



---

## **REZONING APPLICATION ANALYSIS**

**ZONING CASE #: Z2020-26**

**LEGISTAR: 20200578**

**LANDOWNERS: Jeffery M. Jones, ZMW LLP  
3396 Robinson Farms Trace  
Marietta, GA 30068**

**APPLICANT: Same as above**

**AGENT: N/A**

**PROPERTY ADDRESS: 590 Commerce Park Drive**

**PARCEL DESCRIPTION: 17 03620 0110**

**AREA: ~3.277 acres**

**COUNCIL WARD: 1A**

**EXISTING ZONING: LI (Light Industrial)**

**REQUEST: LI (Light Industrial) with an additional use as a bank  
or financial institution**

**FUTURE LAND USE: IW (Industrial Warehousing)**

**REASON FOR REQUEST: The applicant is requesting the rezoning of the subject  
property from LI to LI with an additional use in order to operate as a bank.**

**PLANNING COMMISSION HEARING: Tuesday, August 4<sup>th</sup>, 2020 – 6:00 p.m.**

**CITY COUNCIL HEARING: Wednesday, August 12<sup>th</sup>, 2020 – 7:00 p.m.**

# MAP

## City of Marietta Area Zoning Map

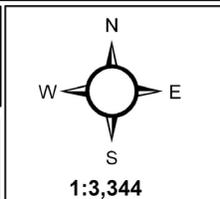


Zoning		District	Land Lot	Parcel	Current Zoning	Proposed Zoning
<b>SINGLE FAMILY RESIDENTIAL</b> R-1 One Unit/Acre R-2 Two Unit/Acre R-3 Three Unit/Acre R-4 Four Unit/Acre <b>ATTACHED FAMILY RESIDENTIAL</b> RA-4 Four Unit/Acre RA-6 Six Unit/Acre RA-8 Eight Unit/Acre PRD(SF) Planned Residential Dev. MHP Mobile Home Park <b>MULTI FAMILY RESIDENTIAL</b> RM-8 Eight Unit/Acre RM-10 Ten Unit/Acre RM-12 Twelve Unit/Acre RHR Residential High Rise PRD(MF) Planned Residential Dev.	<b>COMMERCIAL</b> NRC Neighborhood Retail CRC Community Retail RRC Regional Retail CBD Central Business District PCD Planned Commercial Dev. MIXD Mixed-Use Dev. OIT Office Institutional Trans. LRO Low-Rise Office OI Office Institutional OS Office Services OHR Office High-Rise <b>INDUSTRIAL</b> LI Light Industrial HI Heavy Industrial PID Planned Industrial Dev.	17	362	0110	LI	LI w/ addtl use

