COBB COUNTY PLANNING COMMISSION

ZONING HEARING SUMMARY AGENDA
AUGUST 4, 2026

District	Case	Held and continued cases - NOT to be heard
3	Z-1-2026	**FRANCISCO J. GARCIA SANCHEZ** *(Previously held by the Planning Commission from the February 3, 2026 and March 3, 2026 Planning Commission hearings until the April 7, 2026 Planning Commission hearing; Continued by Staff from the April 7, 2026 Planning Commission hearing until the May 5, 2026 Planning Commission hearing; Continued by the Planning Commission from the May 5, 2026 Planning Commission hearing until the June 2, 2026 Planning Commission hearing; Continued by staff until the September 1, 2026 Planning Commission hearing)*
2	Z-21-2026	**BRANCH ACQUISITION COMPANY, LLC** *(Previously continued by Staff from the June 2, 2026, Planning Commission hearing until the July 7, 2026, Planning Commission hearing; Held by the Planning Commission from the July 7, 2026, Planning Commission hearing until the August 4, 2026, Planning Commission hearing; Continued by staff until the September 1, 2026, Planning Commission hearing)*
3	Z-22-2026	**THE HAVEN AT EASTSIDE, INC** (*Previously held by the Planning Commission from the June 2, 2026, Planning Commission hearing until the July 7, 2026, Planning Commission hearing*; *Continued by staff until the September 1, 2026, Planning Commission hearing)*
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3	Z-30-2026	**TWO CAPITAL DEVELOPER, LLC** *(Continued by staff until the September 1, 2026, Planning Commission hearing)*
3	LUP-6-2026	**TASHA TOLBERT AND ALICIA STEEL** *(Previously held by the Planning Commission from the April 7, 2026, Planning Commission Hearing until the July 7, 2026, Planning Commission hearing; Continued by the Planning Commission from the July 7, 2026, Planning Commission hearing until the September 1, 2026, Planning Commission hearing)*
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2	LUP-17-2026	**ALEX BRANDON NAVA CRUZ AND ISRAEL NAVA RIVERA** *(Continued by staff until the September 1, 2026, Planning Commission hearing)*

District	Case	Withdrawn case
1	SLUP-6-2026	**WOLLISTON ENTERPRISES, LLC** *(Previously held by the Planning Commission from the May 5, 2026, Planning Commission hearing until the June 2, 2026 Planning Commission hearing; Continued by staff until the July 7, 2026, Planning Commission hearing; Continued by Staff until the August 4, 2026, Planning Commission hearing)* **WITHDRAWN WITHOUT PREJUDICE**

District	Case	Consent Agenda
2	LUP-16-2026	**MARIA CLAUDIA ORTEGA**

District	Case	Held and continued cases - to be heard
3	Z-17-2026	**JAIRO MURILLO** *(Previously held by the Planning Commission from the May 5, 2026, Planning Commission hearing until the July 7, 2026, Planning Commission hearing; Held by the Planning Commission from the July 7, 2026, Planning Commission hearing until the August 4, 2026, Planning Commission hearing)*
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4	Z-28-2026	**CONNOR THORPE** *(Previously continued by the Planning Commission from the July 7, 2026, Planning Commission hearing until the August 4, 2026, Planning Commission hearing)*

Temporary Land Use Permits

LUP-16(2026) **MARIA CLAUDIA ORTEGA** (Jesus Maria Silava and Maria Claudia Ortega, Owners) requests a Temporary Land Use Permit (Renewal) to allow a daycare of more than 6 children in a residence in Land Lot 949 of the 16th District. The property is located on the east side of Allgood Road, north of Camellia Drive (1096 Allgood Road). Staff recommends approval for 24 months subject to:

1. Staff comments and recommendations.

COBB COUNTY-
ZONING HEARING AGENDA
Planning Commission–August 4, 2026

NOTE: ***The applicant/property owner(s), prior to hearing date, may withdraw petitions contained in this agenda; therefore, the Planning Commission will not consider those cases.***

CONTINUED OR HELD CASES

Z-1(2026) **FRANCISCO J. GARCIA SANCHEZ** (Francisco J. Garcia, owner) requesting rezoning from **R-20 to LI** for a tree service in Land Lot 133 of the 16th District. The property is located at the western terminus of Elnora Drive, west of Shallowford Road (895 Elnora Drive). ***(Held by the Planning Commission from the February 3, 2026 and March 3, 2026 hearings until the April 7, 2026 hearing; Continued by Staff from the April 7, 2026 hearing; Continued by the Planning Commission until the September 1, 2026 hearing)***

Z-13(2026) **PRESTWICK COMPANIES** (WG-75 Partnership, Owner) requesting rezoning from **RSL (supportive)** to **RSL (non-supportive)** for senior living apartments in Land Lot 55 of the 20th District. The property is located on the north side of Hickory Grove Road, and on the south side of Hickory Grove Place (Hickory Grove Road). (***Held by the Planning Commission from the April 7, 2026 hearing; Continued by Staff from the May 5, 2026 hearing until the June 2, 2026 hearing; Continued by Staff until the July 7, 2026 Planning Commission hearing; Continued by staff from the July 7, 2026 hearing until the until the August 4, 2026)***

Z-17(2026) **JAIRO MURILLO** (Jairo Murillo, J.D. Clackum, Jr., Helen M. Clackum, and Tonya Clackum, Owners) requesting rezoning from **R-20 and R-30** to **R-15 OSC** for a residential subdivision in Land Lots 768 and 817 of the 16th District. The property is located on the west side of Old Canton Road, and on the north and south sides of Clackum Road (1795 and 1785 Old Canton Road, 1797 Clackum Road, 1788 Shelley Court).

(continued on next page)

Z-17(2026) **JAIRO MURILLO (cont.)** (***Held by the Planning Commission from the May 5, 2026 hearing to the July 7, 2026 Planning Commission hearing; Held by the Planning Commission from the July 7, 2026 hearing until the August 4, 2026 Planning Commission hearing)***

Z-21(2026) **BRANCH ACQUISITION COMPANY, LLC** (Branch Atlanta Road Associates, Owner) requesting rezoning from **HI** to **RRC** for a mixed-use development in Land Lots 894 and 900 of the 17th District. The property is located on the southwest corner of Atlanta Road and Plant Atkinson Road (2840 Plant Atkinson Road). ***(Continued by Staff from the June 2, 2025 Planning Commission Hearing until the July 7, 2026 Planning Commission Hearing; Held by the Planning Commission from the July 7, 2026 hearing until the August 4, 2026 Planning Commission hearing)***

Z-22 (2026) **THE HAVEN AT EASTSIDE, INC** (Eastside Baptist Church, Inc., Owner) requesting rezoning from **R-20** to **RSL** for supportive and nonsupportive residential senior living in Land Lots 793 and 863 of the 17th District. The property is located on the southeast corner of Lower Roswell Road and Little Road, on the north side of Freydale Road, and at the northern terminus of Lucky Court (2450 Lower Roswell Road, 386 Lucky Court, 385 Lucky Court, 2495 Freydale Road). (***Held by the Planning Commission from the June 2, 2026 hearing to the July 7, 2026 Planning Commission hearing; Continued by staff from the July 7, 2026 hearing until the until the August 4, 2026)***

Z-25(2026) **ELITE ENGINEERING** (Aarish Group of Investment, LLC, Owner) requesting rezoning from **GC and NS** to **NRC** for a convenience store with fuel sales in Land Lot 296 of the 20th District. The property is Located on the southwest side of Due West Road, northwest of Lisas Drive (3807 Due West Road). ***(Held by the Planning Commission from the July 7, 2026 hearing until the August 4, 2026 Planning Commission hearing)***

Z-27(2026) **KRG DEVELOPMENT, LLC** (Cobb County, Georgia and KRG Acworth Stilesboro, LLC, Owners) requesting rezoning from **LRC and LRO** to **NRC** for a drive-thru coffee shop in Land Lot 225 of the 20th District. The property is Located on the east side of Mars Hill Road, south of Stilesboro Road (1660 Mars Hill Road). (***Continued by staff from the July 7, 2026 hearing until the until the August 4, 2026 Planning Commission hearing)***

Z-28(2026) **CONNOR THORPE** (Charles G. Bullard and Brenda G. Bullard, as Trustees of the Charles and Brenda Bullard Revocable Trust, Dated October 17, 2024, Owner) requesting rezoning from **R-30** to **RA-4** for a single-family subdivision in Land Lot 1194 of the 19th District. The property is located on the east and west sides of Brown Road, south of Brownwood Drive (5140 and 5180 Brown Road). (***Continued by the Planning Commission from the July 7, 2026 hearing until the August 4, 2026 Planning Commission hearing)***

LUP-6(2026) **TASHA TOLBERT AND ALICIA STEEL** (2591 Morgan Road, LLC, owner) requests a Temporary Land Use Permit to increase the capacity of a group home from four residents to eight residents in Land Lot 590 of the 16th District. The property is located on the west side of Morgan Road, south of Ramblewood Drive (2591 Morgan Road). (***Held by the Planning Commission from the April 7, 2026 hearing to the July 7, 2026 Planning Commission hearing; Continued by the Planning Commission from the July 7, 2026 hearing to the September 1, 2026 Planning Commission hearing)***

LUP-14(2026) **STEVEN VAN GINKEL** (Steven Wenetta Van Ginkel, Owner) requests a Temporary Land Use Permit to allow an increase in the capacity of a group home from four residents to seven residents in Land Lot 159 of the 17th District. The property is located on the southwest corner of Walton Way and Rocking Hill Drive (195 Rockin Hill Drive). (***Held by the Planning Commission from the July 7, 2026 hearing until the September 1, 2026 Planning Commission hearing)***

SLUP-6(2026) **WOLLISTON ENTERPRISES, LLC** (SRML Investments, LLC, Owner) requesting Special Land Use Permit an Automobile Storage Yard and Towing Facility in Land Lot 66 of the 20th District. The property is located at the northwest intersection of New McEver Road and Huddlestone Bridge Parkway (New McEver Road). (***Held by the Planning Commission from the May 5, 2026 until the June 2, 2026 hearing; Continued by Staff until the July 7, 2026 Planning Commission hearing; Continued by staff until the August 4, 2026 Planning Commission hearing)***

REGULAR CASES --- NEW BUSINESS

Rezoning

Z-29(2026) **ALEX BRANDON NAVA CRUZ AND ISRAEL NAVA RIVERA** (Alex Brandon Nava Cruz and Israel Nava Rivera, Owner) requesting rezoning from **CF** to **CRC** for a Landscaping Business in Land Lot 279 of the 17th District. The property is Located on the east side of Joyner Avenue, north of Cranfill Road (1665 Joyner Avenue).

Z-30(2026) **TWO CAPITAL DEVELOPER, LLC** (Jasai Krupa, Inc., Owner) requesting rezoning from **PSC** to **CRC** for Light Automotive Repair (Take Five Oil Change) in Land Lot 1029 of the 16th District. The property is Located on the east side of Roswell Road and on the west side of Lecroy Drive, south of Barnes Mill Road (2214 Roswell Road).

