1. Agenda

   Documents:

   090920RM.PDF

2. Z2020-27 Campbell Hill St, Florence St Parcels

   Documents:

   Z2020-27 CAMPBELL HILL ST, FLORENCE ST PARCELS.PDF

   2.I. Z2020-27 Campbell Hill St, Florence St Parcels-Stip Ltr 8.31.20-REVISED

   Documents:

   Z2020-27 CAMPBELL HILL ST, FLORENCE ST PARCELS-STIP LTR 8.31.20-REVISED.PDF

3. V2020-31 Roswell Rd 1860

   Documents:

   V2020-31 ROSWELL RD 1860.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, September 9, 2020 | **7:00 PM** | **Council Chamber**

CALL TO ORDER:

INVOCATION:

Council Member Cheryl Richardson, Ward 1

PLEDGE OF ALLEGIANCE:

PRESENTATIONS:

PROCLAMATIONS:

20200759 **Georgia Highlands College**

Presentation of a Proclamation by Council Member Cheryl Richardson to Georgia Highlands College to celebrate its legacy as an exceptional institution.

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

SCHEDULED APPEARANCES:

Each speaker is allotted five (5) minutes.

20200751 **Scheduled Appearance**

Scheduled Appearance - Larry Wills

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:

* **20200721** **Regular Meeting - August 12, 2020**

Review and approval of the August 12, 2020 regular meeting minutes.

MAYOR'S APPOINTMENTS: (for informational purposes only)

CITY COUNCIL APPOINTMENTS:

ORDINANCES:

20200639 **Z2020-27 [REZONING] HR ACQUISITION I CORPORATION (EVOQ MARIETTA LLC)**

Z2020-27 [REZONING] HR ACQUISITION I CORPORATION (EVOQ MARIETTA LLC) is requesting the rezoning of 7.18 acres located in Land Lot 1014, District 16, Parcels 1310, 1090, 1120, 1060 & 1070 of the 2nd Section, Cobb County, Georgia, and being known as 833 & 900 Campbell Hill Street, 100, 120, & 150 Florence Street from OI (Office Institutional) and RHR (Residential High Rise) to OI (Office Institutional). Wards 4B & 5B.

Mr. Diffley made a motion, seconded by Mr. Anderson to recommend approval as stipulated. The motion carried 7-0-0.
If Council approves the rezoning, the following stipulations and variances would be incorporated as conditions of zoning:

Letter of stipulations and variances from J. Kevin Moore of Moore Ingram Johnson & Steele to Shelby Little, Planning & Zoning Manager for the City of Marietta, dated August 31, 2020.

Public Hearing (all parties sworn in)

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

* **20200725** **Cares Act Funding**

Motion to approve an amendment to the Fiscal Year 2021 budget to receive and appropriate grant funds awarded to the City of Marietta from Cobb County as part of the Sharing and Use of Coronavirus Aid, Relief, and Economic Security (CARES) Act.

* **20200728** **21st Century Community Learning Centers Grant**

Motion to approve the 21st Century Community Learning Centers Grant Award for the YELLS program and the accompanying FY2021 Budget Amendment.

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

20200708 **Detailed Plan - Campus Realty Advisors**

Motion to approve the detailed plan, including the attached site plan, tree plan, and building elevations, for 315 Freys Gin Rd and 1222, 1230, 1238, & 1246 Banberry Road, with the following stipulation:
An exemption plat shall be submitted for approval in lieu of a final plat.

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

* **20200729** **History Museum Event Rental Fees**

Motion to approve the Event Rental Fees for the City of Marietta History Museum.

***** **20200692** **Welcome Center Contract Amendment**

Motion to approve an Amendment to the Welcome Center Contract regarding rent of the Depot building.

Council Member Goldstein discloses that The Earl Smith Strand Theatre rents space owned by the Herbert S. Goldstein Family Limited Partnership. The Herbert S. Goldstein Family Limited Partnership is owned and managed by members of Council Member Goldstein's family. Council Member Goldstein will not participate in any discussion or vote on this item in his official capacity as a city council member.

Council Member Goldstein discloses that GA Metro Dance Theatre is located in space rented by Ashleigh Whitworth and Morgan Stoner and owned by the PMG Whitlock Ave, LLC. PMG Whitlock Ave, LLC is owned and managed by Philip M. Goldstein. Philip Goldstein is the father of Councilmember Goldstein. Council Member Goldstein will not participate in any discussion or vote on this item in his official capacity as a city council member.

Council Member Goldstein discloses that the Atlanta Lyric Theatre rents space owned by Philip M. Goldstein. Philip Goldstein is the father of Council Member Goldstein. Council Member Goldstein will not participate in any discussion or vote on this item in his official capacity as a city council member.

Council Member Goldstein discloses that he is on the board of the Marietta Welcome Center representing the City of Marietta.

Council Member Goldstein discloses that he is a member of the Marietta/Cobb Museum of Art.

Council Member Goldstein discloses that Elise Goldstein is a member of the Georgia Symphony Orchestra Chorus and is a member of one of the committees of the Georgia Symphony Orchestra. Elise Goldstein is the mother of Council Member Goldstein.

Council member Goldstein abstaining

5. Personnel/Insurance: Cheryl Richardson, Chairperson

***** **20200689** **2021 Employee Group Benefits Program Administration**

Motion approving the renewal of group health and dental plan administration and stop-loss coverage with Anthem Blue Cross and Blue Shield, renewal of the retiree Medicare Advantage plan with Anthem Blue Cross and Blue Shield, enrollment in the pharmacy benefit management services with Express Scripts, and the renewal of the administrative services agreements with all employee-funded ancillary providers for calendar year 2021.

* **20200690** **2021 Flexible Benefit Plan**

Motion approving the 2021 Flexible Benefit Plan, Summary Plan Description, and the increase of the maximum allowable health contribution from $2,700 to $2,750 with Total Administrative Services Corporation (TASC).

6. Public Safety Committee: Reggie Copeland, Chairperson

* **20200723** **2020 Assistance to Firefighters Grant Program-COVID-19 Supplemental**

Motion to approve an Ordinance amending the Fiscal Year 2021 Grant Fund for the City of Marietta Fire Department to accept an award from FEMA's Assistance to Firefighters Grant program for $22,586.03 to assist with Covid-19 related expenses.

7. Public Works Committee: Grif Chalfant, Chairperson

* **20200696** **M2R Trail Agreement with State Properties Commission**

Motion authorizing the execution of the permanent Easement Agreement with the State Properties Commission for the M2R Trail.

* **20200697** **Rottenwood Trail Phase 1 Right-of-Way Agreement**

Motion authorizing the execution of the Right of Way Agreement for Rottenwood Trail Phase 1 Project PI#0015042 with the Georgia Department of Transportation.

* **20200699** **Tom Read Drive Speed Study**

Motion authorizing Public Works to conduct the speed study of the Tom Read Drive area to determine if traffic calming devices are needed.

* **20200700** **Cleburne Avenue Speed Study Results**

Motion authorizing Public Works to proceed with the installation of stop signs at the intersection of McCord Street and Cleburne Avenue.

* **20200702** **Carriage Oaks Neighborhood Traffic Calming**

Motion authorizing Public Works to install speed tables in the Carriage Oaks Neighborhood.

***** **20200703** **Lawrence Street Traffic Calming**

Motion authorizing Public Works to proceed with the traffic calming options, including lowering the speed limit on Washington Avenue to 25 MPH, as selected by Council.

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.

Tabled to the next City Council Meeting on October 14, 2020.

20200760 **Bouldercrest Drive Sidewalk Enhancements**
Project Parcel 5 - Raymond C. Buday and Rebecca W. Buday - 535 Bouldercrest Drive

Motion authorizing acquisition of the easements at 535 Bouldercrest Drive from Raymond C. Buday and Rebecca W. Buday for the purpose of constructing the Bouldercrest Drive Sidewalk Enhancements project in exchange for $1,979.00 and stipulations as listed below.

1. City shall bear all costs of the authorized removal of any trees.
2. City shall not remove trees having a diameter at the base of greater than twelve (12) inches.
3. In the event any tree located within or close proximity to the construction easement dies within two (2) years following completion of construction, City will pay for removal of that said dead tree.
4. City will bear all costs associated with relocation, restoration or damage repair of the property sprinkler system resulting from the sidewalk construction. Such work shall be done by a private entity with substantial experience in sprinkler system installation and maintenance.
5. City will bear all costs associated with relocation, restoration or damage repair of all power, gas, water, electric, and cable lines, controls, and structures resulting from the sidewalk construction.
6. The aprons at the junction of the sidewalks and the existing driveway shall intrude into the existing driveways only such distance as is necessary to permit smooth ingress and egress.

20200752 **2020 General Election Ballot-Marietta Sunday Alcohol**

Marietta Sunday Alcohol--By the Drink, By the Package Sales

Shall the Governing Authority of the City of Marietta, Georgia be authorized to permit and regulate Sunday Sales of malt beverages, wine, and distilled spirits by the drink from 11:00 AM to 12:00 Midnight and by the package from 11:00 AM to 12:00 Midnight?

Requested by Mayor Tumlin

20200724 **City Council Terms of Office & Organization Meeting**

To consider cycles of ½ City Council every two years for four-year terms. Councilpersons 2, 3, and 4 and Mayor to be elected for a two-year term in 2021 and then in November 2023 for four-year terms thereafter. No change for 1,5,6, and 7. Amendment for City Code Sections 2.4 (Election; terms of office) and 2.8 (Organization meeting; official oath).

Requested by Mayor Tumlin

20200753 **2020 General Election Ballot-Marietta Special Election-Terms of Council**

Marietta Special Election--Non-Binding Referendum --Alternate Terms of Council--Biennial Election of 4 Members each to serve term of 4 years--2021 Election, 4 Members elected for 2 years, and 4 years thereafter commencing 2023, other 4 Members for 4 Years in 2021 and thereafter.

Should the Mayor and City Council for the City of Marietta amend the Charter for the City of Marietta to set forth for the members of the elected body of the offices of the Mayor and City Council for the City of Marietta so that a designated Four of the Council Body be elected for term of four years every two years commencing with the November, 2021 election to which four of the members of the elected body of the offices of the Council be elected for Four Year terms and thereafter and four of the members of the elected body of the Marietta Council be elected for two years and then every four years thereafter. Said Charter shall be further amended for ancillary changes necessary to accommodate this biennial election amendment, specifically for Sections 2.4 and 2.8 of City Charter.

Requested by Mayor Tumlin

* **20200722** **BLW Actions of September 2, 2020**

Review and approval of the September 2, 2020, actions and minutes of Marietta Board of Lights and Water.

UNSCHEDULED APPEARANCES:

Each speaker is allotted five (5) minutes.

ADJOURNMENT:

Department of Development Services
205 Lawrence Street
Marietta, Georgia 30060
Rusty Roth, AICP, Director

REZONING APPLICATION ANALYSIS

ZONING CASE #: Z2020-27 LEGISTAR: 20200639

LANDOWNERS: HR Acquisition I Corporation; EVOQ Marietta, LLC

APPLICANT: HR Acquisition I Corporation

AGENT: Moore Ingram Johnson & Steele, LLP – J. Kevin Moore
326 Roswell Street
Marietta, GA 30060

PROPERTY ADDRESS: 833 & 900 Campbell Hill Street and 100, 120, & 150 Florence Street

PARCEL DESCRIPTION: 16101401310, 16101401060, 16101401070, 16101401120 & 16101401090

AREA: ~7.185 AC COUNCIL WARD: 4B & 5B

EXISTING ZONING: OI (Office Institutional) & RHR (Residential High Rise)

REQUEST: OI (Office Institutional)

FUTURE LAND USE: CSI (Community Service and Institutional)

REASON FOR REQUEST: The applicant is requesting the rezoning of the subject properties from RHR and OI to OI to develop a second medical office building on 833 Campbell Hill Street and a parking lot on the remaining properties.

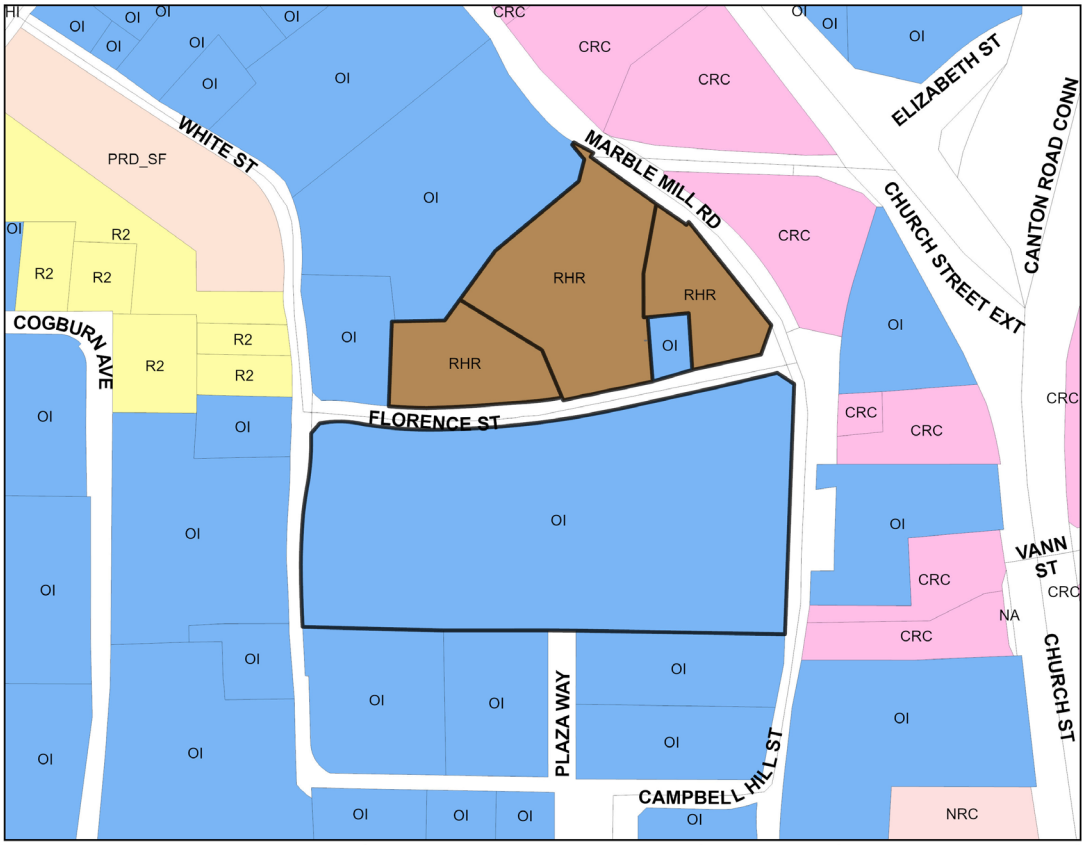
PLANNING COMMISSION HEARING: Tuesday, September 1st, 2020 – 6:00 p.m.

CITY COUNCIL HEARING: Wednesday, September 9th, 2020 – 7:00 p.m.

Department of Development Services
205 Lawrence Street
Marietta, Georgia 30060
Rusty Roth, AICP, Director

MAP

City of Marietta Area Zoning Map



Zoning

SINGLE FAMILY RESIDENTIAL		**COMMERCIAL**	
R-1	One Unit/Acre	NRC	Neighborhood Retail
R-2	Two Unit/Acre	CRC	Community Retail
R-3	Three Unit/Acre	RRC	Regional Retail
R-4	Four Unit/Acre	CBD	Central Business District
ATTACHED FAMILY RESIDENTIAL		PCD	Planned Commercial Dev.
RA-4	Four Unit/Acre	MXD	Mixed-Use Dev.
RA-6	Six Unit/Acre	OIT	Office Institutional Trans.
RA-8	Eight Unit/Acre	LRO	Low-Rise Office
PRD(SF)	Planned Residential Dev.	OI	Office Institutional
MHP	Mobile Home Park	OS	Office Services
MULTI FAMILY RESIDENTIAL		OHR	Office High-Rise
RM-8	Eight Unit/Acre	**INDUSTRIAL**	
RM-10	Ten Unit/Acre	LI	Light Industrial
RM-12	Twelve Unit/Acre	HI	Heavy Industrial
RHR	Residential High Rise	PID	Planned Industrial Dev.
PRD(MF)	Planned Residential Dev.		

