

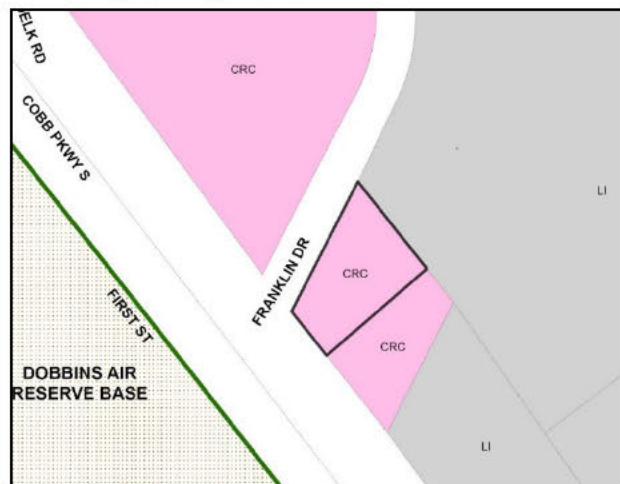
REZONING SNAPSHOT: Z2026-02

Address(es): 1401 Cobb Parkway South

Rezoning Request: CRC with an additional use (car storage lot)

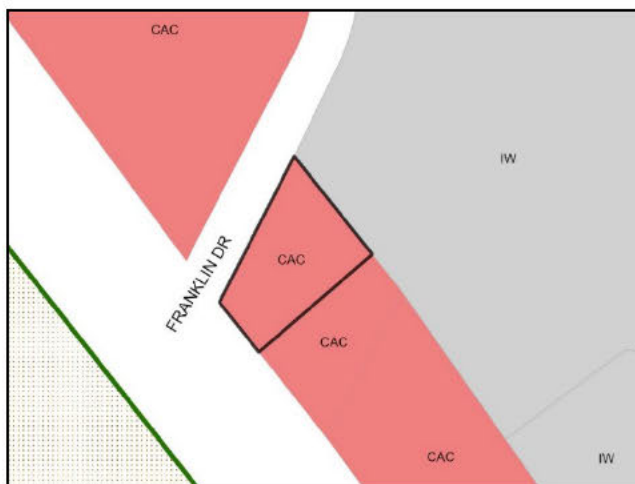
Purpose for Request: To formalize historic use of commercial lot for car storage

Existing Zoning – CRC*



*Community Retail Commercial (pink)

Future Land Use (FLU) – CAC*



*Community Activity Center (red)

Considerations and Concerns

Existing land use context

Located across from Dobbins ARB among car dealerships and a convenience store with an apartment complex nearby, off Franklin Drive.

Suitability of the land/site

The lot has been developed and used for car storage for 1423 Cobb Pkwy S since at least the 1990s. It has commercial development potential, particularly due to its corner location, but serves a purpose as-is, helping 1423 Cobb Pkwy S function for car sales/rental.

Potential for adverse impacts

Creating a “dead” corner on a commercial street may not be the lot’s highest and best use in the long run. Staff sees potential, though, for new regulations to attract more car-oriented uses to the corridor to help increase its economic function and strengthen its identity.

Other department concerns

None.

Alignment with City vision / Comprehensive Plan

CRC zoning aligns with the FLU of CAC, but the added use of a car storage lot does not.

Variances Required:***Option One:***

1. Variance to allow outdoor storage as a primary or permitted use. §708.16 (B.); §708.16 (G.1.a.)
2. Variance to allow outdoor storage on a property without a principal structure and without a fence providing visual screening. §708.16 (G.1.b.)
3. Variance to allow more than 25% of the total lot be used for outdoor storage. §708.16 (G.1.c.)
4. Variance to allow outdoor storage within 25-ft from the right-of-way. §708.16 (G.1.d.)

Option Two:

1. Exception to reestablish the nonconforming use of 1401 Cobb Parkway South as outdoor retail automobile storage.



REZONING APPLICATION ANALYSIS

ZONING CASE #: Z2026-02

LEGISTAR: 20251050

LANDOWNERS:

[REDACTED]

APPLICANT:

[REDACTED]
[REDACTED] [REDACTED]
[REDACTED]

AGENT:

N/A

PROPERTY ADDRESS: 1401 Cobb Parkway SE

PARCEL DESCRIPTION: Land Lot 06410, District 17, Parcel 0050

AREA: 0.417 acres

COUNCIL WARD: 1

EXISTING ZONING: CRC (Community Retail Commercial)

REQUEST: CRC with an additional use (outdoor storage)

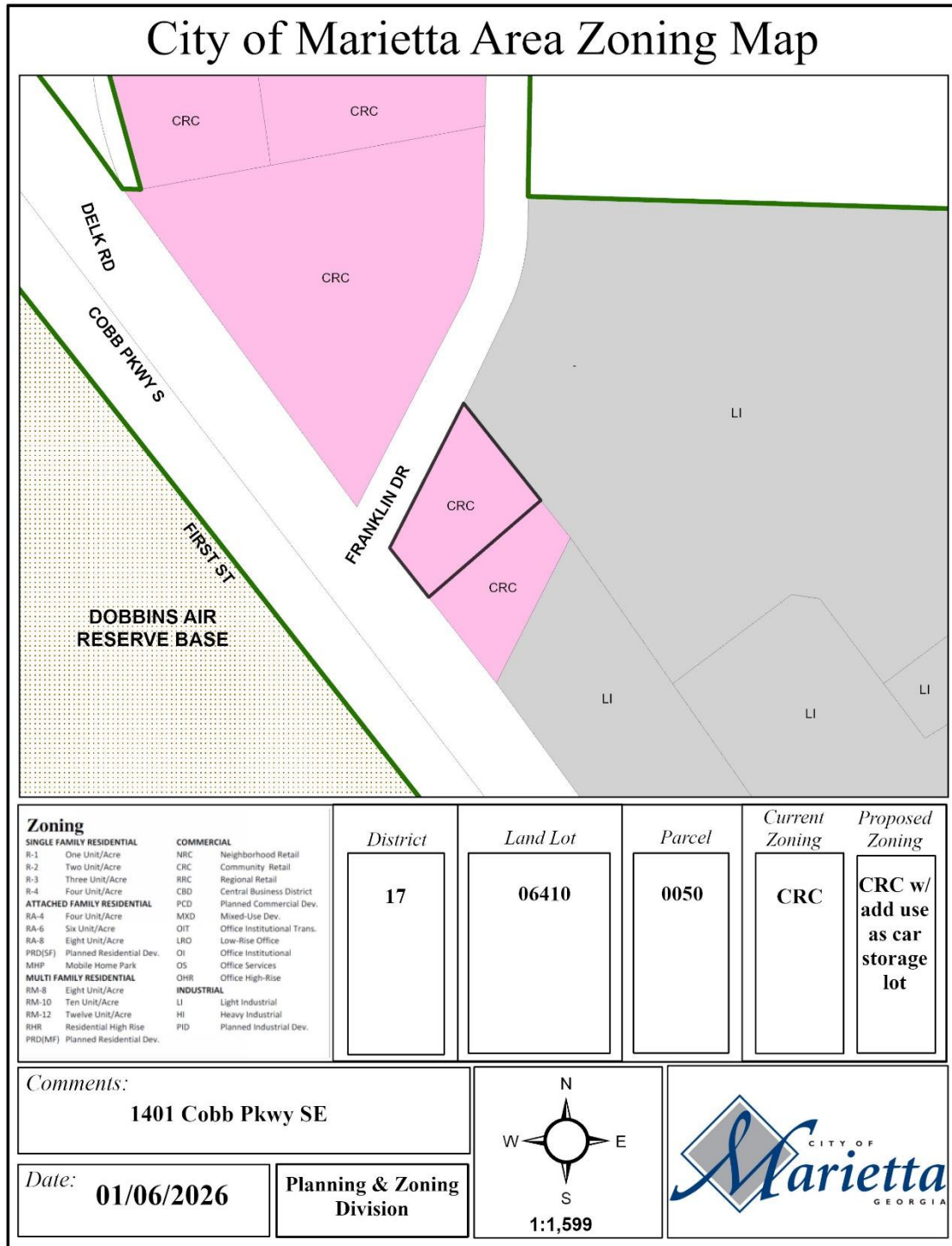
FUTURE LAND USE: CAC (Community Activity Center)

REASON FOR REQUEST: Storage of automobile inventory associated with the operation of a rental car business at 1431 Cobb Parkway SE.