LUP-16(2026) **MARIA CLAUDIA ORTEGA** (Jesus Maria Silava and Maria Claudia Ortega, Owners) requests a Temporary Land Use Permit (Renewal) to allow a daycare of more than 6 children in a residence in Land Lot 949 of the 16th District. The property is located on the east side of Allgood Road, north of Camellia Drive (1096 Allgood Road).

LUP-17(2026) **ALEX BRANDON NAVA CRUZ AND ISRAEL NAVA RIVERA** (Alex Brandon Nava Cruz and Israel Nava Rivera, Owner) requests a Temporary Land Use Permit to allow a single-family residence in Land Lot 279 of the 17th District. The property is located on the east side of Joyner Avenue, north of Cranfill Road (1665 Joyner Avenue).

NOTE: **"Pursuant to the Official Code of Cobb County, Zoning – Section 134-124(b) the Cobb County Board of Commissioners is authorized to consider and may consider all constitutionally permissible zoning classification(s), including, but not limited to, intervening classification(s) and/or the classification(s) sought by the applicant."**

The exact description of the property sought to be rezoned is on file in the office of the Cobb County Community Development, Zoning Division, 1150 Powder Springs Street, Suite 400, Marietta, Georgia 30064 and available for inspection by interested citizens between the hours of 8:00 a.m. and 5:00 p.m. Monday through Friday. Hearing on said petitions will be heard by the Cobb County Planning Commission at 9:00 a.m. on the prescribed hearing date. The public hearing will be held in the Second Floor Commissioners' Meeting Room, Cobb County Building, 100 Cherokee Street, Marietta, Georgia, 30090. Anyone wishing to attend this public hearing may do so and be heard relative thereto. Any person wishing to speak before the Planning Commission must file a contribution disclosure statement if, and only if, the monetary contribution was made within two (2) years immediately preceding the filing of the rezoning request and the contribution aggregates to a sum total of $250.00 or more. This disclosure statement must be submitted to the Zoning Division Office by mail to P. O. Box 649, Marietta, Georgia 30061 or in person at 1150 Powder Springs Street, Suite 400, Marietta, Georgia 30064 within five (5) days before the public hearing. Additionally, if you believe you need any special accommodations in order to attend these public hearings, please contact the County Clerk's Office at 770-528-3307 no later than 48 hours before the date of the above meeting.

Cobb County...Expect the Best!

COBB COUNTY PLANNING COMMISSION

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AUGUST 4, 2026

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1. Staff comments and recommendations.

Community Development – Zoning Division
John Pederson – Division Manager

ZONING CASE

Z-1-2026

SITE BACKGROUND

Applicant	Francisco J. Garcia Sanchez
Phone	Contact Zoning Office
Email	Contact Zoning Office
Representative Contact	Francisco J. Garcia Sanchez
Phone	Contact Zoning Office
Email	Contact Zoning Office
Titleholder	Francisco J. Garcia
Property Location	Located at the western terminus of Elnora Drive, west of Shallowford Road
Address	895 Elnora Drive
Access to Property	Elnora Drive

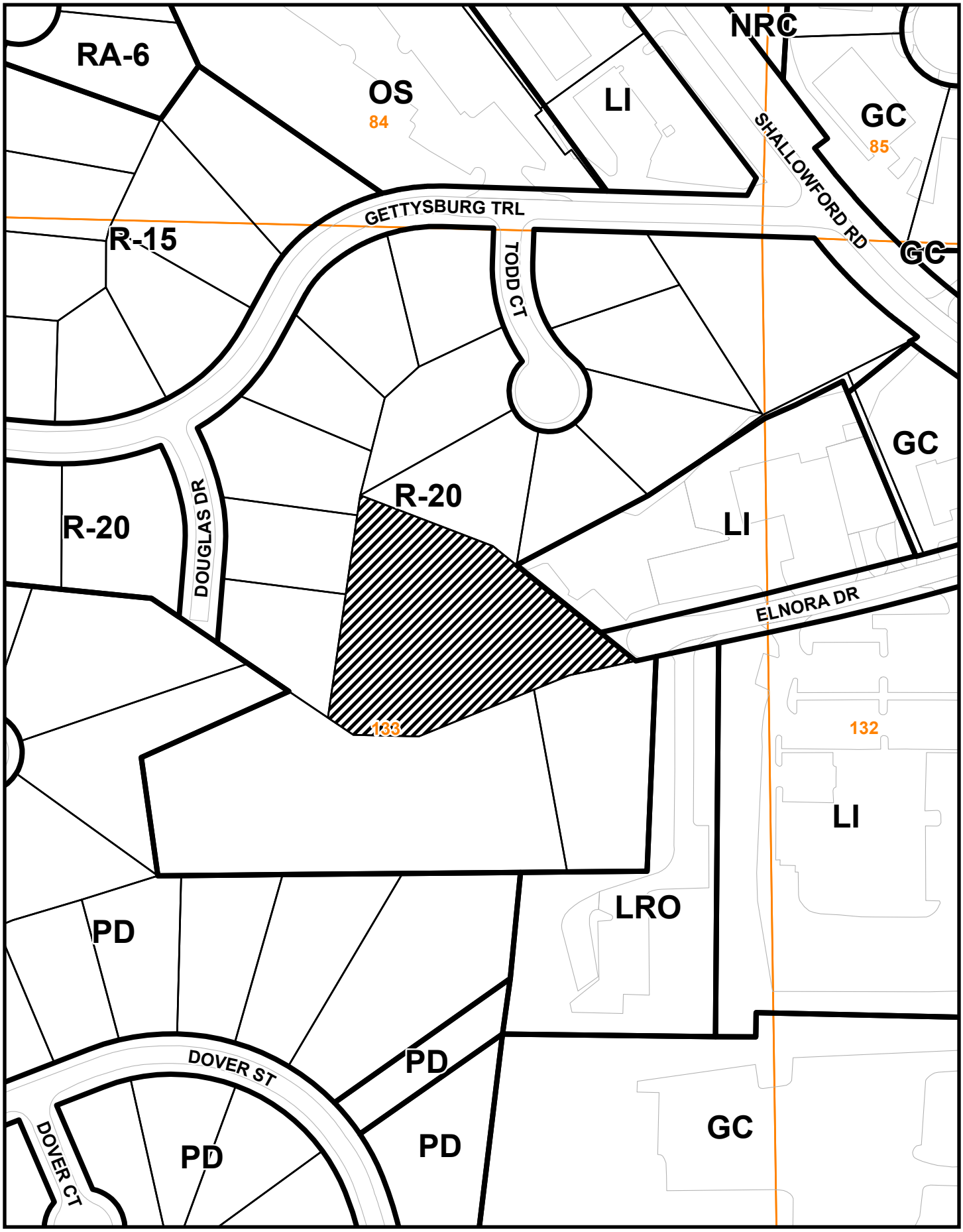
QUICK FACTS

Commission District	3 - Birrell
Current Zoning	R-20
Current Use of Property	Single-family residence
Proposed Zoning	LI
Proposed Use	Tree service
Future Land Use	LDR
Site Acreage	1.44
District	16
Land Lot	133
Parcel #	16013300010
Taxes Paid	Yes

FINAL ZONING STAFF RECOMMENDATIONS

Click here to enter text.

Z-1 2026 Map



This map is provided for display and planning purposes only. It is not meant to be a legal description.

0 135 270 Feet

Zoning Boundary

City Boundary

Z-1

2025087113 Plat Book 283 pg 683
Filed and Recorded: 10/7/2025 10:07:00 AM
Pamela Taylor
Clerk of Superior Court
Cobb County, Georgia

THE SPACE ABOVE IS RESERVED FOR THE CLERK OF SUPERIOR COURT FOR RECORDING DATA

GEORGIA SURVEY DATA

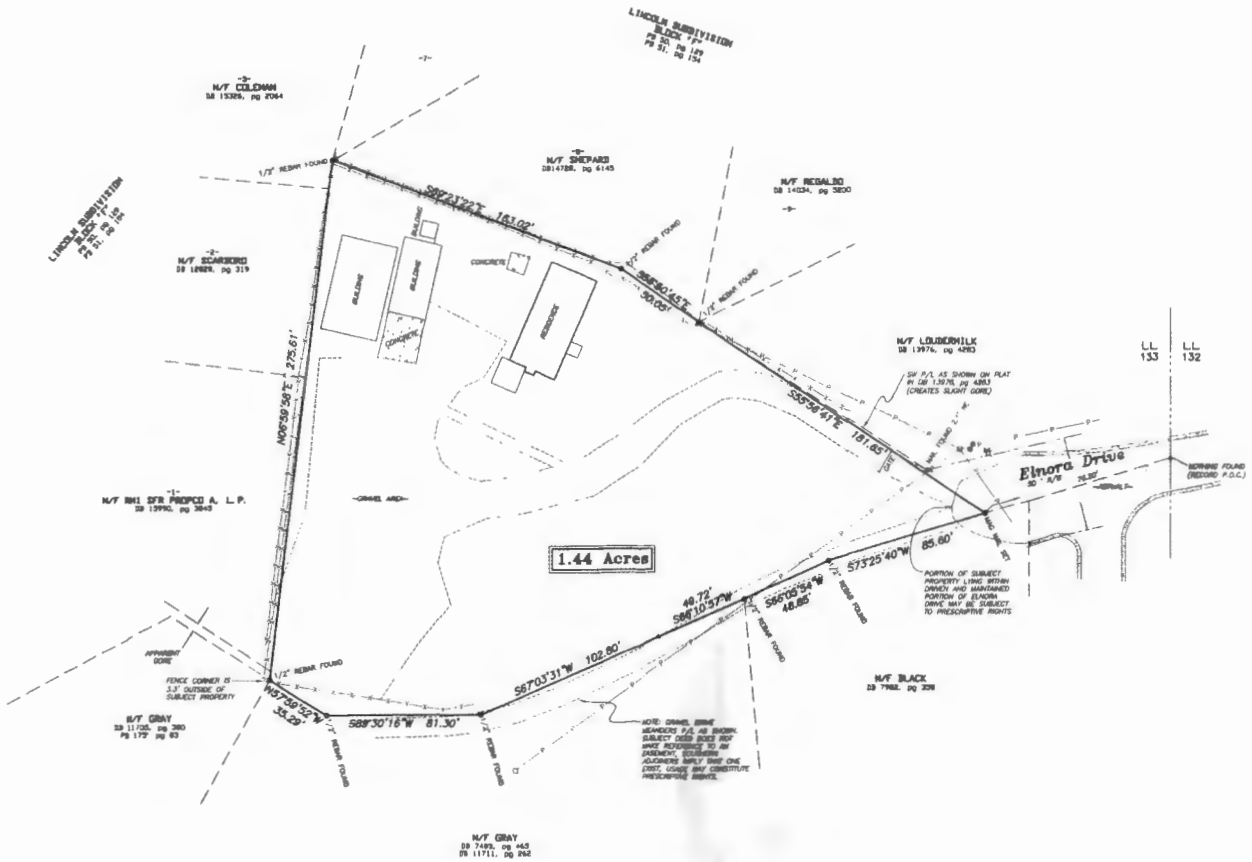
A. THE FIELD DATA UPON WHICH THIS PLAT IS BASED IS FROM A REAL TIME KINEMATIC GPS SURVEY USING CARLSON BR-7 MULTI-FREQUENCY RECEIVERS. THE RELATIVE POSITIONAL ACCURACY OF WHICH DOES NOT EXCEED 0.05 FOOT.
B. THE PERIMETER OF THIS SURVEY HAS A CLOSURE PRECISION OF ONE FOOT IN 121,635 FEET.
C. DATE(S) OF FIELD SURVEY: 09/25-30/2025
D. OWNER INFORMATION AT TIME OF SURVEY:
OWNER: FRANCISCO J. GARCIA
SOURCE OF TITLE: DB 15162, pg 6124
TAX PARCEL: 16013300010

GEORGIA SURVEYOR CERTIFICATION

O.C.G.A. 15-6-67(c)(3)(A)(ii) (NO APPROVAL NEEDED)
This plat is a retracement of an existing parcel or parcels of land and does not subdivide or create a new parcel or make any changes to any real property boundaries. The recording information of the documents, maps, plats, or other instruments which created the parcel or parcels are stated hereon. RECORDATION OF THIS PLAT DOES NOT IMPLY APPROVAL OF ANY LOCAL JURISDICTION AVAILABILITY OF PERMITS, COMPLIANCE WITH LOCAL REGULATIONS OR REQUIREMENTS, OR SUITABILITY FOR ANY USE OR PURPOSE OF THE LAND. Furthermore, the undersigned land surveyor certifies that this plat complies with the minimum technical standards for property surveys in Georgia as set forth in the rules and regulations of the Georgia Board of Registration for Professional Engineers and Land Surveyors and as set forth in O.C.G.A. Section 15-6-67.