District	*Land Lot*	*Parcel*	*Current Zoning*	*Proposed Zoning*
16	1014	1310	OI	OI
16	1014	1090	RHR	
16	1014	1120	RHR	
16	1014	1060	RHR	
16	1014	1070	OI	

Comments: **833 & 900 Campbell Hill Street; 100, 120, 150 Florence Street**

Date: **8/7/2020**

Planning & Zoning Division

N W E S

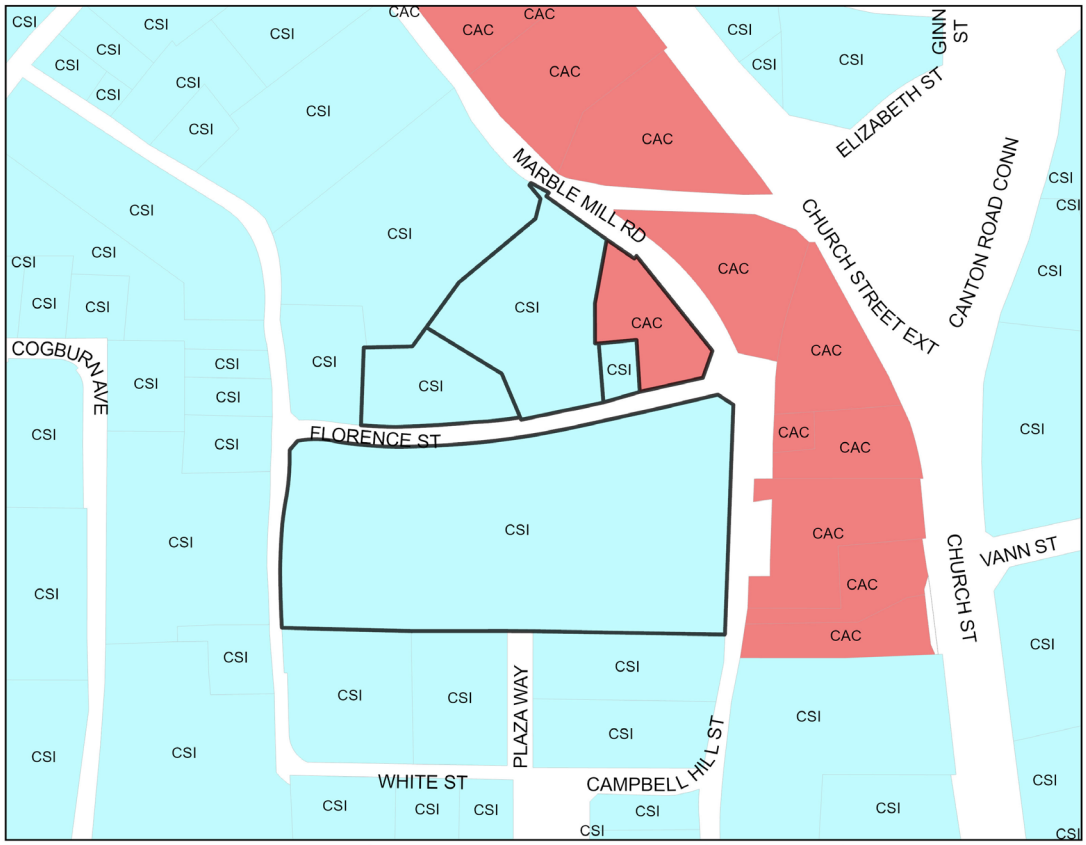
1:2,327

CITY OF Marietta GEORGIA

Department of Development Services
205 Lawrence Street
Marietta, Georgia 30060
Rusty Roth, AICP, Director

FLU MAP

City of Marietta Area FLU Map



Future Land Use

LDR	Low Density Residential
MDR	Medium Density Residential
HDR	High Density Residential
NAC	Neighobrhood Activity
CAC	Community Activity Center
RAC	Regional Activity Center
CBD	Central Business District
IM	Industrial - Manufacturing
IW	Industrial - Warehousing
OSC	Open Space/Conservation
PR	Parks & Recreation
CSI	Community Service & Institutional
TCU	Transportation, Communication & Utilities
MXD	Mixed Use

District	*Land Lot*	*Parcel*	*Current FLU*	*Proposed FLU*
16	1014	1310	CSI	n/a
16	1014	1090	CSI	
16	1014	1120	CSI	
16	1014	1060	CAC	
16	1014	1070	CSI	

Comments: **833 & 900 Campbell Hill Street; 100, 120, 150 Florence Street**

Date: **1/9/2020**

Planning & Zoning Division

N W E S

1:2,533

CITY OF Marietta GEORGIA

Department of Development Services
205 Lawrence Street
Marietta, Georgia 30060
Rusty Roth, AICP, Director

PICTURES OF PROPERTY

Structure at 100 Florence Street to be demolished

Existing medical office building at 833 Campbell Hill Street

Undeveloped property at 900 Campbell Hill Street

Undeveloped properties at 120 and 150 Florence Street

Portion of property at 833 Campbell Hill Street to be used for second medical office building

Department of Development Services
205 Lawrence Street
Marietta, Georgia 30060
Rusty Roth, AICP, Director

STAFF ANALYSIS

Location Compatibility

The applicant, HR Acquisition I Corporation, is requesting to rezone five (5) parcels (833 & 900 Campbell Hill Street and 100, 120, & 150 Florence Street) to develop the 4.715-acre property at 833 Campbell Hill Street for a second medical office building and a 2.47-acre parking lot at 900 Campbell Hill Street and 100, 120, and 150 Florence Street. The property at 833 Campbell Hill Street is currently used as a medical office building (Kenmar), while the properties on the north side of Florence Street remain vacant. Adjacent properties to the north, west, and south are also zoned OI (Office Institutional); while properties to the east are a mixture of CRC (Community Retail Commercial) and OI.

Use Potential and Impacts

The applicant wishes to rezone the subject properties from RHR (Residential High Rise) and OI to OI to develop a second medical office building at 833 Campbell Hill Street property. The parking area around the two buildings will have 308 parking spaces. The four (4) parcels on the north side of Florence Street will be combined and developed as a parking lot with 224 parking spaces. The applicant has stated the second medical office building would be approximately 85,000 square feet and a maximum of four (4) stories in height. Parking for the two (2) medical office buildings (proposed and existing) would be redesigned to provide connectivity, both vehicular and pedestrian, between the two tracts of land. Access to the medical office complex would be from Campbell Hill Street, White Street, and Florence Street, while access for the related parking area would be from Marble Mill Road and Florence Street as shown on the submitted site plan.

Within the City ordinance, each area of a site that abuts public roadway, including public and private streets or improved accessways providing access to the interior of a development, must provide a planted border parallel to the roadway as described below:

TABLE G-1a. REQUIREMENTS FOR PLANTED STRIP/BORDER AREAS
(excluding single family lots in residential subdivisions)

Public Street	10-foot minimum width
	Minimum one tree per 30 lineal feet of roadway
	Medium and large canopy trees only
	3” minimum caliper

The subject properties abut public roadway on both tracts and therefore will require a ten (10) foot landscape strip with a minimum one tree per thirty (30) lineal feet of roadway that is at least three (3) inch minimum caliper (medium/large canopy only). The site plan provided has shown the planted strip/border areas on both tracts – the applicant will need to make sure that all trees in the planted border/strip areas are approved “Road Frontage Street” trees in Table G-2 of City ordinance. In addition, planter islands are required in the interior or the parking area, and a maximum of 12 parking spaces in a row are permitted without a planter island.

The properties at 900 Campbell Hill Street, 120 and 150 Florence Street have a future land use designation of CAC (Community Activity Center) while the properties at 833 Campbell Hill and 100 Florence Street have a future land use designation of CSI (Community Service and Institutional). CAC is designed for retail and service needs and should be located along collector and arterial streets; Campbell Hill and Florence Streets are classified as local streets. CSI is intended for governmental, institutional, and non-profit functions. As a result, this request to rezone from OI and RHR to OI would be supported by the City's Comprehensive Plan.

Environmental Impacts

The development of these properties should not have a substantial environmental impact, as there is no indication of any streams, wetlands, floodplain, or endangered species on site. The project will be expected to comply with the City's stormwater and landscaping ordinances.

Though not stated on the site plan, the maximum impervious surface coverage is 80% for properties zoned OI.

Economic Functionality

The property at 833 Campbell Hill Street has been operating as a medical office building since 1989 and functions as zoned. The property at 100 Florence Street was previously used as a place of assembly and storage space until last year according to the Business License department. The applicant plans to demolish the current structure at 100 Florence Street and that property will be included in the resulting overflow parking lot. The building that had been located at 120 Florence Street operated as Marietta Dermatology Associates until 2009 when their new facility was built on the adjacent property to the north; the building was demolished in 2015. While the small individual parcels made development difficult, the aggregate size and proximity to Wellstar Kennestone Hospital will allow these combined parcels to be developed under the proposed rezoning.

Infrastructure

Parking is required to be on the same lot with the use it serves, with the following exception:

"*If vehicular parking or storage space required cannot be reasonably provided on the same lot on which the principal use is conducted, the Board of Zoning Appeals may permit such space to be provided on other off-street property, provided such space lies within 400 feet of the main entrance of such principal use and meets the storage requirements set forth in 710.07. Such vehicular parking space shall be associated with the permitted use and shall not hereafter be reduced or encroached upon in any manner.*"

Since the applicant is requesting to utilize offsite parking on the Florence street parcels, the following variance will be required:

- Variance to allow for off-site parking to meet the minimum parking standards for a property used as medical offices *[§716.07 A]*.

The proposed site plan indicates a total of 532 parking spaces (one parking space for every 300 square feet of building space). The existing Kenmar Medical building has a total of 68,000 square feet whereas the proposed secondary medical office building would be 85,000 square feet – for a total square footage of 153,000 square feet. The parking that is to be provided exceeds the number of parking spaces required by the zoning regulations (510).

City ordinance requires a parking/planter island so as to relieve the expanse of parking, providing shade and channel water runoff; a maximum of twelve (12) spaces in a row are permitted without a planter island. The applicant has not shown all of the required planter/parking islands on the site plan and therefore would require the following variance:

- Variance to waive the planter island requirements *[§712.08 G]*.

Overhead Electrical/Utilities

Any new commercial development utilities will be required to go underground.

History of Property

The property at 900 Campbell Hill Street has been the subject of multiple rezonings; the first in 2015 (Z2015-25) when the property was rezoned from OI (Office Institutional) to CRC (Community Retail Commercial); and then again in 2017 (Z2017-18), when it was rezoned from OI to RHR.

The properties at 120 and 150 Florence Street were rezoned from OI to RHR back in 2017 (Z2017-18) alongside the property at 900 Campbell Hill Street.

Other Issues

An exemption plat to formally combine the properties will be required.

Marietta
GEORGIA

Department of Development Services
205 Lawrence Street
Marietta, Georgia 30060
Rusty Roth, AICP, Director

ANALYSIS & CONCLUSION

The applicant, HR Acquisition I Corporation, is requesting to rezone five (5) parcels (833 & 900 Campbell Hill Street and 100, 120, & 150 Florence Street) to develop the 4.715-acre property at 833 Campbell Hill Street for a second medical office building and a 2.47-acre parking lot at 900 Campbell Hill Street and 100, 120, and 150 Florence Street. The property at 833 Campbell Hill Street is currently used as a medical office building (Kenmar), while the properties on the north side of Florence Street remain vacant.

The four (4) parcels on the north side of Florence Street will be combined and developed as a parking lot with 224 parking spaces. The parking area around the two buildings on the 833 Campbell Hill Street parcel will have 308 parking spaces. The applicant has stated the second medical office building would be approximately 85,000 square feet and a maximum of four (4) stories in height. Parking for the two (2) medical office buildings (proposed and existing) would be redesigned to provide connectivity, both vehicular and pedestrian, between the two tracts of land.

The following variances would be necessary to accommodate the applicant's site plan, as currently proposed:

1. Variance to allow for off-site parking to meet the minimum parking standards for a property used as medical offices *[§716.07 A]*.
2. Variance to waive the planter island requirements *[§712.08 G]*.

The applicant's agent, J. Kevin Moore, has indicated that he will be submitting a letter of stipulations for the development prior to the zoning hearings.

The properties at 900 Campbell Hill Street, 120 and 150 Florence Street have a future land use designation of CAC (Community Activity Center) while the properties at 833 Campbell Hill and 100 Florence Street have a future land use designation of CSI (Community Service and Institutional). CAC is designed for retail and service needs and should be located along collector and arterial streets; Campbell Hill and Florence Street are classified as local streets. CSI is intended for governmental, institutional, and non-profit functions. As a result, this request to rezone from OI and RHR to OI would be supported by the City's Comprehensive Plan.

Prepared by: T. Osinde

Approved by: Rusty Roth

Department of Development Services
205 Lawrence Street
Marietta, Georgia 30060
Rusty Roth, AICP, Director

DATA APPENDIX

CITY OF MARIETTA - WATER

Is a water line adjacent to the property?	YES
If not, how far is the closest water line?	NA
Size of the water line?	8 in and 10 in
Capacity of the water line?	Fire flow test may be required
Approximate water usage by proposed use?	Not provided

CITY OF MARIETTA - WASTEWATER

Is a sewer line adjacent to the property?	YES
If not, how far is the closest sewer line?	NA
Size of the sewer line?	8 in
Capacity of the sewer line?	A.D.F Peak
Estimated waste generated by proposed development?	Not provided
Treatment Plant Name?	Cobb County
Treatment Plant Capacity?	Cobb County
Future Plant Availability?	Cobb County

Department of Development Services
205 Lawrence Street
Marietta, Georgia 30060
Rusty Roth, AICP, Director

DATA APPENDIX CONTINUED

DRAINAGE AND ENVIRONMENTAL CONCERNS

Does flood plain exist on the property:	No
What percentage of the property is in the flood plain?	N/A
What is the drainage basin for the property?	Noses Creek
Is there potential for the presence of wetlands as determined by the U.S. Environmental Protection Agency?	No
If so, is the use compatible with the possible presence of wetlands?	N/A
Do stream bank buffers exist on the parcel?	No
Are there other topographical concerns on the parcel?	No
Are there storm water issues related to the application?	No
Potential presence of endangered species in the area?	No

During the preliminary design phase, please schedule a meeting with the Site Development Plan Review Group by contacting the Acting City Engineer, Mr. Charles Richards, at crichards@mariettaga.gov or 770-792-3950.

TRANSPORTATION

What is the road affected by the proposed change?	Campbell Hill St; Florence St
What is the classification of the road?	Local; local
What is the traffic count for the road?	NA
Estimated # of trips generated by the proposed development?	
Estimated # of pass-by cars entering proposed development?	
Do sidewalks exist in the area?	Yes
Transportation improvements in the area?	No
If yes, what are they?	NA

Department of Development Services
205 Lawrence Street
Marietta, Georgia 30060
Rusty Roth, AICP, Director

DATA APPENDIX CONTINUED

EMERGENCY SERVICES

Nearest city or county fire station from the development?	51
Distance of the nearest station?	2.3
Most likely station for 1st response?	51
Service burdens at the nearest city fire station (under, at, or above capacity)?	Under

Comments:

1. Aerial fire apparatus access roads shall have a minimum unobstructed width of 26 feet (7925 mm), exclusive of shoulders where the vertical distance between the grade plane and the highest roof surface exceeds 30 feet (9144 mm). One or more of the required access routes meeting this condition shall be located not less than 15 feet (4572 mm) and not greater than 30 feet (9144 mm) from the building, and shall be positioned parallel to one entire side of the building. [IFC 503.1.1 – D105]
2. Fire Apparatus Access Roads shall provide a 35-foot turning radius relative to the curb [IFC 503.2.4, Marietta Ordinance 710.06]
3. Fire Lanes shall be provided where required and shall comply with the Marietta Fire Lane Ordinance. Use Sign Type 'D', 7-feet AFF, bi-directional and facing the direction of the travel lanes at the beginning, end, and every 50 linear feet. [IFC 503.3, Marietta Code 2-10]
4. Fire Sprinkler protection is required for all new commercial buildings [Marietta Code 2-6-140(B)]
5. If building (proposed) exceeds 12,000 SF, or has any floor or portion thereof below grade, or is 3-floors or greater, IFC 510 system or exemption testing is required. There are two radio contractors authorized to perform this testing. Information is available at www.mariettafire.com/plan-review. An IFC 510 Acknowledgement Form will be required with site submittal.
6. Fire hydrants must be provided if any portion of a building is more than 400 feet from a fire hydrant, as measured by an approved route around the exterior [Marietta Ordinance 710.06, IFC 507.5].
7. Fire hydrants shall be painted as follows: a) New public fire hydrants - silver with a blue 1" retro reflective band applied circumferentially to the bonnet; or b) New private fire hydrants (located on the customer side of the meter) - red with a blue 1" retro reflective band applied circumferentially to the bonnet.
8. Fire flow information shall be provided by the owner or contractor [IFC 507.3]. Requests for a fire flow test can be made on the Marietta Power and Water website, www.mariettaga.gov. Once the report is received, please image the fire flow report onto the plan set. A fire flow test is valid for 6 months from the test date. Marietta has adopted IFC Appendix B, fire flow requirements for buildings. The requirement

for the proposed building Commercial Type IIA or IIIA [assumed] Min. 4250 GPM @ 20 PSI.

MARIETTA POWER - ELECTRICAL

Does Marietta Power serve this site? Yes___x_____ No_____

If not, can this site be served? Yes_____ No_____

What special conditions would be involved in serving this site?

Additional comments:

Marietta GEORGIA

Department of Development Services
205 Lawrence Street
Marietta, Georgia 30060
Phone (770) 794-5440

APPLICATION FOR REZONING

(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 #: Z2020-27 Legistar #: 20200639 PZ #: 20-221

Planning Commission Hearing: 09/01/2020 City Council Hearing: 09/09/2020

Owner's Name HR Acquisition I Corporation; EVOQ Marietta, LLC

EMAIL Address: See Attached Exhibits "A" and "B"

Mailing Address _____ Zip Code: _____ Telephone Number _____

COMPLETE ONLY IF APPLICANT IS NOT OWNER:
Applicant Representative: J. Kevin Moore – Moore Ingram Johnson & Steele, LLP
* Applicant: HR Acquisition I Corporation

EMAIL Address: bdawkins@healthcarerealty.com

Mailing Address Suite 700, 3310 West End Avenue Nashville, TN Zip Code: 37203

Telephone Number (615) 269-8175 Email Address: bdawkins@healthcarerealty.com

Address of property to be rezoned: 833, 900 Campbell Hill Street; 100, 120, 150 Florence Street

Land Lot (s) 10140 District 16 Parcel 1060, 1070, 1090, 1120, 1310 Acreage 4.715±, 2.47± Ward 4B, 5B Future Land Use: CSI, CAC

Present Zoning Classification: RHR, OI Proposed Zoning Classification: OI

REQUIRED INFORMATION

Applicant must submit the following information by **4:00 p.m.** on or before the application deadline. Failure to submit any item, or any additional information that might be requested, on or before the deadline will result in the application being held until the next scheduled meeting of the Planning Commission.

1. **The original application must be submitted with ALL ORIGINAL SIGNATURES - Copies of the application or signature(s) will NOT be accepted. ALL rezoning submittals must include proposed plans, supplementary material, etc. in Adobe Acrobat on computer disk.**
2. Legal Description. **Legal description must be in a WORD DOCUMENT.**
3. Application fee ($500)
4. Copy of the deed that reflects the current owner(s) of the property.
5. Copy of current tax bill showing payment or a certification from the City of Marietta Tax Office stating that taxes have been paid.
6. Site plan, plat or survey prepared by an architect, engineer (P.E. or Civil Engineer), Landscape Architect or Land Surveyor whose state registration is current and valid, and whose seal shall be affixed to the site plan/plat/survey.
   Copies Required: One (1) - (8 ½" 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.
   The following information must be included:
   - Specific use or uses proposed for the site
   - Acreage, bearing and distances, other dimensions, and location of the tract(s)
   - Locations, sizes and setbacks of proposed structures, including the number of stories and total floor area
   - Detention/retention areas, and utility easements
   - Public or private street(s) - right of way and roadway widths, approximate grades
   - Location and size of parking area with proposed ingress and egress
   - Specific types and dimensions of protective measures, such as buffers
   - Landscaping
   - Wetlands, stream buffers, and 100 year floodplain
7. A detailed written description of the proposed development/project must be submitted with the application.

