS:

**ANNOUNCEMENTS OF GENERAL COMMUNITY INFORMATION BY THE MAYOR,
COUNCIL AND/OR CITY MANAGER:****SCHEDULED APPEARANCES:**

Each speaker is allotted five (5) minutes.

20200823 **Scheduled Appearance**

Scheduled Appearance - Larry Wills

20200838 **Scheduled Appearance**

Scheduled Appearance - Donald Barth

CONSENT AGENDA:

Consent agenda items are marked by an asterisk (*). Consent items are approved by majority of council. A public hearing will be held only for those items marked by an asterisk that require a public hearing (also noted on agenda).

MINUTES:

- * **20200800** **Regular Meeting - September 9, 2020**

Review and approval of the September 9, 2020 regular meeting minutes.

MAYOR'S APPOINTMENTS: (for informational purposes only)**CITY COUNCIL APPOINTMENTS:**

- * **20200766** **Board of Lights and Water Appointment**

Reappointment of Michael G. Wilson to the Board of Lights and Water (Resident Post) for a term of four (4) years, beginning October 12, 2020 and expiring October 13, 2024.
Michael G. Wilson has been on the board since October 2012.
- * **20200814** **Board of Zoning Appeals Appointment (Ward 1)**

Appointment of Craig Smith to the Board of Zoning Appeals (Ward 1) for a three (3) year term, expiring September 14, 2023.

* **20200817 Planning Commission Appointment (Ward 4)**

Reappointment of Byron "Tee" Anderson to the Planning Commission (Ward 4), for a three-year term expiring October 14, 2023.

Byron "Tee" Anderson has been on the board since September 2017.

* **20200821 Planning Commission Appointment (Ward 5)**

Reappointment of Brenda McCrae to the Planning Commission (Ward 5), for a three-year term beginning immediately upon appointment and expiring October 14, 2023.

Brenda McCrae has been on the board since December 11, 2013.

ORDINANCES:

RESOLUTIONS:

CITY ATTORNEY'S REPORT:

CITY MANAGER'S REPORT:

MAYOR'S REPORT:

COMMITTEE REPORTS:

1. Economic/Community Development: Johnny Walker, Chairperson

2. Finance/Investment: Joseph R. Goldstein, Chairperson

* **20200142 Sprint Lease Extension for Property at Cell Site**

Motion to approve the Contract agreement between the City of Marietta and the Downtown Marietta Development Authority for the extension of the lease made on March 9, 2000 with Sprintcom Inc. for property at cell site located at 805 Allgood Road.

3. Judicial/Legislative: G. A. (Andy) Morris, Chairperson

20200594 HB 879: Extension of Sunday Sales for Off Premise Consumption

Motion to amend the Chapter 8-8 Alcoholic Beverages of the Code of Ordinances of the City of Marietta, to extend the hours of Sunday sales for off premise consumption.

Council member Michelle Cooper Kelly disclosed that she is employed by a large brewery that also owns several craft breweries.

First Reading
Public Hearing

*** 20200822 Charter Amendment related to Municipal Court Judges & Prosecuting Attorneys**

Motion to authorize advertisement of an Amendment to the Charter for the City of Marietta Section 4.11 entitled "Municipal Court" and Section 6.6 entitled "Prosecuting Attorney".

20200432 Open Space in Residential Zones

Motion authorizing staff to advertise a code amendment for Development Regulations.

20200768 Detailed Plan - 521 Atlanta Street

Motion to approve the request by Pulte Homes for approval of a detailed site plan, landscape plan, and townhome elevations for forty (40) units zoned PRD-SF (Z2020-19), with the following stipulation:

1. The homes shall be "for sale" only, and no more than five percent (5%) of all the homes within the residential development shall be allowed to be renter occupied at any time. As part of the approval process, the Homeowner's Association or other governing body is hereby charged with the responsibility of enforcing this regulation on all homeowners and owners of lots and property in the development. The Homeowner's Association shall enforce this regulation to ensure compliance with City Ordinances with both the initial owner of the property as well as all subsequent owners. Failure of the Homeowner's Association to require and achieve compliance may result in a civil penalty by the City of Marietta against the Homeowner's Association in the amount of \$500.00.

20200769 Detailed Plan - 1520, 1540, & 1560 Cunningham Road

Motion to approve the request by Venture Homes for approval of a detailed site plan, landscape plan, and house elevations for fifty two (52) units on Cunningham Road (Z2020-07), with the following stipulations:

1. The homes shall be “for sale” only, and no more than five percent (5%) of all the homes within the residential development shall be allowed to be renter occupied at any time. As part of the approval process, the Homeowner’s Association or other governing body is hereby charged with the responsibility of enforcing this regulation on all homeowners and owners of lots and property in the development. The Homeowner’s Association shall enforce this regulation to ensure compliance with City Ordinances with both the initial owner of the property as well as all subsequent owners. Failure of the Homeowner’s Association to require and achieve compliance may result in a civil penalty by the City of Marietta against the Homeowner’s Association in the amount of \$500.00.
2. Maintenance of parking within the right of way will be the responsibility of the homeowner’s association.
3. A walking trail to function as an active amenity will be provided.

20200770 Revised Detailed Plan - 1725 Stilesboro Rd

Motion to approve the house elevations for thirty seven (37) homes at 1725 Stilesboro Road, zoned PRD-SF.

20200789 Preliminary Plat - 1435 Cunningham Road

Motion to approve the preliminary plat for the 15-townhome unit development at 1435 Cunningham Road (Z2019-32).

*** 20200815 Amendment of Chapter 8-39, Outdoor Cafes to address outdoor heaters**

Motion to approve amendment to Chapter 8-39 regarding outdoor heaters used in Outdoor Cafes.

Council Member Goldstein discloses that he, his family and/or entities owned by him and/or his family own property in Downtown Marietta.

First Reading

4. Parks, Recreation and Tourism: Michelle Cooper Kelly, Chairperson

* **20200776** **Land and Water Conservation Fund (LWCF) Grant Pre-Application for Wildwood Park**

Motion adopting a resolution to submit a Land and Water Conservation Fund (LWCF) grant pre-application requesting \$500,000 for Wildwood Park improvements to include expanded parking, restroom facilities, and construction of a disc golf course estimated at \$1,503,260, and; committing to match, if awarded, the LWCF grant.

* **20200788** **Brumby Hall Event Rental Fees**

Motion to approve the event rental fees for the City of Marietta's Brumby Hall.

5. Personnel/Insurance: Cheryl Richardson, Chairperson

6. Public Safety Committee: Reggie Copeland, Chairperson

* **20200758** **Renewal of Smyrna Prisoner Housing Agreement**

Motion approving an Intergovernmental Agreement between the City of Marietta, Georgia and the City of Smyrna, Georgia for the housing of prison inmates.

* **20200792** **Edward Byrne Memorial Grant Award**

Motion to approve an Ordinance amending the Fiscal Year 2021 Grant Fund for the Marietta Police Department to receive and appropriate a grant for the Edward Byrne Grant Award from the Department of Justice for \$17,832.00 to purchase general equipment.

* **20200796** **Noise Ordinance**

Motion to affirm and support the purchase of new replacement certified sound meters that will be utilized by the Marietta Police Department.

7. Public Works Committee: Grif Chalfant, Chairperson

* **20200257 Renaissance Sidewalks Concept**

Motion authorizing Public Works to proceed with the following options as selected by Council:

- Segment 1: Alexander Circle from Lakewood Drive to Frasier Street - replace the existing roll curb and 4-foot sidewalk with a header curb and 5-foot sidewalk. Estimated cost is \$125,000.
- Segment 2: Alexander Street from Frasier Street to Waterman Street - narrow roadway width to 20 feet, install new curb and gutter, and install a new 8-foot wide sidewalk. Estimated cost is \$65,000.
- Segment 3: Alexander Street from 186 Alexander Street to 244 Roswell Street - repair and replace existing sidewalk and widen sidewalk to 4.5-foot. Estimated cost is \$31,000.

Segments 1 & 2 (\$190,000 total) will be funded from the TAD CCSR funds and Segment 3 (\$31,000 total) will be funded from the 2016 SPLOST Annual Sidewalks/Trail account.

Council Member Goldstein discloses that PMG Family, LLC and JRG Marietta Parkway, LLC own properties in the Center City South Renaissance Tax Allocation District. Council Member Goldstein and members of his family are owners of both PMG Family, LLC and JRG Marietta Parkway, LLC.

Council Member Goldstein Abstaining

* **20200784 Lakewood Drive & Manget Street Intersection Improvement Project**

Motion authorizing Public Works to proceed with the revised concept for the Lakewood Drive & Manget Street Intersection Project using the TAD CCSR funds and the 2016 SPLOST funds.

Council Member Goldstein discloses that PMG Family, LLC and JRG Marietta Parkway, LLC own properties in the Center City South Renaissance Tax Allocation District. Council Member Goldstein and members of his family are owners of both PMG Family, LLC and JRG Marietta Parkway, LLC.

Council Member Goldstein Abstaining

* **20200522** **Manning Road Traffic Calming**

Motion authorizing Public Works to proceed with the following options as selected by Council:

- Conversion of the Laurel Park and Manning Road intersection to a 4-way stop intersection.
- Conversion of the Kimberly Way and Manning Road intersection to a 3-way stop intersection. This will be coordinated with Marietta City Schools.
- Installation of a 6-foot brick landscaped median along Manning Road near Kimberly Way.
- Installation of a mid-block pedestrian crossing near Queensboro Square with beacons.
- Installation of an additional 3 driver feedback signs along Manning Road.
- Installation of lane narrowing with curbing and a grass strip between the elementary school and high school.

The total estimated cost for these options is \$141,000 and will be funded from the 2016 SPLOST General Streets/Drainage account.

* **20200704** **Polk Street and Stewart Avenue Area Traffic Calming**

Motion authorizing Public Works to proceed with the following options as selected by Council:

- Installation of lane narrowing and striping on Polk Street, Stewart Avenue, and Maple Avenue.
- Conversion of the Polk Street and Lindley Avenue intersection to a 3-way stop intersection.
- Conversion of the Mountain View Road and Mountain View Circle intersection to a 3-way stop intersection.
- Conversion of the Stewart Avenue and Camp Street intersection to a 4-way stop intersection.
- Installation of a bike lane on Polk Street instead of striping.
- Installation of driver feedback signs on Polk Street, Mountain View Road, and Stewart Avenue. The driver feedback signs were previously approved by Council to be purchased and only the installation costs are included in this estimate.

The total estimated cost for these options is \$220,000 and will be funded from the 2016 SPLOST General Streets/Drainage account.

Mayor Tumlin opposed and Council Member Chalfant against

* **20200785** **Polk Street and Mountain View Road Intersection Improvement**

Motion authorizing the Public Works to proceed with the intersection realignment concept for Polk Street and Mountain View Road.

Mayor Tumlin opposed and Council Member Chalfant against

* **20200754 Cole and Fort Street Right-of-Way Donation**

Motion authorizing the Public Works to receive the donation of right-of-way located at the corner of Fort and Cole Streets per the Quitclaim Deeds from Fort & Cole Street LLC and Copperleaf Partners LLC.

* **20200781 GDOT South Marietta Parkway Pedestrian Bridge Maintenance Agreement**

Motion authorizing the execution of the Maintenance Agreement for the South Marietta Parkway Pedestrian Bridge with the Georgia Department of Transportation.

* **20200782 GDOT Whitlock Avenue Maintenance Agreement**

Motion authorizing the execution of the Maintenance Agreement for Landscaped Medians on Whitlock Avenue with the Georgia Department of Transportation.

OTHER BUSINESS:

20200638 V2020-31 [VARIANCE] BHULLAR HOLDINGS, LLC

V2020-31 [VARIANCE] BHULLAR HOLDINGS, LLC is requesting variances for property located in Land Lot 1134, District 16, Parcel 0100, 2nd Section of Cobb County, Marietta, Georgia and being known as 1860 (aka 1850) Roswell Road. Ward 7A.

- Variance to increase the allowable impervious surface from 80% to 95%;
- Variance to allow planter islands in lieu of the 10 foot planted border area along Roswell Road as shown on site plan dated 6/9/20;
- Variance to waive the 10 foot planted border area along the South Marietta Parkway frontage as shown on site plan dated 6/9/20;
- Variance to reduce the landscape buffer as shown on site plan dated 6/9/20;
- Variance to allow a detention pond within a buffer;
- Variance to reduce the rear yard setback from 35' to 11' for the existing building;
- Variance to reduce the setback from 2' to 0' and allow a 6' tall chain link fence along the Roswell Road frontage.

Public Hearing (All parties are sworn in)

20200733 V2020-37 [VARIANCE] PEACOCK PARTNERSHIP INC

V2020-37 [VARIANCE] PEACOCK PARTNERSHIP INC is requesting variances for property located in Land Lot 360, District 17, Parcel 0200, 2nd Section of Cobb County, Marietta, Georgia and being known as 557 South Marietta Parkway. Ward 1A.

- Variance to increase the maximum front setback from 75 feet to 138’;
- Variance to eliminate the 6’ sidewalk zone to allow the existing remain;
- Variance to reduce the planted strip/border area along South Marietta Parkway from 10’ to 5’;
- Variance to waive the pedestrian lighting fixtures required every 60.’

Public Hearing (All parties are sworn in)

*** 20200816 CCSR TAD Budget Amendment**

Motion to approve a budget amendment in the amount of \$36,588.00 for the purpose of infrastructure improvements within the CCSR Tax Allocation District.

Council Member Goldstein discloses that PMG Family, LLC and JRG Marietta Parkway, LLC own properties in the Center City South Renaissance Tax Allocation District. Council Member Goldstein and members of his family are owners of both PMG Family, LLC and JRG Marietta Parkway, LLC.

Council Member Goldstein Abstaining

*** 20200841 Powder Springs Streetscape - Sandtown Rd to S Marietta Parkway
Project Parcel 16 - Star Tune of America Inc. (Teresa C. Bowles) - 598 Powder Springs Street**

Motion authorizing acquisition of a portion of property and easements at 598 Powder Springs Street from Star Tune of America Inc. (Teresa C. Bowles) for the purpose of constructing the Powder Springs Streetscape - Sandtown Rd to S Marietta Parkway Project in exchange for \$61,800.00.

*** 20200842 Bouldercrest Drive Sidewalk Enhancements
Project Parcel 2 - Rebecca Nash Paden & William R. Paden, Jr - 489 Bouldercrest Drive**

Motion authorizing acquisition of the easements at 489 Bouldercrest Drive from Rebecca Nash Paden & William R. Paden, Jr for the purpose of constructing the Bouldercrest Drive Sidewalk Enhancements project in exchange for \$2,005.00.

* **20200801** **BLW Actions of October 12, 2020**

Review and approval of the October 12, 2020, actions and minutes of Marietta Board of Lights and Water.

UNSCHEDULED APPEARANCES:

Each speaker is allotted five (5) minutes.

ADJOURNMENT:



City of Marietta

205 Lawrence Street
Post Office Box 609
Marietta, Georgia 30061

Meeting Summary CITY COUNCIL

R. Steve Tumlin, Mayor
Cheryl Richardson, Ward 1
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Wednesday, October 14, 2020

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Council Chamber

20200836

2020 All-American City Hall of Fame Award

Presentation to the City of Marietta for the 2020 All-American City Hall of Fame Award presented by The National Civic League. (Video Presentation by Mayor Patti Garrett, Vice Chair of the National Civic League Board)

Presented

20200843

Public Safety Recognition

Recognition of Firefighter Ron Presley, receiving the 2020 Cobb Chamber of Commerce Outstanding Community Commitment Award.

Recognition of Lieutenant Michael Goins, of the Marietta Police Department, receiving the 2020 Cobb Chamber of Commerce Outstanding Community Contribution Award.

Recognition of Sergeant Josh Liedke, Officer Joey Powell & K9 Officer Jacquo, including the Crime Interdiction Unit, of the Marietta Police Department, receiving the 2020 Cobb Chamber of Commerce Distinguished Service Award.

Presented

20200823

Scheduled Appearance

Scheduled Appearance - Larry Wills

Not Present

20200838 Scheduled Appearance

Scheduled Appearance - Donald Barth

Present

*** 20200800 Meeting Minutes - September 9, 2020**

Review and approval of the September 9, 2020 regular meeting minutes.

Approved and Finalized

*** 20200766 Board of Lights and Water Appointment**

Reappointment of Michael G. Wilson to the Board of Lights and Water (Resident Post) for a term of four (4) years, beginning October 12, 2020 and expiring October 13, 2024.