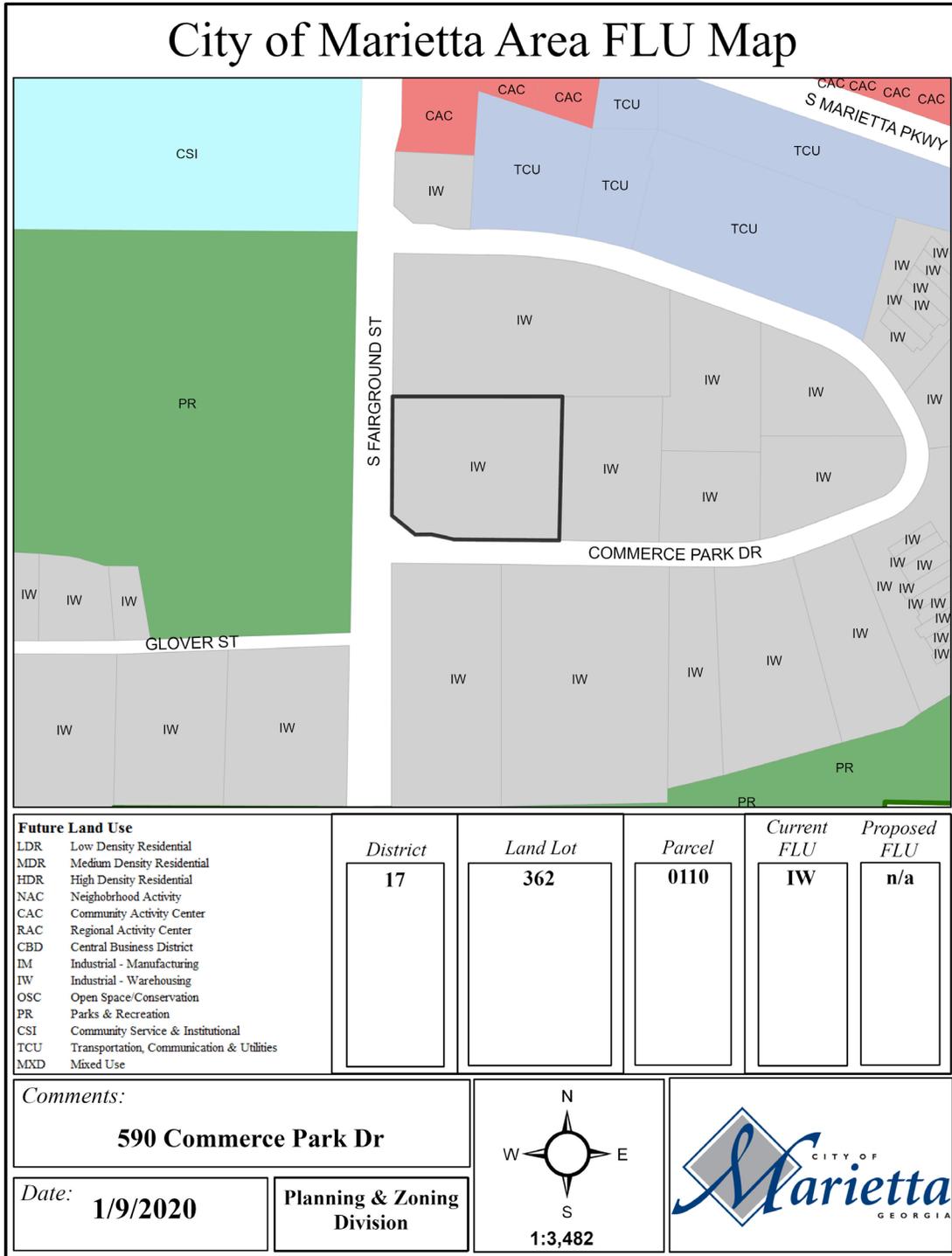
Comments:  
**590 Commerce Park Drive**

Date: **6/29/2020**

Planning & Zoning  
 Division



## FLU MAP



**PICTURES OF PROPERTY**



**Subject property at 590 Commerce Park Dr**



**Front setback portion of subject property**

## STAFF ANALYSIS

### *Location Compatibility*

The applicant, ZMW LLP, is requesting the rezoning of 590 Commerce Park Drive from LI (Light Industrial) to LI with an additional use so that an individual suite may be used by LGE Credit Union. The property has been used as an office park with businesses such as insurance companies, tool repairs/services, and a real estate agency. The property is approximately 3.277 acres and sits at the corner of South Fairground Street and Commerce Park Drive. The parcels to the east, north, and south of the subject property are also zoned LI, while the property across South Fairground Street to the west is zoned OI (Office Institutional). The applicant's request is to allow the operation of a bank in a Light Industrial zoning district.

### *Use Potential and Impacts*

The subject property contains a one-story building, approximately 39,769 square feet in size, that was built in 1996. The building has consistently been used for various professional offices such as real estate agency, insurance office, tool repair, and warehousing. The applicant is not proposing any changes to the site as a part of this request. LGE Credit Union wishes to relocate from 430 Commerce Park Drive to the subject property due to the proximity of the new location to the old location. However, despite both properties being zoned Light Industrial, banks or financial institutions are not listed as a permitted use in LI zoning districts. An additional use would be required to operate a bank at the new location.

The applicant has stated that only one suite will be used as a bank and a walk-up ATM will be installed near the front entrance of the building. Modern banks operate similarly to other professional and administrative offices in that most customer transactions are conducted on-line and the offices are primarily used by employees. Since this location is on the edge of the industrial area and easily accessible to a collector road, a low intensity use such as a bank is appropriate and consistent in character and impact to other industrial uses.

The Future Lane Use (FLU) of this parcel, as specified in the City's Comprehensive Plan is Industrial Warehousing (IW). The purpose of IW is to *provide areas that can support light industrial, office/warehouse and distribution uses, and the vehicular traffic associated with such uses*. It is important to protect IW districts from encroachment of residential uses and the rezoning of IW properties to any residential designation is highly discouraged. Compatible zonings include LI, OS, and PID. The proposed zoning and usage of LI with an additional usage of a bank is consistent and supported by the City's Comprehensive Plan.



*Environmental Impacts*

Because the applicant is not proposing any site modifications, there should be no negative environmental impacts resulting from this rezoning. No floodplains, wetlands, topographical concerns, streams, or endangered species are present on the site.

*Economic Functionality*

There has been consistent business license history on the property, suggesting it is a functioning property as currently zoned. Broadening the types of allowed uses may increase the occupancy of the building. However, because the property was built specifically for office use, it does not contain the visibility and options for signage that most retail and personal service businesses need to thrive.

*Infrastructure*

There are no site modifications being proposed. The subject property contains approximately 157 parking spaces for the 39,769 square foot building, or one parking space for every 300 square feet. The applicant has stated thirty-five (35) parking spaces will be designated for the bank. Section 716.07 requires professional and general offices have one space for every 350 square feet, while banks are required to have one space for every 300 square feet of building area. Based on the provided parking spaces and building square footage, parking is provided at approximately one space for every 253 square feet of building space. As a result, there are enough parking spaces on site to satisfy the City’s parking requirement.

Otherwise, allowing a bank as a permitted use on this property should not have any additional impacts on the transportation, education, water, sewer, electricity, or other public infrastructure in the area.

*History of Property*

The Board of Zoning Appeals approved variances for a parking expansion at this property in 2008. Per V2008-24 the following variances were granted:

- Variance to increase the maximum impervious surface coverage from 75% to 78.99% [*§708.26 (H)*]
- Variance to reduce the required rear yard setback for an accessory structure from ten (10) feet to five (5) feet [*§708.26 (F)*].

There is no history of any Special Land Use Permits or rezonings for the subject property.



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

---

### *Overlay District Issues*

This property is located within Tier B of the Commercial Corridor Design Overlay District. According to the City's Ordinance, "*the general purpose of the Tier B design overlay is to encourage private development to integrate some pedestrian design features and aesthetic improvements into automobile-oriented corridors...*" [§712.09 (G)]. Compliance with the Overlay requirements would only be expected if the renovation cost of construction exceeds 50% of the building's value.