***Applicant specifically reserves the right to amend any information contained in the Application for Rezoning at any time during the rezoning process.**

ATTACHMENT TO APPLICATION FOR REZONING

Application No.: _____
Legistar No.: _____
Hearing Dates: **September 1, 2020**
September 9, 2020

Applicant: **HR Acquisition I Corporation**
Property Owners: **HR Acquisition I Corporation and EVOQ Marietta, LLC**

DESCRIPTION OF PROPOSED DEVELOPMENT/PROJECT

The property which is the subject of the Application for Rezoning is two separate tracts, divided by Florence Street. Applicant, HR Acquisition I Corporation ("Applicant"), is also the owner of one of the parcels, being 4.715 acres, located on the westerly side of Campbell Hill Street, and being more particularly known as 833 Campbell Hill Street. This parcel is currently zoned Office/Institutional and is developed and utilized for the existing "Kenmar" medical office building. The second tract is located on the north side of Florence Street and the westerly and southwesterly side of Marble Mill Road, being 2.47 acres, more or less, is presently undeveloped and zoned Residential High-Rise ("RHR"). The Rezoning Application seeks approval of a request to rezone both tracts (collectively the "Property" or the "Subject Property") from the current Office Institutional and Residential High-Rise ("RHR") zoning categories to the Office/Institutional ("OI") zoning category. Applicant is seeking rezoning to redevelop a portion of the 4.715 tract to construct a second medical office building containing approximately 85,000 square feet, and being a maximum of four stories in height. Parking for the two medical office buildings would be re-designed to utilize both tracts, providing connectivity, both vehicular and pedestrian, between the tracts. Access to the medical office complex would be from Campbell Hill Street, White Street, and Florence Street, while access for the related parking area would be from only Marble Mill Road and Florence Street, as shown on the Site Plan submitted with this Application. There shall be extensive landscaping on both tracts.

Applicant also seeks a contemporaneous variance for the 4.715 acre tract to allow for off-site parking on the 2.47 acre tract, as per City Zoning Ordinance.

A detailed letter of agreeable zoning stipulations and conditions will be submitted on behalf of Applicant prior to the hearings before the Planning Commission and City Council.

Applicant is very excited with the opportunity of the redevelopment of the Property to provide a much-needed service to the residents and communities within the City of Marietta and Cobb County.

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.

See Attached Exhibits "A" and "B"
Signature of Owner

See Attached Exhibit "A"
Signature of Applicant

_____
Print Name

_____
Print Name

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.

_____
Print Name

See Attached Exhibits "A" and "B"
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.

See Attached Exhibits "A" and "B"
Signature

_____
Please Print

_____
Address

_____
Date

Signed, sealed and delivered in the presence of:

_____ **My Commission Expires:**_____

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

PAGE 2 - EXHIBIT "A" - ATTACHMENT TO APPLICATION FOR REZONING
(Page Two of Two)

Application No.: _____
Legistar No.: _____
Hearing Dates: **September 1, 2020**
September 9, 2020

Applicant/Property Owner: HR Acquisition I Corporation

HR ACQUISITION I CORPORATION

BY: _____
C. Burney Dawkins
First Vice President

[Corporate Seal]

Date Executed: July 20, 2020

Signed, sealed, and delivered in the presence of:

Robin J. Higgins
Notary Public
My Commission Expires: 3-8-22

[Notary Seal]

Applicant/Property Owner Address:

HR Acquisition I Corporation
Suite 700
3310 West End Avenue
Nashville, Tennessee 37203
(615) 269-8175
E-mail: bdawkins@healthcarerealty.com

PAGE 2 - EXHIBIT "B" - ATTACHMENT TO APPLICATION FOR REZONING
(Page Two of Two)

Application No.: _____
Legistar No.: _____
Hearing Dates: **September 1, 2020**
September 9, 2020

Applicant: **HR Acquisition I Corporation**
Property Owner: **EVOQ Marietta, LLC**

EVOQ MARIETTA, LLC,
a Georgia limited liability company

By: OS Partners, LLC
Its: Managing Member

By: One Street Residential, LLC
Its: Manager

By: _____
David H. Dixon
Senior Managing Partner

Date Executed: July 20, 2020

Signed, sealed, and delivered in the presence of:

Carolyn E. Cook
Notary Public
My Commission Expires: 01-10-2023

[Notary Seal]

CAROLYN E. COOK NOTARY PUBLIC Exp. Jan. 10, 2023 COBB COUNTY, GA

Property Owner Address:

EVOQ Marietta, LLC
Suite 450
2000 RiverEdge Parkway, N.W.
Atlanta, Georgia 30328
(770) 850-8280
E-mail: dave@onestreetres.com
brendan@onestreetres.com

ATTACHMENT TO APPLICATION FOR REZONING

Application No.: _____
Legistar No.: _____
Hearing Dates: **September 1, 2020**
September 9, 2020

Applicant: **HR Acquisition I Corporation**
Property Owners: **HR Acquisition I Corporation and EVOQ Marietta, LLC**

Representative for Applicant and Property Owners:

MOORE INGRAM JOHNSON & STEELE, LLP

BY: _____
J. Kevin Moore
Georgia Bar No. 519728

Attorneys for Applicant and Property Owners

Date Executed: July 21, 2020

Signed, sealed, and delivered in the presence of:

_____
Notary Public
Commission Expires: January 10, 2023

[Notarial Seal]

CAROLYN E. COOK NOTARY PUBLIC Exp. Jan. 10, 2023 COBB COUNTY, GA

Moore Ingram Johnson & Steele, LLP
Attorneys at Law
Emerson Overlook
Suite 100
326 Roswell Street
Marietta, Georgia 30060
(770) 429-1499
(770) 429-8631 (Telefax)
E-mail: jkm@mijs.com

TO: **Marietta Daily Journal**

FROM: **City of Marietta**

RUN AD DATE: **August 14, 2020**

CITY OF MARIETTA
PUBLIC NOTICE OF REZONINGS and VARIANCES

The City of Marietta hereby gives notice that a public hearing will be held on the following by the Planning Commission on **Tuesday, September 1st, 2020, 6:00 P.M.,** City Hall, for a recommendation to the City Council at their meeting on **Wednesday, September 9th, 2020, 7:00 p.m.,** City Hall, for a final decision to be made.

Z2020-27 [REZONING] HR ACQUISITION I CORPORATION (EVOQ MARIETTA LLC) is requesting the rezoning of 7.18 acres located in Land Lot 1014, District 16, Parcels 1310, 1090, 1120, 1060 & 1070 of the 2nd Section, Cobb County, Georgia, and being known as 833 & 900 Campbell Hill Street, 100, 120, & 150 Florence Street from OI (Office Institutional) and RHR (Residential High Rise) to OI (Office Institutional). Wards 4B & 5B.

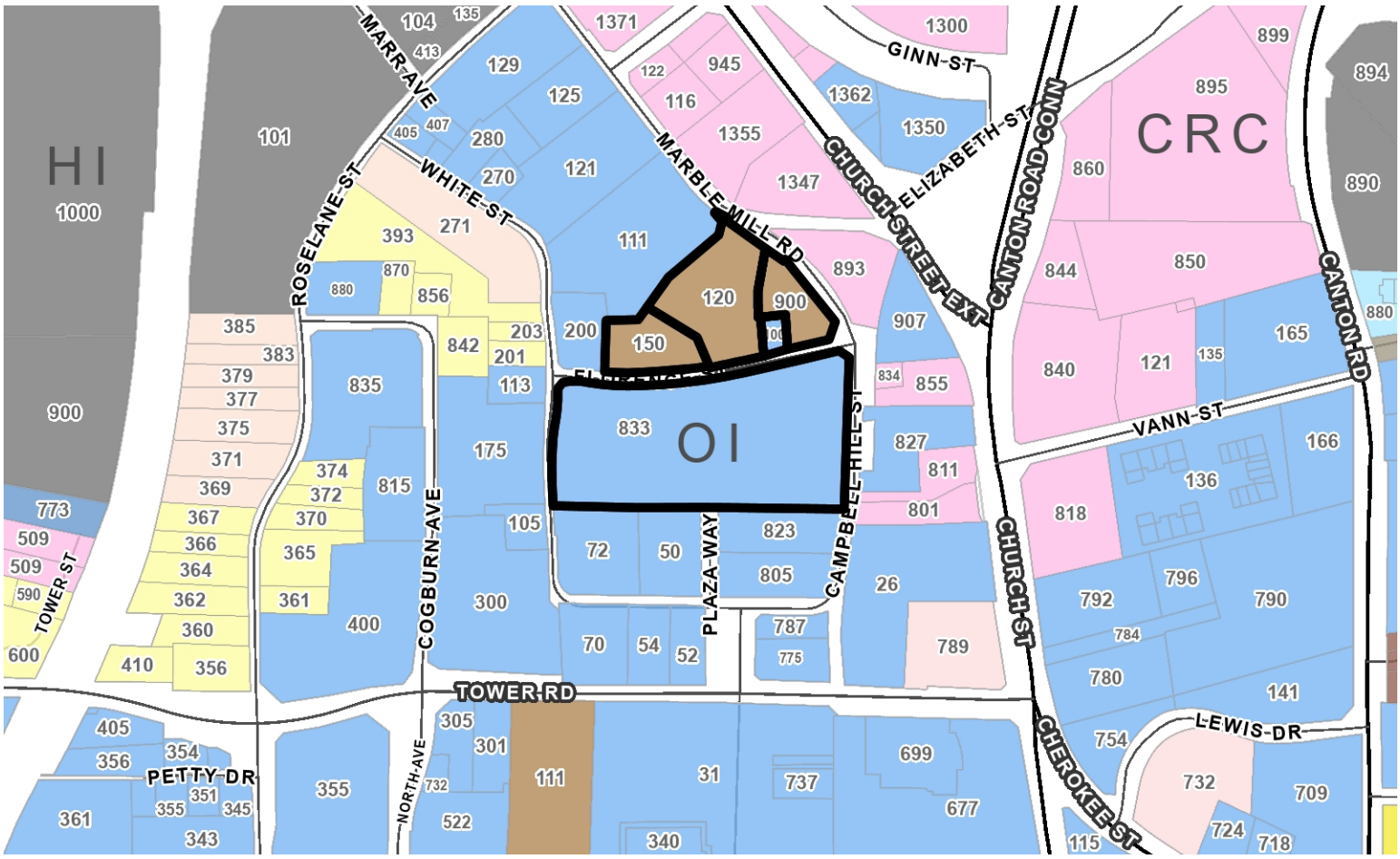
A description and plat of the property sought for the rezoning, special land use permit, and variances are on file in the Planning and Zoning Office, City Hall, and is available for inspection between 8:00 A.M. and 5:00 P.M., Monday through Friday. Anyone wishing to attend may do so and be heard relative 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 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

Rezoning



Address	Parcel Number	Acreage	Ward	Zoning	FLU
900 CAMPBELL HILL ST	16101401060	0.53	5B	RHR	CAC
100 FLORENCE ST	16101401070	0.116	5B	OI	CSI
833 CAMPBELL HILL ST	16101401310	4.99	4B	OI	CSI
120 FLORENCE ST	16101401120	1.324	5B	RHR	CSI
150 FLORENCE ST	16101401090	0.62	5B	RHR	CSI

Property Owner: HR Acquisition I Corp; EVOQ Marietta LLC

Applicant: HR Acquisition I Corporation

Proposed Zoning: RHR, OI to OI

Agent: J. Kevin Moore, Esq.

Proposed Use:

Planning Commission Date: 09/01/2020

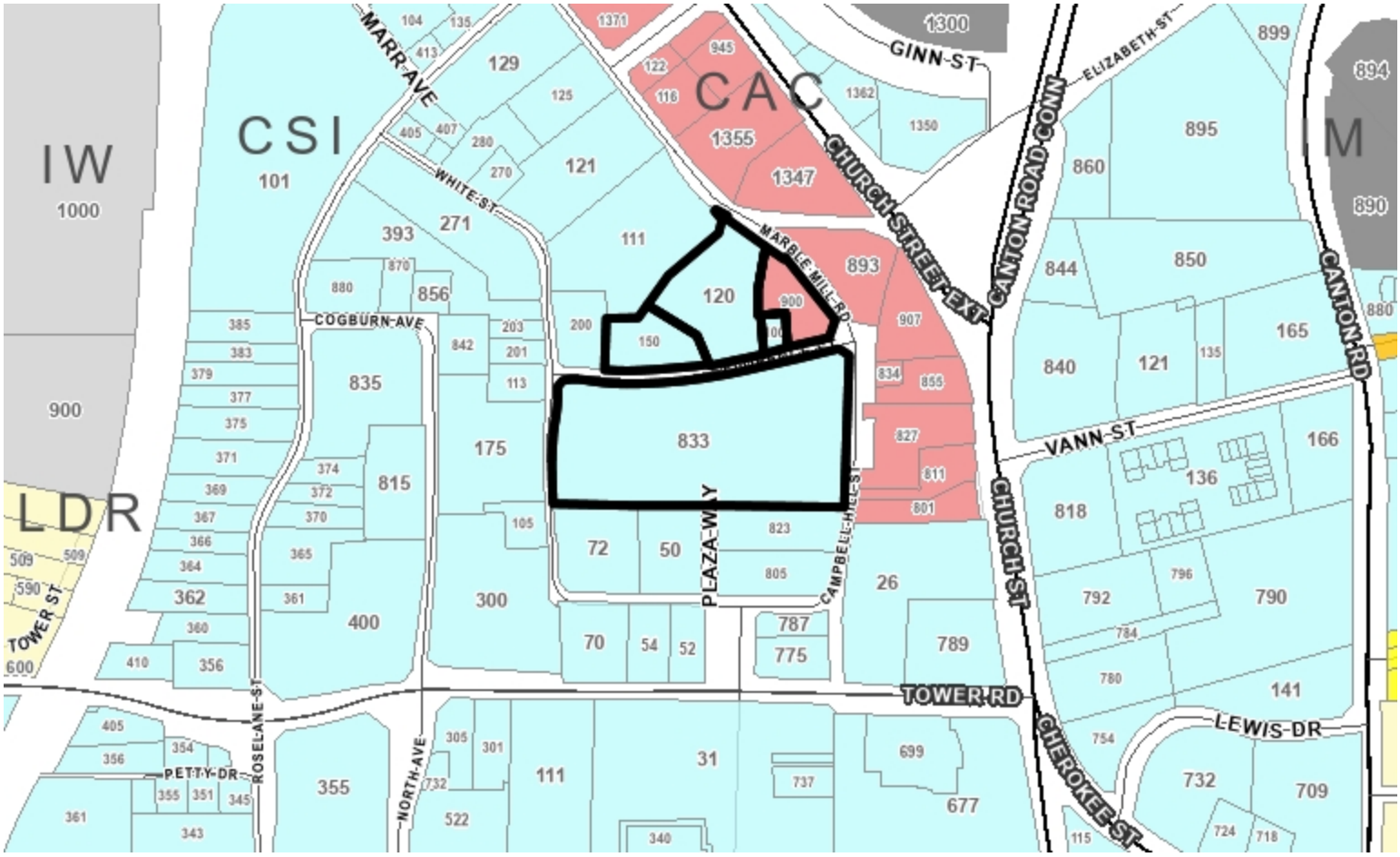
City Council Hearing Date: 09/09/2020 Case Number: Z2020-27

City of Marietta Planning & Zoning

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 - Moble 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

Future Land Use



Address	Parcel Number	Acreage	Ward	Zoning	FLU
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150 FLORENCE ST	16101401090	0.62	5B	RHR	CSI

Planning Commission Hearing Date: 09/01/2020

City Council Hearing Date: 09/09/2020

Future Land Use: CSI, CAC

Case Number: Z2020-27

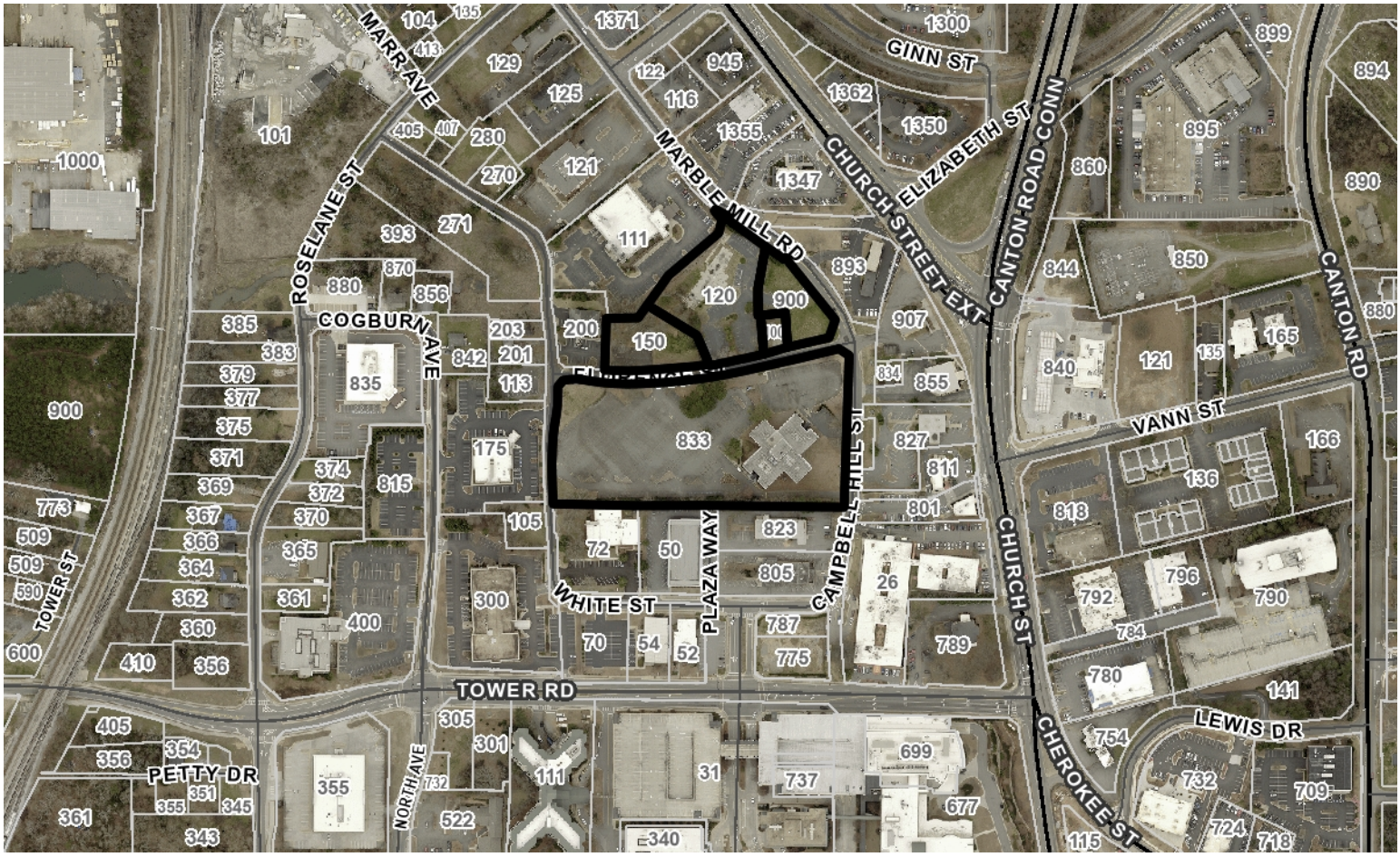
Comments:

City of Marietta Planning & Zoning

Future Land Use Symbols

- Railroads
- City Limits
- Cobb County Pockets
- RAC - Regional Activity Center
- CAC - Community Activity Center
- NAC - Neighborhood Activity Center
- CBD - Central Business District
- MXD - Mixed Use Development
- CSI - Community Service and Institutional
- HDR - High Density Residential
- MDR - Medium Density Residential
- LDR - Low Density Residential
- OSC - Open Space / Conservation
- PR - Parks / Recreation
- IW - Industrial Warehousing
- IM - Industrial Manufacturing
- TCU - Transportation and Utilities

Aerial Map



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150 FLORENCE ST	16101401090	0.62	5B	RHR	CSI

Property Owner: HR Acquisition I Corp; EVOQ Marietta LLC

Applicant: HR Acquisition I Corporation

City Council Hearing Date: 09/09/2020

Planning Commission Hearing Date: 09/01/2020

BZA Hearing Date: Case Number: Z2020-27

Comments:

City of Marietta Planning & Zoning

Legend

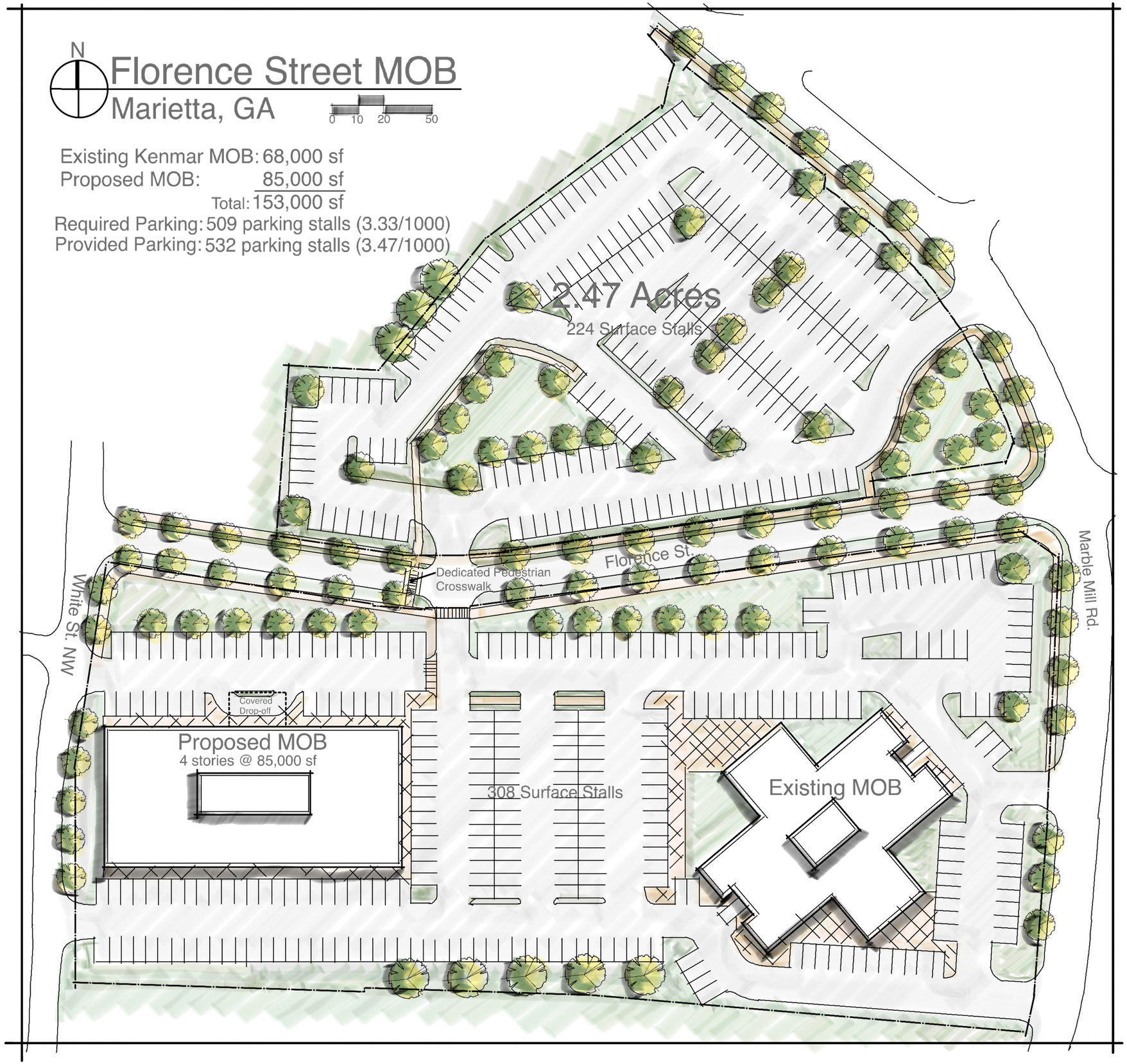
- Railroads
- City Limits
- Cobb County Pockets

Florence Street MOB
Marietta, GA

N

0 10 20 50

Existing Kenmar MOB: 68,000 sf
Proposed MOB: 85,000 sf
Total: 153,000 sf
Required Parking: 509 parking stalls (3.33/1000)
Provided Parking: 532 parking stalls (3.47/1000)



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Surveyor's Certification

TO: HEALTHCARE ACQUISITION I CORPORATION, A MARYLAND CORPORATION; HEALTHCARE REALTY TRUST INCORPORATED AND BAKER, DONELSON, BEARMAN, CALDWELL & BERKOWITZ, PC; CHICAGO 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 (EXCEPT IN STATES THAT REQUIRE RECORD MONUMENT PLATTING), 2, 3, 4, 6(a), 6(b), 7(a), 7(b)(1), 7(c), 8, 9, 11, 13, 14, 16, 17, 18 and 19 OF TABLE A THEREOF. THE FIELDWORK WAS COMPLETED ON 01/14/2020.

MICHAEL O. COOK
LICENCE NO.: LS002903
IN STATE OF GEORGIA
DATE OF PLAT OR MAP: 01/16/2020
DATE OF LAST REVISION:

GEORGIA REGISTERED No. 2903 LAND SURVEYOR MICHAEL O. COOK

DATE: 02/10/2020

Title Information

THE LAND SHOWN IN THIS SURVEY IS THE SAME AS THAT DESCRIBED IN CHICAGO TITLE INSURANCE COMPANY, COMMITMENT NUMBER 192614GA WITH AN EFFECTIVE DATE OF NOVEMBER 11, 2019 AT 12:00 AM.

Cemetery Note

THERE WAS NO OBSERVABLE EVIDENCE OF ANY CEMETERIES, BURIAL GROUNDS, OR GRAVE SITES LOCATED ON THE SUBJECT PROPERTY

Flood Information

BY GRAPHIC PLOTTING ONLY, THIS PROPERTY IS ENTIRELY LOCATED IN ZONE "X" OF THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 13067C0106J, WHICH BEARS AN EFFECTIVE DATE OF 10/15/2018 AND IS NOT LOCATED IN A FLOOD HAZARD ZONE.

ZONE "X" - AREA OF MINIMAL FLOOD HAZARD, USUALLY DEPICTED ON FIRMS AS ABOVE THE 500-YEAR FLOOD LEVEL. ZONE C MAY HAVE PONDING AND LOCAL DRAINAGE PROBLEMS THAT DON'T WARRANT A DETAILED STUDY OR DESIGNATION AS BASE FLOODPLAIN. ZONE X IS THE AREA DETERMINED TO BE OUTSIDE THE 500-YEAR FLOOD AND PROTECTED BY LEVEE FROM 100-YEAR FLOOD.

Title Description

All that tract or parcel of land lying and being in Land Lot 1014 of the 16th District, 2nd Section of Cobb County, Georgia, and being more particularly described as follows:

Commence at a point formed by the West right of way of Campbell Hill Street (40' R/W) and the South right of way line of Florence Street (40' R/W); thence running South 02 degrees 07 minutes 27 seconds West for a distance of 20.91 feet to a concrete right of way monument at the Southeast corner of the mitered right of way line of Campbell Hill Street and the True Point of Beginning (40' R/W) thence running thence South 02 degrees 07 minutes 27 seconds West for a distance of 205.44 feet to a point; thence continuing along said right of way line South 04 degrees 40 minutes 23 seconds West for a distance of 40.00 feet to a point; thence continuing along said right of way line South 05 degrees 41 minutes 55 seconds West for a distance of 44.83 feet to a point; thence continuing along said right of way South 10 degrees 05 minutes 22 seconds West for a distance of 49.10 feet to a rebar set; thence leaving said right of way line and running North 85 degrees 07 minutes 18 seconds West for a distance of 186.37 feet to a rebar found; thence North 85 degrees 08 minutes 17 seconds West for a distance of 112.73 feet to a rebar set; thence North 87 degrees 35 minutes 58 seconds West for a distance of 170.24 feet to a rebar found; thence South 04 degrees 37 minutes 42 seconds West for a distance of 1.50 feet to a rebar found; thence North 87 degrees 42 minutes 17 seconds West for a distance of 20.10 feet to a rebar set; thence North 88 degrees 15 minutes 42 seconds West for a distance of 187.86 feet to a rebar found on the East right of way line of White Street (35' R/W); thence continuing along said right of way line of White Street and running North 00 degrees 57 minutes 46 seconds East for a distance of 134.25 feet to a point; thence continuing along said right of way line along a curve to the right said curve having an arc length of 56.39 feet and a radius of 298.43 feet said curve being subtended by a chord bearing of North 06 degrees 22 minutes 32 seconds East and a chord distance of 56.30 feet to a point; thence continuing along said right of way line along a curve to the left said curve having an arc length of 105.50 feet and a radius of 826.06 feet said curve being subtended by a chord bearing of North 08 degrees 07 minutes 46 seconds East and a chord distance of 105.43 feet to a point at the intersection formed by the East right of way line of White Street (35' R/W) and the South right of way line of Florence Street (40' R/W); thence continuing along the South right of way line of Florence Street and running South 81 degrees 25 minutes 18 seconds East for a distance of 188.64 feet to a point; thence continuing along said right of way along a curve to the left said curve having an arc length of 101.17 feet and a radius of 347.88 feet and being subtended by a chord bearing of South 89 degrees 45 minutes 11 seconds East and a chord distance of 100.81 feet to a point; thence continuing along said right of way line and running North 81 degrees 54 minutes 55 seconds East for a distance of 368.10 feet to a concrete right of way monument found on the Northwest corner of the mitered right of line of Florence Street (40' R/W); thence leaving said right of way line and running South 54 degrees 13 minutes 47 seconds East for a distance of 29.60 feet to a concrete right of way monument found at the Southeast corner of the mitered right of way line of Campbell Hill Street (40' R/W) and the Point of Beginning. Said tract of land being improved property containing 4.715 +/- acres or 205,398 +/- square feet.

Schedule "B" Items

(12) EASEMENT FROM KENMAR PROPERTIES TO COBB COUNTY, GEORGIA, DATED FEBRUARY 13, 1984, RECORDED AT DEED BOOK 3027, PAGE 16, COBB COUNTY, GEORGIA RECORDS.
(AFFECTS, PLOTTED AS SHOWN)

(13) EASEMENT FROM KENMAR PROPERTIES TO COBB COUNTY, GEORGIA, DATED FEBRUARY 13, 1984, RECORDED AT DEED BOOK 3027, PAGE 19, AFORESAID RECORDS.
(DOES NOT AFFECT)

Utility Note

THE UTILITIES SHOWN ON THIS DRAWING HEREON HAVE BEEN LOCATED BY FIELD MEASUREMENTS, UTILITY MAP DRAWINGS, AND GEORGIA ONE CALL UTILITY LOCATE REQUEST. BLEW & ASSOCIATES MAKES NO WARRANTY TO THE EXACT LOCATION OF ANY UNDERGROUND UTILITIES SHOWN OR NOT SHOWN ON THIS DRAWING. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY ANY AND ALL UTILITIES PRIOR TO CONSTRUCTION. CALL GEORGIA ONE CALL AT 1-800-282-7411 BEFORE DIGGING. AT THE TIME OF ALTA SURVEY, SURFACE MARKINGS FROM UTILITY COMPANIES WERE NOT OBSERVED. UTILITY MAPS HAVE BEEN REQUESTED AND THE SURVEYOR WILL UPDATE IF AND WHEN RECEIVED.

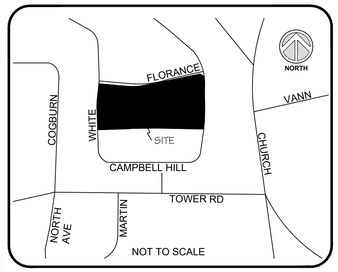
DIG TICKET NUMBER: 01020-300-872

COMPANY CODE:	CONTACT:
AGL119	**COMPANY INFORMATION NOT PROVIDED**
BSCA	**COMPANY INFORMATION NOT PROVIDED**
GAUPC	**COMPANY INFORMATION NOT PROVIDED**
GP644	**COMPANY INFORMATION NOT PROVIDED**
MBL90	**COMPANY INFORMATION NOT PROVIDED**
MBL92	**COMPANY INFORMATION NOT PROVIDED**
MBL93	**COMPANY INFORMATION NOT PROVIDED**
MTS50	**COMPANY INFORMATION NOT PROVIDED**
CMACOB	**COMPANY INFORMATION NOT PROVIDED**

AS SURVEYED DESCRIPTION

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 1014 OF THE 16TH DISTRICT, 2ND SECTION OF COBB COUNTY, GEORGIA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCE AT A POINT FORMED BY THE WEST RIGHT-OF-WAY OF CAMPBELL HILL STREET (40' R/W) AND THE SOUTH RIGHT-OF-WAY LINE OF FLORANCE STREET (40' R/W); THENCE RUNNING SOUTH 01 DEGREES 23 MINUTES 07 SECONDS EAST ALONG THE WEST RIGHT-OF-WAY LINE OF CAMPBELL HILL STREET FOR A DISTANCE OF 20.91 FEET TO A FOUND RIGHT-OF-WAY MONUMENT ALSO BEING THE POINT OF BEGINNING; THENCE RUNNING ALONG SAID RIGHT-OF-WAY LINE THE FOLLOWING (4) BEARINGS AND DISTANCES:
1. SOUTH 01 DEGREES 23 MINUTES 07 SECONDS EAST FOR A DISTANCE OF 205.44 FEET;
2. SOUTH 01 DEGREES 11 MINUTES 05 SECONDS WEST FOR A DISTANCE OF 39.67 FEET;
3. SOUTH 02 DEGREES 11 MINUTES 21 SECONDS WEST FOR A DISTANCE OF 44.83 FEET;
4. SOUTH 06 DEGREES 34 MINUTES 48 SECONDS WEST FOR A DISTANCE OF 49.10 FEET TO A SET 5/8" CAPPED REBAR BEING THE NORTHEAST CORNER OF NOW OR FORMERLY MPS REAL ESTATE HOLDINGS, LLC (DB 14348, PAGE 2951-2952);
THENCE LEAVING SAID RIGHT-OF-WAY LINE OF CAMPBELL HILL STREET AND RUNNING ALONG THE NORTH LINE OF SAID MPS REAL ESTATE HOLDINGS, LLC NORTH 88 DEGREES 37 MINUTES 52 SECONDS WEST FOR A DISTANCE OF 186.37 FEET; THENCE CONTINUING ALONG SAID NORTH LINE, NORTH 88 DEGREES 53 MINUTES 17 SECONDS WEST FOR A DISTANCE OF 113.67 FEET TO A FOUND 1/2" REBAR ALSO BEING THE NORTHWEST CORNER OF SAID MPS REAL ESTATE OWNER AND BEING THE NORTHEAST CORNER OF A 20' PRIVATE ALLEY; THENCE LEAVING SAID CORNER SOUTH 89 DEGREES 02 MINUTES 06 SECONDS WEST ALONG THE NORTH LINE OF SAID ALLEY FOR A DISTANCE OF 20 FEET TO THE NORTHWEST CORNER OF SAID ALLEY AND ALSO BEING THE NORTHEAST CORNER OF NOW OR FORMERLY KOP PLAZA WAY LLC (DB 15433 PAGE 1287); THENCE LEAVING SAID CORNER SOUTH 89 DEGREES 02 MINUTES 06 SECONDS WEST ALONG THE NORTH LINE OF SAID KOP PLAZA WAY LLC FOR A DISTANCE OF 149.09 ALSO BEING THE NORTHWEST OF SAID PROPERTY; THENCE SOUTH 01 DEGREES 07 MINUTES 08 SECONDS WEST FOR A DISTANCE OF 1.50 FEET TO A FOUND REBAR ALSO BEING THE NORTHEAST CORNER OF NOW OR FORMERLY SIGNATURE MEDICAL FACILITY, LLC (DB 15198, PAGE3652-3653); THENCE SOUTH 88 DEGREES 49 MINUTES 09 SECONDS WEST ALONG THE NORTH LINE OF SAID PROPERTY FOR A DISTANCE OF 20.29 FEET; THENCE SOUTH 88 DEGREES 13 MINUTES 44 SECONDS WEST CONTINUING ON SAID NORTH LINE FOR A DISTANCE OF 187.86 FEET TO A FOUND REBAR AND BEING THE NORTHWEST CORNER OF SAID PROPERTY AND ALSO BEING A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF WHITE STREET (35' R/W); THENCE CONTINUING ALONG SAID RIGHT-OF-WAY LINE OF WHITE STREET THE FOLLOWING (3) BEARINGS AND DISTANCES:
1. NORTH 02 DEGREES 32 MINUTES 48 SECONDS WEST FOR A DISTANCE OF 134.25 FEET;
2. BEGINNING OF A CURVE TO THE RIGHT SAID CURVE HAVING AN ARC LENGTH OF 56.38 FEET AND A RADIUS OF 298.43 FEET SAID CURVE BEING SUBTENDED BY A CHORD BEARING OF NORTH 02 DEGREES 51 MINUTES 58 SECONDS EAST AND A CHORD DISTANCE OF 56.30;
3. BEGINNING OF A CURVE TO THE LEFT SAID CURVE HAVING AN ARC LENGTH OF 105.50 FEET AND A RADIUS OF 826.06 FEET SAID CURVE BEING SUBTENDED BY A CHORD BEARING OF NORTH 04 DEGREES 37 MINUTES 12 SECONDS EAST AND A CHORD DISTANCE OF 105.43 FEET TO A SET 5/8" CAPPED REBAR AND ALSO BEING THE INTERSECTION FORMED BY THE EAST RIGHT-OF-WAY LINE OF WHITE STREET (35' R/W) AND THE SOUTH RIGHT-OF-WAY LINE OF FLORANCE STREET (40' R/W);
THENCE CONTINUING ALONG THE SOUTH RIGHT-OF-WAY LINE OF FLORANCE STREET THE FOLLOW (3) BEARINGS AND DISTANCES:
1. SOUTH 84 DEGREES 55 MINUTES 52 SECONDS EAST FOR A DISTANCE OF 188.64;
2. BEGINNING OF A CURVE TO THE LEFT SAID CURVE HAVING AN ARC LENGTH OF 101.17 FEET AND A RADIUS OF 347.88 FEET AND BEING SUBTENDED BY A CHORD BEARING OF NORTH 86 DEGREES 44 MINUTES 15 SECONDS EAST AND A CHORD DISTANCE OF 100.81;
3. NORTH 78 DEGREES 27 MINUTES 24 SECONDS EAST FOR A DISTANCE OF 368.95 FEET TO A FOUND RIGHT-OF-WAY MONUMENT FOUND ON THE NORTHWEST CORNER OF THE MITERED RIGHT-OF-WAY LINE OF FLORANCE STREET (40' R/W)
THENCE LEAVING SAID RIGHT-OF-WAY LINE AND RUNNING SOUTH 57 DEGREES 37 MINUTES 27 SECONDS EAST FOR A DISTANCE OF 29.52 FEET TO A FOUND RIGHT-OF-WAY MONUMENT FOUND AT THE SOUTHEAST CORNER OF THE MITERED RIGHT-OF-WAY LINE OF CAMPBELL HILL STREET (40' R/W) AND THE POINT OF BEGINNING.
CONTAINING 205,381 SQUARE FEET AND/OR 4.715 ACRES, MORE OR LESS.

