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

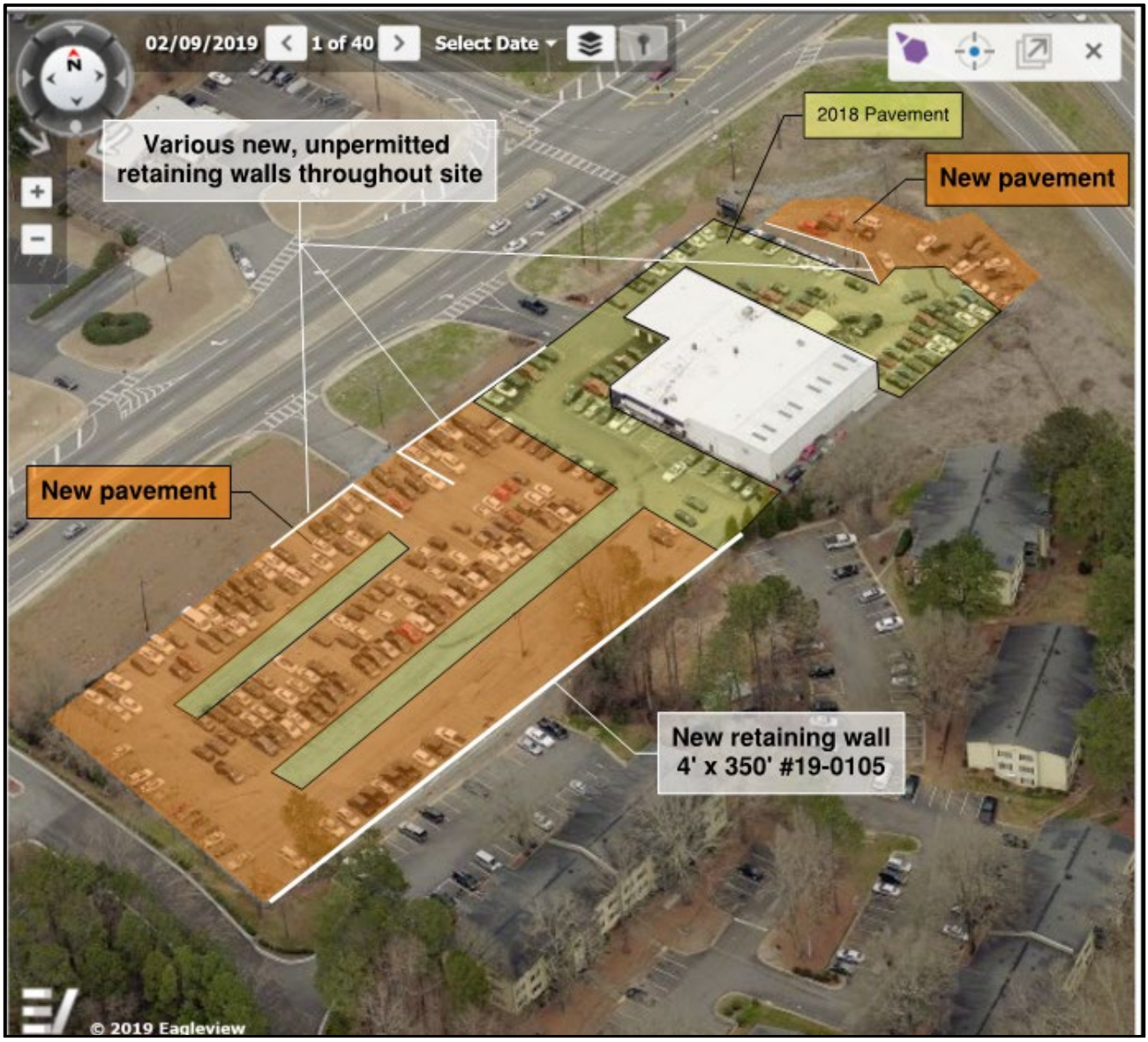

Figure 2: 2019 Exhibit provided by jkobylus

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** [X] **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 & 1171 (1134) District 16 Parcel 0100 Acreage 3.02 Zoned CRC Ward 7A FLU: CAC

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

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

Required Information

1. Application fee ($250)
2. Completed notarized application. **The original application must be submitted with ALL original signature(s) – Copies of the application or signature(s) will NOT be accepted.**
3. Copy of the deed that reflects the current owner(s) of the property.
4. Letter describing the reason for the variance request, stating why strict adherence to the code would result in a particular hardship (as distinguished from a mere inconvenience or desire to make more money).
5. **Site plan – drawn to scale**. Site plans must illustrate property lines and all relevant existing information and conditions in addition to proposed additions or modifications within the referenced property lines of the tract(s).
   Copies Required: **One** (1) - (8 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