MARK E. CHASTAIN, RLS No. 2718 — OCTOBER 2, 2025

GEORGIA No. 2718 MARK E. CHASTAIN



RETRACEMENT SURVEY
PREPARED FOR

Francisco J. Garcia

895 ELNORA DRIVE, MARIETTA GA

LAND LOT 133
16th DISTRICT, 2nd SECTION
COBB COUNTY, GEORGIA

DATE: OCTOBER 2, 2025

REVISIONS:
DATE — COMMENT

LEGEND

● IRON PIN FOUND	⊕ FIRE HYDRANT
○ IRON PIN SET (PS)	⊡ UTILITY POLE
◇ CALCULATED POINT (NO MONUMENT SET)	⊙ WATER METER
■ ROCK	⊗ WATER VALVE
⊕ CP OR CONCRETE MONUMENT	⊙ SEWER MH
RB — REBAR	⊙ SEWER CLEAN OUT
OPB — OPEN TOP PIPE	☼ LIGHT POLE
CTP — CRIMP TOP PIPE	PROPERTY LINE
P.O.B. — POINT OF BEGINNING	LAND LOT LINE
R/W — RIGHT OF WAY	RIGHT OF WAY
P/L — PROPERTY LINE	GAS POWER TELEPHONE
C/L — CENTERLINE	FENCE
MBL — MBL OR PEDNELL	OVERLAND FLOW
PB/pg — DEED BOOK/PAGE	UG GAS LINE
PB/pg — PLAT BOOK/PAGE	UG POWER
PP — UTILITY POLE	SEWER LINE
LL — LAND LOT	WATER LINE
RCP — REINFORCED CONC. PIPE	BUILDING LINE
CMP — CORRUGATED METAL PIPE	STORM LINE
CPP — CORRUGATED PLASTIC PIPE	R/R TRACKS
ASPHALT	EXIST. CONTOUR
CONCRETE	EXIST. DEPRESSION
GRAVEL	PROP. CONTOUR
	PROP. DEPRESSION

MONUMENT DIMENSIONS ARE OUT-SIDE/OVERALL DIMENSIONS.
ALL IPS ARE CAPPED 5/8" REBAR UNLESS OTHERWISE NOTED

"Thou shalt not remove thy neighbor's landmark, which they of old time have set." Deuteronomy 19:14 KJV

DISCLOSURE & NOTICE

This drawing and any findings does not constitute a title or legal opinion by Chastain & Associates, P.C. Any provided certification is a statement based on facts and knowledge known to the registrant and is not a guarantee or warranty either expressed or implied. Other documents or conditions may exist that would affect this property. As a unique pictorial and graphic professional work, this survey is subject to the Copyright laws of the United States. The latest date of field survey work is the date applicable to provisions of Statutes of Limitation. No certification or liability is extended to any party not named hereon. Subsurface matters not certified unless encountered.

IN GOD WE TRUST

PREPARED BY
Chastain & Associates, P.C.
SURVEYING~PLANNING~CONSULTING

TN NC SC AL GA
Since 1995

"Covering Dixie Like The Dew"
CHASTAINASSOCIATES.COM
(706)276-7528 (770)889-1770
email: INFO@CHASTAINASSOCIATES.COM
288 N. Main St. · Ellijay, GA 30540
GEORGIA CERTIFICATE OF AUTH. LSF000781
TENNESSEE PROFESSIONAL REG. No. 1937
NORTH CAROLINA LAND SURVEYING FIRM C-3188
ALABAMA LAND SURVEYING FIRM CA-852-LS
SOUTH CAROLINA SURVEYING FIRM COA No. 5208

15 0 30 60
GRAPHIC SCALE - 1" = 30'

SHEET 1 OF 1
FILE 229736

Z-1 2026 Aerial Map

This map is provided for display and planning purposes only. It is not meant to be a legal description.

0 135 270 Feet

Zoning Boundary

City Boundary

Application No. _____

Summary of Intent for Rezoning

Part 1. Residential Rezoning Information (attach additional information if needed)

a) **Proposed unit square-footage(s):** _____

b) **Proposed building architecture:** _____

c) **List all requested variances:** _____

RECEIVED
OCT 08 2025
COBB COUNTY ZONING

Part 2. Non-residential Rezoning Information (attach additional information if needed)

a) **Proposed use(s):** On back page

b) **Proposed building architecture:** Existing home used as commercial space

c) **Proposed hours/days of operation:** On back page

d) **List all requested variances:** - Road frontage reduction
- Gravel drive

Part 3. Other Pertinent Information (List or attach additional information if needed)

Cars and trucks will be parking, they are leaving every morning around 6:30 am and getting back to park in the evening Mon-Sat

Part 4. Is any of the property included on the proposed site plan owned by the Local, State, or Federal Government?
(Please list all Right-of-Ways, Government owned lots, County owned parcels and/or remnants, etc., and attach a plat clearly showing where these properties are located).

No-that we know at this time.

Workers will arrive in the morning and park their own cars in the site during the day, and leaving on the dump trucks and the commercial vehicles.

No noise during the day, heavy equipment working there as chainsaws, wood chippers, stump grinding or any equipment.

Our Business Latino Tree Service LLC
DBA: Beaver Tree Service
provides tree maintenance and removal services,
The facility at 895 Dhora Dr. Marietta GA 30066, includes secure storage for our fleet of vehicles and specialized equipment such as

Dump Trucks
Wood chipper
chainsaws
Cars / Trucks
stump grinding

~~There's also a potential space for administration office.~~

We are commitment to not to make noise for operating with chainsaws, wood chippers, stump grinding or any equipment at the site. We are not producing mulch from wood waste.
Trucks will be turn on around 6:30 am and they will leave for work and coming back in the evening to park again
Our company operates from Mon- Sat

NEIGHBORS OF 895 Elnora Dr.

Marietta GA. 30066

SIGNATURES FOR REZONING

PROPERTY.

RECEIVED
OCT 08 2025
COBB COUNTY ZONING

James L. Gray Sr.
885 ELNORA DR.
MARIETTA, GA 30066

Dana G Black
905 ELNORA DR.
MARIETTA GA 30066

FRANCISCO BARBOZA
426 TODD CT KENESAW
GA 30144.

Doug and Sheila Barnett
460 Douglas Dr NE
Kennesaw, GA 30144

Dorothy Taylor
4597 Douglas Dr
Kennesaw GA 30144

M. J. Loudermilk
923 Elnora Dr, Marietta, GA. 30066
M.J. Loudermilk

Rodney W. Coleman (770) 316-6239
4613 Douglas Dr.
Kennesaw GA. 30144

2-1

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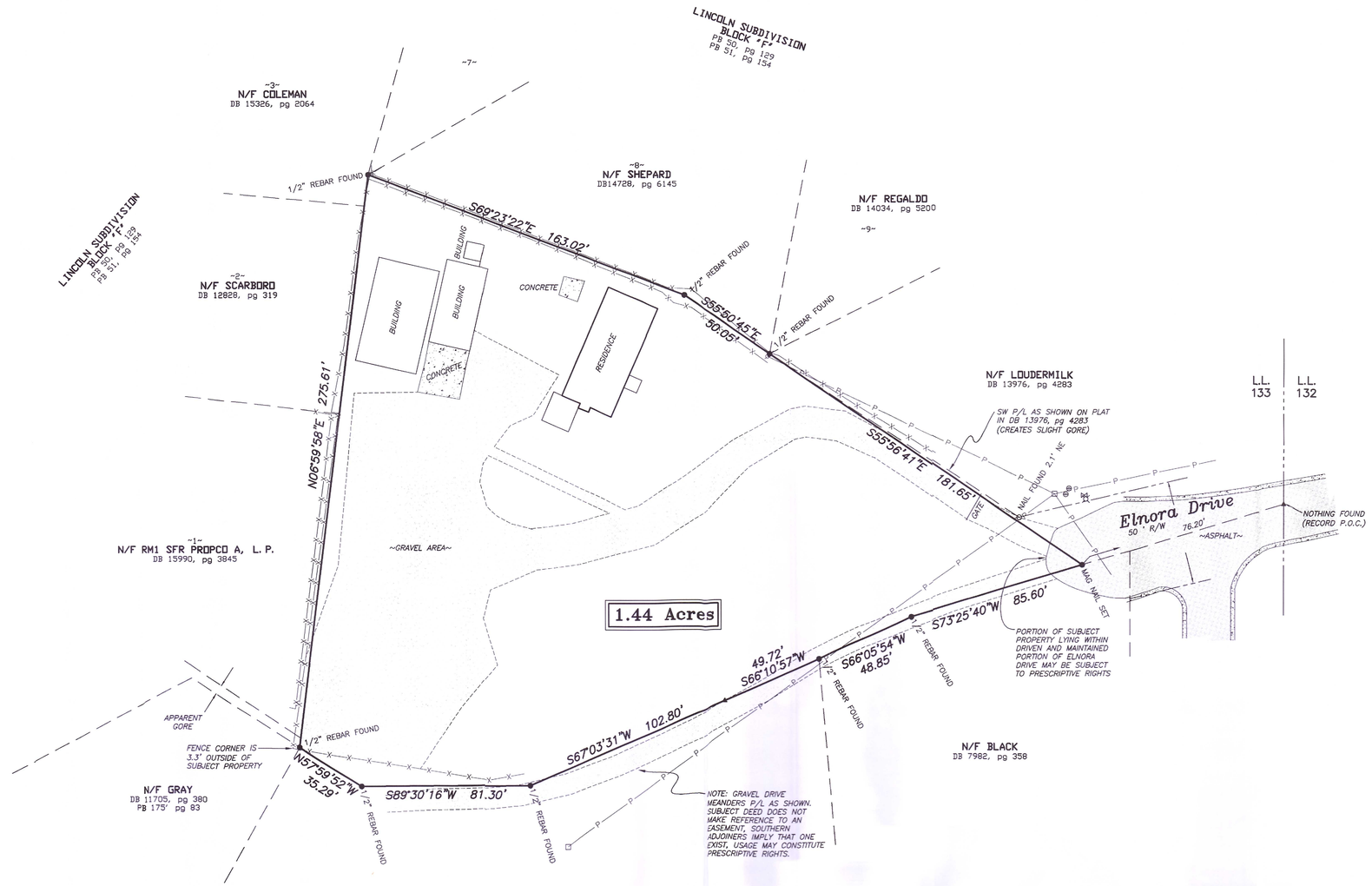
A. THE FIELD DATA UPON WHICH THIS PLAT IS BASED IS FROM A REAL TIME KINEMATIC GPS SURVEY USING CARLSON BRx7 MULTI-FREQUENCY RECEIVERS, THE RELATIVE POSITIONAL ACCURACY OF WHICH DOES NOT EXCEED 0.05 FOOT.
B. THE PERIMETER OF THIS SURVEY HAS A CLOSURE PRECISION OF ONE FOOT IN 121,635 FEET.
C. DATE(S) OF FIELD SURVEY: 09/25-30/2025
D. OWNER INFORMATION AT TIME OF SURVEY:
OWNER: FRANCISCO J. GARCIA
SOURCE OF TITLE: DB 15102, pg 6124
TAX PARCEL: 16013300010