VICINITY MAP



Surveyor's Notes

SOME FEATURES SHOWN ON THIS PLAT MAY BE SHOWN OUT OF SCALE FOR CLARITY

DIMENSIONS ON THIS PLAT ARE EXPRESSED IN FEET AND DECIMAL PARTS THEREOF UNLESS OTHERWISE NOTED, BEARINGS ARE REFERRED TO AN ASSUMED MERIDIAN AND ARE USED TO DENOTE ANGLES ONLY. MONUMENTS WERE FOUND AT POINTS WHERE INDICATED

AT THE TIME OF ALTA SURVEY THERE WAS NO OBSERVABLE EVIDENCE OF EARTHWORK, BUILDING CONSTRUCTION, OR BUILDING ADDITIONS WITHIN RECENT MONTHS.

AT THE TIME OF THE ALTA SURVEY THERE WERE NO CHANGES IN STREET RIGHT-OF-WAY LINES EITHER COMPLETED OR PROPOSED, AND AVAILABLE FROM THE CONTROLLING JURISDICTION OR OBSERVABLE EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION REPAIRS.

AT THE TIME OF THE ALTA SURVEY THERE WAS NO OBSERVABLE EVIDENCE OF SITE USE AS A SOLID WASTE DUMP, SUMP, OR SANITARY LAND FILL.

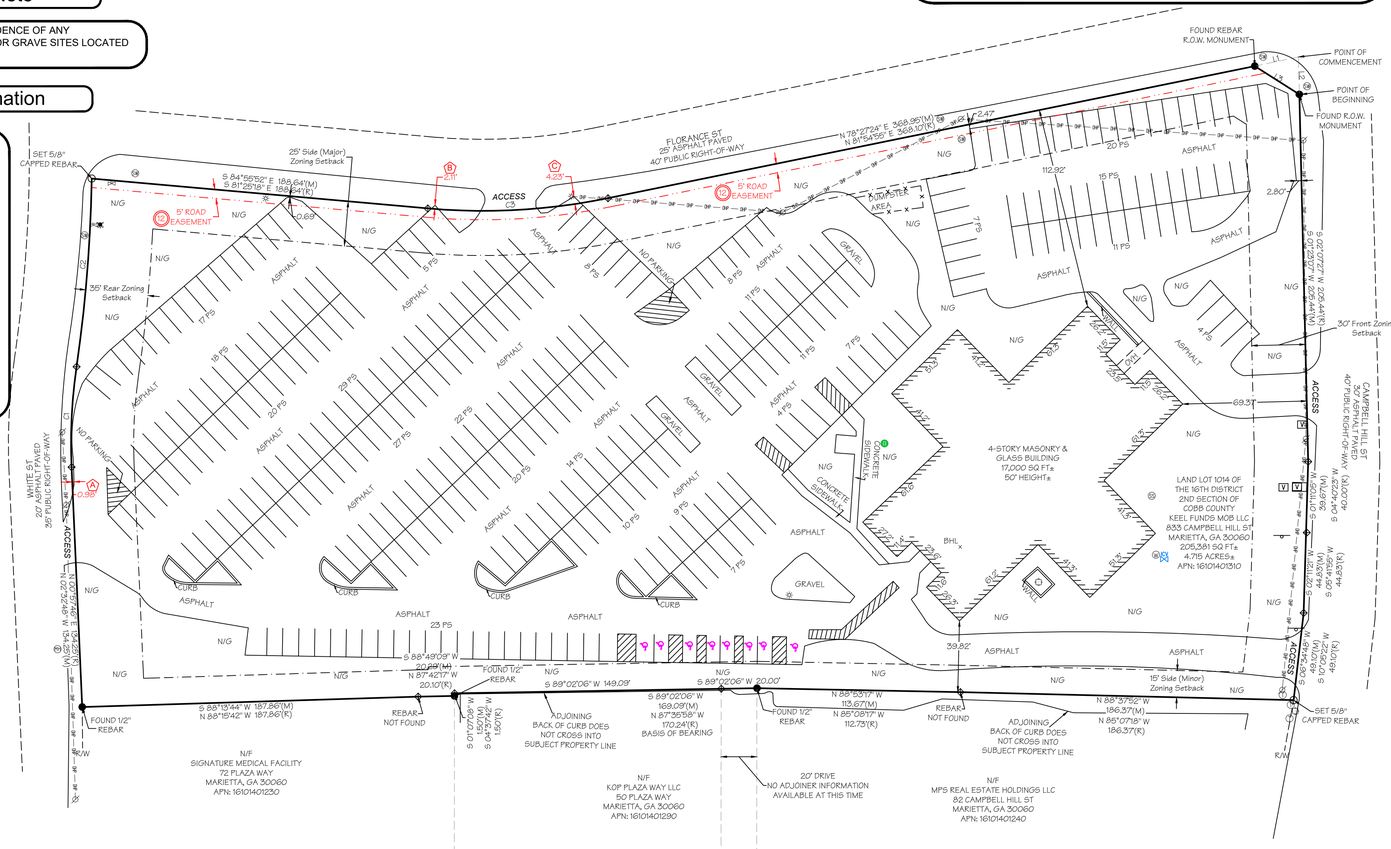
FIELD WORK WAS COMPLETED ON 01/14/2020.

THE SUBJECT PROPERTY HAS DIRECT PHYSICAL ACCESS TO CAMPBELL HILL ST, FLORANCE ST, AND WHITE ST, SAID STREETS BEING PUBLICLY DEDICATED STREETS.

THE NEAREST STREET INTERSECTION IS THAT OF CAMPBELL HILL AND FLORANCE WHICH ABUTS THE NE CORNER OF THE SUBJECT PROPERTY.

NO MARKERS FROM A FIELD DELINEATION OF WETLANDS CONDUCTED BY A QUALIFIED SPECIALIST WERE OBSERVED DURING THE COURSE OF THE ALTA SURVEY.

THE FOLLOWING ITEMS, IF ANY, ARE PLOTTED ON THE SURVEY TO THE EXTENT REFERENCED ON THE APPLICABLE TITLE COMMITMENT: (I) ALL PLOTTABLE AREAS DENOTED IN THE RECIPROCAL EASEMENT AGREEMENTS AND (II) THE BOUNDARY LIMITS ONLY OF ALL OFFSITE APPURTENANT EASEMENTS.



Building Area

BUILDING AREA: 17,000 SQ FT±

Zoning Information

ZONING DISTRICT: "OI" OFFICE INSTITUTIONAL

CURRENT USE: MEDICAL OFFICE BUILDING

SETBACKS
- MIN. FRONT: 30 FEET
- MIN. SIDE (MAJOR): 25 FEET
- MIN. SIDE (MINOR): 15 FEET
- MIN. REAR: 35 FEET

MAX. HEIGHT: 50 FEET
MIN. LOT AREA: 20,000 SQ.FT.
MIN. LOT WIDTH: 75 FT.
MIN. LOT DEPTH: N/A
MAX. FLOOR AREA RATIO: 0.75A
MAX. COVERAGE: 40%
PARKING SPACE FORMULA:
MEDICAL OFFICE:
1 PER 300 SQ. FT. (68,000 / 300 = 227)
TOTAL PARKING SPACES REQUIRED: 227

ZONING INFORMATION OBTAINED FROM:
THE PLANNING & ZONING RESOURCE COMPANY
1300 SOUTH MERIDIAN AVENUE, SUITE 400
OKLAHOMA CITY, OKLAHOMA 73108
TELEPHONE: 405-840-4344

PZR SITE NUMBER: 135974-1
DATED: JANUARY 31, 2020

Basis of Bearings

THE BASIS OF BEARINGS OF THIS SURVEY IS BASED ON SOUTH PROPERTY LINE. THE BEARING IS DENOTED AS N 89°02'06" W PER GPS COORDINATE OBSERVATIONS GEORGIA STATE PLANE, WESTERN ZONE NAD83.
LATITUDE = N33°58'19.8593"
LONGITUDE = W84°33'14.9847"
CONVERGENCE ANGLE = N00°12'60"E

DISTANCES SHOWN ON PLAT ARE GRID. COMBINED SCALE FACTOR (GRID TO GROUND) = 1.000139700086160

NORTH

Scale

SCALE: 1"=40'

0 40 80 120

Land Area

TOTAL AREA:
205,381 SQ FT±
4.715 ACRES±

Building Height

BUILDING HEIGHT: 50'±
4 STORIES

Parking Information

REGULAR PARKING: 327
HANDICAP PARKING: 8
TOTAL PARKING: 335

POSSIBLE ENCROACHMENTS

(A) CONCRETE APPEARS TO ENCROACH OVER WEST PROPERTY LINE UP TO AS MUCH AS 0.98'.

(B) CONCRETE APPEARS TO ENCROACH OVER NORTH PROPERTY LINE UP TO AS MUCH AS 2.11'.

(C) CONCRETE APPEARS TO ENCROACH OVER NORTH PROPERTY LINE UP TO AS MUCH AS 4.23'.

CURVE TABLE

CURVE	ARC LENGTH	RADIUS	CHORD BEARING	CHORD LENGTH
C1	56.39'(R)	298.43'(R)	N 06°22'32" E	56.30'(R)
C1	56.38'(M)	298.43'(M)	N 02°51'58" E	56.30'(M)
C2	105.50'(R)	826.06'(R)	N 08°07'46" E	105.43'(R)
C2	105.50'(M)	826.06'(M)	N 04°37'12" E	105.43'(M)
C3	101.17'(R)	347.88'(R)	S 89°45'11" E	100.81'(R)
C3	101.17'(M)	347.88'(M)	N 86°44'15" E	100.81'(M)

LINE TABLE

LINE	BEARING	DISTANCE
L1	N 78°12'41" E	24.95'(M)
L1	N 82°45'10" E	25.06'(R)
L2	S 01°23'07" E	20.91'(M)
L2	S 02°07'27" W	20.91'(R)
L3	S 57°37'27" E	29.52'(M)
L3	S 54°13'47" E	29.60'(R)

LEGEND

SURVEY FEATURES
- BOUNDARY LINE
- PROPERTY LINE
- CENTERLINE OF ROAD
- RIGHT-OF-WAY
- FENCE
- TREE LINE
- (M) FIELD MEASUREMENT
- (R) RECORDED MEASUREMENT

EASEMENTS
- INGRESS & EGRESS EASEMENT
- BUILDING SET BACK
- UTILITY EASEMENT

UTILITY LINES
- OHP — OHP — OVERHEAD POWER LINE
- NO PARKING STRIPES

SURVEYING SYMBOLS
- FOUND MONUMENT AS NOTED
- SET MONUMENT AS NOTED
- COMPUTED POINT
- N/G NATURAL GROUND
- R/W RIGHT-OF-WAY
- PS PARKING SPACE
- O/H OVERHANG

UTILITY SYMBOLS
- SANITARY SEWER
- MANHOLE
- POWER POLE
- WATER VALVE
- GAS METER
- ELECTRICAL BOX
- UTILITY VAULT
- IRRIGATION CONTROL VALVE
- DRAIN INLET
- TELEPHONE PEDESTAL
- WATER METER
- SEPTIC LID
- FIRE HYDRANT
- STORM WATER
- LIGHT
- HANDICAP PARKING
- FIBER OPTIC BOX
- SIGN

Copy Sent Date:

ALTA/NSPS Land Title Survey

Sheet 1 of 1

Surveyor Title Block
BLEW & ASSOCIATES, P.A.
3825 N SHILOH DRIVE
FAYETTEVILLE, AR 72703
479-443-4506
SURVEY@BLEWINC.COM
DRAWN BY: MFD
JOB #20-009

Drawn by: MFD	Survey Ref. No. 20-009
Approved by: LT	Field Date: 01/14/2020
Revision Box	
Date:	Revision:

This Work Coordinated By:
Pixis, LLC
P.O. Box 1394
Norman, OK 73070
800-276-1165
tsmith@pixisllc.com

Prepared For:

Client Ref. No:

Project Address: 833 CAMPBELL HILL ST	Project Name: 833 CAMPBELL HILL ST - MARIETTA, GA
Project Location: MARIETTA, GA	Job Number: 19-12-026-001

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GEORGIA SURVEYOR CERTIFICATION

This plat is a retracement of an existing parcel or parcels of land and does not subdivide or create a new parcel or make any changes to any real property boundaries. The recording information of the documents, maps, plats, or other instruments which created the parcel or parcels are stated hereon. RECORDATION OF THIS PLAT DOES NOT IMPLY APPROVAL OF ANY LOCAL JURISDICTION, AVAILABILITY OF PERMITS, COMPLIANCE WITH LOCAL REGULATIONS OR REQUIREMENTS, OR SUITABILITY FOR ANY USE OR PURPOSE OF THE LAND. Furthermore, the undersigned land surveyor certifies that this plat complies with the minimum technical standards for property surveys in Georgia as set forth in the rules and regulations of the Georgia Board of Registration for Professional Engineers and Land Surveyors and as set forth in O.C.G.A. Section 15-6-67.

Brad Cash

Bradley D. Cash
Georgia Registered
Land Surveyor # 2840

RESERVED FOR CLERK OF COURTS RECORDING INFORMATION

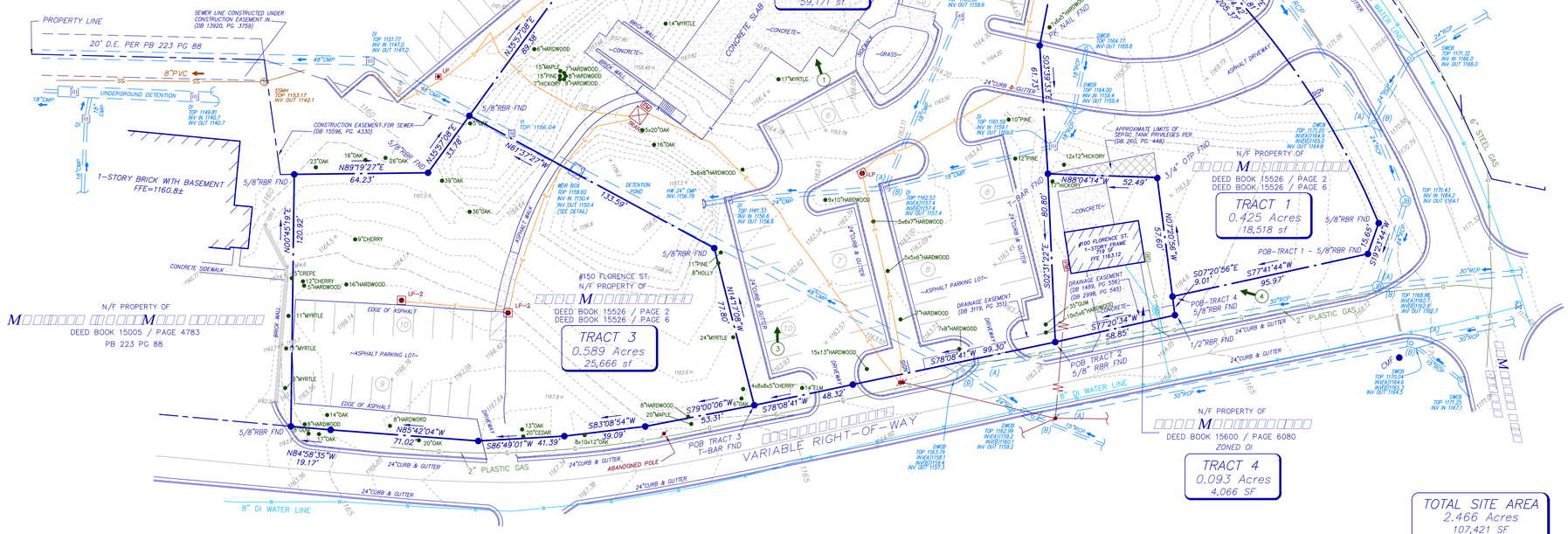
SITE PHOTOGRAPHS

1

2

3

4



LEGEND

STANDARD ABBREVIATIONS	
AC	AIR CONDITIONER
BH	BORE HOLE
BSL	BUILDING SETBACK LINE
CI	CURB INLET
CMP	CORRUGATED METAL PIPE
CMF	CONCRETE MONUMENT FND
CO	SANITARY CLEANOUT
CPED	COMMUNICATION PEDESTAL
CTP	CRIMPED TOP PIPE
DI	DROP INLET
DIP	DUCTILE IRON PIPE
DWCB	DOUBLE WING CATCH BASIN
FNC	FENCE
FND	FOUND
GM	GAS METER
INV	INVERT
JB	JUNCTION BOX
MH	MANHOLE
OHP	OVERHEAD POWER
OTP	OPEN TOP PIPE
PM	POWER METER
POB	POINT OF BEGINNING
POC	POINT OF COMMENCEMENT
RCP	REINFORCED CONCRETE PIPE
RBR	IRON REINFORCING BAR
RBS	5/8"RBR SET
SS	SANITARY SEWER
SWCB	SINGLE WING CATCH BASIN
TRANS	ELECTRIC TRANSFORMER

STANDARD SYMBOLS	
	OVERHEAD TRAFFIC SIGNAL LIGHT
	POWER POLE
	GUY WIRE
	POWER LINE
LP	LIGHT POLE
	ELECTRIC TRANSFORMER
	WATER VAULT
	GAS VALVE
GM	GAS METER
	WATER VALVE
WM	WATER METER
	FIRE HYDRANT
E	UNDERGROUND ELECTRIC LINE
G	UNDERGROUND GAS LINE
CM	UNDERGROUND COMMUNICATION LINE
W	UNDERGROUND WATER LINE
1	PHOTO POSITION INDICATOR
XX	REGULAR PARKING SPACE COUNT
	HANDICAP PARKING SPACE
	TREE POSITION INDICATOR

TITLE EXCEPTIONS

THE FOLLOWING EXCEPTIONS ARE LISTED IN PART II, SCHEDULE B, OF A COMMITMENT FOR TITLE INSURANCE, AS PREPARED BY FIRST AMERICAN TITLE INSURANCE COMPANY, COMMITMENT NUMBER 2-38866, EFFECTIVE DATE FEBRUARY 17, 2020.