Michael G. Wilson has been on the board since October 2012.

Approved and Finalized

*** 20200814 Board of Zoning Appeals Appointment (Ward 1)**

Appointment of Craig Smith to the Board of Zoning Appeals (Ward 1) for a three (3) year term, expiring September 14, 2023.

Approved and Finalized

*** 20200817 Planning Commission Appointment (Ward 4)**

Reappointment of Byron "Tee" Anderson to the Planning Commission (Ward 4), for a three-year term expiring October 14, 2023.

Byron "Tee" Anderson has been on the board since September 2017.

Approved and Finalized

*** 20200821 Planning Commission Appointment (Ward 5)**

Reappointment of Brenda McCrae to the Planning Commission (Ward 5), for a three-year term beginning immediately upon appointment and expiring October 14, 2023.

Brenda McCrae has been on the board since December 11, 2013.

Approved and Finalized

* **20200142** **Sprint Lease Extension for Property at Cell Site**

Motion to approve the Contract agreement between the City of Marietta and the Downtown Marietta Development Authority for the extension of the lease made on March 9, 2000 with Sprintcom Inc. for property at cell site located at 805 Allgood Road.

Approved and Finalized

20200594 **HB 879: Extension of Sunday Sales for Off Premise Consumption**

Motion to amend the Chapter 8-8 Alcoholic Beverages of the Code of Ordinances of the City of Marietta, to extend the hours of Sunday sales for off premise consumption.

Council member Michelle Cooper Kelly disclosed that she is employed by a large brewery that also owns several craft breweries.

First Reading
Public Hearing

First Reading

* **20200822** **Charter Amendment related to Municipal Court Judges & Prosecuting Attorneys**

Motion to authorize advertisement of an Amendment to the Charter for the City of Marietta Section 4.11 entitled "Municipal Court" and Section 6.6 entitled "Prosecuting Attorney".

Approved for Advertisement

* **20200432** **Open Space in Residential Zones**

Motion authorizing staff to advertise a code amendment for Development Regulations.

Approved for Advertisement

* **20200768** **Detailed Plan - 521 Atlanta Street**

Motion to approve the request by Pulte Homes for approval of a detailed site plan, landscape plan, and townhome elevations for forty (40) units zoned PRD-SF (Z2020-19), with the following stipulation:

1. The homes shall be “for sale” only, and no more than five percent (5%) of all the homes within the residential development shall be allowed to be renter occupied at any time. As part of the approval process, the Homeowner’s Association or other governing body is hereby charged with the responsibility of enforcing this regulation on all homeowners and owners of lots and property in the development. The Homeowner’s Association shall enforce this regulation to ensure compliance with City Ordinances with both the initial owner of the property as well as all subsequent owners. Failure of the Homeowner’s Association to require and achieve compliance may result in a civil penalty by the City of Marietta against the Homeowner’s Association in the amount of \$500.00.

Approved and Finalized

20200769 **Detailed Plan - 1520, 1540, & 1560 Cunningham Road**

Motion to approve the request by Venture Homes for approval of a detailed site plan, landscape plan, and house elevations for fifty two (52) units on Cunningham Road (Z2020-07), with the following stipulations:

1. The homes shall be “for sale” only, and no more than five percent (5%) of all the homes within the residential development shall be allowed to be renter occupied at any time. As part of the approval process, the Homeowner’s Association or other governing body is hereby charged with the responsibility of enforcing this regulation on all homeowners and owners of lots and property in the development. The Homeowner’s Association shall enforce this regulation to ensure compliance with City Ordinances with both the initial owner of the property as well as all subsequent owners. Failure of the Homeowner’s Association to require and achieve compliance may result in a civil penalty by the City of Marietta against the Homeowner’s Association in the amount of \$500.00.
2. Maintenance of parking within the right of way will be the responsibility of the homeowner’s association.
3. A walking trail to function as an active amenity will be provided.

Motion to approve the request by Venture Homes for approval of a detailed site plan, landscape plan, and house elevations for fifty two (52) units on Cunningham Road (Z2020-07), with the following stipulations:

- 1. The homes shall be “for sale” only, and no more than five percent (5%) of all the homes within the residential development shall be allowed to be renter occupied at any time. As part of the approval process, the Homeowner’s Association or other governing body is hereby charged with the responsibility of enforcing this regulation on all homeowners and owners of lots and property in the development. The Homeowner’s Association shall enforce this regulation to ensure compliance with City Ordinances with both the initial owner of the property as well as all subsequent owners. Failure of the Homeowner’s Association to require and achieve compliance may result in a civil penalty by the City of Marietta against the Homeowner’s Association in the amount of \$500.00.*
- 2. Maintenance of parking within the right of way will be the responsibility of the homeowner’s association.*
- 3. A walking trail to function as an active amenity will be provided.*
- 4. The first or second floor side house elevations shall contain a window or false-shuttered window to break up the large blank wall.*
- 5. There shall be a maximum of 20’ horizontally and vertically between architectural fenestration elements (windows, false shutters, change of material, etc). This will eliminate large expanses of a single material without a break and add architectural interest to the elevations.*

Approved as Amended

* **20200770** **Revised Detailed Plan - 1725 Stilesboro Rd**

Motion to approve the house elevations for thirty seven (37) homes at 1725 Stilesboro Road, zoned PRD-SF.

Approved and Finalized

* **20200789** **Preliminary Plat - 1435 Cunningham Road**

Motion to approve the preliminary plat for the 15-townhome unit development at 1435 Cunningham Road (Z2019-32).

Approved and Finalized

- * **20200815** **Amendment of Chapter 8-39, Outdoor Cafes to address outdoor heaters**
- Motion to approve amendment to Chapter 8-39 regarding outdoor heaters used in Outdoor Cafes.
- Motion to approve amendment to Chapter 8-39 regarding outdoor heaters used in Outdoor Cafes with the following stipulations:*
- 1. Included in this Ordinance is the required waiver set forth in 1-4-040 (L) whereby the City Council gives its unanimous consent to authorize the adoption of this Ordinance at this City Council meeting without the necessity of placing this matter on the following regular City Council meeting.*
- 2. In the lease between the City of Marietta and the merchant, this item will be shown in the lease.*
- Approved as Amended**
- * **20200776** **Land and Water Conservation Fund (LWCF) Grant Pre-Application for Wildwood Park**
- Motion adopting a resolution to submit a Land and Water Conservation Fund (LWCF) grant pre-application requesting \$500,000 for Wildwood Park improvements to include expanded parking, restroom facilities, and construction of a disc golf course estimated at \$1,503,260, and; committing to match, if awarded, the LWCF grant.
- Approved and Finalized**
- * **20200788** **Brumby Hall Event Rental Fees**
- Motion to approve the event rental fees for the City of Marietta’s Brumby Hall.
- Approved and Finalized**

* **20200758** **Renewal of Smyrna Prisoner Housing Agreement**

Motion approving an Intergovernmental Agreement between the City of Marietta, Georgia and the City of Smyrna, Georgia for the housing of prison inmates.

Approved and Finalized

* **20200792** **Edward Byrne Memorial Grant Award**

Motion to approve an Ordinance amending the Fiscal Year 2021 Grant Fund for the Marietta Police Department to receive and appropriate a grant for the Edward Byrne Grant Award from the Department of Justice for \$17,832.00 to purchase general equipment.

Approved and Finalized

* **20200796** **Noise Ordinance**

Motion to affirm and support the purchase of new replacement certified sound meters that will be utilized by the Marietta Police Department.

Approved and Finalized

* **20200257** **Renaissance Sidewalks Concept**

Motion authorizing Public Works to proceed with the following options as selected by Council:

- Segment 1: Alexander Circle from Lakewood Drive to Frasier Street - replace the existing roll curb and 4-foot sidewalk with a header curb and 5-foot sidewalk. Estimated cost is \$125,000.
- Segment 2: Alexander Street from Frasier Street to Waterman Street - narrow roadway width to 20 feet, install new curb and gutter, and install a new 8-foot wide sidewalk. Estimated cost is \$65,000.
- Segment 3: Alexander Street from 186 Alexander Street to 244 Roswell Street - repair and replace existing sidewalk and widen sidewalk to 4.5-foot. Estimated cost is \$31,000.

Segments 1 & 2 (\$190,000 total) will be funded from the TAD CCSR funds and Segment 3 (\$31,000 total) will be funded from the 2016 SPLOST Annual Sidewalks/Trail account.

Council Member Goldstein discloses that PMG Family, LLC and JRG Marietta Parkway, LLC own properties in the Center City South Renaissance Tax Allocation District. Council Member Goldstein and members of his family are owners of both PMG Family, LLC and JRG Marietta Parkway, LLC.

Approved and Finalized

* **20200784** **Lakewood Drive & Manget Street Intersection Improvement Project**

Motion authorizing Public Works to proceed with the revised concept for the Lakewood Drive & Manget Street Intersection Project using the TAD CCSR funds and the 2016 SPLOST funds.

Council Member Goldstein discloses that PMG Family, LLC and JRG Marietta Parkway, LLC own properties in the Center City South Renaissance Tax Allocation District. Council Member Goldstein and members of his family are owners of both PMG Family, LLC and JRG Marietta Parkway, LLC.

Approved and Finalized

* **20200522** **Manning Road Traffic Calming**

Motion authorizing Public Works to proceed with the following options as selected by Council:

- Conversion of the Laurel Park and Manning Road intersection to a 4-way stop intersection.
- Conversion of the Kimberly Way and Manning Road intersection to a 3-way stop intersection. This will be coordinated with Marietta City Schools.
- Installation of a 6-foot brick landscaped median along Manning Road near Kimberly Way.
- Installation of a mid-block pedestrian crossing near Queensboro Square with beacons.
- Installation of an additional 3 driver feedback signs along Manning Road.
- Installation of lane narrowing with curbing and a grass strip between the elementary school and high school.

The total estimated cost for these options is \$141,000 and will be funded from the 2016 SPLOST General Streets/Drainage account.

Approved and Finalized

* **20200704** **Polk Street and Stewart Avenue Area Traffic Calming**

Motion authorizing Public Works to proceed with the following options as selected by Council:

- Installation of lane narrowing and striping on Polk Street, Stewart Avenue, and Maple Avenue.
- Conversion of the Polk Street and Lindley Avenue intersection to a 3-way stop intersection.
- Conversion of the Mountain View Road and Mountain View Circle intersection to a 3-way stop intersection.
- Conversion of the Stewart Avenue and Camp Street intersection to a 4-way stop intersection.
- Installation of a bike lane on Polk Street instead of striping.
- Installation of driver feedback signs on Polk Street, Mountain View Road, and Stewart Avenue. The driver feedback signs were previously approved by Council to be purchased and only the installation costs are included in this estimate.

The total estimated cost for these options is \$220,000 and will be funded from the 2016 SPLOST General Streets/Drainage account.

Approved and Finalized

* **20200785** **Polk Street and Mountain View Road Intersection Improvement**

Motion authorizing the Public Works to proceed with the intersection realignment concept for Polk Street and Mountain View Road.

Approved and Finalized

* **20200754** **Cole and Fort Street Right-of-Way Donation**

Motion authorizing the Public Works to receive the donation of right-of-way located at the corner of Fort and Cole Streets per the Quitclaim Deeds from Fort & Cole Street LLC and Copperleaf Partners LLC.

Approved and Finalized

* **20200781** **GDOT South Marietta Parkway Pedestrian Bridge Maintenance Agreement**

Motion authorizing the execution of the Maintenance Agreement for the South Marietta Parkway Pedestrian Bridge with the Georgia Department of Transportation.

Approved and Finalized

* **20200782** **GDOT Whitlock Avenue Maintenance Agreement**

Motion authorizing the execution of the Maintenance Agreement for Landscaped Medians on Whitlock Avenue with the Georgia Department of Transportation.

Approved and Finalized

20200638 **V2020-31 [VARIANCE] BHULLAR HOLDINGS, LLC**

V2020-31 [VARIANCE] BHULLAR HOLDINGS, LLC is requesting variances for property located in Land Lot 1134, District 16, Parcel 0100, 2nd Section of Cobb County, Marietta, Georgia and being known as 1860 (aka 1850) Roswell Road. Ward 7A.

Motion to approve the variances for 1860 Roswell Road subject to the stipulation letter from Adam Rozen dated October 13, 2020 and includes the following:

1. Variance to increase the allowable impervious surface from 80% to 88%.
2. Variance to allow planter islands in lieu of the 10-foot planted border area along Roswell Road as shown on the Revised Site Plan dated 10/12/20.
3. Variance to modify the 10-foot planted border area along the South Marietta Parkway frontage as shown on site plan dated 10/12/20.
4. Variance to reduce the landscape buffer as shown on Revised Site Plan dated 10/12/20.
5. Variance to allow a detention pond within a buffer.
6. Variance to reduce the rear yard setback from 35' to 11' for the existing building.
7. Variance to reduce the setback from 2' to 0' and allow a 6' tall chain link fence along the Roswell Road frontage as depicted on the Revised Site Plan dated October 12, 2020.
8. Variance to reduce the minimum required tree plantings to allow tree plantings as depicted on the Revised Site Plan dated October 12, 2020 and in lieu of payment to the Tree Fund.

Public Hearing (All parties are sworn in)

Approved and Finalized

20200733

V2020-37 [VARIANCE] PEACOCK PARTNERSHIP INC

V2020-37 [VARIANCE] PEACOCK PARTNERSHIP INC is requesting variances for property located in Land Lot 360, District 17, Parcel 0200, 2nd Section of Cobb County, Marietta, Georgia and being known as 557 South Marietta Parkway. Ward 1A.

- Variance to increase the maximum front setback from 75 feet to 138’;
- Variance to eliminate the 6’ sidewalk zone to allow the existing remain;
- Variance to reduce the planted strip/border area along South Marietta Parkway from 10’ to 5’;

Variance to waive the pedestrian lighting fixtures required every 60.’

Public Hearing (All parties are sworn in)

Motion to approve the following variances request for property located at 557 South Marietta Parkway:

- 1. Variance to increase the maximum front setback from 75 feet to 138’;*
- 2. Variance to eliminate the 6’ sidewalk zone to allow the existing sidewalk remain on South Marietta Parkway but with the addition of a 5’ sidewalk on South Avenue;*
- 3. Variance to reduce the planted strip/border area along South Marietta Parkway from 10’ to 5,’ as shown on the attached plan;*
- 4. Variance to waive the pedestrian lighting fixtures required every 60’ but to include sufficient photometric lighting in the parking lot for safety.*

Approved as Amended

* 20200816

CCSR TAD Budget Amendment

Motion to approve a budget amendment in the amount of \$36,588.00 for the purpose of infrastructure improvements within the CCSR Tax Allocation District.

Council Member Goldstein discloses that PMG Family, LLC and JRG Marietta Parkway, LLC own properties in the Center City South Renaissance Tax Allocation District. Council Member Goldstein and members of his family are owners of both PMG Family, LLC and JRG Marietta Parkway, LLC.

Approved and Finalized

- * **20200841** **Powder Springs Streetscape - Sandtown Rd to S Marietta Parkway**
Project Parcel 16 - Star Tune of America Inc. (Teresa C. Bowles) - 598 Powder Springs Street
- Motion authorizing acquisition of a portion of property and easements at 598 Powder Springs Street from Star Tune of America Inc. (Teresa C. Bowles) for the purpose of constructing the Powder Springs Streetscape - Sandtown Rd to S Marietta Parkway Project in exchange for \$61,800.00.
- Approved and Finalized**
- * **20200842** **Bouldercrest Drive Sidewalk Enhancements**
Project Parcel 2 - Rebecca Nash Paden & William R. Paden, Jr - 489 Bouldercrest Drive
- Motion authorizing acquisition of the easements at 489 Bouldercrest Drive from Rebecca Nash Paden & William R. Paden, Jr for the purpose of constructing the Bouldercrest Drive Sidewalk Enhancements project in exchange for \$2,005.00.
- Approved and Finalized**
- * **20200801** **BLW Actions of October 12, 2020**
- Review and approval of the October 12, 2020, actions and minutes of Marietta Board of Lights and Water.
- Approved and Finalized**
- * **20200854** **Powder Springs Streetscape - Sandtown Rd to S Marietta Parkway**
Project Parcel 14 - B. A. Stoner - 10 Garrison Road (641 Powder Springs Street)
- Motion to authorize the acquisition of certain property owned by B.A. Stoner, located at 10 Garrison Road, on behalf of the City of Marietta by means of eminent domain. A description of the interest to be acquired is attached hereto and incorporated herein by reference, including the legal description of the property and a survey of such property. The city attorney is hereby authorized and directed to take any and all action necessary to acquire such property by virtue of eminent domain, including the right to file any appeals in such case. The Order Authorizing Condemnation attached is incorporated herein by reference.
- Approved and Finalized**

* **20200855** **Powder Springs Streetscape - Sandtown Rd to S Marietta Parkway**
Project Parcel 15 - B. A. Stoner - 639 Powder Springs Street

Motion to authorize the acquisition of certain property owned by B.A. Stoner, located at 639 Powder Springs Street, on behalf of the City of Marietta by means of eminent domain. A description of the interest to be acquired is attached hereto and incorporated herein by reference, including the legal description of the property and a survey of such property. The city attorney is hereby authorized and directed to take any and all action necessary to acquire such property by virtue of eminent domain, including the right to file any appeals in such case. The Order Authorizing Condemnation attached is incorporated herein by reference.