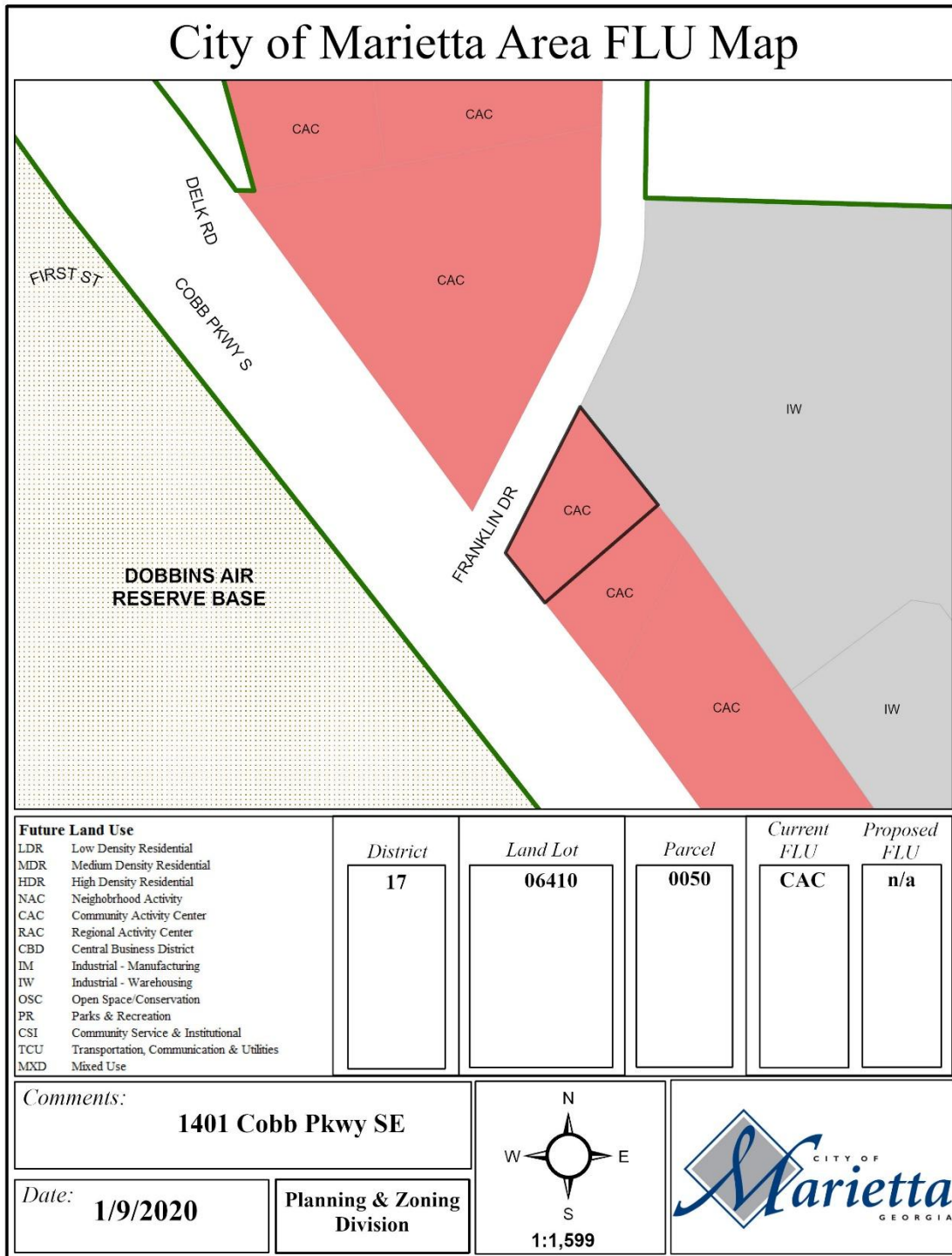
PLANNING COMMISSION HEARING: Tuesday, January 6, 2026 at 6:00pm

CITY COUNCIL HEARING: Wednesday, January 14, 2026 at 7:00pm

MAP



FLU MAP



PICTURES OF PROPERTY



The subject property, 1401 Cobb Parkway South, is used as a car storage lot.



View of the access easement that links the subject property to 1423 Cobb Parkway South, used historically as a car dealership.

STAFF ANALYSIS

Location Compatibility

Russ Giglio, on behalf of [REDACTED] is requesting the rezoning of 1401 Cobb Parkway South from Community Retail Commercial (CRC) to CRC with car storage as an additional primary use. The 0.417-acre (18,165 square feet) corner lot has been historically used to store overflow inventory from a larger neighboring property (1.73 acres), 1431 Cobb Parkway South, used for car sales. The applicant requests that the auto storage use of the subject property be formalized via this rezoning. The car sales lot is connected to the subject property via an easement through 1405 Cobb Parkway South, located between the two. The properties in question are located across the street from Dobbins ARB and are flanked by parcels zoned both CRC and LI (Light Industrial). An apartment complex is located a short distance away down Franklin Drive.

Use Potential and Impacts

Property History

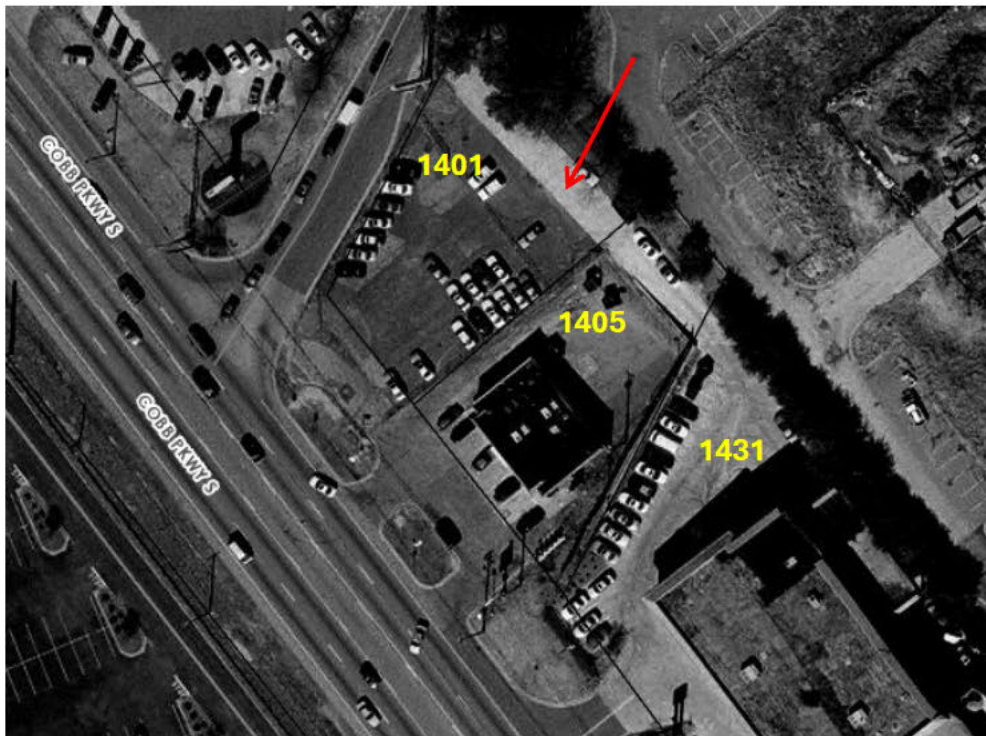
Real estate records were searched in an effort to explain the somewhat odd relationship between 1401 (the subject property), 1405, and 1431 Cobb Parkway South. Up to and including the most recent sale of 1401 and 1431 to the applicant's firm in June 2025, the two lots have conveyed together "as one," while the 1405 parcel has been bought and sold independently. Businesses (nearly all in auto sales) have also used the 1401 and 1431 lots as if they were combined, while the 1405 lot has always operated as a separate enterprise.