THE FOLLOWING AFFECT TRACTS 1, 2 AND 3:

(a) Right-of-Way Easement from E. M. Legg to Oakhurst Lighting Company, dated July 24, 1933, filed for record August 17, 1933 at 10:00 a.m., recorded in Deed Book 112, Page 258, Records of Cobb County, Georgia; as assigned by that certain Right-of-Way Easement from Oakhurst Lighting Company to Georgia Power Company, dated August 8, 1933, filed for record August 17, 1933 at 10:00 a.m., recorded in Deed Book 112. Page 259. aforesaid Records.

(b) Permit for Anchors, Guy Poles and Wires from R.J. Beets to Georgia Power Company, a corporation, dated June 7, 1969, filed for record July 25, 1969 at 10:00 a.m., recorded in Deed Book 1109. Page 625, aforesaid Records.
AFFECTS SITE- BLANKET EASEMENT.

(c) Right-of-Way Deed from Mr. Paul Gilroath III, et al to Cobb County of Georgia, dated April 25, 1984, filed for record May 15, 1984 at 3:10 p.m., recorded in Deed Book 3119, Pane 351. aforesaid Records.
AFFECTS SITE- AS PLOTTED.

(d) Distribution Line Permit from Dr. Clem Doxoy Jr., M.D. to Board of Lights and Water, dated May 25, 1986, filed for record June 6, 1986 at 8:34 a.m., recorded in Deed Book 3965. Pane 304. aforesaid Records.
AFFECTS SITE- BLANKET EASEMENT.

(e) Grant of Temporary Construction Easement Sanitary Sewer from Triderm Properties to Marietta Board of Lights and Water, a political subdivision of the State of Georgia, dated July 22. 2003, filed for record January 26, 2004 at 3:15 p.m., recorded in Deed Book 13920, Page 3759, aforesaid Records.
DOES NOT AFFECT SITE.

(f) Terms, conditions and obligations as contained in that certain Sanitary Sewer Line and Temporary Construction Easement Agreement by and between Marietta Derm Properties, LLC a Georgia limited liability company and EVOQ Marietta, LLC a Georgia limited liability company, dated as of November 30, 2018, filed for record December 31, 2018 at 11:33 a.m., recorded in Deed Book 15596. Page 4330, aforesaid Records.
AFFECTS SITE- APPURTENANT EASEMENT.

(g) All matters shown on the plat of survey by Cray Engineering, LLC, revised on May 16, 2007 and signed by Robert E. DeLoach, R.L.S 1483.
MAY AFFECT SITE- DOCUMENT NOT REVIEWED.

(h) All matters shown on the plat of survey by Cadastral & Land Surveys LTD., P.C. dated June 10, 1986 and being survey number 8521-D2.
MAY AFFECT SITE- DOCUMENT NOT REVIEWED.

(i) All matters shown on the plat of survey by Bradley D. Cash, Georgia Registered Land Surveyor 92840, dated February 28, 2018.
DOES NOT AFFECT SITE.

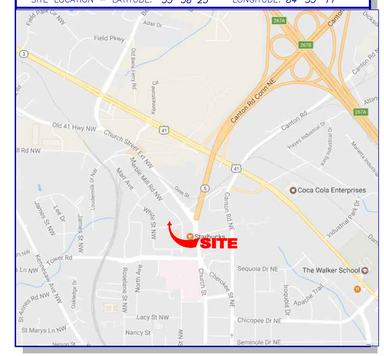
THE FOLLOWING AFFECT TRACT 4:

(a) Drainage Easement to Cobb County. Georgia, dated January 4, 1974, filed for record January 8, 1974 at 3:50 p.m.. recorded in Deed Book 1489, Page 556, aforesaid Records.
AFFECTS SITE- AS PLOTTED.

(b) Right-of-Way Deed from Huddleston Electric Motors to Cobb County of Georgia, dated January 12, 1984, filed for record January 19. 1984 at 9:03 a.m., recorded in Deed Book 2998. Page b4b. aforesaid Records.
AFFECTS SITE- AS PLOTTED.

VICINITY MAP

SITE LOCATION – LATITUDE: *33° 58' 23"* LONGITUDE: *84° 33' 11"*



GENERAL NOTES

THIS SURVEY HAS BEEN PREPARED FOR THE EXCLUSIVE USE OF THE PERSON OR ENTITIES NAMED HEREON. NO EXPRESS OR IMPLIED WARRANTIES WITH RESPECT TO THE INFORMATION SHOWN HEREON IS TO BE EXTENDED TO ANY PERSONS OR ENTITIES OTHER THAN THOSE SHOWN HEREON.

THIS PROPERTY IS NOT LOCATED IN A 100 YEAR FLOOD HAZARD AREA BASED ON THE FLOOD INSURANCE RATE MAP FOR THIS AREA. THE MAP NUMBER FOR THIS AREA IS 13067C0106H, AND THE DATE OF SAID MAP IS 03/04/2013. PROPERTY LIE IN ZONE X. THIS DETERMINATION WAS MADE BY GRAPHICALLY DETERMINING THE POSITION OF THIS SITE ON SAID FIRM MAPS UNLESS OTHERWISE NOTED.

THE HORIZONTAL DATUM FOR THIS SURVEY IS BASED ON THE NORTH AMERICAN DATUM OF 1983 (NAD'83) FROM GPS OBSERVATIONS PERFORMED BY GEOSURVEY, LTD.

THE VERTICAL DATUM FOR THIS SURVEY IS BASED ON THE NORTH AMERICAN DATUM OF 1988 (NAVD'88) FROM GPS OBSERVATIONS PERFORMED BY GEOSURVEY, LTD.

TRACTS 1–3 ARE ZONED "RHR" (RESIDENTIAL HIGH RISE) PER ZONING CONFIRMATION LETTER FROM THE CITY OF MARIETTA DATED MAY 18, 2017. TRACT 4 IS ZONED OI PER CITY ZONING MAP.
THE MINIMUM YARD SETBACKS FOR "RHR" DISTRICT ARE:

FRONT (ARTERIAL) – 50 FEET
FRONT (COLLECTOR) – 35 FEET
SIDE (MAJOR) – 35 FEET
SIDE (MINOR) – 30 FEET
REAR – 40 FEET.

PLEASE NOTE: ZONING AND SETBACKS SHOULD BE CONFIRMED AND VERIFIED BY PLANNING AND ZONING PRIOR TO DESIGN OR CONSTRUCTION ACTIVITIES.

ALL TREES 3–INCHES (DBH) AND GREATER ARE SHOWN.

SURVEY REFERENCES

1> BOUNDARY AND TOPOGRAPHIC SURVEY FOR MARIETTA DERMATOLOGY ASSOCIATES, P.A., DATED 01/09/2008, PREPARED BY GEOSURVEY, LTD.

2> EXEMPTION PLAT FOR MARIETTA DERM PROPERTIES, LLC, DATED 01/09/2008, PREPARED BY GEOSURVEY, LTD. AS RECORDED IN PLAT BOOK 271, PAGE 395.

3> BOUNDARY AND TOPOGRAPHIC SURVEY FOR ONESTREET RESIDENTIAL, PREPARED BY GEOSURVEY, LTD., DATED 04/10/2017.

SURVEYOR CERTIFICATION

To: Wellstar Health System, Inc.
First American 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, 5, 6, 7(a), 7(b1), 8, 9, 10a, 11, 13, and 14 of Table A thereof. The fieldwork was completed on April 28, 2020.

Date: April 28, 2020

Bradley D. Cash
Georgia Registered
Land Surveyor # 2840

GEORGIA REGISTERED NO. 2840 LAND SURVEYOR BRADLEY D. CASH

SHEET 1 OF 2

TOTAL SITE AREA
2.466 Acres
107,421 SF
ZONED RHR and OI

UTILITY NOTE

THE UNDERGROUND UTILITIES SHOWN HEREON ARE BASED ON LOCATION OF MARKINGS PROVIDED BY:

SUBSURFACE UTILITY INVESTIGATIONS, LLC
898 SWEET BRIAR TRAIL
CONYERS, GEORGIA 30094
(770) 557-4142

SUBSURFACE UTILITY INVESTIGATIONS, LLC UTILIZED SEVERAL TECHNIQUES INCLUDING, BUT NOT LIMITED TO, ELECTROMAGNETIC, MAGNETIC LOCATION FOR FERROUS METALS, ACOUSTIC AND PASSIVE FREQUENCIES TO DESIGNATE AND MARK BURIED UTILITIES ON THE SURFACE WITH PAINT AND FLAGS COVERING THE ENTIRE AREA OF THE PROJECT.

THE SURVEYOR MAKES NO GUARANTEES THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN-SERVICE OR ABANDONED. UNDERGROUND UTILITIES NOT OBSERVED OR LOCATED UTILIZING THIS TECHNIQUE MAY EXIST ON THIS SITE BUT NOT BE SHOWN, AND MAY BE FOUND UPON EXCAVATION. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH THE SURVEYOR DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE.

INFORMATION REGARDING MATERIAL AND SIZE OF UTILITIES IS BASED ON RECORDS ACQUIRED FROM THE UTILITY OWNERS.

CLOSURE STATEMENT

THE FIELD CLOSURE UPON WHICH THIS PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 32,373, AND WAS ADJUSTED USING THE LEAST SQUARES METHOD. A TRIBBLE S-6 TOTAL STATION AND TRIMBLE TSC-3 DATA COLLECTOR WERE USED TO COLLECT THIS FIELD DATA.

THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND WAS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 267.034 FEET. BDC INIT.

IF YOU DIG

811

Know what's below. Call before you dig.
Dial 811
Or Call 800-282-7411

GRAPHIC SCALE

0 15 30 75 150

1"= 30'

GeoSurvey

Land Surveying • 3D Laser Scanning

1660 Barnes Mill Road
Marietta, Georgia 30062
Phone: (770) 795-9900
Fax: (770) 795-8880
www.geosurvey.com
EMAIL: info@geosurvey.com
Certificate of Authorization #LSF-000621

ALTA/NSPS LAND TITLE SURVEY FOR

Wellstar Health System, Inc.
First American Title Insurance Company

GS JOB NO:	20073429	DRAWING SCALE:	1"= 30'	SURVEY DATE:	04/28/2020
FIELD WORK:	CB	CITY: MARIETTA	STATE: GA	REVISIONS	
PROJ MGR:	BDC	COUNTY: COBB		No. / Date / Description	
REVIEWED:	JRC	LAND LOT: 1014			
DWG FILE:	20073429-9.dwg	DISTRICT: 16TH	SECTION: 2ND		

RESERVED FOR CLERK OF COURTS RECORDING INFORMATION

PROPERTY DESCRIPTION - Tract 1

Tract 1

All that tract or parcel of land lying and being in Land Lot 1014 of the 16th District, 2nd Section, within the city of Marietta, Cobb County, Georgia, and being more particularly described as follows:

BEGINNING at a 5/8-inch rebar found at the intersection of the Southwesterly right-of-way line of Marble Mill Road (variable right-of-way) and the Northerly right-of-way line of Florence Street (variable right-of-way), said point being the TRUE POINT OF BEGINNING; Thence along said right-of-way line of Florence Street South 77 degrees 41 minutes 44 seconds West, a distance of 95.97 feet to a 5/8-inch rebar found; Thence departing said right-of-way line North 07 degrees 20 minutes 56 seconds West, a distance of 57.60 feet to a 3/4-inch open top pipe found; Thence North 88 degrees 04 minutes 14 seconds West, a distance of 52.49 feet to a iron "T"-bar found; Thence North 03 degrees 39 minutes 33 seconds West, a distance of 61.73 feet to a "PK" nail found; Thence North 10 degrees 59 minutes 55 seconds East, a distance of 90.40 feet to a 1/2-inch rebar found located on the Southwesterly right-of-way line of Marble Mill Road; Thence along said right-of-way line South 54 degrees 20 minutes 14 seconds East, a distance of 24.90 feet to a point; Thence along a curve to the right having an arc length of 205.37 feet, with a radius of 374.42 feet, being subtended by a chord bearing of South 38 degrees 08 minutes 33 seconds East,, for a distance of 202.81 feet to a 5/8-inch rebar found; Thence South 19 degrees 23 minutes 44 seconds West, a distance of 15.65 feet to a 5/8-inch rebar found, said point being the TRUE POINT OF BEGINNING.

Said tract of land contains 0.425 Acres.

PROPERTY DESCRIPTION - Tract 2

Tract 2

All that tract or parcel of land lying and being in Land Lot 1014 of the 16th District, 2nd Section, within the city of Marietta, Cobb County, Georgia, and being more particularly described as follows:

Commencing at a 5/8-inch rebar found at the intersection of the Southwesterly right-of-way line of Marble Mill Road (variable right-of-way) and the Northerly right-of-way line of Florence Street (variable right-of-way); Thence along said right-of-way line of Florence Street South 77 degrees 41 minutes 44 seconds West, a distance of 95.97 feet to a 5/8-inch rebar found; Thence South 07 degrees 20 minutes 56 seconds East, a distance of 9.01 feet to a 1/2-inch rebar found; Thence South 77 degrees 20 minutes 34 seconds West, a distance of 58.85 feet to a 5/8-inch rebar found, said point being the TRUE POINT OF BEGINNING. Thence continue along said right-of-way line South 78 degrees 08 minutes 41 seconds West, a distance of 99.30 feet to a point; Thence South 78 degrees 08 minutes 41 seconds West, a distance of 48.32 feet to a iron "T" bar found; Thence departing said right-of-way line North 14 degrees 17 minutes 08 seconds West, a distance of 77.80 feet to a 5/8-inch rebar found; Thence North 61 degrees 37 minutes 27 seconds West, a distance of 133.59 feet to a 5/8-inch rebar found; Thence North 35 degrees 57 minutes 08 seconds East, a distance of 89.38 feet to a 5/8-inch rebar found; Thence North 50 degrees 10 minutes 28 seconds East, a distance of 155.54 feet to a 5/8-inch rebar found; Thence North 14 degrees 15 minutes 23 seconds East, a distance of 32.10 feet to a 5/8-inch rebar found; Thence North 39 degrees 49 minutes 32 seconds West, a distance of 27.37 feet to a 5/8-inch rebar found; Thence North 37 degrees 03 minutes 47 seconds East, a distance of 4.33 feet to a point; Thence North 33 degrees 12 minutes 51 seconds East, a distance of 2.04 feet to a concrete monument found located on the Southwesterly right-of-way line of Marble Mill Road; Thence along said right-of-way line South 51 degrees 31 minutes 21 seconds East, a distance of 31.71 feet to a point; Thence South 36 degrees 37 minutes 23 seconds West, a distance of 5.50 feet to a concrete monument found; Thence South 54 degrees 16 minutes 24 seconds East, a distance of 127.61 feet to a 5/8-inch rebar found; Thence South 01 degrees 26 minutes 07 seconds West, a distance of 8.10 feet to a 1/2-inch rebar found; Thence departing said right-of-way line South 10 degrees 59 minutes 55 seconds West, a distance of 90.40 feet to a "PK" nail found; Thence South 03 degrees 39 minutes 33 seconds East, a distance of 61.73 feet to a iron "T" bar found; Thence South 02 degrees 31 minutes 22 seconds East, a distance of 80.80 feet to a 5/8-inch rebar found, said point being the TRUE POINT OF BEGINNING.

Said tract of land contains 1.358 Acres.

PROPERTY DESCRIPTION - Tract 3

Tract 3

All that tract or parcel of land lying and being in Land Lot 1014 of the 16th District, 2nd Section, within the city of Marietta, Cobb County, Georgia, and being more particularly described as follows:

Commencing at a 5/8-inch rebar found at the intersection of the Southwesterly right-of-way line of Marble Mill Road (variable right-of-way) and the Northerly right-of-way line of Florence Street (variable right-of-way); Thence along said right-of-way line of Florence Street South 77 degrees 41 minutes 44 seconds West, a distance of 95.97 feet to a 5/8-inch rebar found; Thence South 07 degrees 20 minutes 56 seconds East, a distance of 9.01 feet to a 1/2-inch rebar found; Thence South 77 degrees 20 minutes 34 seconds West, a distance of 58.85 feet to a 5/8-inch rebar found. Thence continue along said right-of-way line South 78 degrees 08 minutes 41 seconds West, a distance of 99.30 feet to a point; Thence South 78 degrees 08 minutes 41 seconds West, a distance of 48.32 feet to a iron "T" bar found, said point being the TRUE POINT OF BEGINNING; Thence continue South 79 degrees 00 minutes 06 seconds West, a distance of 53.31 feet to a point; Thence South 83 degrees 08 minutes 54 seconds West, a distance of 39.09 feet to a point; Thence South 86 degrees 49 minutes 01 seconds West, a distance of 41.39 feet to a point; Thence North 85 degrees 42 minutes 04 seconds West, a distance of 71.02 feet to a point; Thence North 84 degrees 58 minutes 35 seconds West, a distance of 19.17 feet to a 5/8-inch rebar found; Thence departing said right-of-way line North 00 degrees 45 minutes 19 seconds East, a distance of 120.92 feet to a 5/8-inch rebar found; Thence North 89 degrees 19 minutes 27 seconds East, a distance of 64.23 feet to a 5/8-inch rebar found; Thence North 35 degrees 57 minutes 08 seconds East, a distance of 33.78 feet to a 5/8-inch rebar found; Thence North 35 degrees 57 minutes 08 seconds East, a distance of 89.38 feet to a 5/8-inch rebar found; Thence North 50 degrees 10 minutes 28 seconds East, a distance of 155.54 feet to a 5/8-inch rebar found; Thence North 14 degrees 15 minutes 23 seconds East, a distance of 32.10 feet to a 5/8-inch rebar found; Thence North 39 degrees 49 minutes 32 seconds West, a distance of 27.37 feet to a 5/8-inch rebar found; Thence North 37 degrees 03 minutes 47 seconds East, a distance of 4.33 feet to a point located on the Southwesterly right-of-way line of Marble Mill Road (variable right-of-way) Thence along said right-of-way line North 33 degrees 12 minutes 51 seconds East, a distance of 2.04 feet to a concrete monument found; Thence South 51 degrees 31 minutes 21 seconds East, a distance of 31.71 feet to a point; Thence South 36 degrees 37 minutes 23 seconds West, a distance of 5.50 feet to a concrete monument found; Thence South 54 degrees 16 minutes 24 seconds East, a distance of 127.61 feet to a 5/8-inch rebar found; Thence South 01 degrees 26 minutes 07 seconds West, a distance of 8.10 feet to a 1/2-inch rebar found; Thence South 54 degrees 20 minutes 14 seconds East, a distance of 24.90 feet to a point; Thence along a curve to the right having an arc length of 205.37 feet, with a radius of 374.42 feet, being subtended by a chord bearing of South 38 degrees 08 minutes 33 seconds East, for a distance of 202.81 feet to a 5/8-inch rebar found; Thence South 19 degrees 23 minutes 44 seconds West, a distance of 15.65 feet to a 5/8-inch rebar found, said point being the TRUE POINT OF BEGINNING.