---

## ANALYSIS & CONCLUSION

ZMW LLP is requesting the rezoning of 590 Commerce Park Drive from LI to LI with an additional use so that an individual suite may be used by LGE Credit Union. The property is approximately 3.277 acres and sits at the corner of South Fairground Street and Commerce Park Drive. The parcels to the east, north, and south of the subject property are also zoned LI, while the property across South Fairground Street to the west is zoned OI. The applicant’s request is to allow the operation of a bank in a Light Industrial zone.

The subject property contains a one-story building, approximately 39,769 square feet in size, that was built in 1996. The building has consistently been used for various professional offices such as real estate agency, insurance office, tool repair, and warehousing. The applicant is not proposing any changes to the site. LGE Credit Union to the subject property due to the proximity of the new location to the old location. However, despite both properties being zoned Light Industrial, banks or financial institutions are not listed as a permitted use in LI zoning districts. Since banks operate similarly to other professional offices in LI, the proposed use should not have any adverse impact to the surrounding area.

The Board of Zoning Appeals previously approved the following variances (V2008-24) for a parking expansion at this property in 2008. These variances would need to be included if the property were to be rezoned as requested:

- Variance to increase the maximum impervious surface coverage from 75% to 78.99% [*§708.26 (H)*]
- Variance to reduce the required rear yard setback for an accessory structure from ten (10) feet to five (5) feet [*§708.26 (F)*].

The Future Lane Use (FLU) of this parcel, as specified in the City’s Comprehensive Plan is Industrial Warehousing (IW). The purpose of IW is to *provide areas that can support light industrial, office/warehouse and distribution uses, and the vehicular traffic associated with such uses.* It is important to protect IW districts from encroachment of residential uses and the rezoning of IW properties to any residential designation is highly discouraged. Compatible zonings include LI, OS, and PID. The proposed zoning and usage of LI with an additional usage of a bank is consistent and supported by the City’s Comprehensive Plan.

Prepared by: \_\_\_\_\_

Approved by:           *Rusty Roth*



## DATA APPENDIX

### *CITY OF MARIETTA - WATER*

Is a water line adjacent to the property?	Yes
If not, how far is the closest water line?	N/A
Size of the water line?	6" along parking lot, 10" in Commerce Park Dr, and a 14" in Fairground St
Capacity of the water line?	A 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?	N/A
Size of the sewer line?	8"
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



**DATA APPENDIX CONTINUED**

***DRAINAGE AND ENVIRONMENTAL CONCERNS***

Does flood plain exist on the property:	Yes
What percentage of the property is in the flood plain?	20%
What is the drainage basin for the property?	Rottenwood 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?	No
Do stream bank buffers exist on the parcel?	Yes
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

**Additional Comments:**

- Full site development plans required
- Site plans must address what methods will be proposed for used grease, wash water storage and/or disposal

***TRANSPORTATION***

What is the road affected by the proposed change? \_\_\_\_\_

What is the classification of the road? \_\_\_\_\_

What is the traffic count for the road? \_\_\_\_\_

Estimated # of trips generated by the proposed development? \_\_\_\_\_

Estimated # of pass-by cars entering proposed development? \_\_\_\_\_

Do sidewalks exist in the area? \_\_\_\_\_

Transportation improvements in the area? \_\_\_\_\_

If yes, what are they? \_\_\_\_\_



---

## DATA APPENDIX CONTINUED

### EMERGENCY SERVICES

---

Nearest city or county fire station from the development?	149 Dodd St
Distance of the nearest station?	1.5 miles
Most likely station for 1 <sup>st</sup> response?	52
Service burdens at the nearest city fire station (under, at, or above capacity)?	Under

**Comments:**

- Accessibility Analysis Worksheet will be required with any alteration or renovation to commercial spaces. Should be included with building permit documents.
- Requirements for improvements will greatly depend on how much construction will be done to the new space to provide the area of function needed. Not enough information to provide detailed expectations.

### 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:

BLANK PAGE



### 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 #: 2020-26 Registrar #: 20200578 PZ #: 20-189  
Planning Commission Hearing: 8/4/2020 City Council Hearing: 8/12/2020

Owner's Name Jeffery M. Jones, ZMW LLLP

EMAIL Address: Jeffery.jo1@gmail.com

Mailing Address 3396 Robinson Farms Trace Zip Code: 30068 Telephone Number 678-522-0310

**COMPLETE ONLY IF APPLICANT IS NOT OWNER:**

Applicant: \_\_\_\_\_

EMAIL Address: \_\_\_\_\_

Mailing Address \_\_\_\_\_ Zip Code: \_\_\_\_\_

Telephone Number \_\_\_\_\_ Email Address: \_\_\_\_\_

Address of property to be rezoned: 590 Commerce Park Dr

Land Lot (s) 362 District \_\_\_\_\_ Parcel \_\_\_\_\_ Acreage \_\_\_\_\_ Ward \_\_\_\_\_ Future Land Use: \_\_\_\_\_

Present Zoning Classification: LI Proposed Zoning Classification: LI w/ add'l use

**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 1/2" x 11") -or- (11" x 17") drawn to scale. Optional Additional Plat size: (24"x 36").**

If providing (24"x 36") then 5 copies REQUIRED.

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.

**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.

Jeffrey M. Jones  
Signature of Owner

\_\_\_\_\_  
Signature of Applicant

Jeffrey M. Jones  
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

\_\_\_\_\_  
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.