Approved and Finalized

* **20200856** **Property Acquisition - 540 Powder Springs Street (Parcel #29)**

Motion to authorize the City Attorney to conduct purchase of a portion of Parcel 29 for the Powder Springs Streetscape for the amount of \$31,300.

Approved and Finalized



STAFF REVIEW

Variance Case #: V2020-31 **Legistar #:** 20200638

City Council Hearing: Wednesday, October 14, 2020 – 7:00 p.m.

Property Owner: Bhullar Holdings, LLC
248 Roswell Street
Marietta, GA 30060

Applicant: MPRC Automotive, LLC d.b.a. Grand Motorcars

Agent: Adam J. Rozen, P.C.

Address: 1860 Roswell Road

Land Lot: 1134 **District:** 16 **Parcel:** 00100

Council Ward: 7A **Existing Zoning:** CRC (Community Retail Commercial)

Special Exception / Special Use / Variance(s) Requested:

1. Variance to increase the allowable impervious surface from 80% to 95%. [*§708.16 (H)*]
2. Variance to allow planter islands in lieu of the 10-foot planted border area along Roswell Road as shown on site plan dated 6/9/20. [*§712.08 (G.2)*]
3. Variance to waive the 10-foot planted border area along the South Marietta Parkway frontage as shown on site plan dated 6/9/20. [*§712.08 (G.2)*]
4. Variance to reduce the landscape buffer as shown on site plan dated 6/9/20. [*§708.16 (I)*]
5. Variance to allow a detention pond within a buffer. [*§710.05 (B)*]
6. Variance to reduce the rear yard setback from 35’ to 11’ for the existing building. [*§708.16 (H)*]
7. Variance to reduce the setback from 2’ to 0’ and allow a 6’ tall chain link fence along the Roswell Road frontage. [*§710.04 (D.1)*]

Statement of Fact

As per section 720.03 of the Comprehensive Development Code of Marietta, the Board of Zoning Appeals may alter or modify the application of any such provision in the Development Code because of unnecessary hardship if doing so shall be in accordance with the general purpose and intent of these regulations, or amendments thereto, and only in the event the board determines that by such alteration or modification unnecessary hardship may be avoided and the public health, safety, morals and general welfare is properly secured and protected. In granting any variance the board of zoning appeals shall designate such conditions in connection therewith as will, in its opinion, secure substantially the objectives of these regulations and may designate conditions to be performed or met by the user or property owner, out of regard for the public health, safety, comfort, convenience, and general welfare of the community, including safeguards for, with respect to light, air, areas of

occupancy, density of population and conformity to any master plan guiding the future development of the city. The development costs of the applicant as they pertain to the strict compliance with a regulation may not be the primary reason for granting a variance.

Criteria:

1. Exceptional or extraordinary circumstances or conditions *are/are not* applicable to the development of the site that do not apply generally to sites in the same zoning district.
2. Granting the application *is/is not* necessary for the preservation and enjoyment of a substantial property right of the applicant, and to prevent unreasonable property loss or unnecessary hardship.
3. Granting the application *will/will not* be detrimental or injurious to property or improvements in the vicinity of the development site, or to the public health, safety, or general welfare.

PICTURES



Figure 1: 2018 Exhibit provided by jkobylyus

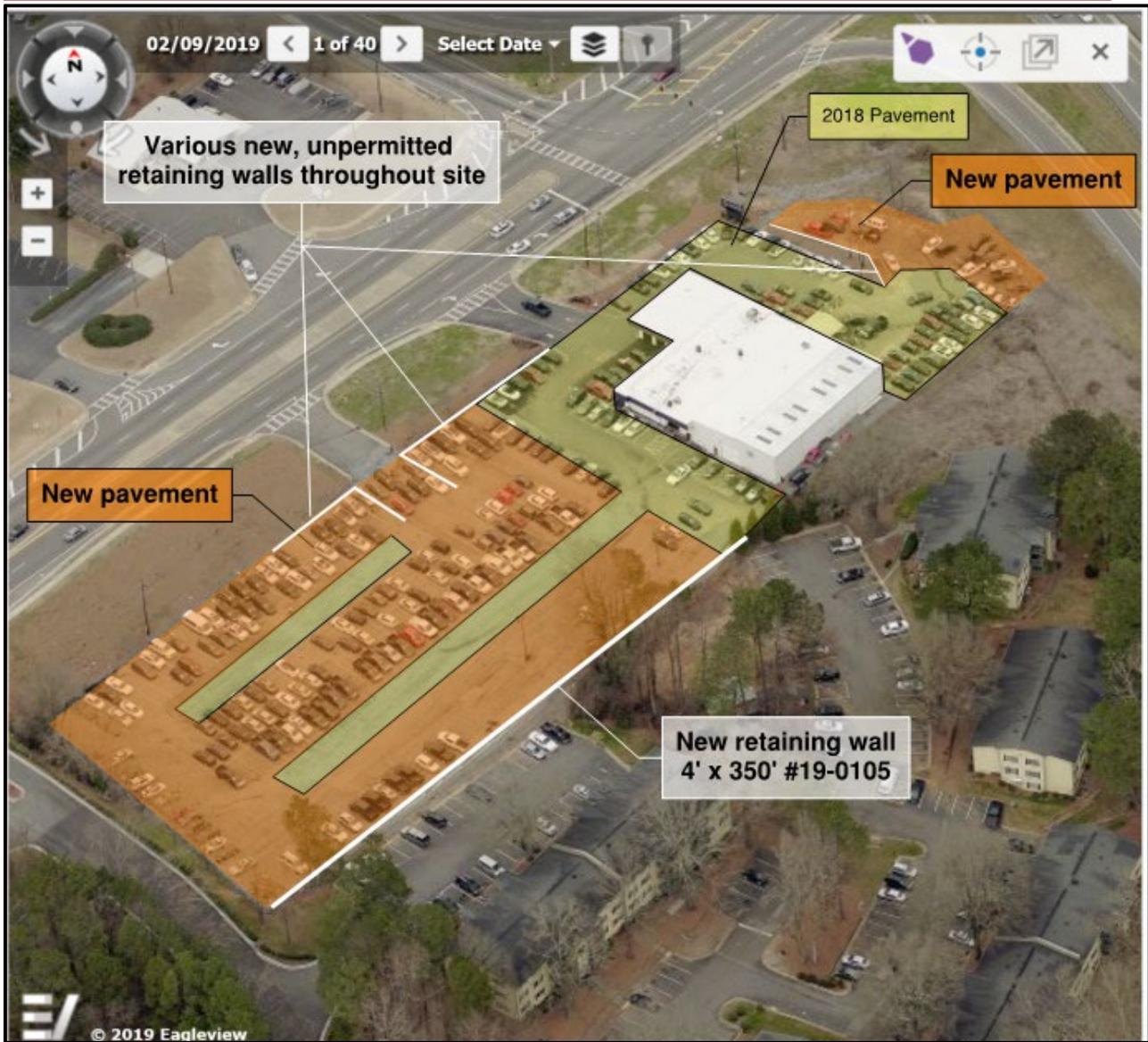


Figure 2: 2019 Exhibit provided by jkobylyus



Roswell Road frontage



Rear (southeastern side) of existing building



Paving, wall, chain link fence in residential buffer

Staff Review:

Bhullar Holdings, LLC is requesting multiple variances for the property at 1860 (aka 1850) Roswell Road, which operates as Grand Motorcars. The property is approximately three (3) acres, is zoned CRC (Community Retail Commercial), and is located at the southwestern corner of the intersection of Roswell Road and South Marietta Parkway. The Lantern Ridge Apartment complex is the only adjacent private property. Cobb County maps show the entrance drive, Lantern Ridge Drive on the southwestern side of the subject property, as being zoned GC (General Commercial) in Cobb County. The rest of the property is zoned RM-12 in Cobb County.

The issues with this property arose after a substantial amount of unpermitted paving was noticed by city staff late in 2019. A variance request granted in 2013 by the Board of Zoning Appeals had given the owner at the time permission to use gravel for vehicular storage. After a thorough site inspection in October 2019, staff found that most of site had been paved and cleared of all trees, as well as a new chain link fence installed along the Roswell Road frontage, without the proper

permits and approvals. The property owner was contacted and complied with staff's request to have drawings of the site prepared for staff to review. After a plan review by staff, it was determined that the recent work violated the following:

Residential Buffer

The additional paving included the area adjacent to the Lantern Ridge Apartments, which would typically require a forty (40) foot buffer because of the residential zoning. Aerial images from 2018 indicate that the buffer area was unpaved, contained trees and other vegetation, and was not being used for vehicular storage. The applicant is requesting to restore the buffer to twenty (20) feet wide instead of the required forty (40) feet. The submitted plans do not show any trees being replanted, which may be difficult due to the new modular retaining wall and plans to include a bioswale, which requires specific vegetation types that do not always include evergreen trees. A twenty foot buffer without trees would not be a very effective buffer. It should also be noted that a chain-link fence was installed on top of the retaining wall. Buffers are required to include a six (6) foot tall, opaque fence to aid with screening the site from the adjacent residences.

Impervious Surface & Setbacks

Staff has estimated that the site, with the new paving, is approximately 95% covered in impervious surfaces. Prior to the unpermitted work, the site was approximately 65% impervious surface. With the partial restoration of the buffer and installation of some tree islands proposed by the applicant, the impervious surfaces on the site would be reduced from approximately 95% to 88%.

The existing building was built in the early 1980s, according to the Cobb County Tax Assessor's Office, and is only eleven (11) feet from the rear property line. The City's redevelopment clause for nonconforming structures (Section 706) requires the entire site adhere to the Zoning Ordinance if construction costs exceed 50% of the replacement cost of the existing building. Based on the amount of work performed, a buffer and rear setback reduction would be required in order to allow the rear portion of the building remain.

Road Frontages and Tree Protection and Landscaping Ordinance

Street trees had been planted along the property's road frontage as a condition of the previously granted variances. The trees along the southern portion of the Roswell Road frontage were removed as part of the expanded paving project and a new 6' tall chain link fence installed at the right of way line. Street trees installed along the South Marietta Parkway frontage of the property were also removed. The City's Tree Ordinance requires a ten (10) foot wide planted (and unpaved) border area containing one 3" caliper, medium- or large- canopy tree every thirty (30) lineal feet along a road frontage. In lieu of restoring the planted buffer on both the South Marietta Parkway and Roswell Road frontages, the applicant is proposing to install four (4) tree islands in the parking area along Roswell Road.

Further, fencing placed in a front yard of property zoned CRC must be an ornamental or decorative material, no taller than four (4) feet, and set back at least two (2) feet from the right of way. The new chain link fencing does not comply with this requirement.

Also, a substantial portion of the new paving on the South Marietta Parkway extends across the property line into Georgia Department of Transportation (GDOT) right of way. The applicant will need to work with GDOT to correct this issue.

The applicant would be expected to replace the required tree density for the site. Street trees, buffer trees, and trees in parking lot islands all count towards the site density factor, which is 17 units per acre. A 3-acre site would be required to have 51 tree density units. The submitted plans show 15 new trees, which would yield a total of 9 units if they are 3" caliper in size. This would leave a deficit of 42 units; and under the alternative compliance section of the tree ordinance, the applicant could make a payment of \$23,100 to the Tree Fund to make up for that deficit.

Variance History

The Board of Zoning Appeals approved the following variances and stipulations in March 2013:

Variance to waive the minimum standards for parking and driveway surfaces so as to allow parking of vehicles on an untreated hardened surface with the following stipulations:

- 1. All boat/RV storage areas must be covered with gravel, slate, stone, or other similar material. However, the material, as well as the size and depth of the material on site, must be approved by the Public Works Director. This material must be in place and approved by Code Enforcement and the Public Works Department prior to obtaining a business license to store boats/RVs on the property.*
- 2. Street trees will be planted along the front of the road, but each tree is planted within the legal requirements set forth in the existing Tree Ordinance in the city of Marietta.*
- 3. An opaque fence, covered with a dark green or black windscreen in areas except adjacent to street, must be installed along the property line between the subject property and the apartment complex. The fence must be installed within one year of the date of the approved variance.*
- 4. The existing/abandoned "JOA Marine" pole sign must be reduced for height and change the fascia within one (1) year of the date of the approved variance.*

City Council approved the following variances in August 2014:

- Variance to allow a pylon sign and a variance to relocate four street trees to the side yard of the property. (V2014-22)*

Stormwater

It should be noted that the applicant will be required to work with the City's Engineering Division to address any stormwater issues associated with the new paving.

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Department of Development Services
205 Lawrence Street
Marietta, GA 30060
Phone: 770-794-5440

APPLICATION FOR VARIANCE OR APPEAL

(Owner/Applicant/or Representative must be present at all public hearings)

(NOTE: CORRESPONDENCE IS HANDLED VIA EMAIL UNLESS OTHERWISE REQUESTED)

For Office Use Only:

Application #: V2020-31 Legistar #: 20200638 BZA Hearing Dt: -
City Council Hearing Dt (if applicable) #: 9-9-20 PZ #: 20-220

This is a variance/appeal application for:

Board of Zoning Appeals checkbox

Board of Zoning Appeals

City Council checkbox (checked)

City Council

BHULLAR HOLDINGS, LLC

Owner's Name

EMAIL Address: ajrozen@rozenandrozen.com

Mailing Address 248 Roswell Street Zip Code: 30060 Phone Number 770-427-7004

COMPLETE ONLY IF APPLICANT IS NOT OWNER:

MPRC AUTOMOTIVE, LLC DBA GRAND MOTORCARS

Applicant:

See Representative Adam J. Rozen, P.C.

EMAIL Address:

Mailing Address Zip Code: Phone Number

Address of subject property: 1860 Roswell Road Date of Acquisition:

Land Lot (s) 11340 & 1134 1171 District 16 Parcel 00100 Acreage 3.02 Zoned CRC Ward 7A FLU: CAC

List the variance(s) or appeal requested (please attach any additional information):

- Variance to increase the maximum allowable impervious surface from 80% to 95% 708.16 H; Variance to allow the detention pond in the buffer. 710.05 B; Variance to reduce the buffer to 20' along the south eastern border and to 0' along Lantern Ridge; Variance to allow landscape planter islands with 3" caliper street trees along Roswell Street. 708.16 (I); Variance to waive the landscape enhancement strip along Marietta Loop right of way. 712.08 (G)(2).

Required Information

- 1. Application fee (\$250)
2. Completed notarized application. The original application must be submitted with ALL original signature(s) - Copies of the application or signature(s) will NOT be accepted.
3. Copy of the deed that reflects the current owner(s) of the property.
4. Letter describing the reason for the variance request, stating why strict adherence to the code would result in a particular hardship (as distinguished from a mere inconvenience or desire to make more money).
5. Site plan - drawn to scale. Site plans must illustrate property lines and all relevant existing information and conditions in addition to proposed additions or modifications within the referenced property lines of the tract(s).
Copies Required: One (1) - (8 1/2" x 11") -or- (11" x 17") drawn to scale.
Optional Additional Plat size: (24"x 36"). If providing (24"x 36") then 5 copies REQUIRED.
6. Copy of current tax bill showing payment or documentation certified by the City of Marietta Tax Office.

Note: The Department of Development Services reserves the right to obtain additional information that reasonably may be required in order that an informed decision may be made.

OVER

CAMPAIGN CONTRIBUTIONS

The Owner and Applicant herein certify that he/she has has not made campaign contributions or gifts aggregating \$250.00 or more to the Mayor, any member of Council or any member of the Board of Zoning Appeals within the two (2) years preceding the filing of this application.