Said tract of land contains 2.466 Acres.

PROPERTY DESCRIPTION - Tract 4

Tract 4

All that tract or parcel of land lying and being in Land Lot 1014 of the 16th District, 2nd Section, within the city of Marietta, Cobb County, Georgia, and being more particularly described as follows:

Commencing at a 5/8-inch rebar found at the intersection of the Southwesterly right-of-way line of Marble Mill Road (variable right-of-way) and the Northerly right-of-way line of Florence Street (variable right-of-way); Thence along said right-of-way line of Florence Street South 77 degrees 41 minutes 44 seconds West, a distance of 95.97 feet to a 5/8-inch rebar found, said point being the TRUE POINT OF BEGINNING; Thence continue along said right-of-way line South 07 degrees 20 minutes 56 seconds East, a distance of 9.01 feet to a 1/2-inch rebar found; Thence South 77 degrees 20 minutes 34 seconds West, a distance of 58.85 feet to a 5/8-inch rebar found; Thence departing North 02 degrees 31 minutes 22 seconds West, a distance of 80.80 feet to a iron "t-bar" found; Thence South 88 degrees 04 minutes 14 seconds East, a distance of 52.49 feet to a 3/4-inch open top pie found; Thence South 07 degrees 20 minutes 56 seconds East, a distance of 57.60 feet to a 5/8-inch rebar found, said point being the TRUE POINT OF BEGINNING.

Said tract of land contains 0.093 Acres.

PROPERTY DESCRIPTION - OVERALL

Tract 1, Tract 2, Tract 3 and Tract 4

All that tract or parcel of land lying and being in Land Lot 1014 of the 16th District, 2nd Section, within the city of Marietta, Cobb County, Georgia, and being more particularly described as follows:

BEGINNING at a 5/8-inch rebar found at the intersection of the Southwesterly right-of-way line of Marble Mill Road (variable right-of-way) and the Northerly right-of-way line of Florence Street (variable right-of-way), said point being the TRUE POINT OF BEGINNING; Thence along said right-of-way line of Florence Street South 77 degrees 41 minutes 44 seconds West, a distance of 95.97 feet to a 5/8-inch rebar found; Thence South 07 degrees 20 minutes 56 seconds East, a distance of 9.01 feet to a 1/2-inch rebar found; Thence South 77 degrees 20 minutes 34 seconds West, a distance of 58.85 feet to a 5/8-inch rebar found; Thence South 78 degrees 08 minutes 41 seconds West, a distance of 99.30 feet to a point; Thence South 78 degrees 08 minutes 41 seconds West, a distance of 48.32 feet to a iron "T-bar" found; Thence South 79 degrees 00 minutes 06 seconds West, a distance of 53.31 feet to a point; Thence South 83 degrees 08 minutes 54 seconds West, a distance of 39.09 feet to a point; Thence South 86 degrees 49 minutes 01 seconds West, a distance of 41.39 feet to a point; Thence North 85 degrees 42 minutes 04 seconds West, a distance of 71.02 feet to a point; Thence North 84 degrees 58 minutes 35 seconds West, a distance of 19.17 feet to a 5/8-inch rebar found; Thence departing said right-of-way line North 00 degrees 45 minutes 19 seconds East, a distance of 120.92 feet to a 5/8-inch rebar found; Thence North 89 degrees 19 minutes 27 seconds East, a distance of 64.23 feet to a 5/8-inch rebar found; Thence North 35 degrees 57 minutes 08 seconds East, a distance of 33.78 feet to a 5/8-inch rebar found; Thence North 35 degrees 57 minutes 08 seconds East, a distance of 89.38 feet to a 5/8-inch rebar found; Thence North 50 degrees 10 minutes 28 seconds East, a distance of 155.54 feet to a 5/8-inch rebar found; Thence North 14 degrees 15 minutes 23 seconds East, a distance of 32.10 feet to a 5/8-inch rebar found; Thence North 39 degrees 49 minutes 32 seconds West, a distance of 27.37 feet to a 5/8-inch rebar found; Thence North 37 degrees 03 minutes 47 seconds East, a distance of 4.33 feet to a point located on the Southwesterly right-of-way line of Marble Mill Road (variable right-of-way) Thence along said right-of-way line North 33 degrees 12 minutes 51 seconds East, a distance of 2.04 feet to a concrete monument found; Thence South 51 degrees 31 minutes 21 seconds East, a distance of 31.71 feet to a point; Thence South 36 degrees 37 minutes 23 seconds West, a distance of 5.50 feet to a concrete monument found; Thence South 54 degrees 16 minutes 24 seconds East, a distance of 127.61 feet to a 5/8-inch rebar found; Thence South 01 degrees 26 minutes 07 seconds West, a distance of 8.10 feet to a 1/2-inch rebar found; Thence South 54 degrees 20 minutes 14 seconds East, a distance of 24.90 feet to a point; Thence along a curve to the right having an arc length of 205.37 feet, with a radius of 374.42 feet, being subtended by a chord bearing of South 38 degrees 08 minutes 33 seconds East, for a distance of 202.81 feet to a 5/8-inch rebar found; Thence South 19 degrees 23 minutes 44 seconds West, a distance of 15.65 feet to a 5/8-inch rebar found, said point being the TRUE POINT OF BEGINNING.

Said tract of land contains 2.466 Acres.

SHEET 2 OF 2

GeoSurvey

Land Surveying • 3D Laser Scanning

1660 Barnes Mill Road
Marietta, Georgia 30062

Phone: (770) 795-9900
Fax: (770) 795-8880

www.geosurvey.com
EMAIL: info@geosurvey.com
Certificate of Authorization #LSF-000621

ALTA/NSPS LAND TITLE SURVEY FOR

Wellstar Health System, Inc.
First American Title Insurance Company

GS JOB NO:	20073429	DRAWING SCALE:	1"= 30'	SURVEY DATE:	04/28/2020
FIELD WORK:	CB	CITY: MARIETTA	STATE: GA	REVISIONS	
PROJ MGR:	BDC	COUNTY: COBB		No. / Date / Description	
REVIEWED:	JRC	LAND LOT: 1014			
DWG FILE:	20073429-9.dwg	DISTRICT: 16TH	SECTION: 2ND		

MOORE INGRAM JOHNSON & STEELE

A LIMITED LIABILITY PARTNERSHIP
WWW.MIJS.COM

MARIETTA, GEORGIA
EMERSON OVERLOOK
326 ROSWELL STREET
SUITE 100
MARIETTA, GEORGIA 30060
TELEPHONE (770) 429-1499

KNOXVILLE, TENNESSEE
406 N. CEDAR BLUFF ROAD
SUITE 500
KNOXVILLE, TENNESSEE 37923
TELEPHONE (865) 692-9039

JACKSONVILLE, FLORIDA
10201 CENTURION PARKWAY N.
SUITE 401
JACKSONVILLE, FLORIDA 32256
TELEPHONE (904) 428-1465

BRENTWOOD, TENNESSEE
5300 MARYLAND WAY
SUITE 200
BRENTWOOD, TENNESSEE 37027
TELEPHONE (615) 425-7347

LEXINGTON, KENTUCKY
771 CORPORATE DRIVE
SUITE 430
LEXINGTON, KENTUCKY 40503
TELEPHONE (859) 309-0026

ORLANDO, FLORIDA
7380 WEST SAND LAKE ROAD
SUITE 500
ORLANDO, FLORIDA 32819
TELEPHONE (407) 367-6233

HARRISBURG, PENNSYLVANIA
3909 HARTZDALE DRIVE
SUITE 901
CAMP HILL, PENNSYLVANIA 17011
TELEPHONE (717) 790-2854

August 31, 2020

Hand Delivered

Ms. Shelby Little, AICP
Zoning Manager
Department of Planning and Zoning
City of Marietta
205 Lawrence Street
Marietta, Georgia 30060

RE: Application for Rezoning - Zoning Case No.: Z2020-27
(Legistar No. 20200639)
Applicant: HR Acquisition I Corporation
Property Owners: HR Acquisition I Corporation and
EVOQ Marietta, LLC
Property: 4.715 acres and 2.47 acres, more or less, located on the northerly and southerly sides of Florence Street, the southwesterly side of Marble Mill Road, the westerly side of Campbell Hill Street, and the easterly side of White Street, being more particularly known as 833 and 900 Campbell Hill Street, and 100, 120, and 150 Florence Street, Land Lot 1014, 16th District, 2nd Section, City of Marietta, Cobb County, Georgia

Dear Shelby:

The undersigned and this firm represent HR Acquisition I Corporation, the Applicant and one of the Property Owners (hereinafter referred to as "Applicant"); as well as EVOQ Marietta, LLC, the remaining Property Owner (hereinafter collectively with Applicant referred to as "Owners" or "Property Owners"), in their request for rezoning of two tracts of property, being one approximately 4.715 acres located on the westerly side of Campbell Hill Street, the southerly side of Florence Street, and the easterly side of White Street, known as 900 Campbell Hill Street; and the second tract being located on the northerly side of Florence Street and the southwesterly side of Marble Mill Road, and known as 833 Campbell Hill Street and 100, 120, and 150 Florence Street, Land Lot 1014, 16th District, 2nd Section, Cobb County, Georgia (hereinafter collectively the "Property" or "Subject Property"). After conferences and communications with Planning and

Zoning Staff and various City Staff and reviewing the City's Rezoning Application Analysis, we have been authorized by the Applicant to submit this letter of agreeable stipulations and conditions which, if the Application for Rezoning is approved, as submitted, shall become a part of the grant of the requested zoning and shall be binding upon the Subject Property. The proposed stipulations are as follows:

(1) The stipulations and conditions set forth herein shall replace and supersede in full any and all prior stipulations and conditions, in whatsoever form, which are currently in place on the Subject Property.

(2) Applicant seeks rezoning of the Subject Property from the existing zoning categories of Office Institutional ("OI") and Residential High Rise ("RHR") to the proposed zoning category of Office Institutional ("OI"), with reference to the Site Plan filed with the Application for Rezoning. A reduced copy of the Site Plan is attached as Exhibit "A" and incorporated herein by reference.

(3) On a portion of the Subject Property comprised of 833 Campbell Hill Street, Applicant proposes to construct a new medical office building, a maximum of four (4) stories in height, and containing a maximum of 85,000 square feet, as more specifically identified on the submitted Site Plan.

(4) Applicant will provide a maximum overall total of five hundred thirty-two (532) parking spaces (five hundred nine (509) spaces required). There will be a total of three hundred eight (308) surface parking spaces immediately adjacent to the proposed and existing medical office buildings on 833 Campbell Hill Street; as well as a maximum of two hundred twenty-four (224) surface parking spaces in the auxiliary parking area located across Florence Street.

(5) Applicant agrees to a dedicated pedestrian cross-walk connecting the auxiliary parking area with the medical office buildings, as shown and reflected on the Site Plan. Applicant will work with the City of Marietta Public Works to establish a safe crossing area on Florence Street.

(6) Applicant agrees to the installation of sidewalk, curb, and gutter, together with a two (2) foot beautification strip, along the frontage of the Subject Property on Marble Mill Road, Campbell Hill Street, Florence Street, and a portion of White Street, as shown and reflected on the submitted Site Plan.

(7) All landscaping referenced herein; including, but not limited to, the frontage, entrance area, and open space areas, shall be approved by the City of Marietta as

part of the Plan Review Process and incorporated into the overall landscape plan for the proposed development.

(8) All setbacks, landscape, and buffer areas may be penetrated for purposes of fencing, access, utilities, and stormwater management; including, but not limited to, drainage and detention facilities and any and all slopes or other required engineering features of the foregoing. Any disturbed area shall be restored with comparable plantings as allowed by the City of Marietta or any utility provider.

(9) Applicant agrees to the following variances for the proposed project:

(a) Variance to allow for off-site parking to meet the minimum parking standards for a property used as medical offices; and

(b) Variance to waive the planter island requirements.

We believe the requested zoning, together with the referenced Site Plan and the stipulations set forth above, is an appropriate use of the Subject Property while taking into consideration the location of the Property and the uses of properties in the surrounding area. The proposed medical office building, and redevelopment of the surrounding property, will be a quality facility and provide much-needed services to the healthcare community, area residents, and the City. Thank you for your consideration in this request.

With kindest regards, I remain

Very truly yours,

MOORE INGRAM JOHNSON & STEELE, LLP

J. Kevin Moore

JKM:cc
Attachment

c: Russell J. Roth, AICP
Development Director
City of Marietta
(With Copy of Attachment)

HR Acquisition I Corporation
(With Copy of Attachment)

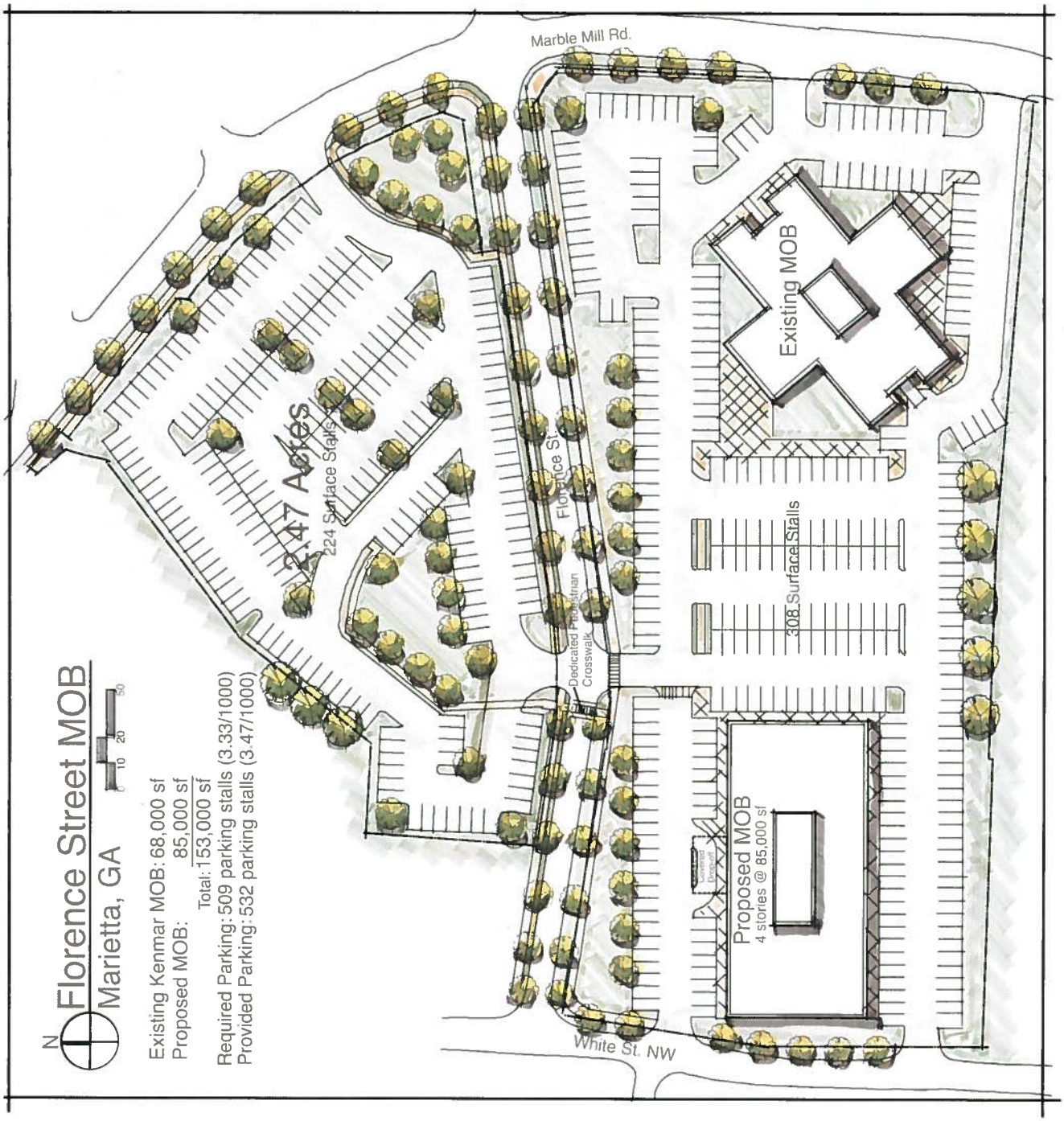

Florence Street MOB
Marietta, GA
N
0 10 20 50
Existing Kenmar MOB: 68,000 sf
Proposed MOB: 85,000 sf
Total: 153,000 sf
Required Parking: 509 parking stalls (3.33/1000)
Provided Parking: 532 parking stalls (3.47/1000)
2.47 Acres
224 Surface Stalls
Marble Mill Rd.
Florence St.
Dedicated Pedestrian Crosswalk
Existing MOB
308 Surface Stalls
Proposed MOB
4 stories @ 85,000 sf
Covered Transit
White St. NW

EXHIBIT "A"

Department of Development Services
205 Lawrence Street
Marietta, Georgia 30060
Rusty Roth, AICP, Director

STAFF REVIEW

Variance Case #: V2020-31 Legistar #: 20200638

City Council Hearing: Wednesday, September 9, 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 jkobylus