Jeffrey M. Jones  
Signature

JEFFREY M. JONES  
Please Print

3396 Robinwood Farms Tract, Marietta, GA 30060  
Address

6-18-2020  
Date

Signed, sealed and delivered in the presence of: T. W. Wright



T. W. Wright My Commission Expires: 9-21-2021

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



Ladies and Gentlemen,

LGE Community Credit Union for the last 40 years had its main office and an ancillary branch located at 430 Commerce Park Drive. Cobb County Public Safety purchased and moving into that location displacing our branch operation forcing a move of the branch operation to a nearby location. We chose 590 Commerce Park Drive, because of its proximity to the former branch and the convenience to long term members who have been utilizing that branch, many from the Lockheed Martin location just down the street.

Additionally, LGE had a similar operation for several years in the very same location for which we are requesting a variance to continue that use. All that we request is the ability, to utilize this space to continue servicing members in Marietta that use LGE for their banking needs mainly through concierge personnel available inside the building. We would very much appreciate your consideration in granting of this request.

Sincerely

A handwritten signature in blue ink, appearing to read "Chris A. Leggett", is written over the word "Sincerely".

Chris A. Leggett  
President/CEO



This credit union is federally insured by the  
National Credit Union Administration.

P. O. Box 1188  
Marietta, Georgia 30061  
770-424-0060  
LGEccu.org

BLANK PAGE

**TO: Marietta Daily Journal**

**FROM: City of Marietta**

**RUN AD DATE: July 17, 2020**

**CITY OF MARIETTA  
PUBLIC NOTICE OF REZONINGS, SPECIAL LAND USE PERMITS, and CODE AMENDMENTS**

The City of Marietta hereby gives notice that a public hearing will be held on the following by the Planning Commission on **Tuesday, August 4<sup>th</sup>, 2020, 6:00 P.M.**, City Hall, for a recommendation to the City Council at their meeting on **Wednesday, August 12<sup>th</sup>, 2020, 7:00 p.m.**, City Hall, for a final decision to be made.

**Z2020-26 [REZONING] ZMW LLLP** is requesting the rezoning of approximately 3.3 acres located in Land Lot 362, District 17, Parcel 0110 of the 2<sup>nd</sup> Section, Cobb County, Georgia, and being known as 590 Commerce Park Drive from LI (Light Industrial) to LI (Light Industrial) with an additional use for a bank and/or financial institution. Ward 1A.

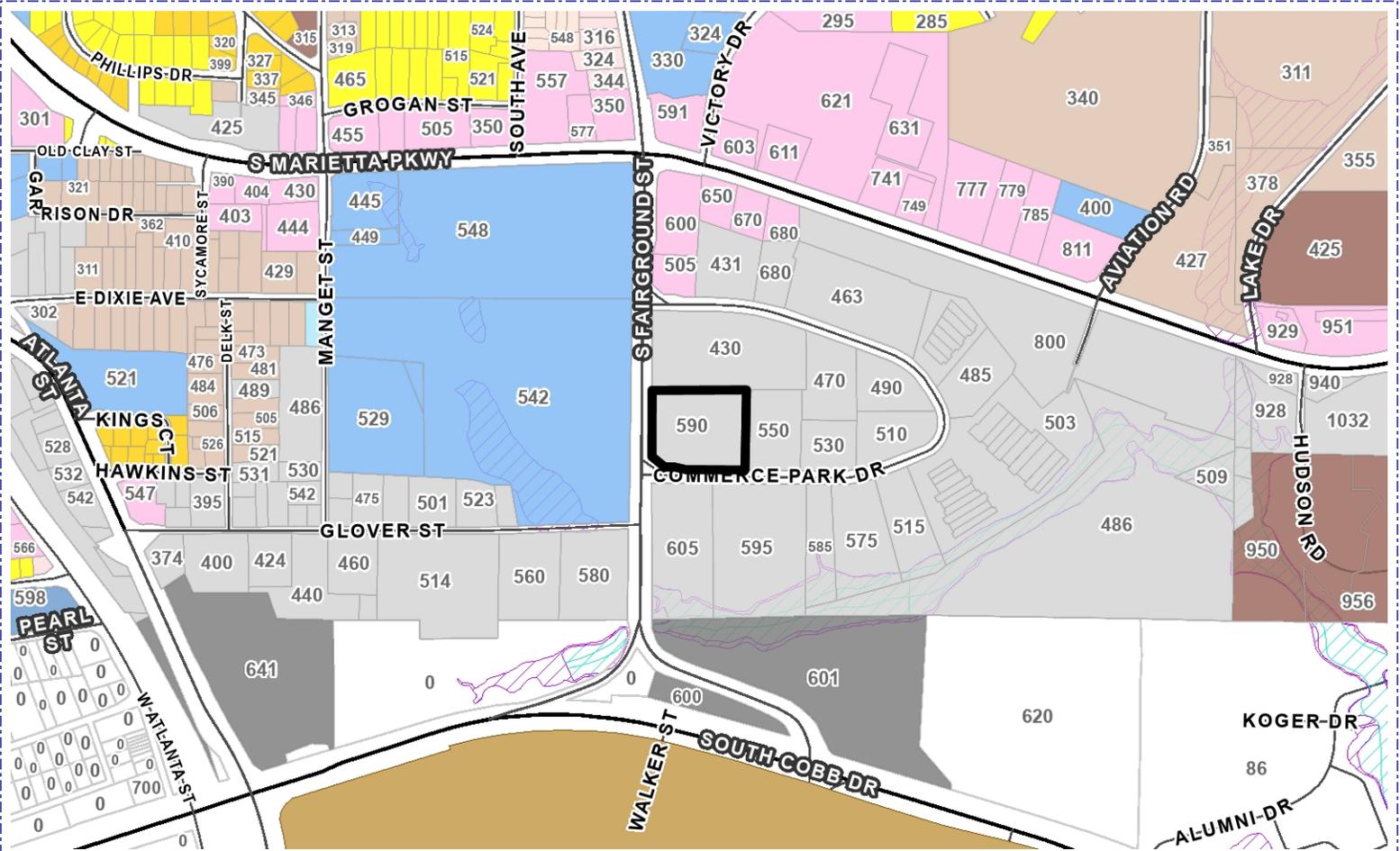
A description and plat of the property sought for the rezoning, special land use permit, and variances are on file in the Planning and Zoning Office, City Hall, and is available for inspection between 8:00 A.M. and 5:00 P.M., Monday through Friday. Anyone wishing to attend may do so and be heard relative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