RECEIVED
OCT 08 2025
COBB COUNTY ZONING

GEORGIA SURVEYOR CERTIFICATION

O.C.G.A. 15-6-67(c)(5)(A)(iii) (NO APPROVAL NEEDED)
This plat is a retracement of an existing parcel or parcels of land and does not subdivide or create a new parcel or make any changes to any real property boundaries. The recording information of the documents, maps, plats, or other instruments which created the parcel or parcels are stated hereon. RECORDATION OF THIS PLAT DOES NOT IMPLY APPROVAL OF ANY LOCAL JURISDICTION, AVAILABILITY OF PERMITS, COMPLIANCE WITH LOCAL REGULATIONS OR REQUIREMENTS, OR SUITABILITY FOR ANY USE OR PURPOSE OF THE LAND. Furthermore, the undersigned land surveyor certifies that this plat complies with the minimum technical standards for property surveys in Georgia as set forth in the rules and regulations of the Georgia Board of Registration for Professional Engineers and Land Surveyors and as set forth in O.C.G.A. Section 15-6-67.

MARK E. CHASTAIN, RLS No. 2718 — OCTOBER 2, 2025

GEORGIA REGISTERED No. 2718 LAND SURVEYOR MARK E. CHASTAIN

RETRACEMENT SURVEY
PREPARED FOR

Francisco J. Garcia

895 ELNORA DRIVE, MARIETTA GA

LAND LOT 133
16th DISTRICT, 2nd SECTION
COBB COUNTY, GEORGIA

DATE: OCTOBER 2, 2025

REVISIONS:
DATE COMMENT

GRID NORTH
NAD83 GEORGIA WEST ZONE

LEGEND

IRON PIN FOUND	FIRE HYDRANT
IRON PIN SET (IPS)	UTILITY POLE
COMPUTED POSITION (NO MONUMENT)	WATER METER
ROCK	WATER VALVE
OR CONCRETE MONUMENT	GAS METER
RB — REBAR	GAS VALVE
OTP — OPEN TOP PIPE	LIGHT POLE
CTP — CRIMP TOP PIPE	
P.O.B. — POINT OF BEGINNING	
R/W — RIGHT OF WAY	
P/L — PROPERTY LINE	
C/L — CENTERLINE	
N/F — NOW OR FORMERLY	
DB/pg — DEED BOOK/PAGE	
PB/pg — PLAT BOOK/PAGE	
PP — UTILITY POLE	
LL — LAND LOT	
RCP — REINFORCED CONC. PIPE	
CMP — CORRUGATED METAL PIPE	
CPP — CORRUGATED PLASTIC PIPE	
ASPHALT	
CONCRETE	
GRAVEL	

POWER BOX	
UTILITY PEDESTAL	
DRAIN INLET	
STORM MH	
SEWER MH	
PROPERTY LINE	
LAND LOT LINE	
RIGHT OF WAY	
O/H POWER	
O/H TELEPHONE	
FENCE	
STREAM OR POND	
UG GAS LINE	
UG POWER	
SEWER LINE	
WATER LINE	
UG COMMUNICATIONS	
STORM LINE	
R/R TRACKS	
EXIST. CONTOUR	
EXIST. INDEX CONTOUR	
PROP. CONTOUR	
PROP. INDEX CONTOUR	

MONUMENT DIMENSIONS ARE OUTSIDE/OVERALL DIMENSIONS. ALL IPS ARE CAPPED 5/8" REBAR UNLESS OTHERWISE NOTED.

"Thou shalt not remove thy neighbor's landmark, which they of old time have set."
Deuteronomy 19:14 KJV

DISCLOSURE & NOTICE

This drawing and any findings does not constitute a title or legal opinion by Chastain & Associates, P.C. Any provided certification is a statement based on facts and knowledge known to the registrant and is not a guarantee or warranty, either expressed or implied. Other documents or conditions may exist that would affect this property. As a unique pictorial and graphic professional work, this survey is subject to the Copyright laws of the United States. The latest date of field survey work is the date applicable to provisions of Statutes of Limitation. No certification or liability is extended to any party not named hereon. Subsurface matters not certified unless excavated.

IN GOD WE TRUST

PREPARED BY
Chastain & Associates, P.C.
SURVEYING~PLANNING~CONSULTING
TN NC SC AL GA
Since 1995
"Covering Dixie Like The Dew"
CHASTAINASSOCIATES.COM
(706)276-7528 (770)889-1770
email: INFO@CHASTAINASSOCIATES.COM
288 N. Main St. Ellijay, GA 30540
GEORGIA CERTIFICATE OF AUTH. LSF000781
TENNESSEE PROFESSIONAL REG. No. 1937
NORTH CAROLINA LAND SURVEYING FIRM C-3198
ALABAMA LAND SURVEYING FIRM CA-852-LS
SOUTH CAROLINA SURVEYING FIRM COA No. 5205

15 0 30 60
GRAPHIC SCALE - 1" = 30'

SHEET 1 OF 1
FILE: 225F35

Community Development – Zoning Division
John Pederson – Division Manager

ZONING CASE

Z-1-2026

SITE BACKGROUND

Applicant	Francisco J. Garcia Sanchez
Phone	Contact Zoning Office
Email	Contact Zoning Office
Representative Contact	Francisco J. Garcia Sanchez
Phone	Contact Zoning Office
Email	Contact Zoning Office
Titleholder	Francisco J. Garcia
Property Location	Located at the western terminus of Elnora Drive, west of Shallowford Road
Address	895 Elnora Drive
Access to Property	Elnora Drive

QUICK FACTS

Commission District	3 - Birrell
Current Zoning	R-20
Current Use of Property	Single-family residence
Proposed Zoning	LI
Proposed Use	Tree service
Future Land Use	LDR
Site Acreage	1.44
District	16
Land Lot	133
Parcel #	16013300010
Taxes Paid	Yes

FINAL ZONING STAFF RECOMMENDATIONS

(Zoning staff member: Peyton McClure, CNU-A)

Based on the analysis of this case, Staff recommends **DENIAL**.

Z-1 2026 Aerial Map

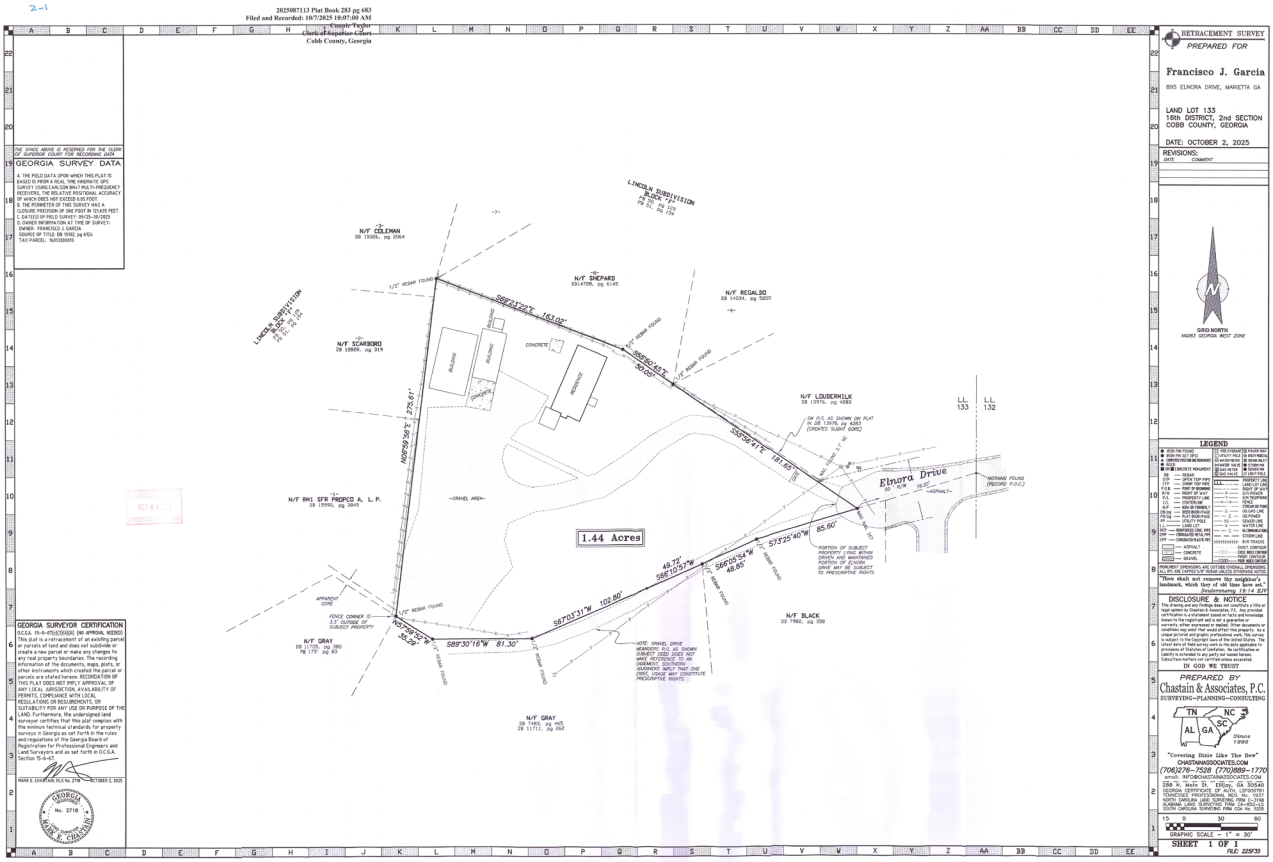
This map is provided for display and planning purposes only. It is not meant to be a legal description.