[Signature]
Signature of Owner BHULLAR HOLDINGS, LLC

[Signature]
Signature of Applicant MPRC AUTOMOTIVE, LLC

HARKINDER BHULLAR
Print Name HARKINDER BHULLAR, MEMBER

HARKINDER BHULLAR
Print Name HARKINDER BHULLAR, MEMBER

FINANCIAL INTEREST

The Applicant herein certifies that he/she has has not a financial interest in the property which is ten percent (10%) or more.

MPRC AUTOMOTIVE, LLC

Print Name

[Signature]

Signature of Applicant

APPLICANT CERTIFICATION

- The Applicant certifies that all information in this application, and all information furnished in support of this application, is true and complete to the best of the Applicant's knowledge and belief. Should any portion not be true, then the application may be rejected.
- Penalty for false or fraudulent statement: Whoever, in any matter, knowingly and willingly falsifies or makes any false, fictitious or fraudulent statement of representatives concerning this application shall be denied the request stated in this application.

[Signature]

Signature of Applicant

07/20/20

Date

MPRC AUTOMOTIVE, LLC

Please Print

OWNER CERTIFICATION

- The Owner certifies that all information in this application, and all information furnished in support of this application, is true and complete to the best of the Owners's knowledge and belief. Should any portion not be true, then the application may be rejected.
- Penalty for false or fraudulent statement: Whoever, in any matter, knowingly and willingly falsifies or makes any false, fictitious or fraudulent statement of representatives concerning this application shall be denied the request stated in this application.
- The Owner hereby gives permission to enter on the property for inspection during the time application is pending.

[Signature]

Signature of Owner

BHULLAR HOLDINGS, LLC

Please Print

See Representative

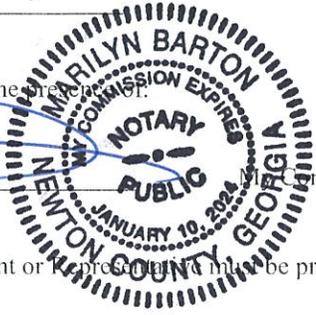
Address

7/20/20

Date

Signed, sealed and delivered in the presence of:

[Signature]



Commission Expires: 1/10/2024

Note: Owner, Applicant or Representative must be present at meeting in order for case to be heard.

ATTACHMENT TO APPLICATION FOR VARIANCES

Applicant: MPRC AUTOMOTIVE, LLC

Titleholder: BHULLAR HOLDINGS, LLC

PIN#: 16113400100

PROPERTY OWNER'S CERTIFICATION

The undersigned(s) below, or as attached, is the owner of the property considered in this application.



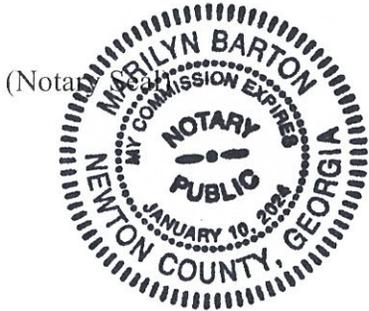
Signature of Owner Date

Printed Name: HARKINDER BHULLAR

Address: 6020 BEAVER CREEK CT
CUMMING GA 30040



Signature of Notary Public Date 7/21/2020



CERTIFICATE REGARDING COMPANY AUTHORITY TO PURSUE VARIANCE APPLICATION

1.

My name is HARKINDER BHULLAR. I am the officer who is delegated the responsibility for authenticating records of *MPRC Automotive, LLC* (the "Applicant"). I am of legal age and suffer from no disabilities which would affect my competence to give this Certificate which is being given on my own personal knowledge for use with respect to the Application for Variances regarding certain real property owned by the Titleholder Bhullar Holdings, LLC located in Marietta, Cobb County, Georgia.

2.

In accordance with the Requirements for Completing a City of Marietta Variance Application, I hereby attest on behalf of the Applicant that I have reviewed the Variance Application and related documents which are being filed simultaneously therewith (collectively, the "Variance Application") to which this Certificate is attached and hereby certify:

- (a) That company seal or facsimile affixed to the Variance Application is in fact the seal of the Applicant Company or a true facsimile thereof; and
- (b) That the officer or other representative of the Applicant Company who executed the Variance Application does in fact occupy the official position indicated, that the position that the signer occupies has the authority to execute the Variance Application on behalf of the Applicant or to authorize its representative to execute the same, and that the signature of said officer or other representative is genuine; and
- (c) That the execution of the Variance Application and the filing of the Variance Application is with the express permission of the Applicant and Titleholder.

MPRC Automotive, LLC

By: 

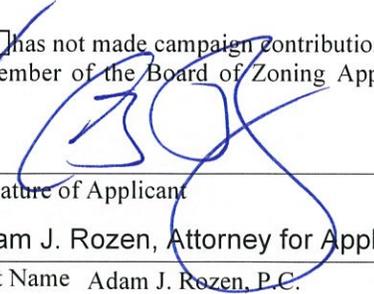
Print Name: HARKINDER BHULLAR

Its: Owner
Title

CAMPAIGN CONTRIBUTIONS

The Owner and Applicant herein certify that he/she has has not made campaign contributions or gifts aggregating \$250.00 or more to the Mayor, any member of Council or any member of the Board of Zoning Appeals within the two (2) years preceding the filing of this application.

Signature of Owner



Signature of Applicant

Adam J. Rozen, Attorney for Applicant

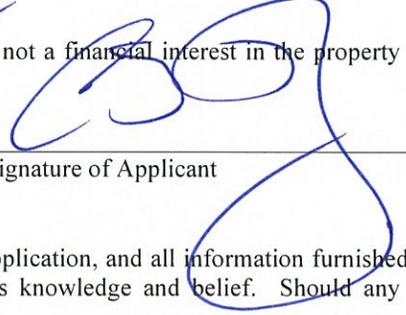
Print Name

Print Name Adam J. Rozen, P.C.

FINANCIAL INTEREST

The Applicant herein certifies that he/she has has not a financial interest in the property which is ten percent (10%) or more.

Adam J. Rozen, Attorney for Applicant

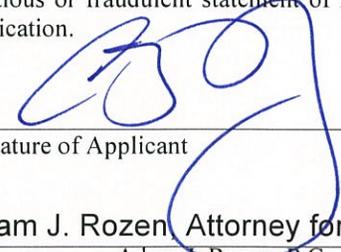


Signature of Applicant

Print Name Adam J. Rozen, P.C.

APPLICANT CERTIFICATION

- The Applicant certifies that all information in this application, and all information furnished in support of this application, is true and complete to the best of the Applicant's knowledge and belief. Should any portion not be true, then the application may be rejected.
- Penalty for false or fraudulent statement: Whoever, in any matter, knowingly and willingly falsifies or makes any false, fictitious or fraudulent statement of representatives concerning this application shall be denied the request stated in this application.



Signature of Applicant

7/21/20

Date

Adam J. Rozen, Attorney for Applicant

Please Print Adam J. Rozen, P.C.

OWNER CERTIFICATION

- The Owner certifies that all information in this application, and all information furnished in support of this application, is true and complete to the best of the Owners's knowledge and belief. Should any portion not be true, then the application may be rejected.
- Penalty for false or fraudulent statement: Whoever, in any matter, knowingly and willingly falsifies or makes any false, fictitious or fraudulent statement of representatives concerning this application shall be denied the request stated in this application.
- The Owner hereby gives permission to enter on the property for inspection during the time application is pending.

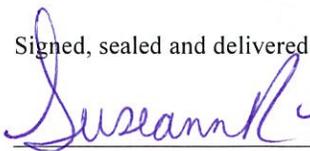
Signature of Owner

Please Print

Address

Date

Signed, sealed and delivered in the presence of





My Commission Expires: 10/4/20

Note: Owner, Applicant or Representative must be present at meeting in order for case to be heard.

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ADAM J. ROZEN, P.C.

A PROFESSIONAL CORPORATION

248 Roswell Street, SE
Marietta, Georgia 30060

(770) 427-7004 (T)

(770) 426-9584 (F)

ADAM J. ROZEN

ajrozen@rozenandrozen.com

July 21, 2020

VIA HAND DELIVERY:

Ms. Shelby Little, AICP
Planning & Zoning Manager
City of Marietta
Department of Development Services
205 Lawrence Street
Marietta, GA 30060

Re: Variance Application of MPRC Automotive, LLC dba Grand Motorcars,
regarding a 3.0± Acre Tract located in Land Lot 1134 and 1171, 16th District, City
of Marietta, Cobb County, Georgia.

Dear Shelby:

This firm is engaged by and represents the applicant MPRC Automotive, LLC doing business as Grand Motorcars ("Applicant") concerning the above-captioned Variance Application being filed contemporaneously herewith. The Application is scheduled to be heard and considered by the City of Marietta Mayor and City Council on September 9, 2020.

The property at issue consists of one parcel at 1860 Roswell Road (also known as 1850 Roswell Road) located on the south east side of Roswell Road at its intersection with Lantern Ridge Drive and along the Georgia DOT right of way of the Marietta Loop/North Marietta Parkway. The subject property is zoned Community Retail Commercial ("CRC") and is in the Community Activity Center ("CAC") which stretches along much of the Roswell Road corridor and identifies the character of this area in and around the subject property. The subject property is also adjacent to nearby Cobb County properties which are zoned and utilized for commercial and multifamily developments which have coexisted with the nearby commercial developments and subject property.

Presently, the subject property is utilized for the Applicant's automobile sales facility which has successfully operated at this location and in the City for a number of years. The current use of the subject property is permitted under the CRC zoning and the owner intends to maintain the current use of the site but seeks approval to allow the site to continue operations in

ADAM J. ROZEN, P.C.

A PROFESSIONAL CORPORATION

VIA HAND-DELIVERY

Ms. Shelby Little, AICP
Planning & Zoning Manager
City of Marietta
Department of Development Services

July 21, 2020

Page 2

its current development with modifications to accommodate landscaping and stormwater requirements.

Over the Applicant's ownership and operation of the subject property, it has conducted significant building and site renovations and improvements from its prior use and operations. The former operations allowed dilapidation of the subject property and the office building and operated on a gravel and partially paved parking lot. The Applicant made significant investment and improvements to the site and building as a whole; including maintaining the landscaping of the DOT row along Roswell Street, landscaping along the right of way along the Marietta Loop/North Marietta Parkway, fencing and paving site, and constructed a retaining wall along the rear of the property to protect the integrity of the site as it relates to the residential property to the rear and south of the subject property. The Applicant worked with the adjoining multifamily property owner throughout this process.

However, the improvement exceeds the impervious surface percentage of the site and does not comply with all stormwater management controls and zoning requirements. The purpose of this Application is to modify the site and building improvements to comply with the City Ordinance while recognizing the constraints of the existing conditions.

To do so, the Applicant will remove a significant portion of the paved area of the site for buffering and stormwater management, will install planter islands with street trees and will remove the site improvements from a portion of the DOT right of way which have existed for a number of years. While the Application seeks a number of variances to accommodate the improvements on the site, the site and its development is consistent with and much improved as compared to existing surrounding commercial and industrial uses along Roswell Road; which is an appropriate and positive consideration for the granting of this Variance Application.

Prior to the filing of this Application, the Applicant and its engineering representative, Mr. Steven T. Ellis of Pro Building Solutions and his team, met and corresponded with City Staff regarding the zoning conditions and stormwater management considerations in order to better understand how to comply with the City Ordinance and achieve a mutually beneficial resolution. These discussions continue today and will do so during the pendency of this Application.

ADAM J. ROZEN, P.C.

A PROFESSIONAL CORPORATION

VIA HAND-DELIVERY

Ms. Shelby Little, AICP
Planning & Zoning Manager
City of Marietta
Department of Development Services

July 21, 2020

Page 3

For all the reasons stated herein above and with all of the information and documentation which is before you, we respectfully request that the Variance Application be approved. Of course, during the pendency of the Application, I look forward to working with you and your staff to provide any necessary additional information, documentation and stipulations in order to facilitate the approval of this Application. In the interim, please do not hesitate to contact me should you have any questions whatsoever regarding these matters.

Sincerely,

ADAM J. ROZEN, P.C.

Adam J. Rozen
ajrozen@rozenandrozen.com

AJR/srb

cc: Mrs. Jasmine C. Thornton, Zoning Administrator, MURP
Mrs. Jennifer Kobylus, CFM, CPESC
Pro Building Systems, Inc., Attn: Steven T. Ellis, AIA, NCARB
MPRC Automotive, LLC

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TO: Marietta Daily Journal

FROM: City of Marietta

RUN AD DATE: September 25, 2020

**CITY OF MARIETTA
PUBLIC NOTICE OF VARIANCES**

The City of Marietta hereby gives notice that a public hearing will be held to give consideration to the following variance requests at the City Council meeting held on **Wednesday, October 14th, 2020, 7:00 p.m.**, City Hall, for a final decision to be made.

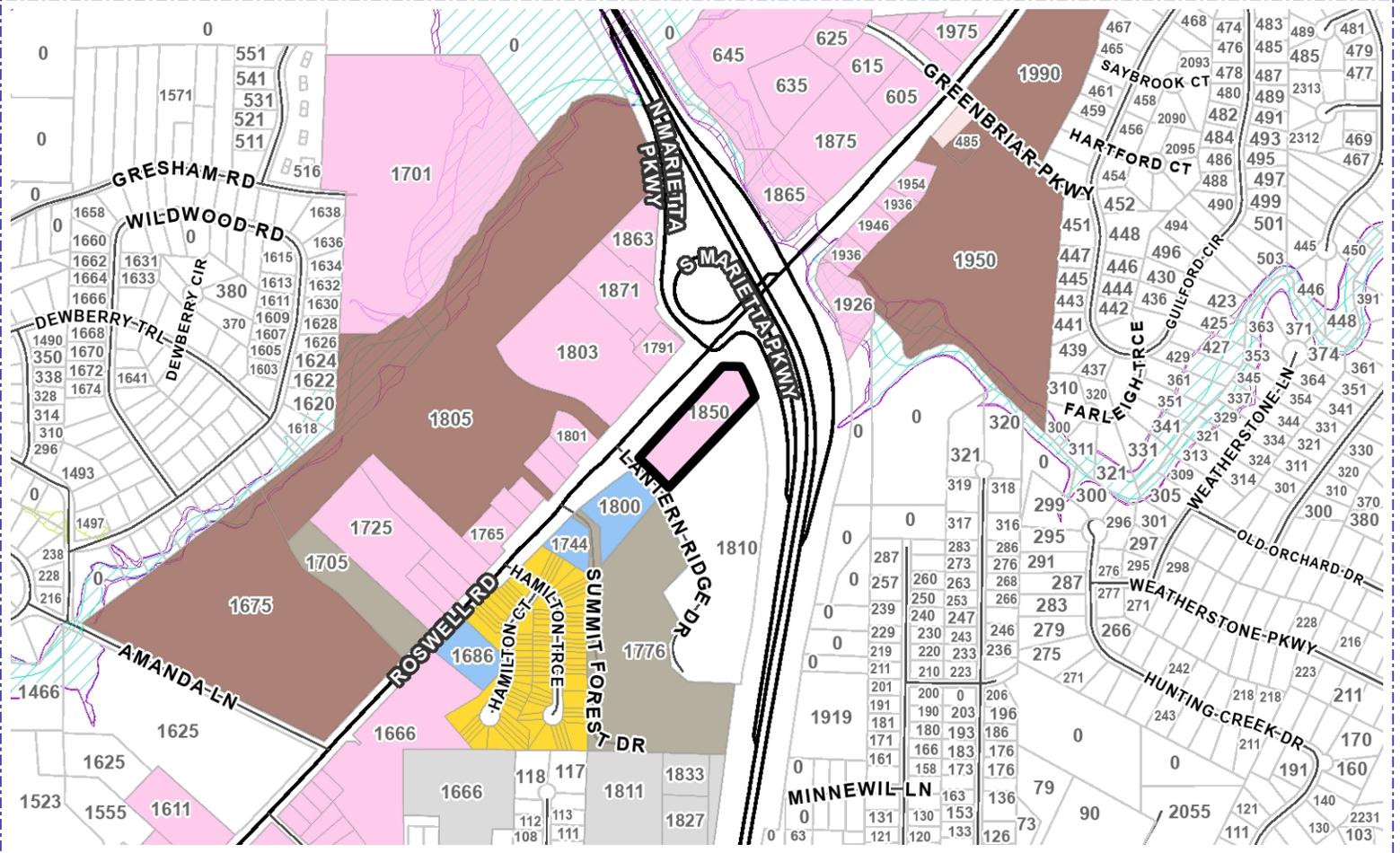
V2020-31 [VARIANCE] BHULLAR HOLDINGS, LLC is requesting variances for property located in Land Lot 1134, District 16, Parcel 0100, 2nd Section of Cobb County, Marietta, Georgia and being known as 1860 (aka 1850) Roswell Road. Variance to increase the allowable impervious surface from 80% to 95%; variance to allow planter islands in lieu of the 10 foot planted border area along Roswell Road as shown on site plan dated 6/9/20; variance to waive the 10 foot planted border area along the South Marietta Parkway frontage as shown on site plan dated 6/9/20; variance to reduce the landscape buffer as shown on site plan dated 6/9/20; variance to allow a detention pond within a buffer; variance to reduce the rear yard setback from 35' to 11' for the existing building; variance to reduce the setback from 2' to 0' and allow a 6' tall chain link fence along the Roswell Road frontage. Ward 7A.