Locations of subject property (1401 Cobb Parkway South) and adjacent lots.

Research indicates that a tract which now contains 1401 and 1405 Cobb Parkway South was likely subdivided in the 1970s when a husband deeded half of the property's interest to his wife. It appears the husband also owned a stake in 1431 Cobb Parkway South. At some point, an access easement was created at the rear of the 1405 and 1401 lots to allow 1431 Cobb Parkway to gain access to Franklin Drive. Property records indicate, however, that the couple divorced in the 1990s, and while the husband continued to own the 1401 and 1431 lots, the wife controlled 1405. The legally-binding access easement physically connecting all three (3) lots remained, though, despite the husband/wife split.

Early on, a gas station (built in 1967) occupied the subject property, but aerial photography shows it was taken down by the 1990s. It appears the property has been vacant since. Two (2) business licenses have been associated with the lot, both from the 1990s (one related to leasing of some sort and another for AT&T), but aerial photography again shows that the lot has been used for car parking/storage consistently over the years. The larger parcel, 1431 Cobb Parkway South, has been a car dealership since the 1980s, and the subject property seems to have always accommodated its overflow inventory.



Aerial image from 1997. The gas station is gone from the subject property (1401) and car parking/storage is present. The easement connecting 1431 and 1401 is clearly in place (marked by red arrow).

Zoning Considerations for the Subject Property

The applicant's current request is to formally recognize the subject property as a car storage area, specifically to support a car leasing business, [REDACTED]. The main location of [REDACTED] will be at the subject property's "sister" location, 1431 Cobb Parkway South.

Such car storage lots have not until recently been officially regulated by the Business License Department nor Planning & Zoning, operating in a somewhat "gray area" for each as there has been no clear category in either department in which the automobile storage function squarely falls. In some circumstances, car storage lots have been allowed to exist under CRC zoning as "parking lots," but zoning code definition states that parking lots are only for "temporary accommodation" of cars. The definition for "outdoor storage," however, includes "vehicles in the same place for more than 24 hours," further illuminating the difference between parking and storage lots:

Parking lot: Any designated area designed for temporary accommodation of motor vehicles in normal operating condition. (§724.02, *emphasis added*)

Outdoor storage: The keeping, in an unroofed area, of any goods, junk, material, merchandise, or vehicles in the same place for more than 24 hours. (§724.02, *emphasis added*)

The zoning code was recently updated to help draw this distinction, whereby car storage lots would only be permissible as a primary use in Light Industrial (LI) districts, with no retail or transactional function (as would befit CRC zoning). Outdoor storage under CRC zoning, on the other hand, has been clearly subjugated to a secondary use, i.e. storage of materials, goods etc. which supports the main use (such as a pallet of products for a retail store). In CRC districts, outdoor storage areas are limited to 25% of the lot, whereas outdoor storage can occupy the entire lot under LI zoning.

In strict terms, then, if the subject property is to be rezoned, LI zoning would best fit its intended use, as a stand-alone car storage lot. However, because a rezoning governs the use of a property, no matter the owner in the future, Staff believes it more prudent to rezone the lot to CRC with an additional use of auto storage to limit the more intense uses allowed by right under LI zoning (such as heavy repair services or warehousing), particularly due to its corner location, near an apartment complex. Further, the Future Land Use designation for the subject property, CAC (Community Activity Center), aligns with a more retail-focused future than an industrial one. If zoned CRC with an additional use, then, the property would still be supported by the City's Comprehensive Plan; if zoned LI, it would not.

Wider Zoning Considerations

While the rezoning case in hand seems relatively straight-forward, it represents yet another zoning conundrum with automobiles at the center of the argument. Car-oriented businesses, particularly auto dealers and brokers, as well as some mechanics and body shops, often find that their lots are too small and seek places to park overflow automobiles. For years, Code Enforcement has had to respond to calls regarding the overparking of cars for sale on substandard lots and on City streets, and large car trailers have blocked lanes of traffic trying to make deliveries to sites not equipped to handle truck turnarounds. Myriad business owners have sought and received variances to operate on parcels too small for car sales, and have ended up paving the lots property line to property line to maximize space for the vehicles. Such actions are not only detrimental to the aesthetics of an area, but are often violations of impervious surface and stormwater runoff standards. Perhaps drawn to the car-centered environments perpetuated in some areas, other auto businesses such as car repair shops and parts stores seem also to proliferate.

In an effort to understand the breadth of the issue, Staff mapped all auto-oriented businesses in the city. As of December 2025, there were 889 auto-related businesses located within Marietta city limits, including auto dealers, auto mechanics, auto parts retailers, gas stations, car washes, and auto brokers. Below is a map of their locations. The exercise shows that these uses have coalesced around a few major thoroughfares: Canton Road; South Marietta Parkway; Airport Industrial Park Drive; Roswell Street/Road; and most substantially, Cobb Parkway. Along the 9.5 miles of Cobb Parkway within city limits, there are 180 auto-centered businesses; on Roswell Street, within the 1.5-mile Tier A Commercial Corridor Design Overlay District (from the Square to the Cobb Parkway intersection), there are 65.¹