0 135 270 Feet

Zoning Boundary

City Boundary

Z-1-2026 DEPARTMENT COMMENTS – Zoning Division



North

Zoning: R-20/ Single-family Residential

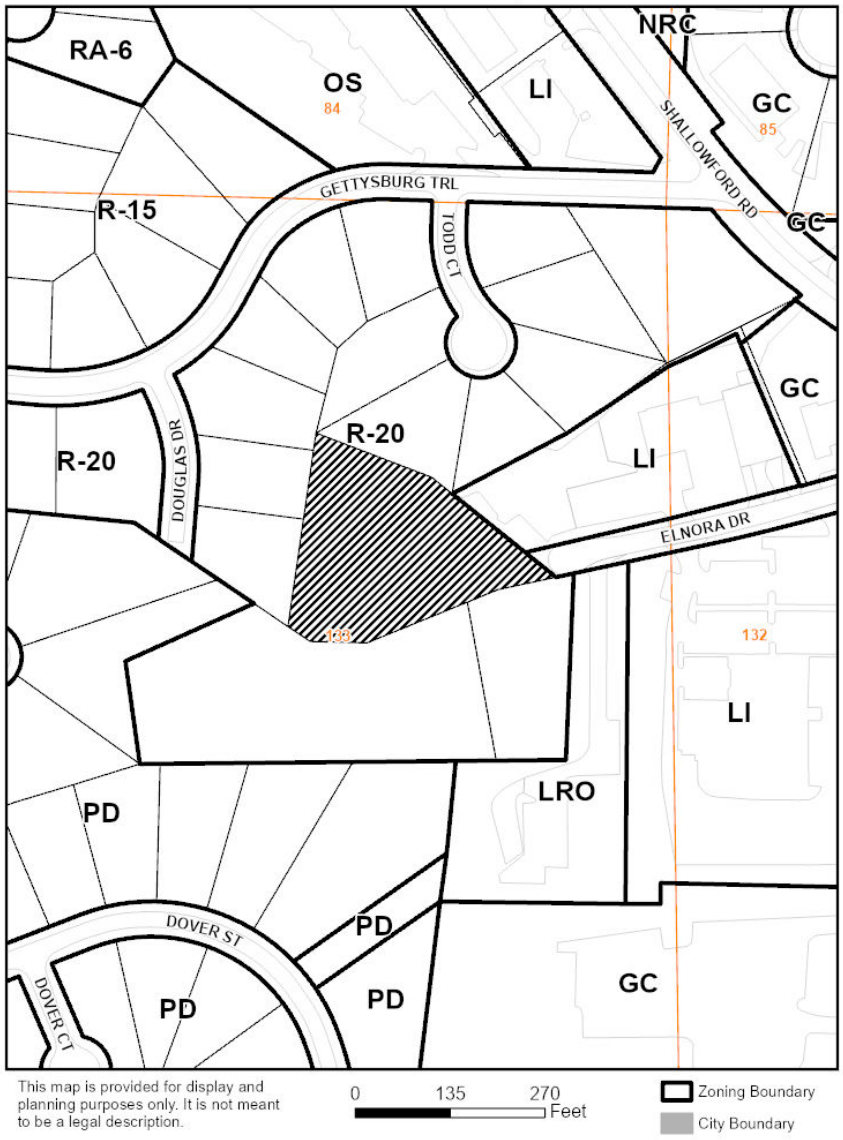
Future Land Use: LDR

WEST

Zoning: R-20/ Single-family Residential

Future Land Use: LDR

Z-1 2026 Map



EAST

Zoning: LI/ Light Industrial

Future Land Use: CAC

SOUTH

Zoning: R-20/ Single-family Residential

Future Land Use: LDR

Current zoning district for the property

The R-20 district is established to provide locations for single-family residential uses or residentially compatible institutional and recreational uses which are within or on the edge of properties delineated for any residential category as defined and shown on the Cobb County Comprehensive Plan: A Policy Guide, adopted November 27, 1990. When residentially compatible institutional and recreational uses are developed within the R-20 district, they should be designed and built to ensure intensity and density compatibility with adjacent single-family detached dwellings and otherwise to implement the stated purpose and intent of this chapter.

Requested zoning district for the property

The LI district is established to provide locations for light industrial uses such as low intensity automobile repair and service, animal care facilities, commercial greenhouses, livestock, poultry, business distribution centers, warehousing and storage, and transportation terminals, which are on properties delineated within or on the perimeter of an industrial compatible and industrial category as defined and shown on the Cobb County Comprehensive Land Use Plan: A Policy Guide, adopted November 27, 1990. When located on the perimeter of an industrial node, the LI district should provide for uses that are low in intensity and scale such as to ensure compatibility with surrounding properties.

Summary of the applicant's proposal

The applicant is requesting to rezone the site to the LI light industrial zoning district to operate a tree service and removal company. The applicant has stated that they will not be harvesting or breaking down tree materials at this location, and that the property's primary use will be for parking of vehicles. The applicant has proposed that employees will park on the property at 6:30am to pick-up work vehicles and won't return until the evening to store the vehicles, with the latest vehicles arriving at 7:00pm.

The subject property's road access is Elnora Drive, which primarily serves commercial, and industrial businesses. This has left 895 Elnora as one of three homes on an otherwise non-residential street. It should be noted that 895 Elnora Drive is surrounded by residential single-family homes to the north, west, and south. There are new structures on site that are lacking proper permits, which will have to be brought into compliance. The applicant proposes vehicles to be parked on the existing gravel drive, which is not permitted under existing code requirements. The code requires that all vehicles be parked on a hardened, treated surface, within designated parking spaces. The applicant proposes a maximum of 10 work vehicles to be parked overnight plus 8 employee vehicles to be parked on-site during the day.

Z-1-2026 DEPARTMENT COMMENTS – Zoning Division

Non-residential criteria

Proposed # of buildings**:** 4
Proposed # of stories: 1
Total sq. footage of development: 4,116
Floor area ratio: 0.07
Square footage per acre: 2,858
Required parking spaces: 18 spaces minimum for 10 work vehicles and 8 employee vehicles.
Proposed parking spaces: 0, none paved or striped
Acres in floodplain or wetlands: 0
Impervious surface shown: 41.78%

Are there any zoning variances?

1. Reduction of side setback from 20ft to 10ft for existing single-family dwelling;
2. Reduction of rear setback from 30ft to 4ft for westernmost accessory structure;
3. Reduction of required road frontage from 100ft to 39ft;
4. Waive the 50-foot landscape buffer from 50-feet to 0-feet on the north, south, and west property lines; and
5. Allow parking and maneuvering on a non-hardened surface.

Are there any environmental conditions existing or proposed on the site?

No.

12/17/25

The proposed zoning case must address the comments listed below by prescriptive code or equivalency, as approved by the Cobb County Fire Marshal's Office

Approval will be based on Professional Engineer-stamped plans that signify overall plan conformance to all Georgia State and Cobb County Codes. Design Professional and Developer maintain the sole responsibility for the design and for correcting all errors, omissions, problems, and code violations (if any) exposed during construction AFTER authorization by Cobb County.

IFC 510 - EMERGENCY RESPONDER RADIO COVERAGE:
New buildings are required to provide radio coverage for emergency responders per the International Fire Code. Testing is required by a third party and when deemed necessary amplification systems are required before the building will be issued a certificate of occupancy. This serves as an early notification to owners and developers for budgeting purposes.

FIRE DEPARTMENT ACCESS:
Fire apparatus access roads must be clearly defined/shown and shall extend to within 150 feet of all portions of the facility or any portion of the exterior wall of the first floor (State Modifications IFC 503.1 2018 Edition and Cobb County Development Standards 402.11). A ten-foot separation, open to sky, is required in order to measure between structures. (CCDS 402.11)

All access roads shall meet the American Association of State and Highway Transportation Officials (AASHTO) design manual live load standard HS20 (75,000 lbs.) with an unobstructed width of not less than 20 feet, 35 foot inside radius, 50 foot outside turning radius and unobstructed vertical clearance of not less than 13 feet 6 inches. (Cobb County Development Standards 402.11)

Maximum slope of the access road in reference to the apparatus is 10% Front to Back and 5% Side to Side. Maximum grade of roadways leading to Fire Access roads refer to the Cobb County Development Standard Section 400: 14% for Non-Residential. Maximum angle of departure is 8.5%.

Dead-end access roads more than 150 feet shall be provided with a turn-around (IFC Chapter-5, 120-3-3 Rules and Regulations, CCDS Section-401 & 402). Refer to APPENDIX-D for dimensional criteria for turn-arounds in commercial developments.

(continued)

CERTIFICATE OF OCCUPANCY:

Plans must be submitted to the Cobb County Fire Marshal's Office to initiate the Certificate of Occupancy process.

ACCESS GATES:

Gates securing fire apparatus access shall meet the following requirements:

- minimum 14 feet in clear width for a single lane and 20 feet for a double lane. The gates shall not reduce the operating width of the roadway.
- Double lane gates shall be a minimum of 20 feet in clear width.
- Gates shall be of the swinging or sliding type.
- Electric gates shall be equipped with a means of opening the gate by fire department personnel for emergency access during normal operations and in power failure.
- Emergency opening devices require a permit and shall be approved by the Cobb County Fire Marshal's Office. (Cobb County Development Standards 401.8.2)

FIRE HYDRANT:

The maximum distance of a hydrant to the most remote portion of a structure shall be 500 feet. Distance shall be measured around the structure and from the fire apparatus access road. A 500-foot radius around the hydrant is not an acceptable measurement for distance. Hydrants on the opposite side of a main ROW is not an acceptable measurement of distance. (Cobb County Development Standards 410.5.2) (Cobb County Development Standards 410.5.2)

Where a fire hydrant is located on a fire apparatus access road, the minimum road width shall be 26 feet for a 40-foot length centered on the fire hydrant, exclusive of shoulders (see Figure D103.1 in Appendix D).

FIRE PROTECTION:

Automatic sprinkler protection must be provided where mandated by the applicable codes.

Auto parts buildings may be required to be protected with a fire sprinkler system. Final determination to be made at building plan review. Be prepared to provide water supply.

Jeff Byrd
(678) 229-7059
Jeffrey.Byrd@cobbcounty.gov

Z-1-2026 DEPARTMENT COMMENTS – Site Plan Review

12/26/2025

As determined by the Site Plan Review Section, the property owner may be required to obtain a Land Disturbance Permit to perform any site modifications, as required per stipulation approval (fencing, landscaping, curb/gutter & sidewalk installation, etc.) or otherwise. Contact Site Plan Review, 770-528-2147.

Z-1-2026 DEPARTMENT COMMENTS – Cemetery Preservation

No comment

2/3/2026

Approval of this petition will not have an impact on the enrollment of schools.

12/26/2025

Comprehensive Plan Future Land Use Designation: Low Density Residential
The subject tract is within the Low Density Residential (LDR) future land use category. The purpose of LDR is to provide for areas that are suitable for low density housing between one (1) and two and one-half (2.5) dwelling units per acre and non-supportive senior living housing that in certain circumstances may reach five (5) dwelling units per acre, depending on existing conditions such as product type and mix, structure/building height, tract size, topographic conditions, etc. in order to provide compatibility with adjacent residential uses. This category presents a range of densities.