A description and plat of the property sought for the rezoning, special land use permit, and variances are on file in the Planning and Zoning Office, City Hall, and is available for inspection between 8:00 A.M. and 5:00 P.M., Monday through Friday. Anyone wishing to attend may do so and be heard relative thereto. You may also review the property file at www.mariettaga.gov and enter the case # in the search box.

For additional information please call the Planning and Zoning Office (770) 794-5669.

Accessibility to Meetings: If you believe you may need the City/BLW to provide special accommodations in order to attend/or participate in any of the above meetings, please call the ADA Coordinator at 770-794-5558 no later than 48 hours before the date of the above meeting.

City of Marietta
205 Lawrence Street
Marietta, Georgia 30060

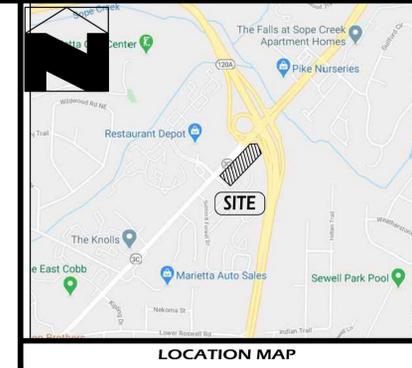


Address	Parcel Number	Acreage	Ward	Zoning	FLU
1850 ROSWELL RD	16113400100	3.02	7A	CRC	CAC

Property Owner:	BHullar Holdings
Applicant:	MPRC Automotive/DBA Grand Motorcars
City Council Hearing Date:	10/14/2020
Acquisition Date:	
Case Number:	V2020-31
<p>City of Marietta Planning & Zoning</p>	

Zoning Symbols

- Railroads
- City Limits
- Cobb County Pockets
- NA
- R1 - Single Family Residential (1 unit/acre)
- R2 - Single Family Residential (2 units/acre)
- R3 - Single Family Residential (3 units/acre)
- R4 - Single Family Residential (4 units/acre)
- RA4 - Single Family Residential - Attached
- RA6 - Single Family Residential - Attached
- RA8 - Single Family Residential - Attached
- MHP - Mobile Home Park
- PRD-SF - Planned Residential Dev. Single Family
- RM8 - Multi Family Residential (8 units/acre)
- RM10 - Multi Family Residential (10 units/acre)
- RM12 - Multi Family Residential (12 units/acre)
- RHR - Residential High Rise
- PRD-MF - Planned Residential Dev Multi Family
- NRC - Neighborhood Retail Commercial
- CRC - Community Retail Commercial
- RRC - Regional Retail Commercial
- PCD - Planned Commercial Development
- LI - Light Industrial
- HI - Heavy Industrial
- PID - Planned Industrial Development
- MXD - Mixed Use Development
- CBD - Central Business District
- OIT - Office Institutional Transitional
- LRO - Low Rise Office
- OI - Office Institutional
- OS - Office Services
- OHR - Office High Rise



Evans Design Group, Inc.
 Civil Engineering /
 Site Planning /
 Land Development Services
 4755 Summer Song Court
 Buford, GA 30519
 (Ph) 678.207.6830
 jevans@evansdg.com



PROJECT NAME
GRAND MOTORCARS MARIETTA

**1860 ROSWELL RD. LL
 134 & 1171, PARCEL
 16113400100, CITY OF
 MARIETTA, GEORGIA**

DATE:
06-09-20

DESIGN BY JME
DRAWN BY JME
CHECKED BY JME

Not Released For Construction
 Released For Construction

OWNER/DEVELOPER

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 ALL RIGHTS RESERVED.
 THESE CONSTRUCTION DOCUMENTS AND PERMITTED REPRODUCTIONS, IN WHOLE OR IN PART, ARE INSTRUMENTS OF SERVICE AND ARE THE SOLE PROPERTY OF EVANS DESIGN GROUP, INC. UNLESS OTHERWISE AGREED TO, THEY SHALL NOT BE REPRODUCED OR CONVEYED IN ANY MANNER NOR ARE THEY TO BE USED FOR ANY OTHER PROJECTS OTHER THAN THAT SPECIFICALLY INDICATED HEREIN WITHOUT WRITTEN PERMISSION FROM AND DUE COMPENSATION TO EVANS DESIGN GROUP, INC.

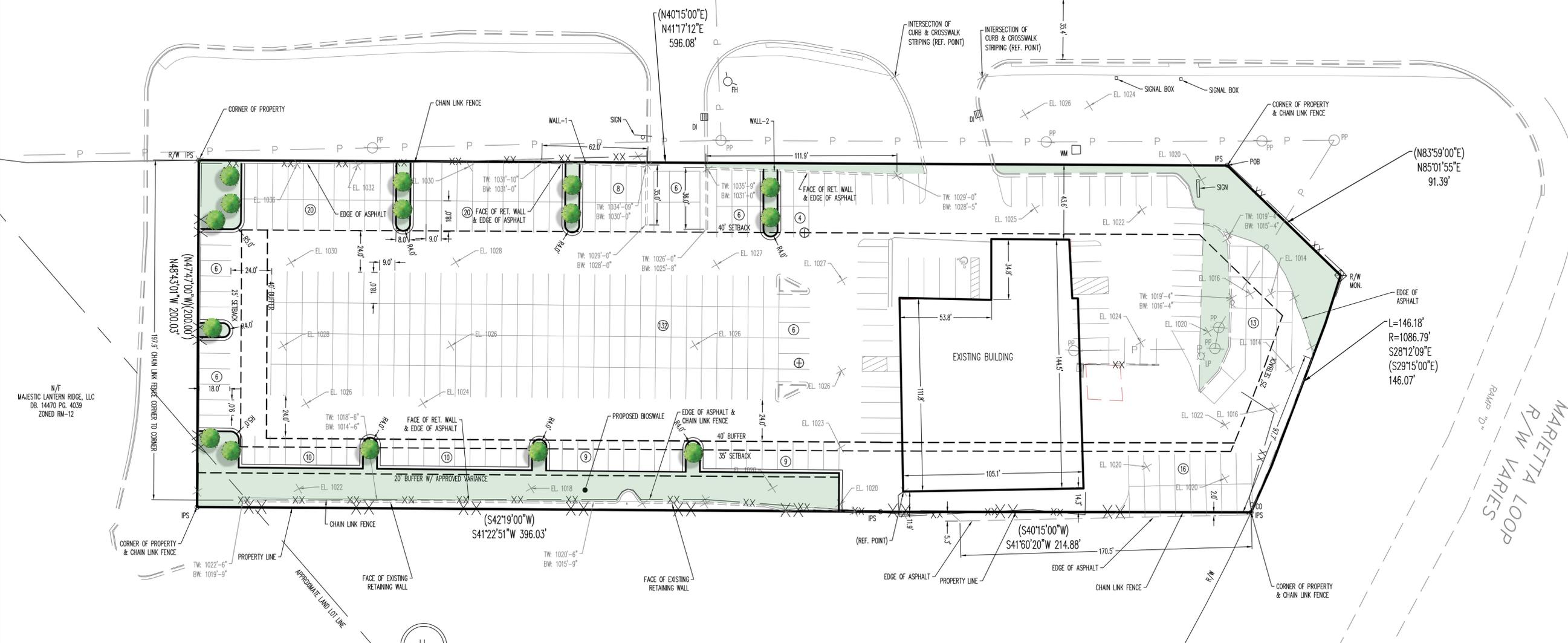
REVISIONS

NO.	DATE	DESCRIPTION

JOB NUMBER:
20-017

SHEET TITLE
SITE PLAN
C-4

**ROSWELL ROAD
 SR-120
 R/W VARIES**



N/F
 MAJESTIC LANTERN RIDGE, LLC
 DB. 14470 PG. 4039
 ZONED RM-12



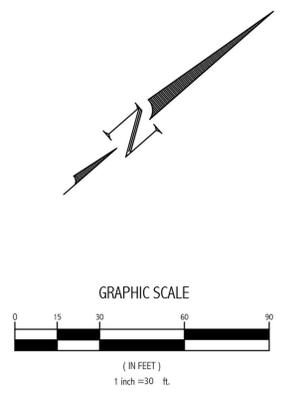
UTILITY DISCLAIMER:
 IN ADDITION TO SHOWING THE STRUCTURES TO BE BUILT UNDER THIS CONTRACT, THE DRAWINGS SHOW CERTAIN INFORMATION OBTAINED BY THE ENGINEER REGARDING THE PIPES, POLE LINES, CONDUITS, AND OTHER STRUCTURES WHICH EXIST ALONG THE LINE OF THE WORK, BOTH AT AND BELOW THE SURFACE OF THE GROUND. THE ENGINEER AND THE OWNER EXPRESSLY DISCLAIM ANY RESPONSIBILITY FOR THE ACCURACY OR COMPLETENESS OF THE INFORMATION GIVEN ON THE DRAWINGS WITH REGARD TO EXISTING STRUCTURES, AND THE CONTRACTOR WILL NOT BE ENTITLED TO ANY EXTRA COMPENSATION ON ACCOUNT OF ANY INACCURACY OR INCOMPLETENESS OF SUCH INFORMATION, SAID STRUCTURES BEING INDICATED ONLY FOR THE CONVENIENCE OF THE CONTRACTOR, WHO MUST VERIFY THE INFORMATION TO HIS OWN SATISFACTION. THE GIVING OF THIS INFORMATION UPON THE CONTRACT DRAWINGS WILL NOT RELIEVE THE CONTRACTOR OF HIS OBLIGATION TO SUPPORT AND PROTECT ALL PIPES, CONDUITS, AND OTHER STRUCTURES. THE CONTRACTOR SHALL LOCATE ALL UNDERGROUND OBSTRUCTIONS PRIOR TO EXCAVATION SO AS TO PREVENT ANY DAMAGE TO THOSE SERVICES OR OTHER UTILITIES. ANY SUCH DAMAGES MUST BE REPAIRED WITHOUT DELAY AND THE COST OF SUCH REPAIRS MUST BE BORNE BY THE CONTRACTOR.

PRO BUILDING SYSTEMS
 DESIGN BUILD CONTRACTORS
 3678 North Peachtree Road
 Atlanta, Georgia 30341
 (770) 455-1791 / Fax 455-4123
 www.probuildingsystems.com

OWNER/DEVELOPER:
 BHULLAR HOLDINGS LLC
 6020 BEAVER CREEK CT, CUMMING
 GEORGIA 30040

24-HR CONTACT:
 STEVE ELLIS
 770.455.1791

ENGINEER:
 EVANS DESIGN GROUP, INC
 4755 SUMMER SONG COURT
 BUFORD, GA 30519
 678.207.6830 (Ph)
 CONTACT: JON M. EVANS, P.E.



Existing impervious surface: ~124,275 sq. ft.
 Area of property: ~130,606 sq. ft. (3 acres)
 80% maximum impervious for CRC zoning
 Site is approximately 95% impervious

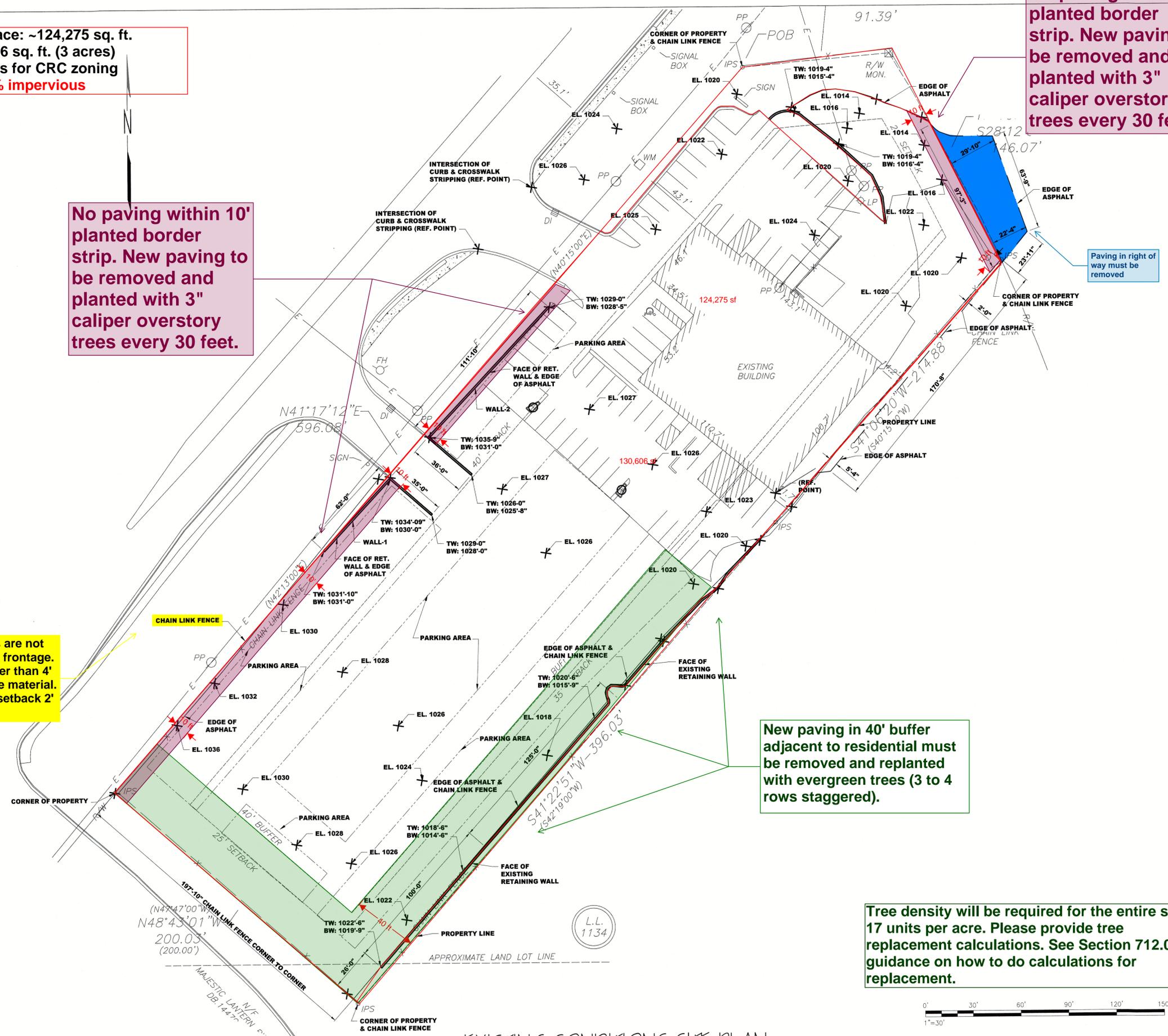
No paving within 10' planted border strip. New paving to be removed and planted with 3" caliper overstory trees every 30 feet.

No paving within 10' planted border strip. New paving to be removed and planted with 3" caliper overstory trees every 30 feet.

6' tall chain link fences are not permitted along a road frontage. Fences may not be taller than 4' and must be decorative material. Fencing must also be setback 2' from the right of way.

New paving in 40' buffer adjacent to residential must be removed and replanted with evergreen trees (3 to 4 rows staggered).

Tree density will be required for the entire site. 17 units per acre. Please provide tree replacement calculations. See Section 712.08 for guidance on how to do calculations for replacement.



- General Notes
- SEE SHEETS (S-02 & S-04) FOR NOTES, TYPICAL AND STANDARD DETAILS AND ADDITIONAL LAYOUT INFORMATION
 - UTILITY LOCATIONS NEAR CONSTRUCTION AREA MUST BE VERIFIED AND COORDINATED WITH GRADING PLANS. THIS PLAN VIEW MAY NOT SHOW ALL CONFLICTING UTILITIES.
 - EXISTING SPOT ELEVATIONS ARE MARKED WITH AN "X"
 - ALL REFERENCED INFORMATION ON DWG IS EXISTING.