Print Name HARKINDER BHULLAR, MEMBER

Signature of Applicant MPRC AUTOMOTIVE, LLC

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

Date 07/20/20

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 NOTARY PUBLIC NEWTON COUNTY GEORGIA COMMISSION EXPIRES JANUARY 10, 2024

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 7/21/2020
Date

(Notary Seal)

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

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:

SUSE ANN R. BRISTOW NOTARY PUBLIC COBB COUNTY, GEORGIA COMMISSION EXPIRES OCTOBER 04, 2020

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

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.

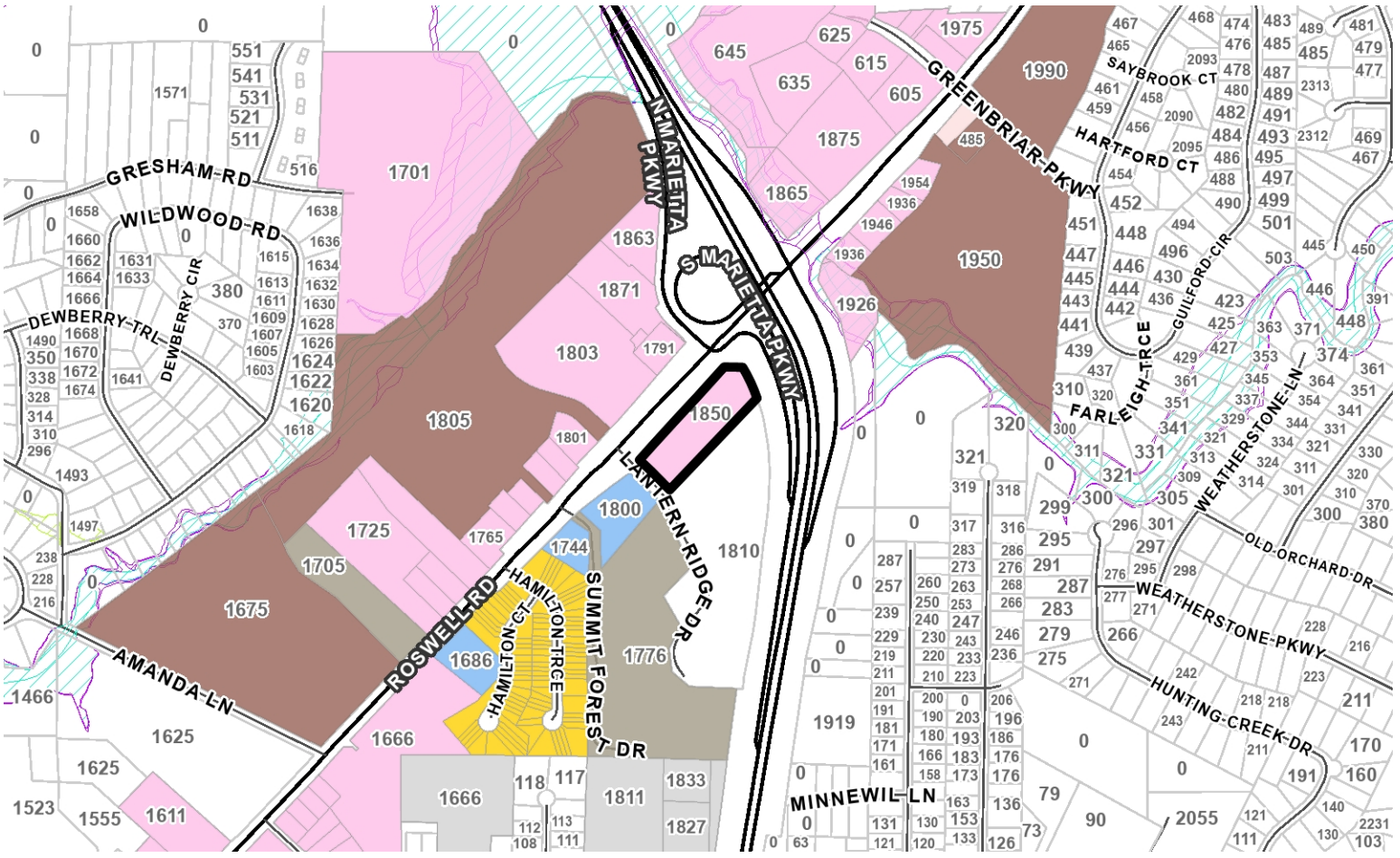
A description and plat of the property sought for the rezoning, special land use permit, and variances are on file in the Planning and Zoning Office, City Hall, and is available for inspection between 8:00 A.M. and 5:00 P.M., Monday through Friday. Anyone wishing to attend may do so and be heard relative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