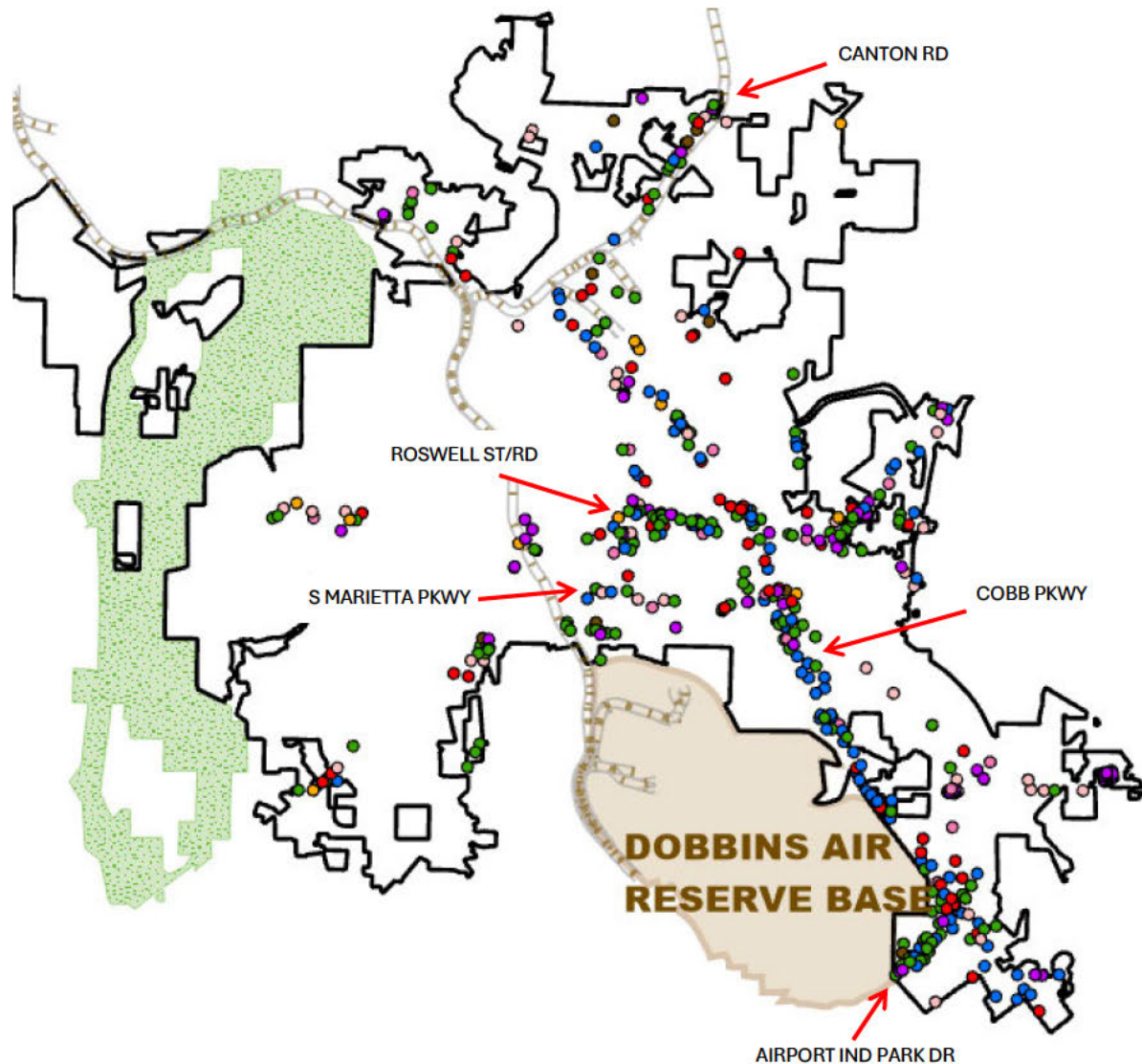
The mapping exercise shows the desire for these businesses to cluster around one another. On Cobb Parkway, where many of the “big” car dealers are located, such conglomeration has helped build character in a positive way, whereby the road is well-known for its stretch of dealerships and auto parts stores. Canton Road and Airport Industrial Park Drive, too, lend themselves to be auto-oriented destinations with their industrial character. However, the propensity of auto uses to remain on Roswell Street (and to a lesser extent Roswell Road and perhaps South Marietta Parkway) is problematic if the vision of regeneration of the street is ever to come to fruition.

Staff proposes that further research could be done to understand methods of facilitating the auto trade around already well-developed “car corridors,” like Cobb Parkway. Ideas to investigate include *new overlay districts or regulations for certain areas* which could:

- Allow car storage lots under CRC zoning by right, and/or
- Allow smaller car lot sizes by right in certain areas.

¹ Number of businesses counted within a 1,500-foot buffer around each thoroughfare, equivalent to the width of Tier A (and B) Commercial Corridor Design Overlay District.

Such actions could prove beneficial not just for the city if auto-related businesses were encouraged to relocate from areas envisioned for redevelopment, but for auto dealers and trades people alike, searching for solutions to car storage and sales problems.



Map showing locations of all car-related businesses in the city as of December 2025.

Environmental Impacts

The site has been a fully paved parking/storage lot for decades, so little to no environmental impacts are anticipated. No new site work is proposed.

Economic Functionality

The subject property has been used as a car storage/parking lot since at least the 1990s. While it could feasibly be developed as a commercial use under current CRC zoning, its “tie” to 1431 Cobb Parkway South, historically used as a car dealership, limits the likelihood of it functioning in a significantly different way in the near future. Rather, as suggested above, creating regulations encouraging such uses of property along Cobb Parkway could ultimately be beneficial for both the City and auto businesses.

Infrastructure

No additional impacts are anticipated to the City’s infrastructure to maintain the lot’s use as an auto storage lot.

Water commented that there is a sanitary sewer main crossing this property that may require an easement to be recorded.

Overhead Electrical/Utilities

N/A

History of Property

Although variances were found for the subject property’s neighboring lots, no zoning history was found for the subject property itself, nor was the subject property mentioned in any of the cases. For information’s sake, the following variances were found for the adjacent properties:

- 1431 Cobb Parkway South: Variances granted for setbacks (V2004-07) and signage (V2017-33)
- 1405: Variances granted for setback and billboard (V2001-18)

Other Issues

Should this request be approved, there are two options for handling the nonconformities related to the use and the site.

Option One - Rezoning

The first option involves identifying all nonconformities and granting variances to correct the issues based on the chosen zoning category. However, any variances or additional uses granted in conjunction with a rezoning request become tied to the property in perpetuity unless invalidated by a subsequent rezoning. The variances to perpetually legitimize the nonconformities include:

Rezoning to CRC with an additional use of outdoor storage:

1. Variance to allow outdoor storage as a primary or permitted use. §708.16 (B.); §708.16 (G.1.a.)
2. Variance to allow outdoor storage on a property without a principal structure and without a fence providing visual screening. §708.16 (G.1.b.)
3. Variance to allow more than 25% of the total lot be used for outdoor storage. §708.16 (G.1.c.)
4. Variance to allow outdoor storage within 25-ft from the right-of-way. §708.16 (G.1.d.)

Option Two – Legally Nonconforming Status

The third option would be to reinstate the legal nonconforming status for the above-listed issues, allowing any nonconforming physical attributes to remain unless they are expanded or the site is redeveloped according to the thresholds established in §706.03. Similarly, a nonconforming use may continue unless or until it is changed, discontinued, or expanded according to §706.02. This option would allow the continued use of this property as-is, under the zoning classification of CRC, but not in perpetuity. **Obtaining an occupational license**, whether classified as a parking lot or storage, would be required and help to assist staff with monitoring.

Additional Issues:

A billboard is located on the adjacent parcel, 1405 Cobb Parkway South, which may impede future development (variances sought) as code stipulates that no billboard may be located closer to a permanent structure than a distance that is equal to or greater than the height of the sign (§714.04 [G.10.]). Although the subject property is located across the street from Dobbins ARB, it is not within the AICUZ overlay or any special zones.

ANALYSIS & CONCLUSION

Russ Giglio, on behalf of Avis Mobility Ventures, LLC (doing business as Flexcar), is requesting the rezoning of 1401 Cobb Parkway South from Community Retail Commercial (CRC) to CRC with car storage as an additional primary use. The 0.417-acre (18,165 square feet) corner lot has been historically used to store overflow inventory from a larger, but not adjacent, neighboring property (1.73 acres), 1431 Cobb Parkway South, used for car sales. The applicant requests that the auto storage use of the subject property be formalized via this rezoning. The car sales lot is connected to the subject property via an easement through 1405 Cobb Parkway South, located between the two. The properties in question are located across the street from Dobbins ARB and are flanked by parcels zoned both CRC and LI (Light Industrial). An apartment complex is located a short distance away down Franklin Drive.