SITE MEASUREMENTS, VERIFICATIONS ON EXISTING CIVIL LAYOUT BY CIVIL/STRUCTURAL DESIGNER: MARCO A. PELAEZ

No.	Revision/Issue	Date
	NOT ISSUED FOR CONSTRUCTION	12/03/2020

GRANDMOTOR CARS
 1860 ROSWELL RD
 MARIETTA, GA. 30062
 CLIENT: RUMMY BHULLAR

1860 ROSWELL ROAD,
 MARIETTA, GA. 30062

Project	015-19	Sheet	
Date	10.18.19		S-03
Scale	AS SHOWN		

EXISTING CONDITIONS SITE PLAN





STAFF REVIEW

Variance Case #: V2020-37 **Legistar #:** 20200733

City Council Hearing: Wednesday, October 14, 2020 – 7:00 p.m.

Property Owner: Sunil K. Singh
175 White St NW
Suite 300
Marietta, GA 30060

Applicant: Kevin Franklin – Peacock Partnership, Inc.
5525 Interstate North Pkwy.
Atlanta, GA 30328

Address: 557 South Marietta Parkway

Land Lot: 0360 **District:** 17 **Parcel:** 00200

Council Ward: 1A **Existing Zoning:** CRC (Community Retail Commercial)

Special Exception / Special Use / Variance(s) Requested:

1. Variance to waive the Commercial Corridor Overlay District Tier B’s site design mandatory element “75-foot maximum front setback from the building to the property line along any public street”. [§712.09 (G.2.b.i)]
2. Variance to waive the Commercial Corridor Overlay District Tier B’s streetscape design mandatory element “a six foot sidewalk zone be constructed that will allow for safe and efficient pedestrian flow in front of all development projects in the Tier B zone” [§712.09 (G.4.a.i)]
3. Variance to reduce the landscape border/strip against South Marietta Parkway from 10 feet to 5 feet. [§712.09 (G.4.a.ii)], [§712.08 (G.2 – Table G-1a)]
4. Variance to waive the Commercial Corridor Overlay District Tier B’s streetscape design mandatory element “pedestrian lighting fixtures are required every sixty (60) feet on the main commercial corridors within the landscape/pedestrian zone”. [§712.09 (G.4.a.ii.8)]

Statement of Fact

As per section 720.03 of the Comprehensive Development Code of Marietta, the Board of Zoning Appeals may alter or modify the application of any such provision in the Development Code because of unnecessary hardship if doing so shall be in accordance with the general purpose and intent of these regulations, or amendments thereto, and only in the event the board determines that by such alteration or modification unnecessary hardship may be avoided and the public health, safety, morals and general welfare is properly secured and protected. In granting any variance the board of zoning appeals shall designate such conditions in connection therewith as will, in its opinion, secure substantially the objectives of these regulations and may designate conditions to be performed or met by the user or property owner, out of regard for the public health, safety, comfort, convenience, and general welfare of the community, including safeguards for, with respect to light, air, areas of occupancy, density of population and conformity to any master plan guiding the future development

of the city. The development costs of the applicant as they pertain to the strict compliance with a regulation may not be the primary reason for granting a variance.

Criteria:

1. Exceptional or extraordinary circumstances or conditions *are/are not* applicable to the development of the site that do not apply generally to sites in the same zoning district.
2. Granting the application *is/is not* necessary for the preservation and enjoyment of a substantial property right of the applicant, and to prevent unreasonable property loss or unnecessary hardship.
3. Granting the application *will/will not* be detrimental or injurious to property or improvements in the vicinity of the development site, or to the public health, safety, or general welfare.

PICTURES



557 South Fairground Street



Frontage along South Avenue



Non-conforming sign to be demolished



Staff Review:

The applicant, Peacock Partnership, Inc., on the behalf of the property owner at 557 South Marietta Parkway is requesting variances on the 2-acre parcel. The subject property lies at the corner of South Marietta Parkway and South Avenue, zoned CRC (Community Retail Commercial). The adjacent properties to the north, east and south is as follows: PRD-SF (Planned Residential Development – Single Family), NRC (Neighborhood Retail Commercial), and CRC. Due to its proximity to South Fairground Street, this property is subject to the additional regulations of the Commercial Corridor Design Overlay District – Tier B.

The site currently contains a 5,145 square foot building, formerly used as a restaurant, which the applicant proposes to expand to a 6,775 square foot dental office. The addition will expand the front and rear sections of the building. The parking lot will be brought up to current zoning code requirements with the addition of parking islands and new trees. The existing curb cuts along both frontages would remain. Further, the applicant proposes to remove the non-conforming pylon sign and replace with a new, monument-style sign along South Marietta Parkway. In order to develop the property as shown on the provided site plan and building elevations, the applicant is requesting five (5) variances.

Variance #1 Waive the maximum setback requirement.

The general purpose of the Tier B design overlay is to encourage private development to “*integrate some pedestrian design features and aesthetic improvements for automobile-oriented corridors, without diminishing the automobile-orientation of the corridors*”. A maximum building setback of 75’ is required to bring the buildings closer to the street. Creating a pedestrian friendly corridor by orienting buildings toward the street allows pedestrians a safe route to their destination with minimum interactions with vehicular movement. The subject property has frontage along two public roads and the building is shown to be more than 75-feet from South Marietta Parkway. Once the building is altered, it be approximately 138 feet from South Marietta Parkway. Although this request does not represent an exceptional or extraordinary circumstance, it is not detrimental or injurious to the adjacent properties.

The following are projects that have received variances to waive (or increase) the maximum setback required by the Overlay District:

Case #	Project	Address	Variance
V2009-08	QuikTrip	600 South Marietta Parkway	75’ to 131’
V2012-28	QuikTrip	720 Powder Springs Street	Waived
V2013-38	Zaxby’s	591 South Marietta Parkway	Waived
V2013-40	QuikTrip	692 & 696 Powder Springs Street	Waived
V2018-38	McDonald’s	778 Whitlock Avenue	75’ to 83’
V2019-21	Lidl	670 Whitlock Avenue	75’ to 125’
V2020-11	RaceTrac	695 Powder Springs Street	Waived

Variance #2 Waive 6-foot-wide sidewalk zone along road frontage

Each parcel within the Tier B Overlay District is required to create safe and efficient pedestrian flow. This includes providing a 6-foot-wide sidewalk in front of all development projects. A 6-foot-wide sidewalk ensures pedestrians feel comfortable on the sidewalk. Currently the site has a 4-foot-wide sidewalk along South Marietta Parkway and no sidewalk along South Avenue. The Transportation Division has suggested a 5-foot wide sidewalk along South Avenue in lieu of expanding the existing sidewalk on South Marietta Parkway. Waiving this requirement on South Avenue would create a gap in sidewalk connectivity from South Marietta Parkway into the recently developed residential area around Manget to the north. The applicant wishes to keep the existing sidewalk on South Marietta Parkway and leave the road frontage as-is, citing conflicts with a concrete wall, utilities, and topographic challenges on South Avenue.

Variance #3 Landscape border/strip within Overlay

For developments within the Tier B Overlay District, the streetscape design element refers to the Tree Protection and Landscaping Ordinance street tree and planted border requirements. This includes each property line abutting a roadway to provide a 10-foot landscape border/strip planted with trees spaced at an average of thirty (30) feet apart. The shortest distance from the property line along South Marietta Parkway and parking lot curb is only 5 feet; the applicant is not willing to forgo the row of existing parking facing South Marietta Parkway to provide the full 10 foot planted border area. However, the applicant can provide the necessary street tree plantings in compliance with the zoning ordinance. Against South Avenue, there is ample space with existing vegetation for the 10-foot-wide landscape zone along South Avenue. Therefore, a variance request is only being requested to reduce the planted border area from 10 ft. to 5 ft. along South Marietta Parkway.

Variance #4 Waive pedestrian lighting along corridor

A streetscape design element in the Tier B Overlay District requires pedestrian lighting every 60 feet along the main commercial corridors within the Commercial Corridor Overlay District. As a result, recent development along the designated roads such as Roswell Street, South Fairground Street, Whitlock Avenue, and South Marietta Parkway have incorporated pedestrian lighting through Marietta Power. The applicant is requesting a waiver from providing decorative lights along South Marietta Parkway.

Additional Comments:

Transportation: *Suggest an alternate requirement to construct new 5' sidewalk along the South Avenue frontage in lieu of expanding the sidewalk along the South Marietta Parkway frontage. If this is not an option, consider donating additional right of way and/or easements for future sidewalk construction.*

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Department of Development Services
205 Lawrence Street
Marietta, GA 30060
Phone: 770-794-5440

APPLICATION FOR VARIANCE OR APPEAL

(Owner/Applicant/or Representative must be present at all public hearings)

(NOTE: CORRESPONDENCE IS HANDLED VIA EMAIL UNLESS OTHERWISE REQUESTED)

For Office Use Only:

Application #: V2020-37 Legistar #: 20200733 BZA Hearing Dt: -
City Council Hearing Dt (if applicable) #: 10-14-20 PZ #: 20-242

This is a variance/appeal application for:

Board of Zoning Appeals checkbox

Board of Zoning Appeals

City Council checkbox (checked)

City Council

Owner's Name Sunil K. Singh

EMAIL Address: ssingh42@gmail.com

Mailing Address 175 White St NW, STE 300 Zip Code: 30060 Phone Number 615-516-0544

COMPLETE ONLY IF APPLICANT IS NOT OWNER:

Applicant: Kevin Franklin, Peacock Partnership Inc.

EMAIL Address: kevin@peacockpartnership.com

Mailing Address 5525 Interstate North Pkwy Atlanta, GA Zip Code: 30328 Phone Number 404-214-5200

Address of subject property: 557 S. Marietta Pkwy SE, Marietta, GA 30060 Date of Acquisition:

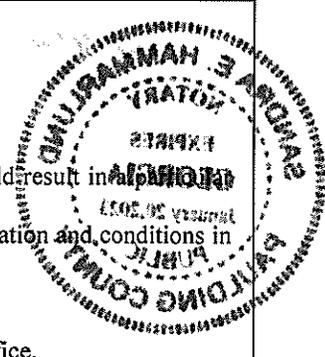
Land Lot (s) 0360 District 17th Parcel 17036000200 Acreage: 1.997 Zoned CRC Ward 1A FLU: CAC
00200 2.177

List the variance(s) or appeal requested (please attach any additional information):

See attached letter: Variances from commercial Corridor Overlay District Tier B

Required Information

- 1. Application fee (\$250)
2. Completed notarized application. The original application must be submitted with ALL original signature(s) - Copies of the application or signature(s) will NOT be accepted.
3. Copy of the deed that reflects the current owner(s) of the property.
4. Letter describing the reason for the variance request, stating why strict adherence to the code would result in hardship (as distinguished from a mere inconvenience or desire to make more money).
5. Site plan - drawn to scale. Site plans must illustrate property lines and all relevant existing information and conditions in addition to proposed additions or modifications within the referenced property lines of the tract(s). Copies Required: One (1) - (8 1/2" x 11") -or- (11" x 17") drawn to scale. Optional Additional Plat size: (24"x 36"). If providing (24"x 36") then 5 copies REQUIRED.
6. Copy of current tax bill showing payment or documentation certified by the City of Marietta Tax Office.



Note: The Department of Development Services reserves the right to obtain additional information that reasonably may be required in order that an informed decision may be made.

OVER

FINANCIAL INTEREST

The Applicant herein certifies that he/she has has not a financial interest in the property which is ten percent (10%) or more.

KEVIN FRANKLIN
Applicant Print Name

Kevin W. Franklin
Signature of Applicant

OWNER / APPLICANT CERTIFICATION

- The Owner or Applicant certifies that all information in this application, and all information furnished in support of this application, is true and complete to the best of the Applicant's knowledge and belief. Should any portion not be true, then the application may be rejected.
- Penalty for false or fraudulent statement: Whoever, in any matter, knowingly and willingly falsifies or makes any false, fictitious or fraudulent statement of representatives concerning this application shall be denied the request stated in this application.
- The Owner or Applicant hereby gives permission to enter on the property for inspection during the time application is pending.
- **CAMPAIGN CONTRIBUTIONS:** The Owner and Applicant herein certify that he/she has has not made campaign contributions or gifts aggregating \$250.00 or more to the Mayor, any member of Council or any member of the Planning Commission within the two (2) years preceding the filing of the this application.

Kevin W. Franklin
Applicant Signature (if not the Owner)

KEVIN FRANKLIN
Please Print

Sudha E. Lammada
Owner Signature

Sudha E. Singh
Please Print

175 White St NW #300 Marietta GA 30066
Mailing Address

8/27/2020
Date

Signed, sealed and delivered in the presence of:

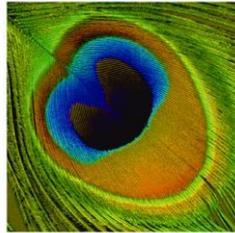
Sudha E. Lammada

My Commission Expires

January 30, 2023



Note: Owner, Applicant or Representative must be present at meeting in order for case to be heard.



**PEACOCK
PARTNERSHIP**

August 24th, 2020

Ms. Jasmine Thornton
City of Marietta – Planning and Zoning Division
205 Lawrence Street
Marietta, GA 30061

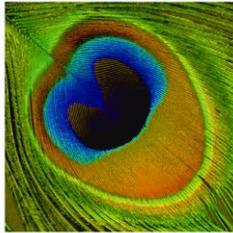
RE: Variance Application for 557 S. Marietta Parkway (Parcel 17036000200)

Dear Ms. Thornton,

We are pleased to submit the attached variance application and supporting documents on behalf of Dr. Sunil Singh and Marietta Smiles Dentistry regarding the above-referenced property. As the Architect, we are working on behalf of Marietta Smiles to renovate and expand the existing restaurant building on the property to serve as a new location for their dental practice. The renovation will modernize and bring the existing building and site into compliance with all applicable codes.

This property is zoned CRC and is within Tier B of the Commercial Corridor Overlay District as it is within 750 feet of the Fairground Street right-of-way which the Overlay District has been established to enhance. Although the property is within 750 feet, it is not and will not be visible from Fairground Street once the renovation is complete. Marietta Smiles has still made every effort to comply with the requirements of the Overlay District, and meets or exceeds the requirements for optional elements per the attached breakdown. However, in light of the fact that this is a renovation and not a new building, some mandatory elements required by the Overlay District are unreasonable or impossible to achieve. Thus we are requesting a variance for relief from the following requirements:

- *§ 712.09 (G) 2.b.i: A 75-foot maximum front setback from the building to the property line along any public street. If part of the building must be setback from the sidewalk, treat these portions of the building as a plaza or courtyard. No more than twenty-five (25) percent of a building frontage may be designated as a plaza or courtyard.*
 - The existing restaurant building is currently set back approximately 152' from the front property line. A front addition will reduce the setback to approximately 132'. Bringing the building within 75' of the front property line is impossible within the scope of this project, as the building would have to be completely demolished and rebuilt.
- *§ 712.09 (G) 4.a.i: A six foot sidewalk zone be constructed that will allow for safe and efficient pedestrian flow in front of all development projects in the Tier B zone. This is imperative to ensure pedestrians feel comfortable on the sidewalk as well as important to meet the current American with Disabilities Act standards.*
 - There is currently a 4 foot wide sidewalk that runs along the entire street frontage of this property. The sidewalk has curb ramps with truncated dome detectable warnings at each curb cut, all of which appear to be in compliance with ADA standards. Vegetation around the sidewalk will be cut and maintained once the property is occupied. Since this project is a renovation with limited site work, it is out of the scope of this project to widen the sidewalk. Furthermore, the sidewalk is not along Fairground Street for which this Overlay District is intended to apply.



**PEACOCK
PARTNERSHIP**

- *§ 712.09 (G) 4.a.ii (8): Pedestrian lighting fixtures are required every sixty (60) feet on the main commercial corridors within the landscape/pedestrian zone. Where there are physical restrictions spacing of lighting standards shall be adjusted, provided the adjustment is the minimum needed to avoid the obstruction. The lighting shall be a style approved by the City of Marietta staff. In addition to supplying the pedestrian lighting a two-foot by two-foot (2' x 2') dedicated easement adjacent to the public right-of-way shall be required so City staff can provide adequate upkeep to the pedestrian lighting fixtures.*
 - As a part of this project, new parking lot lighting fixtures will be installed. These fixtures, along with the current roadway lighting fixtures along South Marietta Parkway will provide sufficient lighting of the sidewalk that would make any pedestrian lighting fixtures redundant. Additionally, this pedestrian zone is not along Fairground Street for which this Overlay District is intended to apply.