Future Land Use Sub-Category? N/A

☐ Consistent ☒ Inconsistent

House Bill 489 Intergovernmental Agreement Zoning Amendment Notification

Is the proposal within one-half mile of a city boundary? ☐ Yes ☒ No
If yes, which City: N/A
Was the city notified? N/A

Specific Area Policy Guidelines: ☐ Yes ☒ No
Policy:

Masterplan/ Corridor Study: ☐ Yes ☒ No
Name of Masterplan/Corridor Study: N/A

Design guidelines area? ☐ Yes ☒ No
If yes, design guidelines area? N/A
Does the proposal plan comply with the design requirements? N/A

Is the property within an Opportunity Zone? ☐ Yes ☒ No
If yes, Opportunity Zone? N/A
(The Opportunity Zone is an incentive that provides $3,500 tax credit per job in eligible areas if two or more jobs are being created. This incentive is for new or existing businesses)

Is the property within an Enterprise Zone? ☐ Yes ☒ No
If yes, Enterprise Zone? N/A
(The Enterprise Zone is an incentive that provides tax abatements and other economic incentives for qualifying businesses locating or expanding within designated areas for new jobs and capital investment)

Is the property eligible for the Façade Improvement Program? ☐ Yes ☒ No

(continued)
(The Façade Improvement Program is an incentive for owners and tenants to enhance the appearance of buildings. The CDBG program provides the funding. Properties must be either on the current inventory of redevelopment sites or in a corridor study area and be in a census tract with at least 51% low and moderate income. The program serves to improve the economic viability of these areas.)

Is the property eligible for incentives through the Commercial and Industrial Property Rehabilitation Program?	☐ Yes	☒ No

(The Commercial and Industrial Property Rehabilitation Program Is an incentive that provides a reduction in ad valorem property taxes for qualifying redevelopment in eligible areas)

Note: For more information on incentives, please call the Community Development Agency- Economic Development Division at 770-528-2018 or find information online at www.cobbcounty.org/econdev**.**

Special District:

Is this property within the Cumberland Special District #1 (hotel/motel fee)?	☐ Yes	☒ No
Is this property within the Cumberland Special District #2 (ad valorem tax)?	☐ Yes	☒ No

Dobbins Air Reserve Base Zones:

Is the property within the Dobbins Airfield Safety Zone?	☐ Yes	☒ No
Is the property within the Clear Zone (CZ)?	☐ Yes	☒ No
Is the property within 3000’ of Dobbins ARB?	☐ Yes	☒ No
Is the property within the Accident Potential Zone (APZ I)?	☐ Yes	☒ No
Is the property within the Accident Potential Zone II (APZ II)?	☐ Yes	☒ No
Is the property within the Noise Zone?	☐ Yes	☒ No
Is the property within the Bird/Wildlife Air Strike Hazard Area (BASH)?	☐ Yes	☒ No

Historic Preservation:
After consulting various county historic resources surveys, historic maps, archaeology surveys and Civil War trench location maps, staff finds that no known significant historic resources appear to be affected by this application.

Z-1-2026 DEPARTMENT COMMENTS – Water and Sewer

Water comments:

At development: ☒ YES ☐ NO

Fire flow test required: ☐ YES ☒ NO

Size/location of existing water main(s): 6" on Elnora Dr

Additional water comments:

Sewer comments:

In the drainage basin: ☒ YES ☐ NO

At development: ☐ YES ☒ NO*

Approx. distance to nearest sewer: 180' west on Douglas Dr

Estimated waste generation (in G.P.D.): Average daily = 400

Peak flow = 1000

Treatment plant: Noonday WRF

Plant capacity: ☒ Yes ☐ NO

Projected plant availability: ☐ 0-5 years ☐ 5-10 years ☒ over 10 years

Off-site easement required: ☒ YES* ☐ NO

Line capacity study required: ☐ YES ☒ NO

Letter of allocation issued: ☐ YES ☒ NO

Septic tank recommended by this department: ☐ YES ☒ NO

Subject to Health Department approval: ☐ YES ☒ NO

*If off-site easements are required, the developer/owner must submit easements to CCWS for review and approval as to form and stipulations prior to the execution of easements by the property owners. All easement acquisitions are the responsibility of the developer/owner.

Additional sewer comments: Property will be required to connect to sewer if the continued use of the existing septic system is not permitted by the Health Department.

Note: These comments only reflect what facilities were in existence at the time of this review. Developer may be required to install/upgrade water mains based on fire flow test results or Fire Department code. This will be addressed in the Plan Review process. The developer/owner will be responsible for connecting to the existing county water and sewer systems, installing and/or upgrading all outfalls & water mains, obtaining onsite and/or offsite easements, and dedication of onsite and/or offsite water and sewer to Cobb County as may be required. Rezoning does not guarantee water/sewer availability or capacity unless so stated in writing by the Cobb County Water System.

Roadway	Roadway classification	Speed limit (mph)	Jurisdictional control	Min. R.O.W. requirements
Elnora Drive	Local	25	Cobb County	50’

Roadway	Location	Average daily trips	Level of service
Elnora Drive	NA	NA	NA

Comments and observations

Elnora Drive is classified as a local roadway and according to the available information the existing right-of-way does meet the minimum requirements for this classification.

The Institute of Traffic Engineers (ITE) Trip Generation manual, 11th edition, does not have available data for this specific land use type. This development is currently in limited operation and additional trip generation associated with the rezoning is assumed to be minimal.

In accordance with Cobb County Code 134-121 and based on site plan received October 8, 2025, this development does not require a traffic impact study submittal.

Recommendations

THE RECOMMENDATIONS BELOW SHALL BECOME STIPULATED REQUIREMENTS UPON INCLUSION WITH AND APPROVAL BY THE BOARD OF COMMISSIONERS OF THIS APPLICATION:

1. Should any driveway modifications or redevelopment of the property occur in the future, where redevelopment is defined as any action requiring a Land Disturbance Permit that also changes the existing business operations of the development in terms of use, intensity and/or anticipated traffic, Cobb DOT recommends the following:

    a. Recommend driveway on Elnora Drive be reconstructed to commercial standards and treated hardened surface for a minimum of 25’ from the edge of pavement or to the County right-of-way, whichever is greater in length. This recommendation is pursuant to Cobb County Development Standard 402.8, Non-Residential Driveways and Cobb County Development Standard Detail 116, Commercial Driveway Requirements.

2. Recommend applicant be required to meet all Cobb County Development Standards and Ordinances related to project improvements.

Cobb County...Expect the Best!

COBB COUNTY CODE ENFORCEMENT
CASE SYNOPSIS

Report Date:
12/22/2025

CASE #: CODE-2025-02404 **OPEN DATE:** 5/2/2025

COMPLAINANT: **PHONE #:**

DESCRIPTION: running a business out of home "Beaver Tree Service" 6 TO 7 commercial vehicles.

PRIMARY ADDRESS:

895 ELNORA DR NE
MARIETTA, GA 30066

OWNER ADDRESS:

GARCIA FRANCISCO J
895 ELNORA DR
MARIETTA, GA 30066

Inspection Date	Inspection/Activity Date	Inspection/Activity Type	Status	Comments
05/08/2025		Case Details		I issued a Notice of Violation for Customary Home Occupation and taped it to the front door with a written explanation of the violation. I was able to observe several heavy vehicles with Beaver Tree Service labeling on them. There were several vehicles which are most likely employee's vehicles. The vehicles were not parked on a hardened surface; however, the home was built in 1952 and does not appear to have ever had a driveway installed. D Roberts
05/08/2025		Initial Investigation	In Violation	/* PERMITTED USE/CUSTOMARY HOME OCCUPATION|*134-197 (3)*|Observe all Customary Home Occupation (CHO) regulations. **No employees, clients, materials, equipment, etc. allowed at residence. Only 1 business vehicle weighing less than 12,500 lb. gross vehicle weight rating is allowed at residence.*/
05/21/2025		Case Details		I received an email from the property owner Francisco advising that he has completed the paperwork for rezoning. D Roberts
05/21/2025		ReInspection	In Violation 30 Day	
06/03/2025		Case Details		I observed a Large Truck loaded with Tree logs and equipment retuning to the case address.. D. Harrell
06/03/2025		Case Details		No Change on Property.. Large Trucks and Equipment parked and Large tree waste piles parked on property. (Photos Uploaded). D. Harrell
06/03/2025		ReInspection	In Violation 0 Day	

Inspection Date	Inspection/Activity Date	Inspection/Activity Type	Status	Comments
09/10/2025		ReInspection	In Violation	/* USE LIMITATIONS/ OUTSIDE STORAGE|*134-197 (12) e*|Only firewood and lawn furnishings are allowed to be stored outside. Remove all other items.*/ /* LITTER|*102-92(a)(1)(2)*|Remove all trash and debris, including tree debris and yard waste, from property.*/ /* PERMITTED USE/COMMERCIAL USE|*134-197(3)*|Property is not zoned for commercial use, for Tree Service Company operating on property .*/ /* SPECIAL LAND USE PERMIT REQUIRED/WASTE TRANSFER STATION|*134-37(a)(12)*| A special land use permit shall be required for the following types of uses of property regardless of the zoning classification of district for the realty: Waste Transfer Station.*/
09/10/2025		Violation Details		I issued a Notice of Violation for LITTER, OUTSIDE STORAGE, PERMITTED USE/ COMMERCIAL USE, AND SPECIAL LAND USE/ WASTE TRANSFER to the property. I Observed Trucks, Marked Commercial vehicles, Tree waste, Equipment, trash and debris outside of the property. I also observed large number of vehicles on the property. (Photos Uploaded). Notice will be mailed to the case address. D. Harrell
09/22/2025		Phone Call		On Sept 15, 2025, I received a Phone call from the Property owner (Francisco Garcia) who informed me that he has not filed for the Land Use Permit for the property, due waiting for a appointment for a survey for the property, since receiving the Notice form Code Enforcement on May 8, 2025. I informed Mr. Francisco If No Land Use Permit for the property is not filed for the property by Sept 30, 2025. Citations will be issued. D. Harrell
09/22/2025		ReInspection	In Violation	
10/09/2025		Case Details		Mr. Garcia filed for the Land Use Permit with County Zoning on Oct 8, 2025.. Pending Zoning Hearings for property on (Z-1) Feb 3, 2026 and Feb 17, 2026.. Next Inspection (Jan 29, 2026). D. Harrell
10/09/2025		ReInspection	In Violation	

COBB COUNTY - COMMUNITY DEVELOPMENT AGENCY
Code Enforcement Division

Cobb County...Expect the Best!

Mailing Address
P.O. Box 649
Marietta, Ga. 30061

Physical Address
1150 Powder Springs Rd.
Suite 400
Marietta, Ga. 30064

Fax: (770) 528-2092

Notice of Violation

Violation Number: CODE-2025-02404 Date: 5/8/2025

The Cobb County Code Enforcement Division has grounds to believe the property located at:

895 ELNORA DR NE	MARIETTA, GA 30066	16	0133	001	R-20
(Address)	(City/State/Zip)	(Dist)	(Land Lot)	(Par)	(Zoning)

and/or GARCIA FRANCISCO J (895 ELNORA DR MARIETTA, GA 30066)

may be in violation of the Official Code of Cobb County, Georgia. You have 10 days to bring the violation(s) into compliance. An inspection will be made on or about 10 days from May 8, 2025. Failure to comply could result in a citation being issued for you to appear in the Cobb County Magistrate Court, and you may be subject to a fine, imprisonment or both.