**For additional information including questions about virtual participation, 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.

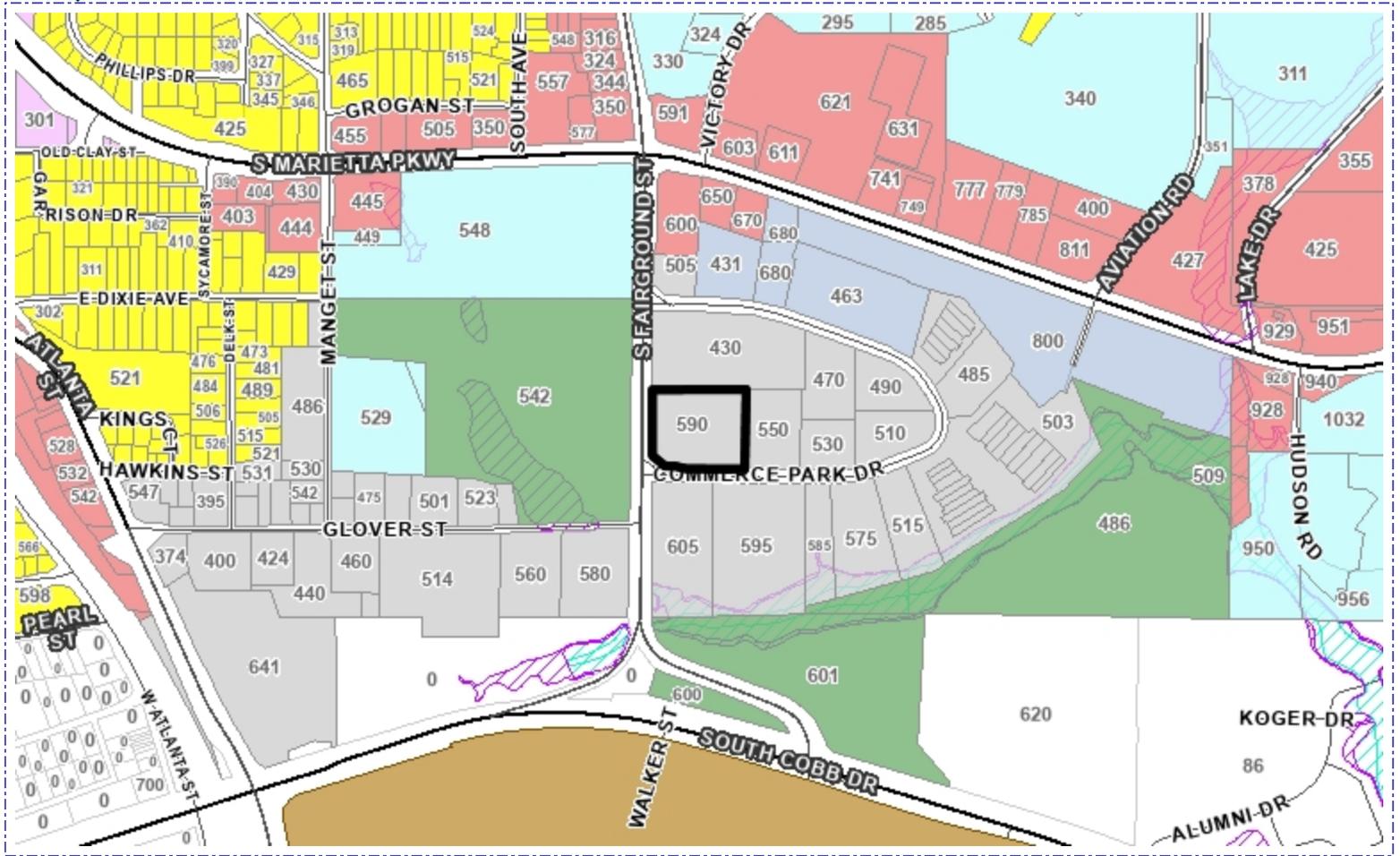
City of Marietta  
205 Lawrence Street  
Marietta, Georgia 30060