For the reasons listed above, we ask that this variance application be approved. We believe that this project will turn the abandoned site into a business that will be completely beneficial to the surrounding community. Please let us know if you need anything else to facilitate approval of this application.

Sincerely,

Kevin Franklin
Peacock Partnership
5525 Interstate North Parkway
Atlanta, GA 30328
kevin@peacockpartnership.com
(404)214-5200

TO: Marietta Daily Journal

FROM: City of Marietta

RUN AD DATE: September 25, 2020

**CITY OF MARIETTA
PUBLIC NOTICE OF VARIANCES**

The City of Marietta hereby gives notice that a public hearing will be held to give consideration to the following variance requests at the City Council meeting held on **Wednesday, October 14th, 2020, 7:00 p.m.**, City Hall, for a final decision to be made.

V2020-37 [VARIANCE] PEACOCK PARTNERSHIP INC is requesting variances for property located in Land Lot 360, District 17, Parcel 0200, 2nd Section of Cobb County, Marietta, Georgia and being known as 557 South Marietta Parkway. Variance to increase the maximum front setback from 75 feet to 138'; variance to eliminate the 6' sidewalk zone to allow the existing remain; variance to reduce the planted strip/border area along South Marietta Parkway from 10' to 5'; variance to waive the planted strip/border area along South Avenue; variance to waive the pedestrian lighting fixtures required every 60.' Ward 1A.

A description and plat of the property sought for the rezoning, special land use permit, and variances are on file in the Planning and Zoning Office, City Hall, and is available for inspection between 8:00 A.M. and 5:00 P.M., Monday through Friday. Anyone wishing to attend may do so and be heard relative thereto. You may also review the property file at www.mariettaga.gov and enter the case # in the search box.

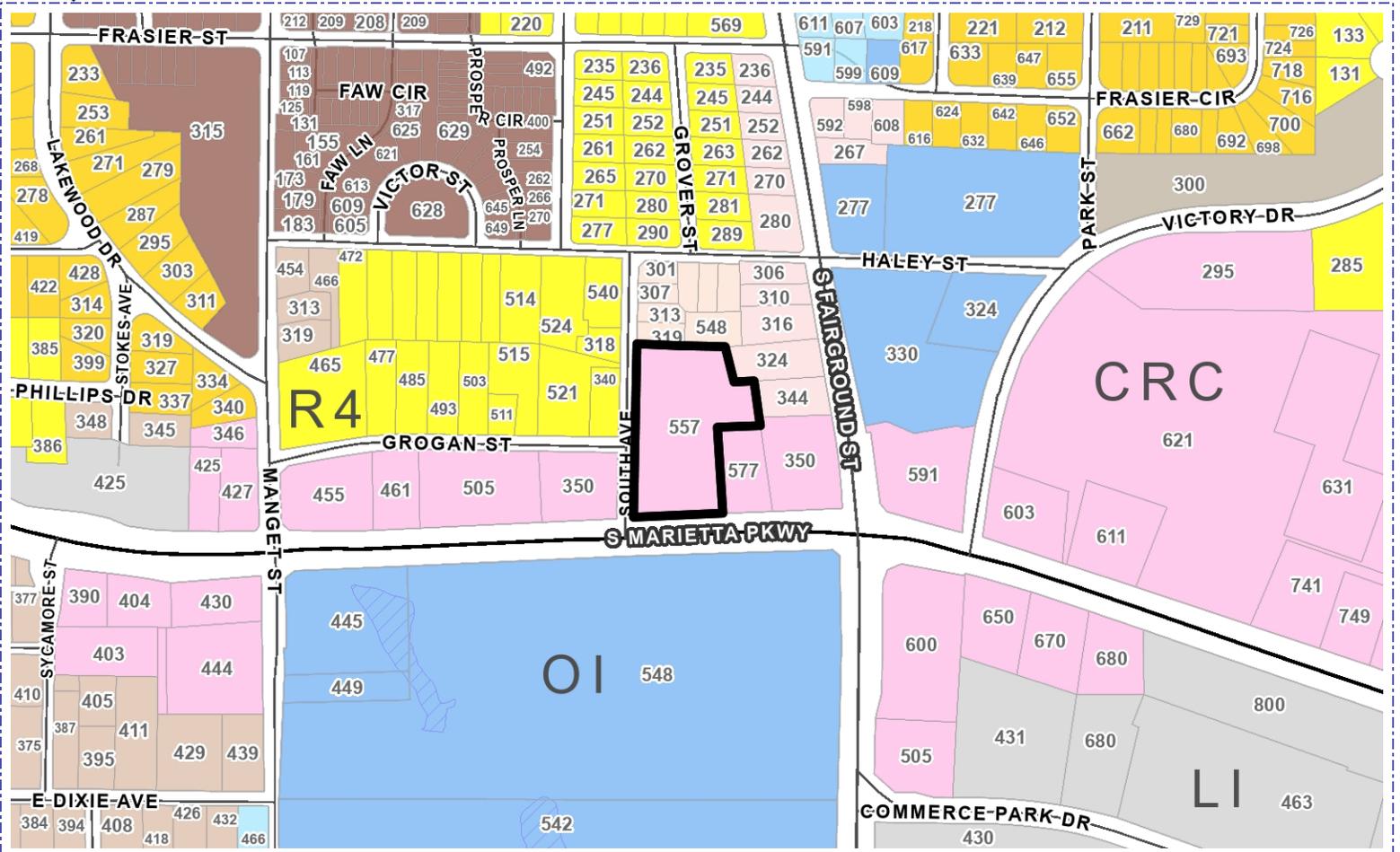
For additional information please call the Planning and Zoning Office (770) 794-5669.

Accessibility to Meetings: If you believe you may need the City/BLW to provide special accommodations in order to attend/or participate in any of the above meetings, please call the ADA Coordinator at 770-794-5558 no later than 48 hours before the date of the above meeting.

City of Marietta
205 Lawrence Street
Marietta, Georgia 30060



Variance



Address	Parcel Number	Acreage	Ward	Zoning	FLU
557 S MARIETTA PKWY	17036000200	2.177	1A	CRC	CAC

Property Owner:	Sunil K. Singh	Zoning Symbols
Applicant:	Kevin Franklin, Peacock Partnership, Inc.	
City Council Hearing Date:	10/14/2020	
Acquisition Date:		
Case Number:	V2020-37	
City of Marietta Planning & Zoning		



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SCHEDULE BII

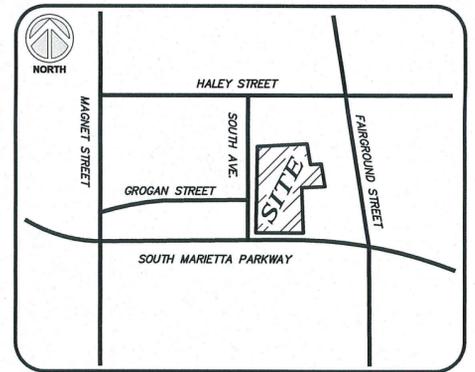
ITC Policy No. SCG06220200135
 Commitment Date: March 6, 2020

SPECIAL EXCEPTIONS

- Right-of-Way deed from Exxon Corporation, successor by merger to Humble Oil & Refining Co., to the City of Marietta dated May 22, 1974, filed May 28, 1974, and recorded in Deed Book 1531, Page 321, Cobb County, Georgia records. (Document not provided).
- Conveyance of access rights between J. E. M. Enterprises, Inc. and Department of Transportation dated March 18, 1986, filed March 24, 1986, and recorded in Deed Book 3863, Page 543, aforesaid records.
- Easement from Marvin L. Komisarow, as sole trustee of the Marvin L. Komisarow trust, to Bellsouth Telecommunications, Inc. dated June 23, 1995, filed August 31, 1995, and recorded in Deed Book 9078, Page 270, aforesaid records. (Affects property as shown on survey).
- Easement agreement from Marvin L. Komisarow, as sole trustee of the Marvin L. Komisarow trust, to Q Lube, Inc. dated December 31, 2001, filed January 17, 2002, and recorded in Deed Book 13478, Page 4139, aforesaid records. (Affects property as shown on survey).
- All those matters shown on survey recorded in Plat Book 79, Page 54 aforesaid records.

LEGEND

- FIRE HYDRANT
- WATER VALVE
- POWER POLE
- GUY WIRE
- OVERHEAD POWER LINE
- DOUBLE WING CATCH BASIN
- SINGLE WING CATCH BASIN
- PIPE
- HEADWALL
- DRAINAGE JUNCTION BOX
- SANITARY SEWER MANHOLE
- PROPERTY CORNER
- IRON PIN SET #4 REBAR W/ CAP
- IRON PIN FOUND
- LIGHT POST
- CLEAN OUT
- 8** EXCEPTION NUMBER



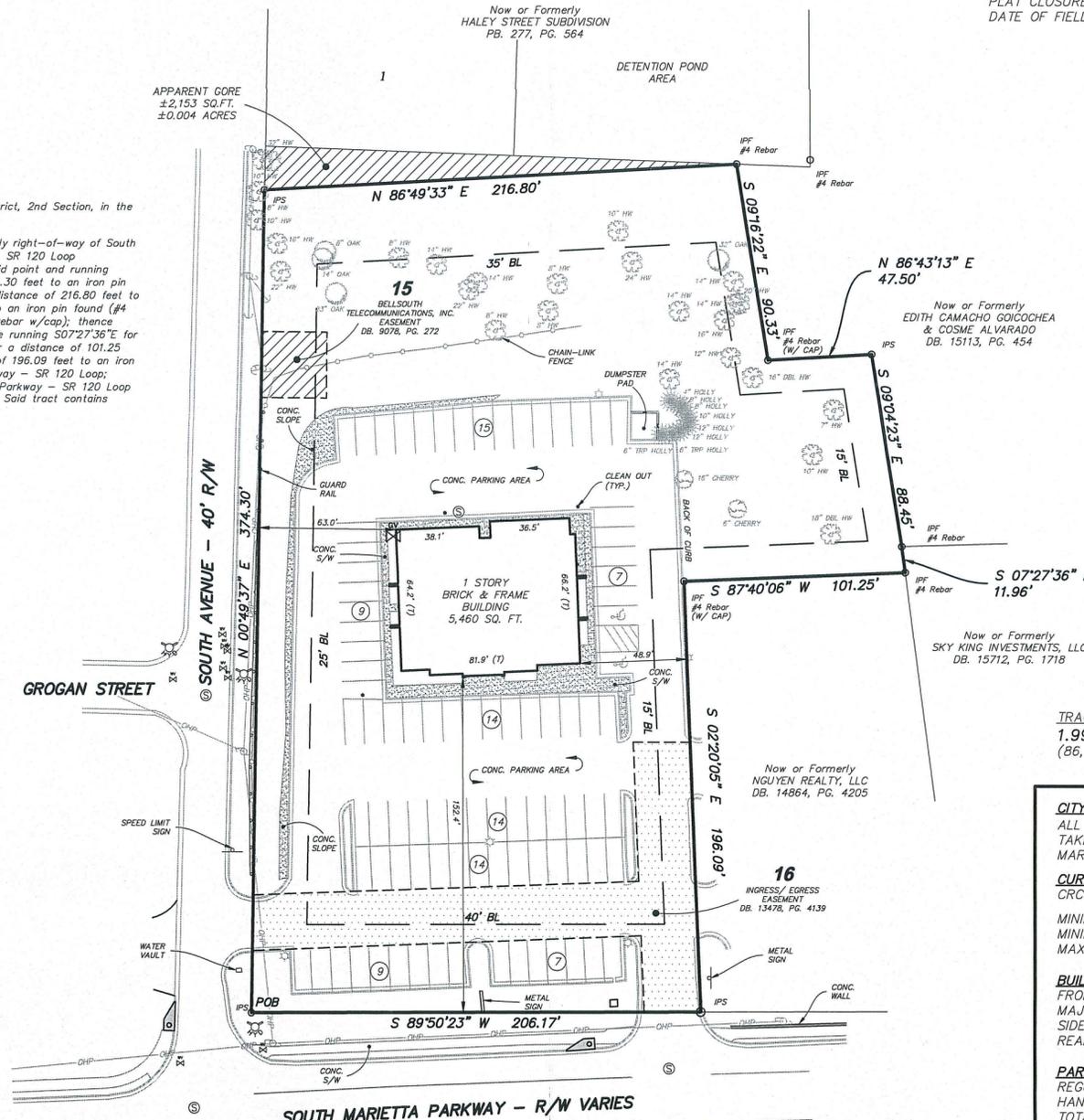
VICINITY MAP
 NOT TO SCALE

TRAVERSE CLOSURE - 1:19,420
 TOTAL ANGULAR ERROR - 4 SEC'S
 ADJUSTMENT - COMPASS RULE
 EQUIPMENT - TRIMBLE S5 ROBOTIC TOTAL STATION
 PLAT CLOSURE - 1:133,285
 DATE OF FIELD WORK - JUNE 29, 2020

SURVEY LEGAL DESCRIPTION

All that tract or parcel of land lying and being located in Land Lot 360 of the 17th District, 2nd Section, in the City of Marietta, Cobb County, Georgia and being more particularly described as follows.

BEGINNING at an iron pin set (#4 rebar w/cap) located at the intersection of the easterly right-of-way of South Avenue (40' right-of-way) and the northerly right-of-way of South Marietta Parkway - SR 120 Loop (right-of-way varies); having thus established the TRUE POINT OF BEGINNING leaving said point and running N00°49'37"E along the said easterly right-of-way of South Avenue for a distance of 374.30 feet to an iron pin set (#4 rebar w/cap); then leaving said right-of-way and running N86°49'33"E for a distance of 216.80 feet to an iron pin found (#4 rebar); then running S09°16'22"E for a distance of 90.33 feet to an iron pin found (#4 rebar); then running N86°43'13"E for a distance of 47.50 feet to an iron pin set (#4 rebar w/cap); then running S09°04'23"E for a distance of 88.45 feet to an iron pin found (#4 rebar); then running S07°27'36"E for a distance of 11.96 feet to an iron pin found (#4 rebar); then running S87°40'06"W for a distance of 101.25 feet to an iron pin found (#4 rebar w/cap); then running S02°20'05"E for a distance of 196.09 feet to an iron pin set (pk-nail) located on the northerly right-of-way of the said South Marietta Parkway - SR 120 Loop; then running N89°50'23"E along the northerly right-of-way of the said South Marietta Parkway - SR 120 Loop for a distance of 206.17 feet to an iron pin set which is the TRUE POINT OF BEGINNING. Said tract contains 1.997 acres (±86,984 sq. ft.).



TRACT CONTAINS:
 1.997 ACRES
 (86,984 SQ. FT.)

CITY OF MARIETTA ZONING ORDINANCE
 ALL ZONING INFORMATION SHOWN IS TAKEN FROM THE CURRENT CITY OF MARIETTA ZONING ORDINANCE

CURRENT ZONING
 CRC

MINIMUM LOT SIZE - 20,000 SQ.FT.
 MINIMUM LOT WIDTH - 100'
 MAXIMUM BUILDING HEIGHT - 75'

BUILDING SETBACKS PER CRC ZONING
 FRONT - 40'
 MAJOR SIDE - 25'
 SIDE - 15'
 REAR - 35'

PARKING PROVIDED
 REGULAR SPACES - 87
 HANDICAP SPACES - 2
 TOTAL PARKING SPACES - 89

PROPERTY ADDRESS:
 557 SOUTH MARIETTA PARKWAY
 MARIETTA, GA. 30060

CURRENT OWNER OF RECORD:
 KOMISAROW ENTERPRISES LP.