Violation	Code Section	Requirement for Compliance
PERMITTED USE/CUSTOMARY HOME OCCUPATION	134-197 (3)	Observe all Customary Home Occupation (CHO) regulations. No employees, clients, materials, equipment, etc. allowed at residence. Only 1 business vehicle weighing less than 12,500 lb. gross vehicle weight rating is allowed at residence.

David Roberts (david.roberts@cobbcounty.org) — Officer

770-528-2181 — Telephone

Contact the Officer listed above by telephone or email for further information. Officer availability 8:00-9:00 a.m. and 3:30-4:30 p.m. Monday through Friday. You may leave voice mail or send email at any time.

A COMPLETE COPY OF THE COBB COUNTY ORDINANCE MAY BE VIEWED AT **WWW.COBBCOUNTY.ORG**

COBB COUNTY - COMMUNITY DEVELOPMENT AGENCY
Code Enforcement Division

Cobb County...Expect the Best!

Mailing Address
P.O. Box 649
Marietta, Ga. 30061

Physical Address
1150 Powder Springs Rd.
Suite 400
Marietta, Ga. 30064

Fax: (770) 528-2092

Notice of Violation

Violation Number: CODE-2025-02404 Date: 9/10/2025

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895 ELNORA DR NE	MARIETTA, GA 30066	16	0133	001	R-20
(Address)	(City/State/Zip)	(Dist)	(Land Lot)	(Par)	(Zoning)

and/or GARCIA FRANCISCO J (895 ELNORA DR MARIETTA, GA 30066)

may be in violation of the Official Code of Cobb County, Georgia. You have 10 days to bring the violation(s) into compliance. An inspection will be made on or about 10 days from September 10, 2025. Failure to comply could result in a citation being issued for you to appear in the Cobb County Magistrate Court, and you may be subject to a fine, imprisonment or both.

Violation	Code Section	Requirement for Compliance
USE LIMITATIONS/ OUTSIDE STORAGE	134-197 (12) e	Only firewood and lawn furnishings are allowed to be stored outside. Remove all other items.
LITTER	102-92(a)(1)(2)	Remove all trash and debris, including tree debris and yard waste, from property.
PERMITTED USE/COMMERCIAL USE	134-197(3)	Property is not zoned for commercial use, for Tree Service Company operating on property .
SPECIAL LAND USE PERMIT REQUIRED/WASTE TRANSFER STATION	134-37(a)(12)	A special land use permit shall be required for the following types of uses of property regardless of the zoning classification of district for the realty: Waste Transfer Station.

Danny Harrell (Danny.Harrell@cobbcounty.gov) — Officer

770-528-2112 — Telephone

Contact the Officer listed above by telephone or email for further information. Officer availability 8:00-9:00 a.m. and 3:30-4:30 p.m. Monday through Friday. You may leave voice mail or send email at any time.

A COMPLETE COPY OF THE COBB COUNTY ORDINANCE MAY BE VIEWED AT **WWW.COBBCOUNTY.ORG**

Sep 10, 2025 at 9:43:06 AM

Sep 10, 2025 at 9:43:17 AM
678.616.4209

Sep 10, 2025 at 9:48:26 AM
678.616.4209

Sep 10, 2025 at 9:43:38 AM

Sep 10, 2025 at 9:43:59 AM

Sep 10, 2025 at 9:44:02 AM

Sep 10, 2025 at 9:44:06 AM

Sep 10, 2025 at 9:44:19 AM
BEAVER
Tree Service
678-616-4209

Sep 10, 2025 at 9:44:28 AM

Sep 10, 2025 at 9:44:45 AM
678.616.4209

Sep 10, 2025 at 9:44:56 AM

Sep 10, 2025 at 9:44:59 AM

Sep 10, 2025 at 9:45:09 AM

Sep 10, 2025 at 9:45:13 AM

STAFF ANALYSIS

Per section 134-122 of the Official Code of Cobb County, below is a written zoning analysis relating to the following (question in bold; the answer is not bold):

A. **Whether the zoning proposal will permit a use that is suitable in view of the use and development of adjacent and nearby property;**
It is Staff's opinion that the zoning proposal will not permit a use that is suitable in view of the use and development of adjacent and nearby property. Although Elnora Drive caters predominately to industrial and commercial interests, the shape of the subject property would place an industrial use directly in the backyards of multiple residential properties.

B. **Whether the zoning proposal will adversely affect the existing use or usability of adjacent or nearby property;**
It is Staff's opinion that the zoning proposal could adversely affect the existing use or usability of adjacent or nearby property. There is little to no existing buffering along residential property lines. Allowing for potential overlap of commercial activity into residential districts.

C. **Whether the zoning proposal will result in a use which will or could cause an excessive burdensome use of existing streets, transportation facilities, utilities, or schools;**
It is Staff's opinion that the zoning proposal will not result in a use which will or could cause an excessive burdensome use of existing streets, transportation facilities, utilities, or schools. Elnora Drive already caters to commercial and industrial uses, with access to Shallowford Road and Canton Road.

D. **Whether the zoning proposal is in conformity with the policies and intent of the comprehensive plan;**
It is Staff's opinion that the zoning proposal is not in conformity with the policies and intent of the comprehensive plan. The property's Future Land Use designation is Low Density Residential, which would not conform with the proposed light industrial zoning district. While most of Elnora Drive is a Community Activity Center (CAC), that designation encompasses existing commercially & industrially zoned properties along this roadway.

E. Whether there are other existing or changing conditions affecting the use and development of the property which give supporting grounds for either approval or disapproval of the zoning proposal;

It is Staff's opinion that there are existing conditions that give support for disapproval of the proposed light industrial zoning district. The subject property is surrounded on three sides by single-family homes, which make this location a poor candidate for rezoning to an industrial usage. Approval would allow an industrial use to operate and maintain a vehicle fleet with few protections for surrounding residential properties.

The staff analysis and recommendation made by the Planning and Zoning Staff are only the opinions of the Planning and Zoning Staff and are by no means the final decision. The Cobb County Board of Commissioners makes the final decisions on all Rezoning and Land Use Permits at an advertised public hearing.

Application No. _____

Summary of Intent for Rezoning

Part 1. Residential Rezoning Information (attach additional information if needed)

a) **Proposed unit square-footage(s):** _____

b) **Proposed building architecture:** _____

c) **List all requested variances:** _____

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OCT 08 2025
COBB COUNTY ZONING

Part 2. Non-residential Rezoning Information (attach additional information if needed)

a) **Proposed use(s):** On back page

b) **Proposed building architecture:** Existing home used as commercial space

c) **Proposed hours/days of operation:** On back page

d) **List all requested variances:** - Road frontage reduction
- Gravel drive

Part 3. Other Pertinent Information (List or attach additional information if needed)

Cars and trucks will be parking, they are leaving every morning around 6:30 am and getting back to park in the evening Mon-Sat

Part 4. Is any of the property included on the proposed site plan owned by the Local, State, or Federal Government?
(Please list all Right-of-Ways, Government owned lots, County owned parcels and/or remnants, etc., and attach a plat clearly showing where these properties are located).

No-that we know at this time.

Workers will arrive in the morning and park their own cars in the site during the day, and leaving on the dump trucks and the commercial vehicles.

No noise during the day, heavy equipment working there as chainsaws, wood chippers, stump grinding or any equipment.

Our Business Latino Tree Service LLC
DBA: Beaver Tree Service
provides tree maintenance and removal services,
The facility at 895 Dhora Dr. Marietta GA 30066, includes secure storage for our fleet of vehicles and specialized equipment such as

Dump Trucks
Wood chipper
chainsaws
Cars / Trucks
stump grinding

~~There's also a potential space for administration office.~~

We are commitment to not to make noise for operating with chainsaws, wood chippers, stump grinding or any equipment at the site. We are not producing mulch from wood waste.
Trucks will be turn on around 6:30 am and they will leave for work and coming back in the evening to park again.
Our company operates from Mon- Sat

NEIGHBORS OF 895 Elnora Dr.

Marietta GA. 30066

SIGNATURES FOR REZONING

PROPERTY.

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OCT 08 2025
COBB COUNTY ZONING

James L. Gray Sr.
885 ELNORA DR.
MARIETTA, GA 30066

Dana G Black
905 ELNORA DR.
MARIETTA GA 30066

FRANCISCO BARBOZA
426 TODD CT KENESAW
GA 30144.

Doug and Sheila Barnett
460 Douglas Dr NE
Kennesaw, GA 30144

Dorothy Taylor
4597 Douglas Dr
Kennesaw GA 30144

M. J. Loudermilk
923 Elnora Dr, Marietta, GA. 30066
M.J. Loudermilk

Rodney W. Coleman (770) 316-6239
4613 Douglas Dr.
Kennesaw GA. 30144

"PURSUANT TO COBB COUNTY CODE, ZONING ORDINANCE, SECTION 134-124(b) THE COBB COUNTY BOARD OF COMMISSIONERS IS AUTHORIZED TO CONSIDER AND MAY CONSIDER ALL CONSTITUTIONALLY PERMISSIBLE ZONING CLASSIFICATION(S), INCLUDING, BUT NOT LIMITED TO, INTERVENING CLASSIFICATIONS AND/OR THE CLASSIFICATION(S) SOUGHT BY THE APPLICANT."
Z-1
ZONING NOTICE
Francisco Sanchez
R-20
2/3/26
2/17/26

Jan 29 2020 at 09:19 PM
BEAVER
Tree Service
BEAVER
Tree Service

Jan 29, 2016 at 1:09:51 PM
BEAVER
Tree Service

678.616.4209

678.616.4209

Jan 29, 2026 at 1:10:07 PM

Jan 29, 2026 at 1:10:09 PM

Jan 29, 2026 at 10:17 PM

Jan 29, 2026 at 1:10:16 PM

Jan 29 2026 at 10:27 PM

Jan 29, 2026 at 10:37 PM
5

Jan 29, 2026 at 10:52 PM

Z-1-2026 DEPARTMENT COMMENTS – Stormwater Management

12/26/2025

Site Data

1. Address: 895 Elnora Drive
2. District: 3
3. Existing Zoning: R-20 Existing Allowable Impervious Coverage: 35%
4. Proposed Zoning: LI Allowable Future Impervious Coverage: 70%
5. Future Land Use: LDR

Existing Conditions

Floodplain Information

1. Flood Damage Prevention Designated Flood Hazard: No

Stormwater Information

1. Drainage Basin: Noonday Creek Basin

Topography Information

1. General site Description: The site is an existing residential home on a small hilltop which slopes away from the home in all directions. Total lot area is 1.44ac. Existing Impervious coverage is approximately 26.9% per GIS measurements.

2. Downstream Description: Stormwater discharges through an established residential neighborhood downstream.

Project Design Comments and Recommendations

The following comments and recommendations are typically required at the time of plan review and permitting.

Proposed Project Onsite Design Requirements

1. At this time there are no present or future site improvement/modifications proposed.

2. Any Future improvements to the site will be considered a redevelopment project. Redevelopment projects that create, adds, or replaces 5,000 square feet or greater of new impervious surface area or that involves other land disturbing activity of one acre or more. Therefore, requiring an updated stormwater management facility that may require runoff reduction, water quality, and detention per the Georgia Stormwater Management Manual (GSMM).