Such car storage lots have not until recently been officially regulated by the Business License Department nor Planning & Zoning, operating in a somewhat “gray area” for each as there has been no clear category in either department in which the automobile storage function squarely falls – sometimes regulated as parking lots (which are temporary locations for cars rather than intended for overnight stays), other times not regulated at all. Car storage is only an allowed primary use in LI zoning districts.

In strict terms, then, if the subject property is to be rezoned, LI zoning would best fit. However, Staff believes it more prudent to rezone the lot to CRC with an additional use of auto storage to limit the more intense uses allowed by right under LI zoning (such as heavy repair services or warehousing), particularly due to its corner location, near an apartment complex. If zoned CRC with an additional use, the property would align with the Future Land Use of CAC (Community Activity Center) and would be supported by the City’s Comprehensive Plan; if zoned LI, it would not.

There are two options for handling this request:

Rezoning to CRC with an additional use of outdoor storage:

1. Variance to allow outdoor storage as a primary or permitted use. §708.16 (B.); §708.16 (G.1.a.)
2. Variance to allow outdoor storage on a property without a principal structure and without a fence providing visual screening. §708.16 (G.1.b.)
3. Variance to allow more than 25% of the total lot be used for outdoor storage. §708.16 (G.1.c.)
4. Variance to allow outdoor storage within 25-ft from the right-of-way. §708.16 (G.1.d.)

The second option would be to reinstate the legal nonconforming status for the above-listed issues, allowing any nonconforming physical attributes to remain unless they are expanded or the site is redeveloped according to the thresholds established in §706.03. Similarly, a nonconforming use may continue unless or until it is changed, discontinued, or expanded according to §706.02. **This option would allow the continued use of this property as-is**



but not in perpetuity. Obtaining an occupational license, whether classified as a parking lot or storage, would be required.

Staff suggests that further research could be done to encourage auto uses to locate around Cobb Parkway, hopefully reducing the need for rezonings and variances for car uses in the future, to the benefit of the City as well as the auto businesses themselves.

sc



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?	8 inch
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 inch
Capacity of the sewer line?	A.D.F Peak
Estimated waste generated by proposed development?	Not Provided
Treatment Plant Name?	RL Sutton WRF
Treatment Plant Capacity?	Cobb County
Future Plant Availability?	Cobb County

Additional comment: There is a sanitary sewer main crossing this property that may require an easement to be recorded.



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?	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?	N/A
Do stream 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

No additional comments from Engineering.

TRANSPORTATION – No comments received

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?	55
Distance to nearest station?	12
Most likely station for 1 st response?	55
Service burdens at the nearest city fire station (under, at, or above capacity)?	Below Capacity

Site and building construction will be required to conform to state and local Fire/Safety Minimum Standards, and Georgia Accessibility Code.

New buildings will be subject to the Marietta Fire Protection Sprinkler ordinance [2-6-140].

MARIETTA POWER – ELECTRICAL – No comments received

Does Marietta Power serve this site? Yes _____ No _____

If not, can this site be served? Yes _____ No _____

What special conditions would be involved in serving this site?



DATA APPENDIX CONTINUED

MARIETTA CITY SCHOOLS – No comments

Marietta City Schools Impact Assessment:

Elementary School System Servicing Development:	
Capacity at Elementary School:	
Current enrollment of Elementary School:	
Capacity at Middle School:	
Current enrollment of Middle School:	
Capacity at Marietta Sixth Grade Academy:	
Current enrollment of 6 th Grade Academy:	
High School Servicing Development:	
Capacity at High School:	
Current enrollment of High School:	
Number of students generated by present development:	
Number of students projected from the proposed development:	
New schools pending to serve this area:	
<u>Comments:</u>	



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 #: _____ Legistar #: **20251050** PZ #: _____
Planning Commission Hearing: _____ City Council Hearing: _____

Owner's Name: _____

Documentation showing names of Principals authorized to sign application is required for Corporations.

EMAIL Address: _____

Mailing Address: _____ Zip Code: _____ Telephone Number: _____

COMPLETE ONLY IF APPLICANT IS NOT OWNER:

Applicant: _____

EMAIL Address: _____

Mailing Address: _____ Zip Code: _____

Telephone Number: _____ Add'l Email Address: _____

Address of property to be rezoned: **1401 Cobb Parkway SE, Marietta GA 30067**

Land Lot (s) **06410** District **17** Parcel **0050** Acreage _____ Ward _____ Future Land Use: _____

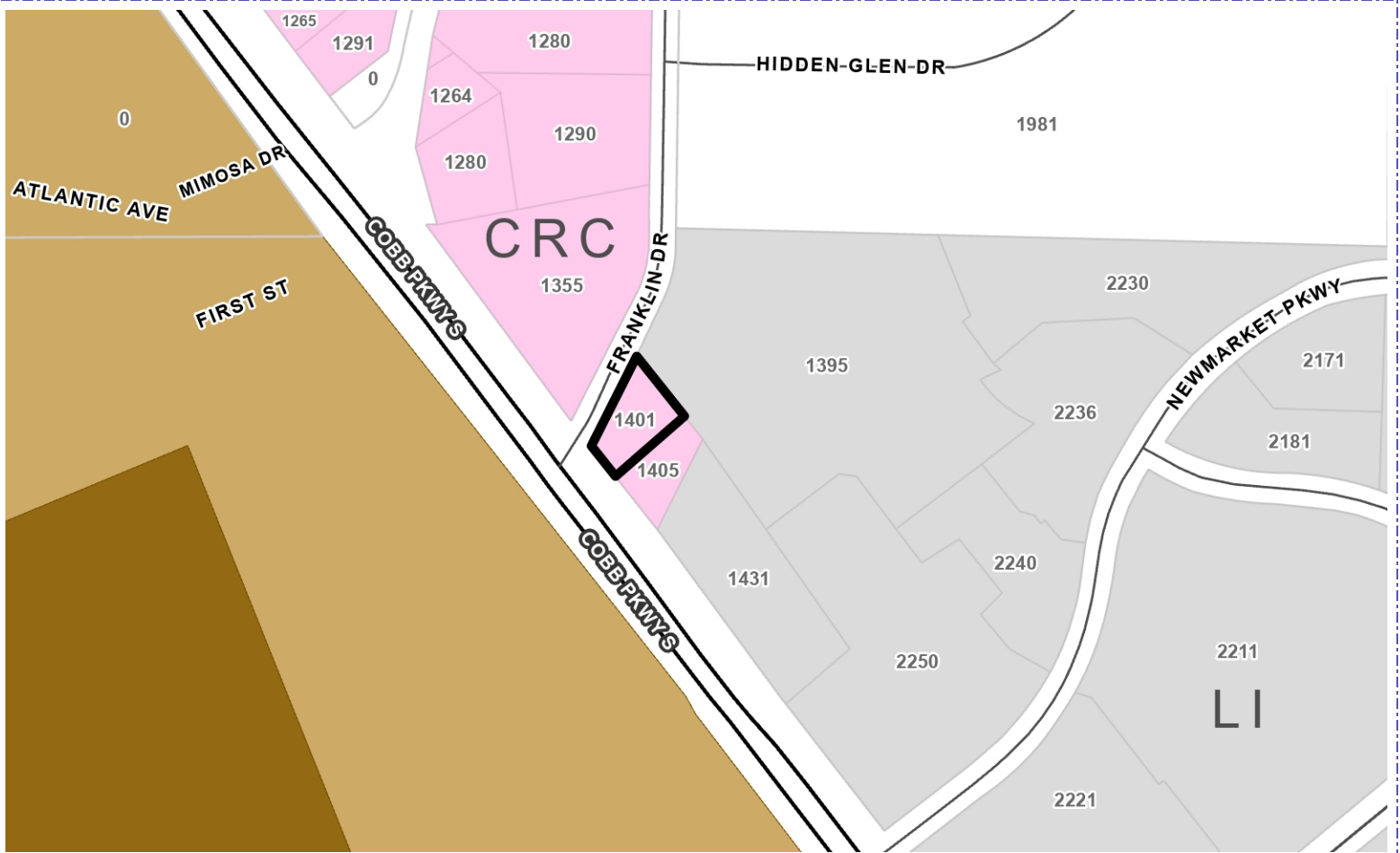
Present Zoning Classification: **CRC** Proposed Zoning Classification: **LI or CRC with additional use**