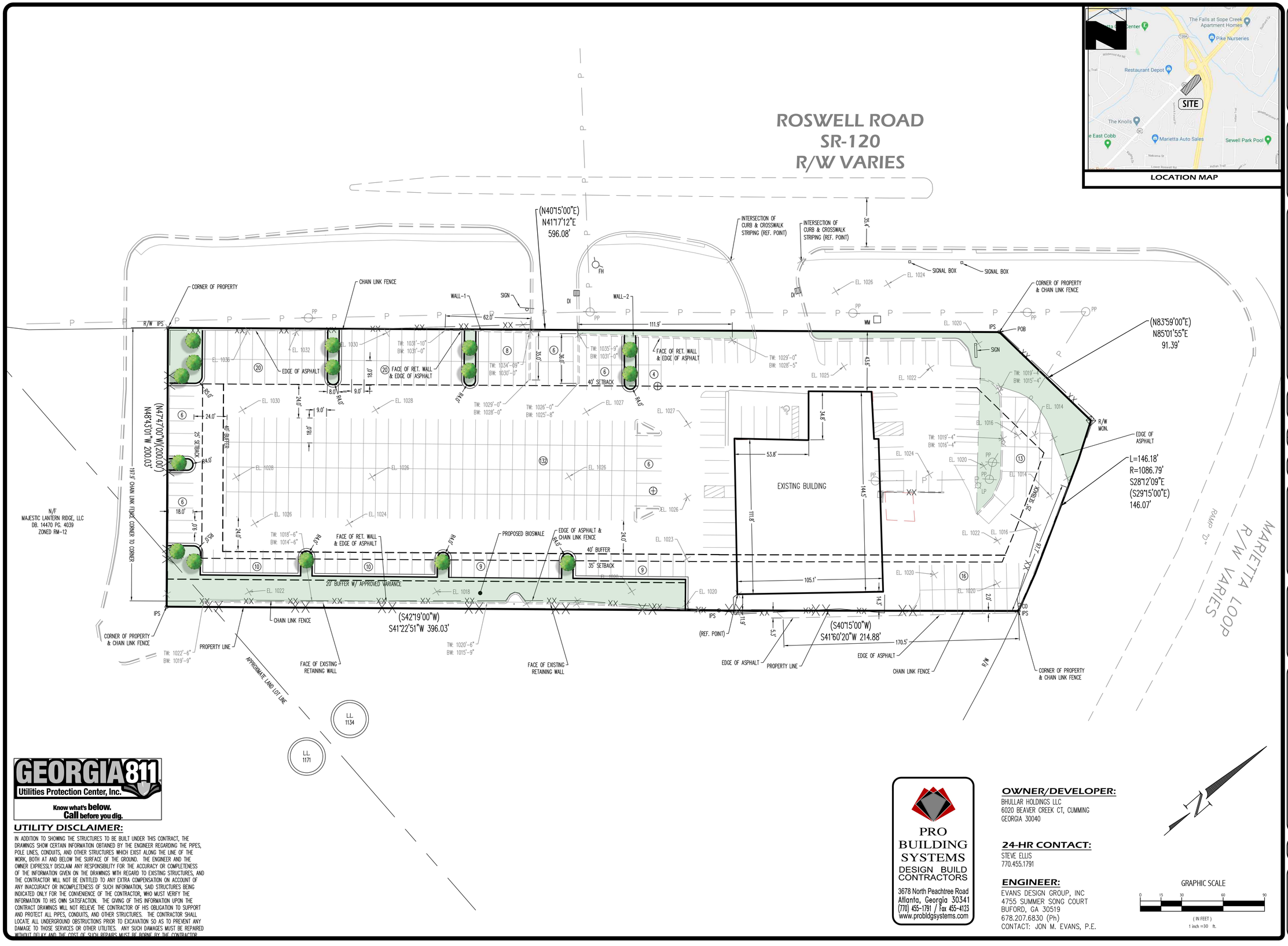
Acquisition Date:

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

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.

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

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.

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

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

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

Paving in right of way must be removed

124,275 sf

130,606 sf

N

0' 30' 60' 90' 120' 150'
1"=30'

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 PELAEZ 2/3/20

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

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

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

1860 ROSWELL ROAD,
MARIETTA, GA. 30062

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