# Rezoning

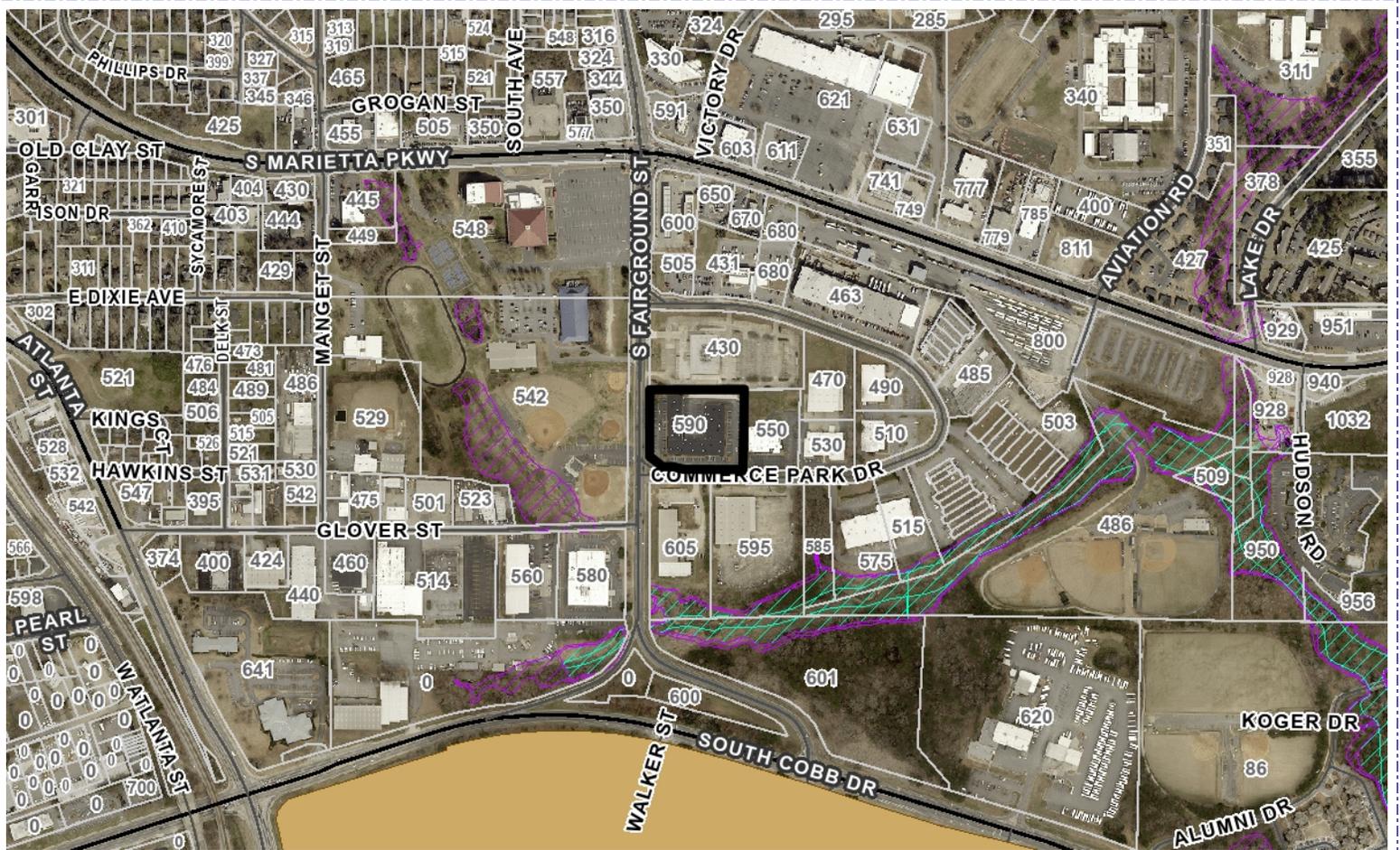


Address	Parcel Number	Acreage	Ward	Zoning	FLU
590 COMMERCE PARK DR	17036200110	3.277	1A	LI	IW

Property Owner:	ZMW, LLLP	<b>Zoning Symbols</b> <ul style="list-style-type: none"> <li>— Railroads</li> <li>— City Limits</li> <li>— Cobb County Pockets</li> <li>— NA</li> <li>— R1 - Single Family Residential (1 unit/acre)</li> <li>— R2 - Single Family Residential (2 units/acre)</li> <li>— R3 - Single Family Residential (3 units/acre)</li> <li>— R4 - Single Family Residential (4 units/acre)</li> <li>— RA4 - Single Family Residential - Attached</li> <li>— RA6 - Single Family Residential - Attached</li> <li>— RA8 - Single Family Residential - Attached</li> <li>— MHP - Mobile Home Park</li> <li>— PRD-SF - Planned Residential Dev. Single Family</li> <li>— RM8 - Multi Family Residential (8 units/acre)</li> <li>— RM10 - Multi Family Residential (10 units/acre)</li> <li>— RM12 - Multi Family Residential (12 units/acre)</li> <li>— RHR - Residential High Rise</li> <li>— PRD-MF - Planned Residential Dev Multi Family</li> <li>— NRC - Neighborhood Retail Commercial</li> <li>— CRC - Community Retail Commercial</li> <li>— RRC - Regional Retail Commercial</li> <li>— PCD - Planned Commercial Development</li> <li>— LI - Light Industrial</li> <li>— HI - Heavy Industrial</li> <li>— PID - Planned Industrial Development</li> <li>— MXD - Mixed Use Development</li> <li>— CBD - Central Business District</li> <li>— OIT - Office Institutional Transitional</li> <li>— LRO - Low Rise Office</li> <li>— OI - Office Institutional</li> <li>— OS - Office Services</li> <li>— OHR - Office High Rise</li> </ul>
Applicant:		
Proposed Zoning:	LI to LI w/add'l use as bank	
Agent:		
Proposed Use:		
Planning Commission Date:	08/04/2020	
City Council Hearing Date:	08/12/2020	Case Number: Z2020-26
City of Marietta Planning & Zoning		