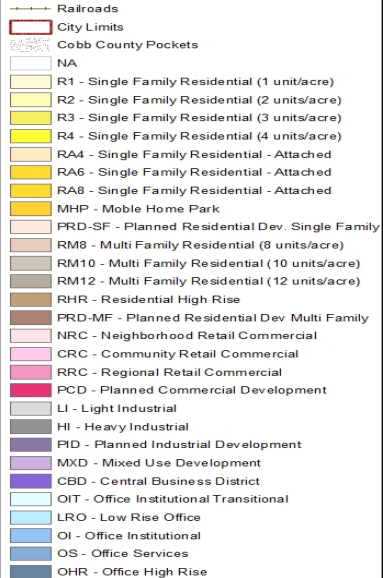
REQUIRED INFORMATION

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. Application
2. Legal Description.
3. Copy of the deed that reflects the current owner(s) of the property. Documentation showing names of principals authorized to sign application is required for Corporations.
4. Copy of current tax bill showing payment or a certification from the City of Marietta Tax Office stating that taxes have been paid.
5. 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.
6. A detailed written description of the proposed development/project must be submitted with the application.
7. **REZONING REQUESTS TO PRD, PCD, PID, or MXD MUST INCLUDE THE GENERAL PLAN CHECKLIST WITH THIS APPLICATION.**
8. Application fee - see next page

Rezoning



Address		Parcel Number	Acreage	Ward	Zoning	FLU
1401 COBB PKWY S		17064100050	0.412	7A	CRC	CAC
Property Owner: [REDACTED]				<div>Zoning Symbols</div> <div></div>		
Applicant: [REDACTED]						
Proposed Zoning:						
Agent: [REDACTED]						
Proposed Use:						
Planning Commission Date: JAN 6, 2026						
City Council Hearing Date: JAN 14, 2026		Case Number: Z2026-02				
City of Marietta Planning & Zoning						

[REDACTED]

November 21, 2025

City of Marietta
Planning & Zoning Division
Building Division
Marietta, Georgia

Re: Statement of Use – 1401/1431 Cobb Parkway S, Marietta, GA

To Whom It May Concern:

[REDACTED], submits this Statement of Use regarding the property located at 1401 and 1431 Cobb Parkway S, Marietta, GA.

[REDACTED] entered into a single lease agreement with the property owner of the 1401 and 1431 Cobb Parkway S property. The two properties are connected by an existing easement/access drive located on the northeast side of the parcels, allowing for internal movement of vehicles between them.

[REDACTED] its primary facility at 1431 Cobb Parkway SE, and the property at 1401 Cobb Parkway S will function as an accessory site in support of primary location at 1431 Cobb Pkwy.

[REDACTED] operations are vehicle leasing and other ancillary vehicle services, and will serve customers out of the 1431 Cobb Parkway location seven (7) days a week from 8:00am to 7:00pm. [REDACTED] will use the 1401 Cobb Parkway South location for vehicle parking and storage associated with our operations. This use is accessory in nature and supports the ongoing business activities occurring at the primary location.

Regarding the 1401 Cobb Parkway S property, we are requesting confirmation that the described accessory use is permissible for this property, and request rezoning to CRC with associated use or LI.

Regarding the 1431 Cobb Parkway S property, we are providing the above as our statement of use to obtain our business license.

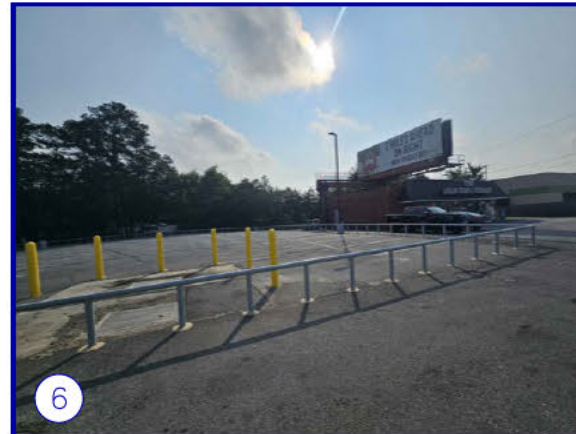
Please feel free to contact me with any questions or requests for additional information.

Sincerely,

[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]



(CLERK OF COURT RECORDING INFORMATION)



SITE PHOTOGRAPHS

SURVEYOR CERTIFICATION (ALTA)

To: FVR Georgia, LLC, a Delaware limited liability company, Wick Phillips Gould & Martin, LLP, AND Common Wealth Land Title Insurance Company

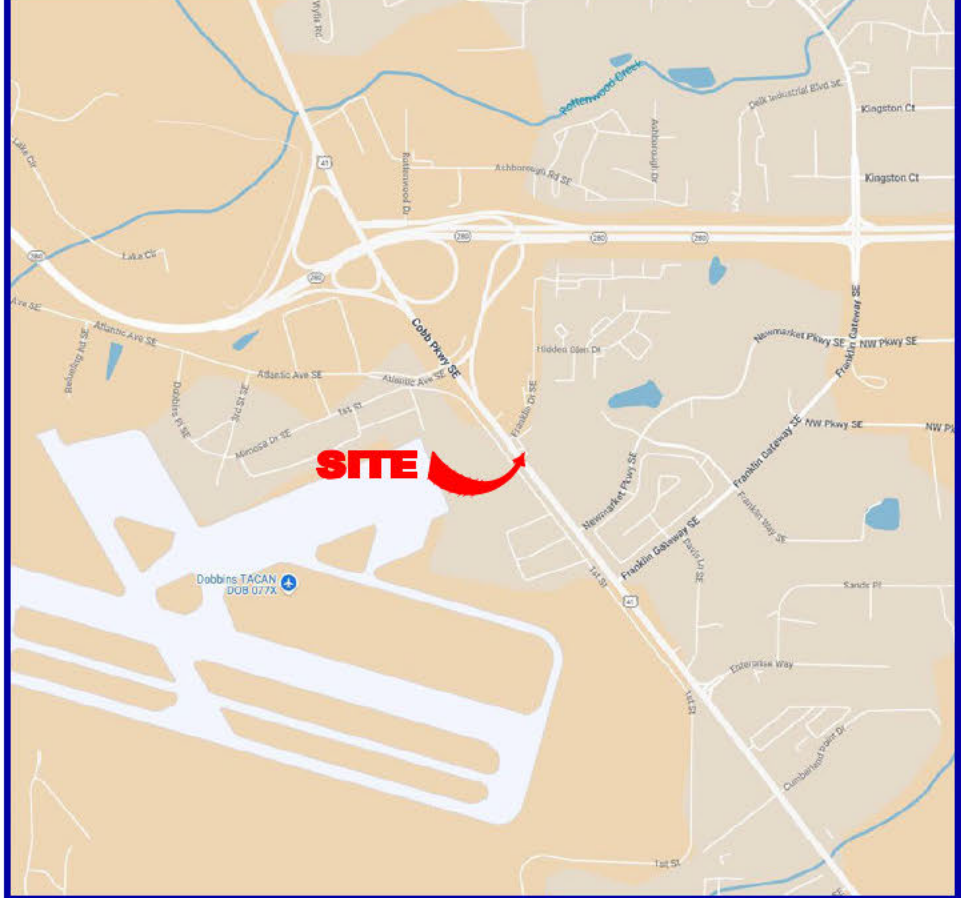
This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2021 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes items 1, 2, 3, 4, 6(a), 6(b), 7(a), 7(b-1), 7(c), 8, 9, 11(a), 13, 14, 16, 17, and 19 of Table A thereof. The field work was completed on June 4, 2025.