REFERENCE VESTING DEED:
 DB. 14634, PG. 3782

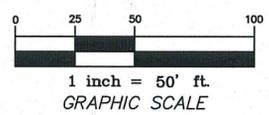
REFERENCE PLAT:
 PB. 79, PG. 54



GENERAL SURVEY NOTES:

- The Basis of Bearings for this survey is Grid North.
- Utility Note: the underground utilities shown have been located from field survey information and existing drawings. The surveyor makes no guarantee that the underground utilities shown comprise all such utilities in the area, either in service or abandoned. The surveyor further does not warrant that the underground utilities shown are in the exact location indicated although he does certify that they are located as accurately as possible from information available. The surveyor has not physically located the underground utilities.
- This survey was made in accordance with laws and Minimum Standards of the State of Georgia; and, in accordance with 2016 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS.
- The property shown hereon is the same property described in ITC Policy No. SCG06220200135 with an effective date of March 6, 2020, and that all easements, covenants and restrictions which are apparent from a physical inspection of the site or otherwise known to me have been plotted hereon or otherwise noted as to their effect on the subject property.
- Said described property is located within a zone "X", and is not in a special flood hazard area according to Federal Emergency Management Agency (FEMA), as shown on Flood Insurance Rate Map Panel 0108J, with a date of identification of March 4, 2013 for Community No. 13067C, in Cobb County, Georgia, which is the current Flood Insurance Rate Map for the community in which said premises is located.
- The Property has direct access to South Marietta Parkway and South Avenue, both are dedicated public streets or highways.
- There is no observed evidence of current earth moving work, and no evidence of building construction or building additions.
- There are no known proposed changes in street right-of-way lines, according to Cobb County D.O.T. or the Georgia DOT. There is no observed evidence of recent street or sidewalk construction or repairs.
- There is no observed evidence of site use as a solid waste dump, sump or sanitary landfill.

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SURVEYOR'S CERTIFICATE

TO: ARYANIYA, LLC, a Georgia limited liability company, and UNITED COMMUNITY BANK and INVESTORS TITLE INSURANCE COMPANY

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2016 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS AND INCLUDES ITEMS 1, 2, 3, 4, 7(a)(b)(1), 8, 9, 11, 13, 16 AND 17 OF TABLE A THEREOF.

DATE OF ORIGINAL FIELD WORK COMPLETED - JUNE 29, 2020
 DATE OF ORIGINAL PLAT OR MAP IS JULY 23, 2020

Charles C. Franklin 7-24-20
 CHARLES C. FRANKLIN GEORGIA RLS #2143

ALTA/NSPS LAND TITLE SURVEY FOR:
MARIETTA SMILES
 LOCATED IN LAND LOT 360
 17TH DISTRICT, 2ND SECTION
 IN THE CITY OF MARIETTA
 COBB COUNTY, GEORGIA
 SCALE: 1"=50' DATE: JULY 24, 2020

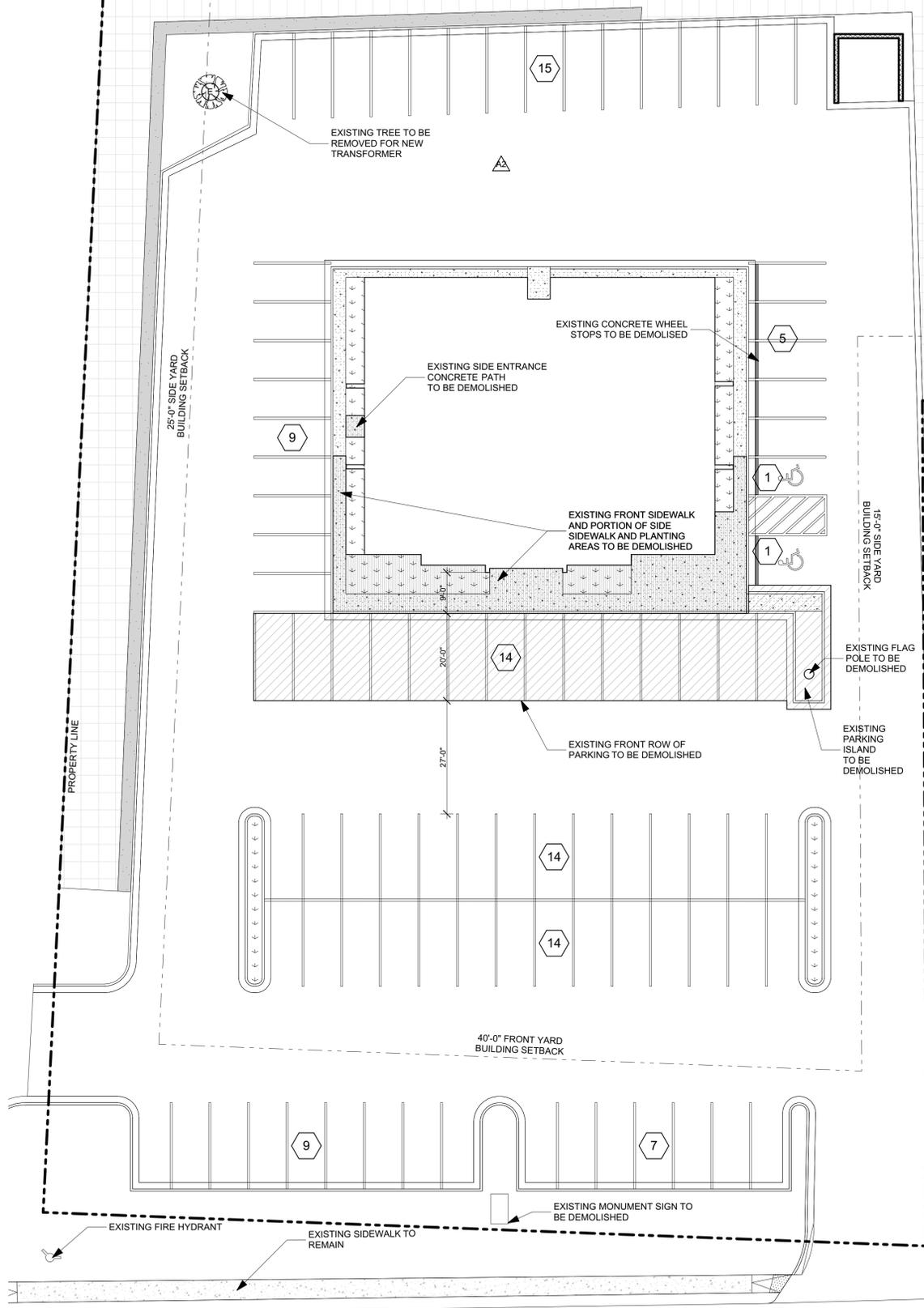
No.	REVISIONS	Date
1	UPDATED SURVEY	7-24-20



centerline
 Surveying and Land Planning, Inc.
 1301 SHILOH ROAD, SUITE 1210, KENNESAW, GA. 30144
 PHONE: (770) 424-0028 FAX: (770) 424-2399

EXISTING PARKING COUNT	
TYPICAL PARKING SPACE:	87
HANDICAP PARKING SPACES:	2
TOTAL PARKING SPACES:	89

SITE PLAN NOTE:
PROPERTY IS LOCATED ON FAIRGROUND STREET CORRIDOR BUT IS NOT VISIBLE TO COMMERCIAL CORRIDOR DESIGN OVERLAY.



PERVIOUS / IMPERVIOUS

EXISTING PERVIOUS:
45,807.5 SF (48%)

NEW PERVIOUS:
47,903.5 SF (50%)

DIFFERENCE:
+2,096 SF NEW PERVIOUS

EXISTING IMPERVIOUS:
49,723 SF (52%)

NEW IMPERVIOUS:
47,627 SF (50%)

DIFFERENCE:
-2,096 SF NEW IMPERVIOUS

PARKING REQUIREMENTS:

1/300 SF = 6,775 SF / 300 SF = 22.5 = 23 PARKING SPACES

NEW PARKING COUNT:

TYPICAL PARKING SPACES: 67

HANDICAP PARKING SPACES: 4

CITY OF MARIETTA FIRE PROTECTION NOTES:

- 1) NEW UNDERGROUND PIPING SERVING PRIVATE FIRE HYDRANTS OR SPRINKLER SYSTEMS SHALL BE INSPECTED BY THE MARIETTA FIRE DEPARTMENT. FAILURE TO SCHEDULE AN UNDERGROUND PIPING INSPECTION SHALL BE CAUSE FOR THE PIPE TO BE UNCOVERED, REGARDLESS OF THE STAGE OF CONSTRUCTION. SCHEDULE INSPECTIONS AT WWW.MARIETTAFIRE.COM.
- 2) WHEN FIRE APPARATUS ACCESS ROADS OR A WATER SUPPLY FOR FIRE PROTECTION IS REQUIRED TO BE INSTALLED, SUCH PROTECTION SHALL BE INSTALLED AND MADE SERVICEABLE PRIOR TO AND DURING CONSTRUCTION. A FIRE ACCESS INSPECTION MAY BE REQUIRED BEFORE VERTICAL CONSTRUCTION BEGINS.
- 3) NO SYSTEM APPURTENANCES I.E.: PRIVATE FIRE HYDRANTS, POST INDICATOR VALVES (PIV), NOR FIRE DEPARTMENT CONNECTIONS (FDC) ARE TO BE LOCATED IN THE WATER EASEMENT.
- 4) A YARD PIV AND FREESTANDING 2-1/2" SIAMESE FDC ARE REQUIRED FOR ALL NEW COMMERCIAL FIRE SPRINKLER SYSTEMS.
- 5) SHUTTING A PIV SHALL NOT INTERRUPT WATER FLOW TO/FROM FIRE HYDRANTS.
- 6) CONTROL VALVES ARE NOT PERMITTED BETWEEN THE FDC AND THE SPRINKLER RISER.
- 7) THERE SHALL BE NO SHUT-OFF VALVES BETWEEN THE FDC AND THE SPRINKLER RISER.
- 8) FDCs SHALL BE INSTALLED WITH ALL NECESSARY CHECK VALVES TO PROVIDE A 'DRY LINE' WHEN FREESTANDING, AND SHALL HAVE PERMANENT IDENTIFICATION SIGNS WITH ENGRAVED OR RAISED LETTERS OF AT LEAST 1 INCH.
- 9) TRANSFORMER PADS MAY BE NO LESS THAN 14'-0" FROM ANY DOOR, 10'-0" FROM ANY BUILDING, OVERHANG, CANOPY, EXTERIOR WALL, BALCONY, EXTERIOR STAIR, WALKWAY, OR WALL OPENING.
- 10) SITE PLAN APPROVAL DOES NOT INCLUDE THE INSTALLATION OF FUEL TANKS. THE INSTALLATION OF FUEL TANKS SHALL BE PERMITTED THROUGH THE MARIETTA FIRE MARSHAL'S OFFICE.

TREE DENSITY CALCULATIONS

SITE AREA: 1.997 ACRES
MINIMUM DENSITY UNITS PER ACRE: 17
SITE DENSITY FACTOR (SDF) = 34.0

EXISTING DENSITY FACTOR (EDF):
SOURCE: ALTA SURVEY DATED 07/24/2020
ALL SURVEYED TREES ARE HARDWOOD

DBH	COUNT	DENSITY UNITS	TOTAL
32"	1	4.5	4.5
24"	1	2.8	2.8
23"	1	2.8	2.8
22"	2	2.8	5.6
20"	1	1.9	1.9
18"	1	1.9	1.9
16"	4	1.2	4.8
14"	7	1.2	8.4
12"	3	0.9	2.7
10"	3	0.9	2.7
8"	8	0.6	4.8
7"	1	0.6	0.6
6"	2	0.6	1.2
4"	1	0.3	0.3
TOTAL:			45.0

REPLACEMENT DENSITY FACTOR (RDF):
PER PLANTING SCHEDULE

DBH	COUNT	DENSITY UNITS	TOTAL
3"	10	0.6	6.0

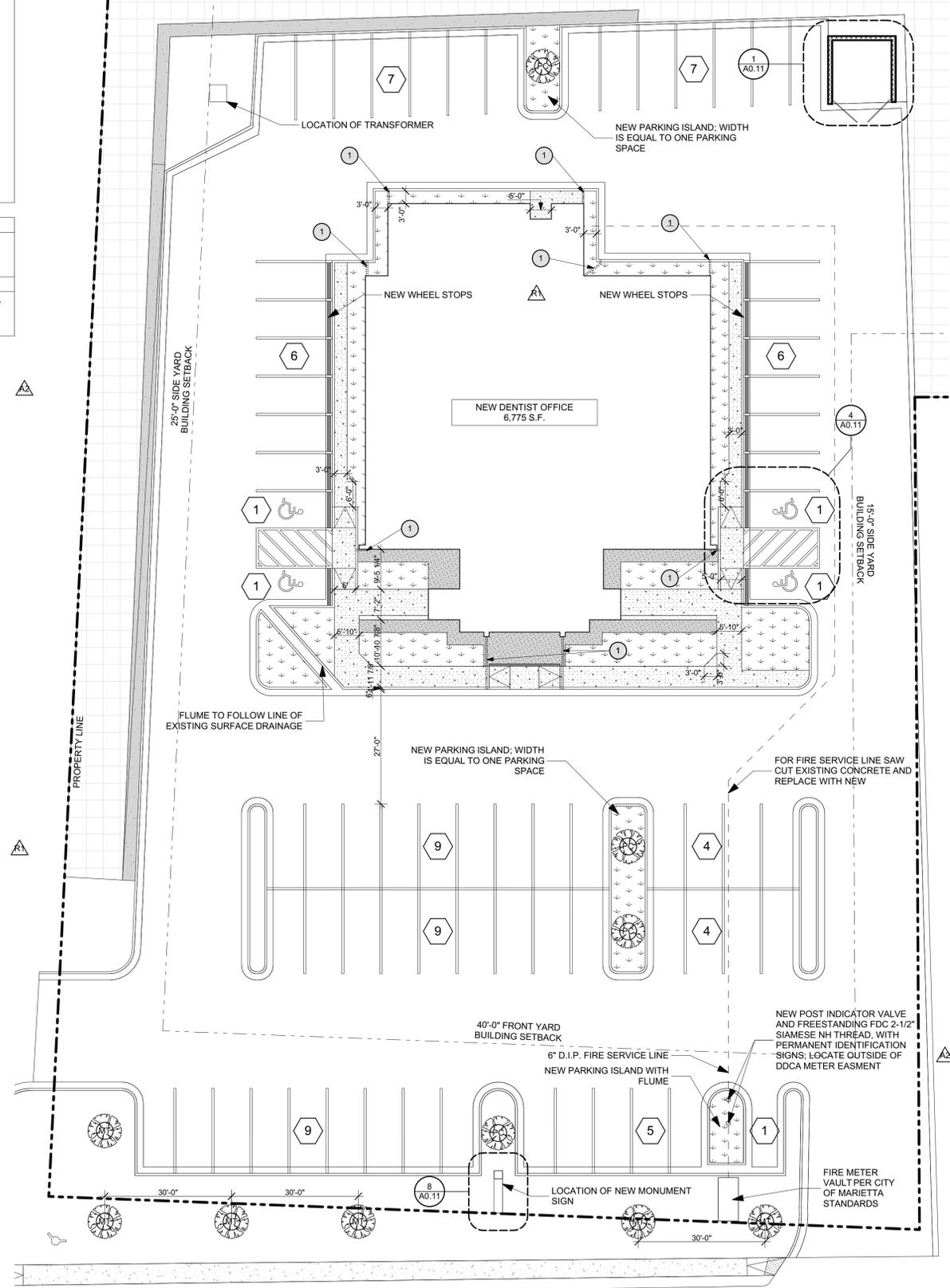
EDF (45.0) + RDF (6.0) > SDF (34.0)
DENSITY SATISFIED

NEW ARCHITECTURAL SITE PLAN KEY NOTES:

1 4" UNDERGROUND PIPING; TAKE TO DAYLIGHT THROUGH CURB

NEW ARCHITECTURAL SITE PLAN LEGEND:

	GRASS		CONCRETE		PISTACHE, CHINESE		EXISTING TREES TO REMAIN
	MULCH		MAPLE, TRIDENT		EXISTING TREE		



1 **EXISTING SITE DEMOLITION PLAN**
SCALE: 1/16" = 1'-0"

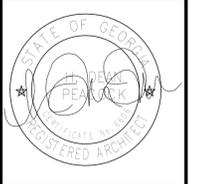
2 **NEW ARCHITECTURAL SITE PLAN**
SCALE: 1/16" = 1'-0"



PEACOCK ARCHITECTS

5525 INTERSTATE NORTH PKWY
ATLANTA GEORGIA 30328
404-214-5200 PHONE
404-214-5208 FAX

MARIETTA SMILES
557 S MARIETTA PKWY SE MARIETTA GEORGIA 30060



DATE	REVISION
5/12/20	ISSUED FOR CONSTRUCTION
5/22/20	ADDENDUM 2
8/03/20	REVISION 1
8/24/20	VARIANCE PLAN

PROJECT NO:
204.14.00
DATE:
05/06/2020
DRAWING TITLE:
SITE PLANS

A0.10

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