Address	Parcel Number	Acreage	Ward	Zoning	FLU
590 COMMERCE PARK DR	17036200110	3.277	1A	LI	IW
Planning Commission Hearing Date:	08/04/2020	<b>Future Land Use Symbols</b> 			
City Council Hearing Date:	08/12/2020				
Future Land Use:	IW				
Case Number:	Z2020-26				
Comments:					
<b>City of Marietta Planning &amp; Zoning</b>					

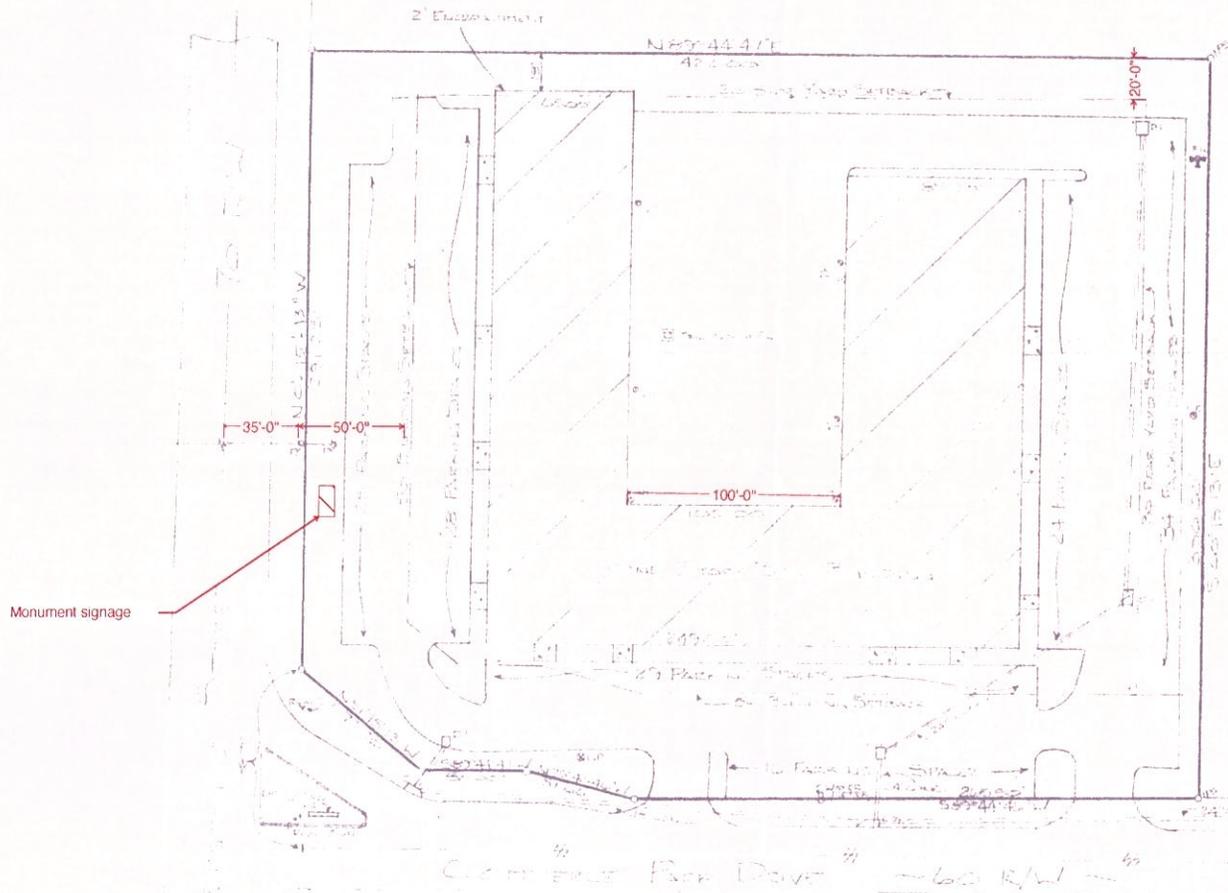


Address	Parcel Number	Acreage	Ward	Zoning	FLU
590 COMMERCE PARK DR	17036200110	3.277	1A	LI	IW

Property Owner:	ZMW, LLLP
Applicant:	
City Council Hearing Date:	08/12/2020
Planning Commission Hearing Date:	08/04/2020
BZA Hearing Date:	Case Number: Z2020-26
Comments:	
City of Marietta Planning & Zoning	

**Legend**

- Railroads
- City Limits
- Cobb County Pockets



All that tract or parcel of land lying and being in Land Lot 362 of the 17th District, 2nd section, Cobb County, Georgia and being more particularly described as follows:

Beginning at the northeasterly intersection of fairground street and Commerce Park Drive said point being the TRUE POINT OF BEGINNING; Proceeding thence N00°15'13"W along the easterly right-of-way of fairground street for a distance of 291.25 feet to a point; Proceeding thence S89°44'47"W for a distance of 422.00 feet to a point; Proceeding thence S00°15'13"E for a distance of 350.00 feet to a point on the northerly right-of-way of Commerce Park Drive; Proceeding thence along the northerly right-of-way of Commerce Park Drive S89°44'40"W for a distance of 265.50 feet to a point; Proceeding thence along said right-of-way N72°40'46"W for a distance of 51.66 feet to a point; Proceeding thence S89°44'47"W for a distance of 35.00 feet to a point; Proceeding thence along said right-of-way N81°15'13"W for a distance of 72.70 feet to a point and the TRUE POINT OF BEGINNING;

Said tract contains 3.322 acres as shown on a plat by D. W. Lynch Surveyors dated August 21, 1996.