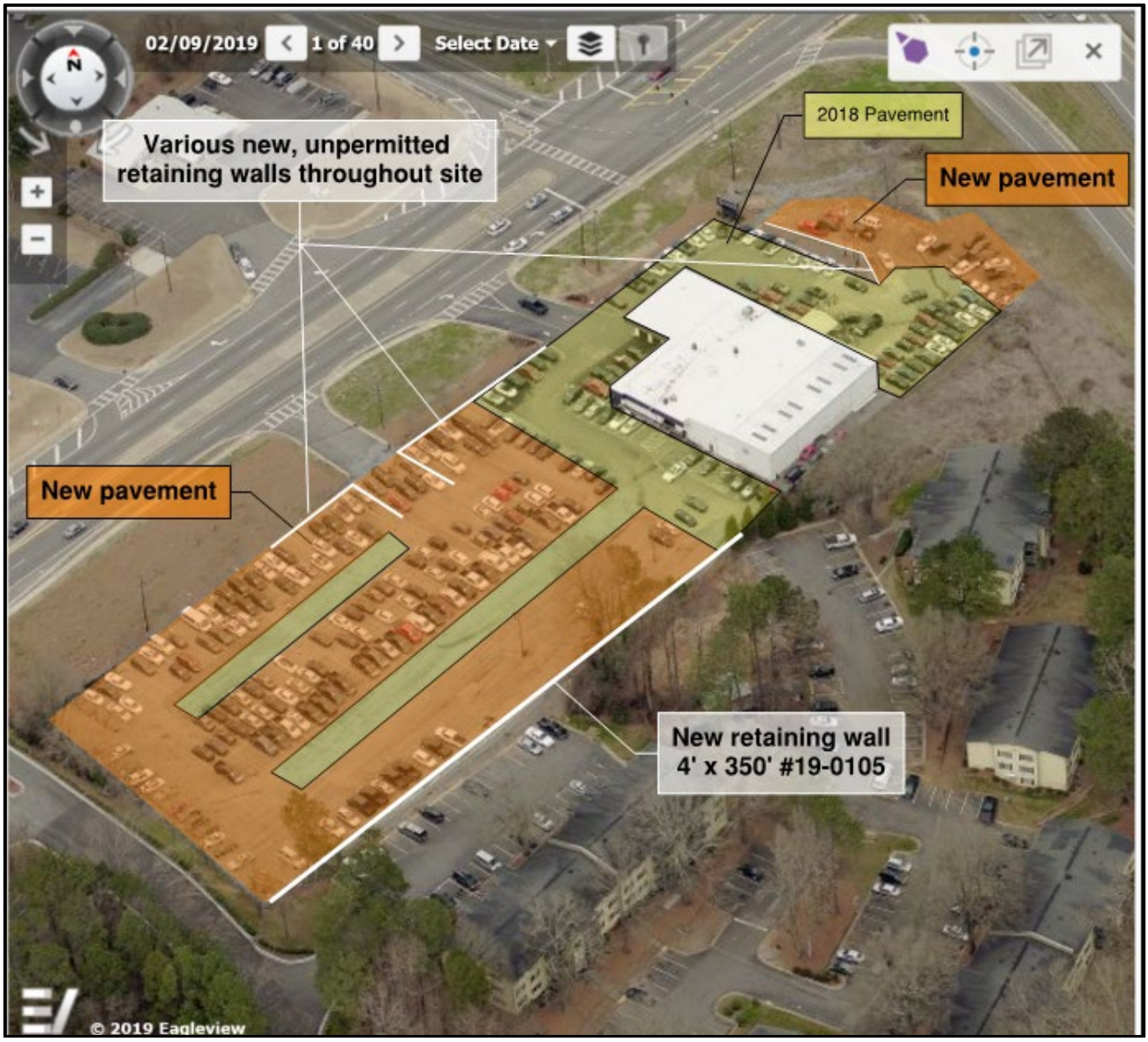


Figure 2: 2019 Exhibit provided by jkobylus

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** ☒ **City Council**

Owner's Name BHULLAR HOLDINGS, LLC

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:

Applicant: MPRC AUTOMOTIVE, LLC DBA GRAND MOTORCARS

EMAIL Address: See Representative Adam J. Rozen, P.C.

Mailing Address____ Zip Code: ____ Phone Number____

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

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

1134 1171

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 ½" 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 of Owner BHULLAR HOLDINGS, LLC

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 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 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 of Owner

BHULLAR HOLDINGS, LLC

Please Print

See Representative

Address

7/20/20

Date

Signed, sealed and delivered in the presence of:

MARILYN BARTON
COMMISSION EXPIRES
NOTARY
PUBLIC
JANUARY 10, 2024
NEWTON COUNTY, GEORGIA

My 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: HARKIWDER BHULLAR

Address: 6020 BEAVER CREEK CT
CUMMING GA 30040

Signature of Notary Public Date 7/21/2020

(Notary Seal)

MARILYN BARTON
MY COMMISSION EXPIRES
NOTARY
PUBLIC
JANUARY 10, 2024
NEWTON COUNTY, GEORGIA

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

Print Name

Adam J. Rozen, Attorney for Applicant

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

Print Name Adam J. Rozen, P.C.

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 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:

SUSEANN R. BRISTOW
MY COMMISSION EXPIRES
NOTARY
PUBLIC
OCTOBER 04, 2020
COBB COUNTY, GEORGIA

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

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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.

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: **August 14, 2020**

CITY OF MARIETTA
PUBLIC NOTICE OF REZONINGS and VARIANCES

The City of Marietta hereby gives notice that a public hearing will be held to give consideration to the following variance request at the City Council meeting held on **Wednesday, September 9th, 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.

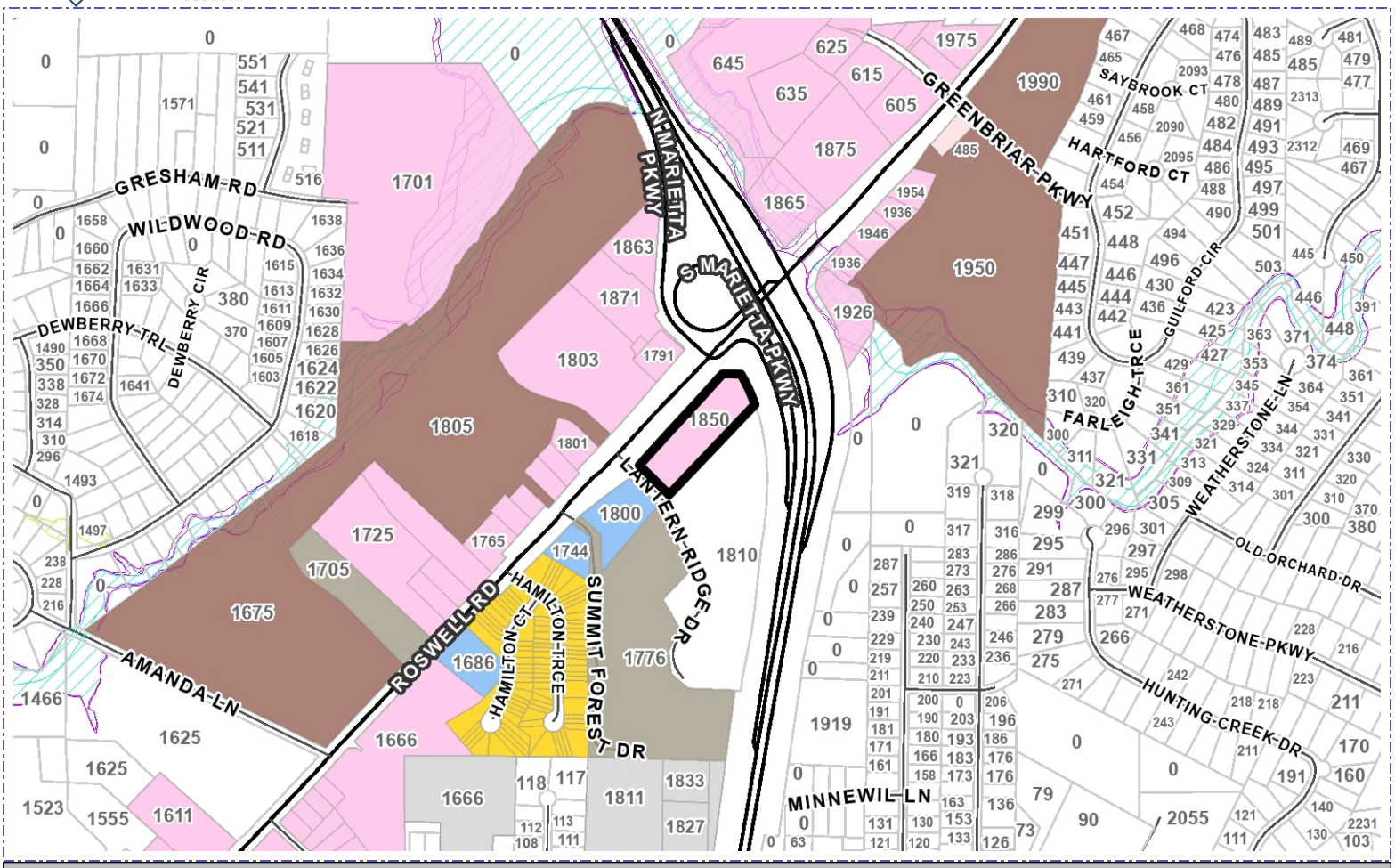
A description and plat of the property sought for the rezoning, special land use permit, and variances are on file in the Planning and Zoning Office, City Hall, and is available for inspection between 8:00 A.M. and 5:00 P.M., Monday through Friday. Anyone wishing to attend may do so and be heard relative 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 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
1850 ROSWELL RD	16113400100	3.02	7A	CRC	CAC

Property Owner: BHullar Holdings

Applicant: MPRC Automotive/DBA Grand Motorcars

City Council Hearing Date: 09/09/2020

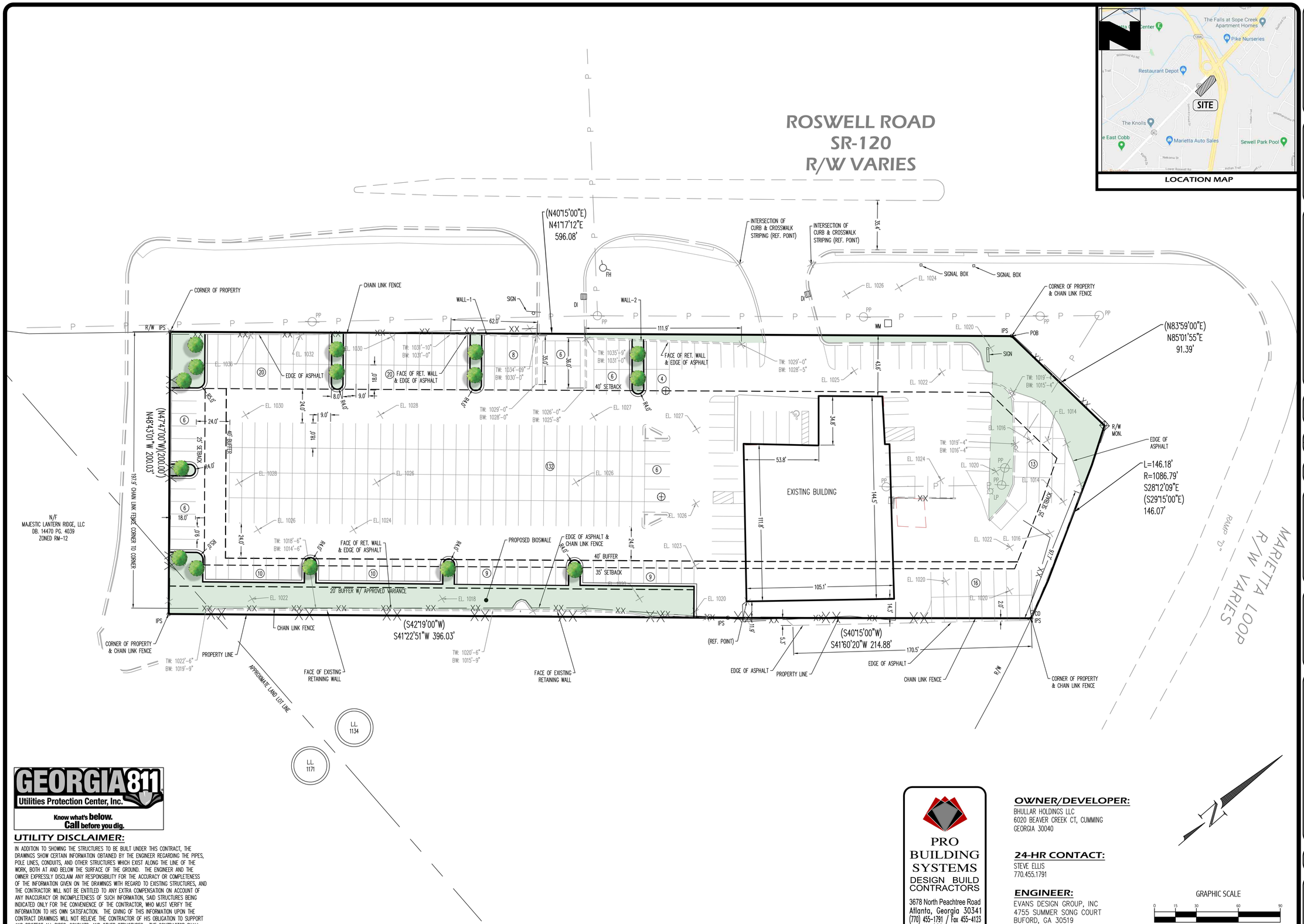
Acquisition Date:

Case Number: V2020-31

City of Marietta Planning & Zoning

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 - Moble 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



LOCATION MAP

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

GEORGIA REGISTERED NO. 26681 PROFESSIONAL ENGINEER JON M. EVANS

GSWCC LEVEL II CERT. # 10877

PROJECT NAME

GRAND MOTORCARS MARIETTA

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

DATE: 06-09-20

DESIGN BY	DRAWN BY	CHECKED BY
JME	JME	JME

■ Not Released For Construction
□ Released For Construction

OWNER/DEVELOPER

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REVISIONS

JOB NUMBER: 20-017

SHEET TITLE

SITE PLAN

C-4

GEORGIA 811 Utilities Protection Center, Inc.
Know what's below. Call before you dig.

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.probldgsystems.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.

GRAPHIC SCALE
0 15 30 60 90
(IN FEET)
1 inch =30 ft.

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.

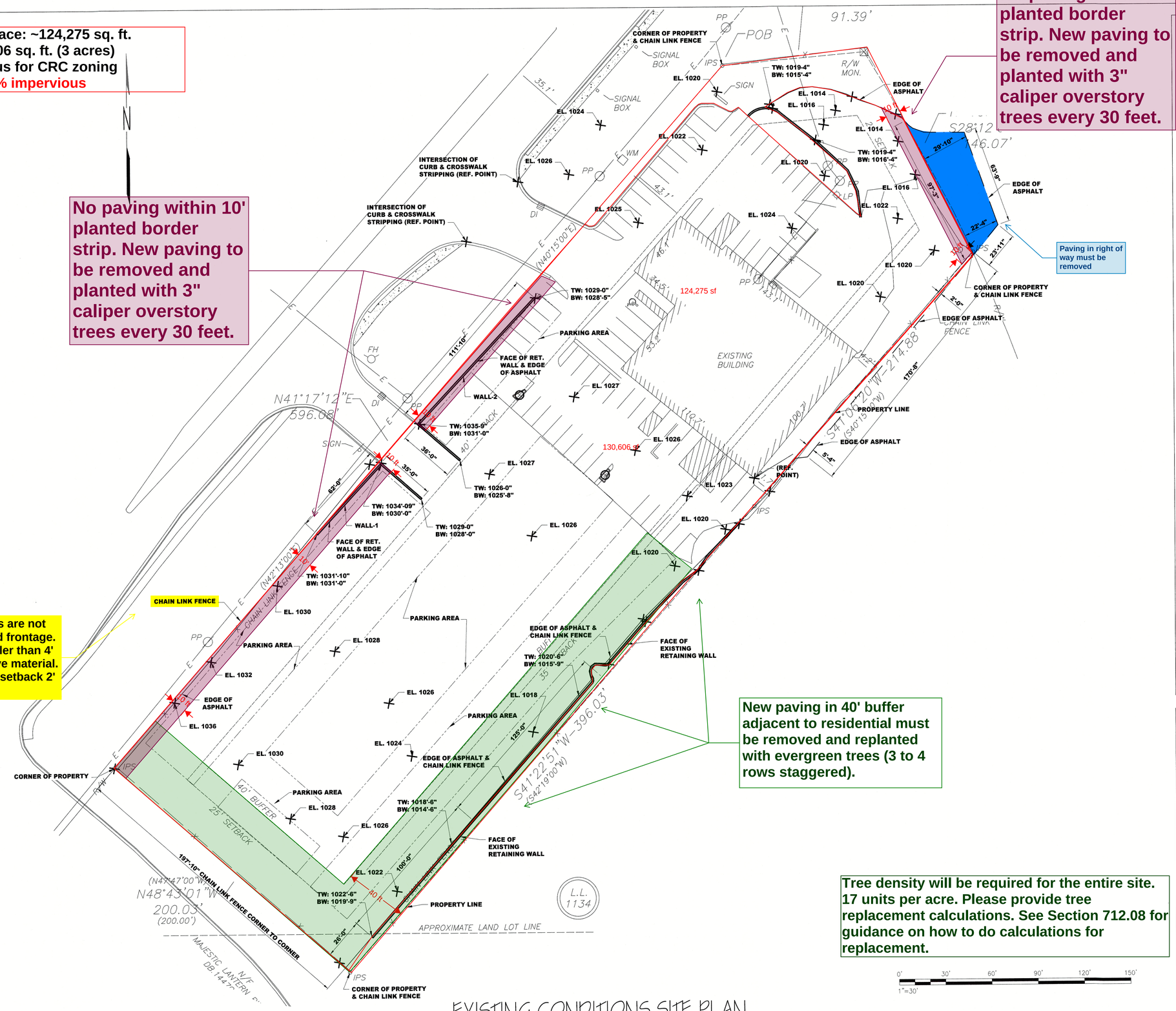
No paving within 10' planted border strip. New paving to be removed and planted with 3" caliper overstory trees every 30 feet.

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).

Paving in right of way must be removed

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.



EXISTING CONDITIONS SITE PLAN

General Notes

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

GEORGIA REGISTERED No. 018283 PROFESSIONAL ENGINEER FRANK JOSEPH WEBER

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
Date 10.18.19
Scale AS SHOWN
Sheet S-03