Date: June 26, 2025

Craig A. Jennings
Georgia Registered
Land Surveyor # 3043

VICINITY MAP

SITE LOCATION - LATITUDE: 33° 55' 04" LONGITUDE: 84° 30' 01"



GENERAL NOTES

THIS SURVEY HAS BEEN PREPARED FOR THE E & GEORGIA HWY 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.

REVISIONS LISTED ON THIS SURVEY APPLY ONLY TO THE SPECIFIC CHANGES REFERENCED, AND DO NOT CONSTITUTE AN UPDATE OF OTHER DATA ON THIS SURVEY. THE "SURVEY DATE" SHOWN HEREON IS THE APPLICABLE DATE AS RELATED TO PROVISIONS OF STATUTES OF LIMITATION UNLESS SPECIFICALLY NOTED OTHERWISE.

THIS SURVEY HAS BEEN PREPARED WITHOUT THE BENEFIT OF A CURRENT TITLE INSPECTION REPORT. EASEMENTS OR OTHER ENCUMBRANCES MAY EXIST ON PUBLIC RECORD BUT NOT BE SHOWN HEREON.

THIS PROPERTY IS NOT LOCATED IN A SPECIAL FLOOD HAZARD AREA BASED ON THE FLOOD INSURANCE RATE MAP FOR THIS AREA. THE MAP NUMBER FOR THIS AREA IS 13067C0117G AND 13067C0136G, AND THE DATES OF THE MAPS ARE DECEMBER 16, 2008. THIS DETERMINATION WAS MADE BY GRAPHICALLY DETERMINING THE POSITION OF THIS SITE ON SAID FIRM MAPS UNLESS OTHERWISE NOTED.

PLEASE NOTE: ABOVE GROUND UTILITIES ARE SHOWN HEREON. NO UNDERGROUND UTILITIES WERE MARKED OR LOCATED.

THE DATUM FOR THIS SITE WAS ESTABLISHED UTILIZING GLOBAL POSITIONING SYSTEMS, AND BASED ON POSITIONAL VALUES FOR THE VIRTUAL REFERENCE STATION NETWORK DEVELOPED BY GPS SOLUTIONS. THE HORIZONTAL REFERENCE FRAME IS NORTH AMERICAN DATUM OF 1983(2011)-STATE PLANE COORDINATE SYSTEM OF GEORGIA-WEST ZONE. THE VERTICAL REFERENCE FRAME IS NORTH AMERICAN VERTICAL DATUM OF 1988. ANY DIRECTIONS OR DIMENSIONS SHOWN ARE A RECTANGULAR, GROUND LEVEL PROJECTION OF THE STATE PLANE COORDINATE SYSTEM.

NO ZONING REPORT OR ZONING LETTER WAS PROVIDED TO THE SURVEYOR. THE SITE IS ZONED "CRC"(COMMUNITY RETAIL COMMERCIAL DISTRICT) AND "LI" (LIGHT INDUSTRIAL DISTRICT) AS SHOWN ON THE ZONING MAP OF THE CITY OF MARIETTA.

CRC - THE MINIMUM YARD SETBACKS ARE: FRONT - 40 FEET; SIDE - 15 FEET; AND REAR - 35 FEET.

LI - THE MINIMUM YARD SETBACKS ARE: FRONT - 75 FEET; SIDE - 50 FEET; AND REAR - 40 FEET.

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

RIGHT-OF-WAY LINES SHOWN ON THIS SURVEY THAT ARE NOT ACTUAL BOUNDARIES OF THE SUBJECT TRACT(S) ARE DEPICTED GRAPHICALLY AND ARE SHOWN APPROXIMATELY FOR INFORMATIONAL PURPOSES ONLY. SAID RIGHT-OF-WAY LINES SHOULD NOT BE UTILIZED FOR DESIGN PURPOSES.

AT THE DATE OF THIS SURVEY, TRACT 1 OF SUBJECT PROPERTY HAD DIRECT ACCESS TO AND FROM A DULY DEDICATED PUBLIC RIGHT-OF-WAY, FRANKLIN DRIVE TO THE NORTHWEST, AND TRACT 1 OF SUBJECT PROPERTY HAD DIRECT ACCESS TO COBB PARKWAY (U.S. HIGHWAY 41 & GEORGIA HIGHWAY 3) ON THE SOUTHEAST. THE SURVEYOR MAKES NO CERTIFICATION AS TO WHETHER OR NOT THESE ACCESS POINTS HAVE BEEN APPROVED OR PERMITTED BY JURISDICTIONAL AUTHORITIES.

NO EVIDENCE OF CURRENT EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS WAS OBSERVED AT THE DATE OF SURVEY.

NO EVIDENCE WAS OBSERVED INDICATING CHANGES IN STREET RIGHT OF WAY LINES EITHER COMPLETED OR PROPOSED.

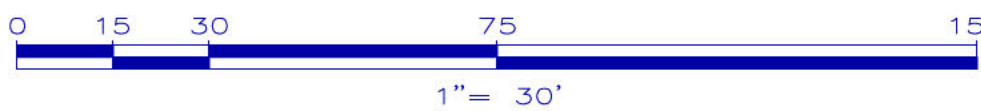
SURVEY REFERENCES

- ALTA/NSPS LAND TITLE SURVEY FOR AM REALTY GA, LLC AS PREPARED BY SURVEY MATTERS LAND SURVEYING SERVICES DATED SEPTEMBER 9, 2020.

CLOSURE STATEMENT

THE FIELD CLOSURE UPON WHICH THIS PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 284.63 FEET AND WAS ADJUSTED USING THE LEAST SQUARES METHOD. A TRIMBLE "S" SERIES TOTAL STATION AND TRIMBLE TSC SERIES 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 156,974 FEET - CAL. INIT.