- THE FOLLOWING EASEMENTS DO NOT AFFECT THIS PROPERTY
- 1) DEED BOOK 290 PAGE 100
  - 2) " " 154 PAGE 194
  - 3) " " 1841 PAGE 870
  - 4) " " 2380 PAGE 337
  - 5) " " 1525 PAGE 445
  - 6) " " 258 PAGE 454

THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE PRECISION BETTER THAN ONE FOOT IN 10,000 FEET.

A TOPCON GTS-3 WAS USED TO OBTAIN THE LINEAR AND ANGULAR MEASUREMENTS USED IN THE PREPARATION OF THIS PLAT.

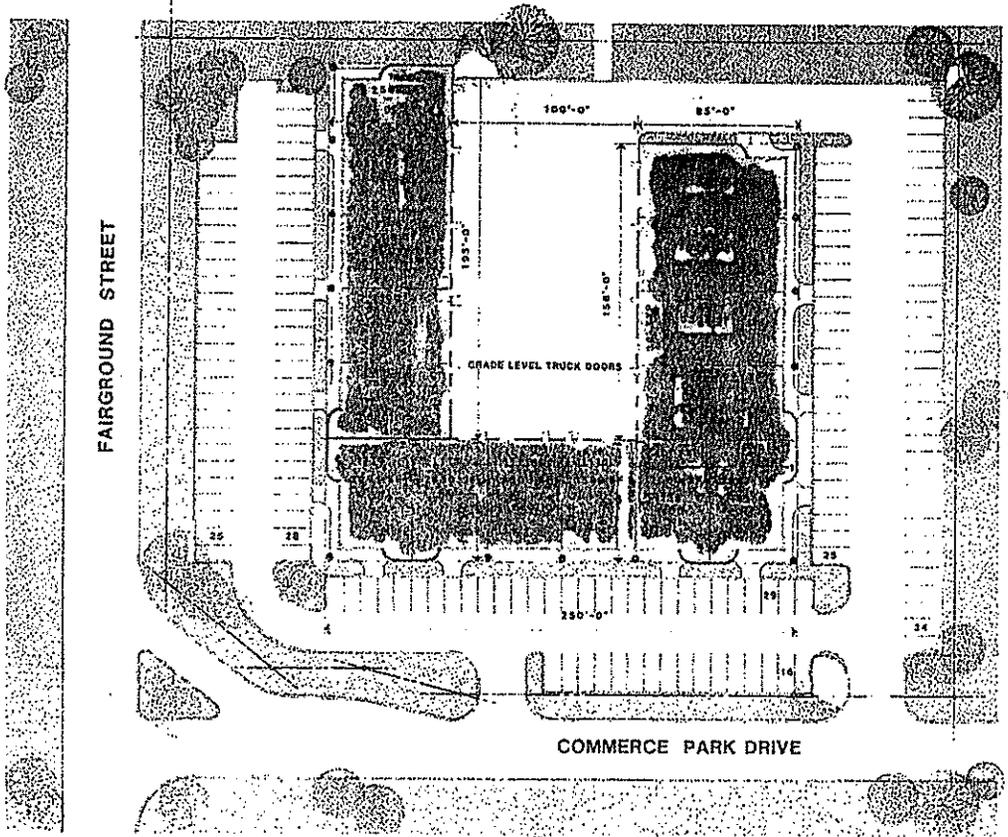


PLEASE TAKE NOTE: I HAVE RECORDED THE EUBR...  
 SPECIAL RECORD MAP AND FOUND REFER...  
 TO THE LOT IS NOT IN AN AREA HAVING...  
 FLOOD HAZARD...  
 COMMUNITY 130226-50F

590 COMMERCE PARK DRIVE

Survey For:  
**BILLY M. JONES &**  
**WACHOVIA BANK OF**  
 AKA  
 BUILDING # 1100, MARIETTA COMMERCIAL PARK  
 Land Lot 362, District 17th  
 2ND SECTION, COBB County, Georgia  
 Scale 1" = 40' Date August 21, 1996

**D. W. Lynch Surveyors**  
 Smyrna, Georgia (404) 433-2060



**SITE PLAN BUILDING 1100**

1" = 30' - 0"



**1100 COMMERCE PARK DRIVE**

42,435 SF TOTAL  
157 SPACES

**SPECIAL FEATURES**

- 14 CLEAR CEILING HEIGHT
- GRADE LEVEL TRUCK DOORS
- 2505 SF TO 29760 SF SPACES
- HIGH FINISH OFFICES
- CONTROLLED SIGNAGE

C.P. DEVELOPMENT ASSOCIATES

COMMERCE PARK BUILDING 1100 570

ASSOCIATES  
ATLANTA GEORGIA