GRAPHIC SCALE



ALTA/NSPS LAND TITLE SURVEY

1401 & 1431 COBB PARKWAY SE

FOR

GS JOB NO:	20196393-02	DRAWING SCALE:	1" = 30'	SURVEY DATE:	06/26/2025
FIELD WORK:	PG	CITY:	MARIETTA	REVISIONS (SEE GENERAL NOTES)	
PROJ MGR:	CAV	COUNTY:	COBB	No.	Date
REVIEWED:		STATE:	GA	Description	
DWG FILE:	20196393-02.dwg	LAND LOT:	641 & 656		
		DISTRICT:	17TH	SECTION:	2ND

LEGEND

STANDARD ABBREVIATIONS	STANDARD SYMBOLS
AC AIR CONDITIONER	POWER POLE
BH BORE HOLE	GUY WIRE
BSL BUILDING SETBACK LINE	POWER LINE
CI CURB INLET	LIGHT POLE
CMF CORRUGATED METAL PIPE	ELECTRIC TRANSFORMER
CO SANITARY CLEANOUT	WATER VAULT
CPED COMMUNICATION PEDESTAL	GAS VALVE
CTP CRIMPED TOP PIPE	GAS METER
DI DROP INLET	WATER VALVE
DIP DUCTILE IRON PIPE	WATER METER
DWCB DOUBLE WING CATCH BASIN	FIRE HYDRANT
FND FOUND	UNDERGROUND ELECTRIC LINE
GM GAS METER	UNDERGROUND GAS LINE
INV INVERT	UNDERGROUND COMMUNICATION LINE
JB JUNCTION BOX	UNDERGROUND WATER LINE
MH MANHOLE	PHOTO POSITION INDICATOR
NF NAIL FOUND	REGULAR PARKING SPACE COUNT
NS NAIL SET	HANDICAP PARKING SPACE
OCS OUTLET CONTROL STRUCTURE	TREE POSITION INDICATOR
OTF OPEN TOP PIPE	SIGN
PBX POWER BOX	TITLE EXCEPTION NO. INDICATOR
PM POWER METER	
POB POINT OF BEGINNING	
POC POINT OF COMMENCEMENT	
PRC REINFORCED CONCRETE PIPE	
RBR IRON REINFORCING BAR	
RSS 5/8" RIB SET CAPPED LSF 621	
SS SANITARY SEWER	
SWCB SINGLE WING CATCH BASIN	
TRANS ELECTRIC TRANSFORMER	

IF YOU DIG



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PROPERTY DESCRIPTION

Tract 1
All that tract or parcel of land in Marietta, Georgia being in Land Lots 641 and 656 of the 17th District, 2nd Section of Cobb County, Georgia and being more particularly described as follows:

Beginning at a nail found at the intersection of the southern right of way of Franklin Drive and the Eastern right of way of Cobb Parkway (aka US Highway 41 & Georgia Hwy 3) and thence run along said southern right of way North 29 degrees 31 minutes 51 seconds East, a distance of 183.08 feet to a 1-1/2-inch iron rod; thence leaving said right of way and run South 37 degrees 24 minutes 41 seconds East, a distance of 142.28 feet to a 1-inch open top pipe; thence South 37 degrees 32 minutes 02 seconds West, a distance of 168.36 feet to a nail found on said eastern right of way; thence along said right of way North 37 degrees 30 minutes 10 seconds West, a distance of 73.33 feet to a nail found and the Point of Beginning.

Said tract of land contains 0.417 Acres

Tract 2

All that tract or parcel of land in Marietta, Georgia being in Land Lots 641 and 656 of the 17th District, 2nd Section of Cobb County, Georgia and being more particularly described as follows:

Commencing at a nail found at the intersection of the southern right of way of Franklin Drive and the Eastern right of way of Cobb Parkway (aka US Highway 41 & Georgia Hwy 3) and thence run along said southern right of way North 29 degrees 31 minutes 51 seconds East, a distance of 183.08 feet to a 1-1/2-inch iron rod; thence leaving said right of way and run South 37 degrees 24 minutes 41 seconds East, a distance of 142.28 feet to a 1-inch open top pipe; thence South 37 degrees 32 minutes 31 seconds East, a distance of 55.67 feet to a 5/8-inch rebar found and the Point of Beginning. Thence from said Point of Beginning and run South 37 degrees 28 minutes 32 seconds East, a distance of 194.33 feet to a nail found; thence South 37 degrees 39 minutes 32 seconds East, a distance of 284.86 feet to a 1/2-inch rebar found; thence South 50 degrees 16 minutes 37 seconds West, a distance of 169.63 feet to a nail found on said eastern right of way; thence run along said right of way North 37 degrees 26 minutes 20 seconds West, a distance of 414.21 feet to a 1/2-inch rebar found; thence leaving said right of way North 29 degrees 28 minutes 14 seconds East, a distance of 182.93 feet to a 5/8-inch rebar found and the Point of Beginning.

Said tract of land contains 1.730 Acres

TITLE EXCEPTIONS

THE FOLLOWING EXCEPTIONS ARE LISTED IN SCHEDULE B, SECTION 2, OF A COMMENT FOR TITLE INSURANCE, AS PREPARED BY COMMONWEALTH LAND TITLE INSURANCE COMPANY, ORDER NO. CW16-25-0363, EFFECTIVE DATE MAY 30, 2023.

9. All matters shown on plat recorded in Plat Book 108, Page 10, Cobb County, Georgia Records.

SEWER LINE AND SIGN EASEMENT ON TRACT 2 APPEAR TO BE RELOCATED, NOT PLOTTABLE.

10. All matters shown on plat recorded in Plat Book 120, Page 33, aforesaid Records.

EASEMENTS SHOWN ON SURVEY

11. All matters shown on plat recorded in Plat Book 42, Page 53, aforesaid Records.

NO EASEMENTS SHOWN ON PLAT

12. Easements as contained within Right of Way Deed in favor of State Highway Board of Georgia, dated December 3, 1939, filed for record February 14, 1940 at 11:00 a.m., recorded in Deed Book 126, Page 445, aforesaid Records.

MAY AFFECT SITE, EASEMENTS BLANKET AND NOT PLOTTABLE.

13. Distribution Line Permit from Emmitt L. Burton to Board of Lights and Water, dated February 3, 1975, filed February 5, 1975 at 9:45 a.m., recorded in Deed Book 1802, Page 627, aforesaid Records.

MAY AFFECT SITE, ADDRESS IN DOCUMENT NO LONGER EXISTS

14. Easement contained in Warranty Deed between Emmett L. Burton and Dolores R. Burton, dated June 20, 1978, filed August 1, 1980, filed August 4, 1980 at 1:32 p.m., recorded in Deed Book 2216, Page 398, aforesaid Records.

EASEMENT SHOWN ON SURVEY

15. Obligations contained in Easement Agreement by and between Laing Properties, Inc. and Sol Blaine and Eugene Erwin, dated August 1, 1986, filed August 4, 1980 at 1:32 p.m., recorded in Deed Book 2216, Page 398, aforesaid Records.

EASEMENT SHOWN ON SURVEY

16. Conveyance of Access Rights by and between the Department of Transportation and Auto Realty Ltd., and WBS Partnership and Eugene Erwin, dated April 26, 1989, filed for record May 8, 1989 at 3:05 p.m., recorded in Deed Book 5332, Page 308, aforesaid Records.

AFFECTS SITE, CURRENT ENTRANCES APPROVED

17. Conveyance of Access Rights by and between the Department of Transportation and The Valley Companies and Eugene Erwin, dated August 1, 1986, filed August 4, 1980 at 1:32 p.m., recorded in Deed Book 2216, Page 398, aforesaid Records.

AFFECTS SITE, CURRENT ENTRANCES APPROVED

18. Indemnity Agreement by and between The Valley Companies and the Georgia Department of Transportation, dated April 27, 1994, filed for record August 14, 1995 at 2:46 p.m., recorded in Deed Book 9036, Page 189, aforesaid Records.

AFFECTS SITE

19. INTENTIONALLY OMITTED - REFERENCES PREVIOUS SURVEY