Cobb County...Expect the Best!

COBB COUNTY CODE ENFORCEMENT
CASE SYNOPSIS

Report Date:
2/25/2026

CASE #: CODE-2025-02404 **OPEN DATE:** 5/2/2025

COMPLAINANT: **PHONE #:**

DESCRIPTION: running a business out of home "Beaver Tree Service" 6 TO 7 commercial vehicles.

PRIMARY ADDRESS:

895 ELNORA DR NE
MARIETTA, GA 30066

OWNER ADDRESS:

GARCIA FRANCISCO J
895 ELNORA DR
MARIETTA, GA 30066

Inspection Date	Inspection/Activity Date	Inspection/Activity Type	Status	Comments
05/08/2025		Case Details		I issued a Notice of Violation for Customary Home Occupation and taped it to the front door with a written explanation of the violation. I was able to observe several heavy vehicles with Beaver Tree Service labeling on them. There were several vehicles which are most likely employee's vehicles. The vehicles were not parked on a hardened surface; however, the home was built in 1952 and does not appear to have ever had a driveway installed. D Roberts
05/08/2025		Initial Investigation	In Violation	/* PERMITTED USE/CUSTOMARY HOME OCCUPATION|*134-197 (3)*|Observe all Customary Home Occupation (CHO) regulations. **No employees, clients, materials, equipment, etc. allowed at residence. Only 1 business vehicle weighing less than 12,500 lb. gross vehicle weight rating is allowed at residence.*/
05/21/2025		Case Details		I received an email from the property owner Francisco advising that he has completed the paperwork for rezoning. D Roberts
05/21/2025		ReInspection	In Violation 30 Day	
06/03/2025		Case Details		I observed a Large Truck loaded with Tree logs and equipment retuning to the case address.. D. Harrell
06/03/2025		Case Details		No Change on Property.. Large Trucks and Equipment parked and Large tree waste piles parked on property. (Photos Uploaded). D. Harrell
06/03/2025		ReInspection	In Violation 0 Day	

Inspection Date	Inspection/Activity Date	Inspection/Activity Type	Status	Comments
09/10/2025		ReInspection	In Violation	/* USE LIMITATIONS/ OUTSIDE STORAGE|*134-197 (12) e*|Only firewood and lawn furnishings are allowed to be stored outside. Remove all other items.*/ /* LITTER|*102-92(a)(1)(2)*|Remove all trash and debris, including tree debris and yard waste, from property.*/ /* PERMITTED USE/COMMERCIAL USE|*134-197(3)*|Property is not zoned for commercial use, for Tree Service Company operating on property .*/ /* SPECIAL LAND USE PERMIT REQUIRED/WASTE TRANSFER STATION|*134-37(a)(12)*| A special land use permit shall be required for the following types of uses of property regardless of the zoning classification of district for the realty: Waste Transfer Station.*/
09/10/2025		Violation Details		I issued a Notice of Violation for LITTER, OUTSIDE STORAGE, PERMITTED USE/ COMMERCIAL USE, AND SPECIAL LAND USE/ WASTE TRANSFER to the property. I Observed Trucks, Marked Commercial vehicles, Tree waste, Equipment, trash and debris outside of the property. I also observed large number of vehicles on the property. (Photos Uploaded). Notice will be mailed to the case address. D. Harrell
09/22/2025		Phone Call		On Sept 15, 2025, I received a Phone call from the Property owner (Francisco Garcia) who informed me that he has not filed for the Land Use Permit for the property, due waiting for a appointment for a survey for the property, since receiving the Notice form Code Enforcement on May 8, 2025. I informed Mr. Francisco If No Land Use Permit for the property is not filed for the property by Sept 30, 2025. Citations will be issued. D. Harrell
09/22/2025		ReInspection	In Violation	
10/09/2025		Case Details		Mr. Garcia filed for the Land Use Permit with County Zoning on Oct 8, 2025.. Pending Zoning Hearings for property on (Z-1) Feb 3, 2026 and Feb 17, 2026.. Next Inspection (Jan 29, 2026). D. Harrell
10/09/2025		ReInspection	In Violation	
01/29/2026		Case Details		Inspected property All Violations are Still active on the property. I observed tree waste Plie and Large Trucks and Equipment and vehicles parked on the property and Tools and other items being storied outside of the property. (Photos Uploaded). D. Harrell
01/29/2026		ReInspection	In Violation	

Inspection Date	Inspection/Activity Date	Inspection/Activity Type	Status	Comments
02/03/2026		Case Details		PROPERTY OWNER WAS PRESENT AT THE PC HEARING. HE STATED THAT HE HAS 8 COMMERCIAL TRUCKS, 12 VEHICLES ON THE PROPERTY AND HIS EMPLOYEES LIVE AT THE HOUSE LOCATED ON THE PROPERTY. THE BOARD REQUESTED FOR THE OWNER TO CLEANUP THE PROPERTY AND MEET WITH THE OFFICER FOR AN INSPECTION. THE CASE WILL BE HELD FOR 30 DAYS. YFOSTON
02/04/2026		Case Details		I issued a Notice of Violation and related paperwork for SINGLE FAMILY DWELLING, based on the property owner testimony during Zoning hearing that unrelated adults live at the property. The property has 1,482 Livable sq ft zoned R-20 and allows 3/3/3, which means the following is allowed, 3 related adults to include 1 unrelated, 3 vehicles, 3 of which can be outside a garage or carport. Notice left at the property and a copy of the notice and related paperwork, will be mailed to the property owner's address. D. Harrell
02/04/2026		ReInspection	In Violation	
02/04/2026		ReInspection	In Violation	/* PERMITTED USE/SINGLE FAMILY DWELLING|*134-197 (3)*|Must comply with all requirements in the attached definition of dwelling unit. **see attached***/
02/05/2026		ReInspection	In Violation	
02/05/2026		ReInspection	In Violation	/* PERMITTED USE/SINGLE FAMILY DWELLING|*134-197 (3)*|Must comply with all requirements in the attached definition of dwelling unit. **see attached***/
02/06/2026		Case Details		Dropped off Notice of Violation and realted paperwork to case address..D. Harrell
02/06/2026		Case Details		Dropped off Notice of Violation and realted paperwork to case address..D. Harrell
02/06/2026		ReInspection	In Violation	
02/25/2026		Case Details		I inspected the property with Miss Laura Alarado, and was told that two of the trucks on the property do not have current state tag on them. (Photos Uploaded). Notice of Violation issued for NON COMPLIANCE VEHICLES to Miss Alarado. Tree waste pile has been removed from the property. Some equipment was found outside of the property. Miss Alarado was informed that any one unrelated living in the home on the property, is an county violation and her husband will have to file for an land use permit for the property. Miss Alarado provide an Household occupancy statement which shows that the property owner's brother and two cousins and one nephew live at the property. Statement will be uploaded to case file. D. Harrell
02/25/2026		ReInspection	In Violation 0 Day	/* NON COMPLIANCE VEHICLES|*134-277 (a) - (f)*|All vehicles must display current tags and be operable.*/

Feb 25, 2026 at 9:54:00 AM

Feb 25, 2026 at 9:54:18 AM

Feb 25, 2026 at 9:54:41 AM

Feb 25, 2026 at 9:54:53 AM

Feb 25, 20

Feb 25, 2026 at 9:55:08 AM

Feb 25, 2026 at 9:55:30 AM

Feb 25, 2026 at 9:58:37 AM

Feb 25, 2026 at 9:59:03 AM
BEAVER TREE SERVICE
GMC
BEAVER
678.616.4209

678.616.4209
Vermeer

Feb 25, 2026 at 9:59:29 AM
BEAVER
Tree Service
678.616.42

Feb 25, 2026 at 9:59:35 AM

Feb 25, 2026 at 9:59:49 AM

Feb 25, 2026 at 10:00:28 AM

678.818.4209
678.818.4209

Feb 25, 2026 at 10:00:47 AM

Feb 25, 2026 at 10:05:34 AM
678.616.4209

Feb 25, 2026 at 10:06:07 AM
Peach State GEORGIA
RS 2485
COBB
22

Feb 25 2026 at 10:06:28 AM
BEAVER TREE SERVICE
BEAVER
Tree Service
678.614.4209

BEAVER
Tree Service
BEAVER
Tree Service

Service
616.4209
RED
FREE ESTIMATES

Feb 25, 2026 at 10:07:03 AM
BEAVER
Tree Service

Feb 25, 2026 at 10:07:11 AM

Apr 30, 2026 at 11:25:43 AM

Apr 30, 2026 at 11:25:42 AM

Apr 30, 2026 at 11:25:49 AM

Apr 30, 2026 at 11:25:56 AM

Apr 30, 2026 at 11:26:05 AM

Apr 30, 2026 at 11:26:18 AM

Apr 30, 2026 at 11:26:24 AM
EAVER
Service

Apr 30, 2026 at 11:26:30 AM
BEAVER
tree service

Apr 30, 2026 at 11:26:38 AM

Apr 30, 2026 at 11:27:33 AM

Apr 30, 2026 at 11:26:54 AM
EAVER
ee Service
616-4209

Apr 30, 2026 at 11:27:02 AM

Apr 30, 2026 at 11:28:16 AM
BEAVER
Tree Service
878.616.4208

Apr 30, 2026 at 11:28:36 AM
678.616.4209
Beaver
Tree Service

Apr 30, 2026 at 11:28:57 AM

May 29, 2026 at 10:08:50 AM
BEAVER
Tree Service

May 29, 2026 at 10:08:59 AM
678.616.4209
BEAVER
Tree Service
678.616.4209
4x4
SGHUG

May 29, 2026 at 10:09:01 AM
678.616.4209
4X4

29, 2026 at 10:09:09 AM
BEAVER
Tree Service
BEAVER
Tree Service
BEAVER
Tree Ser
TAKEUCHI

May 29, 2026 at 10:09:10 AM

May 29, 2026 at 10:11:08 AM

May 29, 2026 at 10:11:10 AM

May 29, 2026 at 10:11:18 AM

May 29, 2026 at 10:11:31 AM
678.616.4209

May 29, 2026 at 10:12:04 AM

May 29, 2026 at 10:10:13 AM
678.616.4209
BEAVER
Tree Service
Ford
BEAVER TREE

May 29, 2026 at 10:10:24 AM
GEORGIA
RF899
COBB
JUN
21

May 29, 2026 at 10:10:34 AM
Peach State
RS12485
COBB
22

May 29, 2026 at 10:11:00 AM

May 29, 2026 at 10:11:04 AM

Community Development – Zoning Division
John Pederson – Division Manager

ZONING CASE

Z-13-2026

SITE BACKGROUND

Applicant	Prestwick Companies
Phone	Contact Zoning Office
Email	Contact Zoning Office
Representative Contact	Parks F. Huff
Phone	Contact Zoning Office
Email	Contact Zoning Office
Titleholder	WG-75 Partnership
Property Location	Located on the north side of Hickory Grove Road, southeast of the intersection of Hickory Grove Place
Address	No assigned address
Access to Property	Hickory Grove Road, Hickory Grove Place

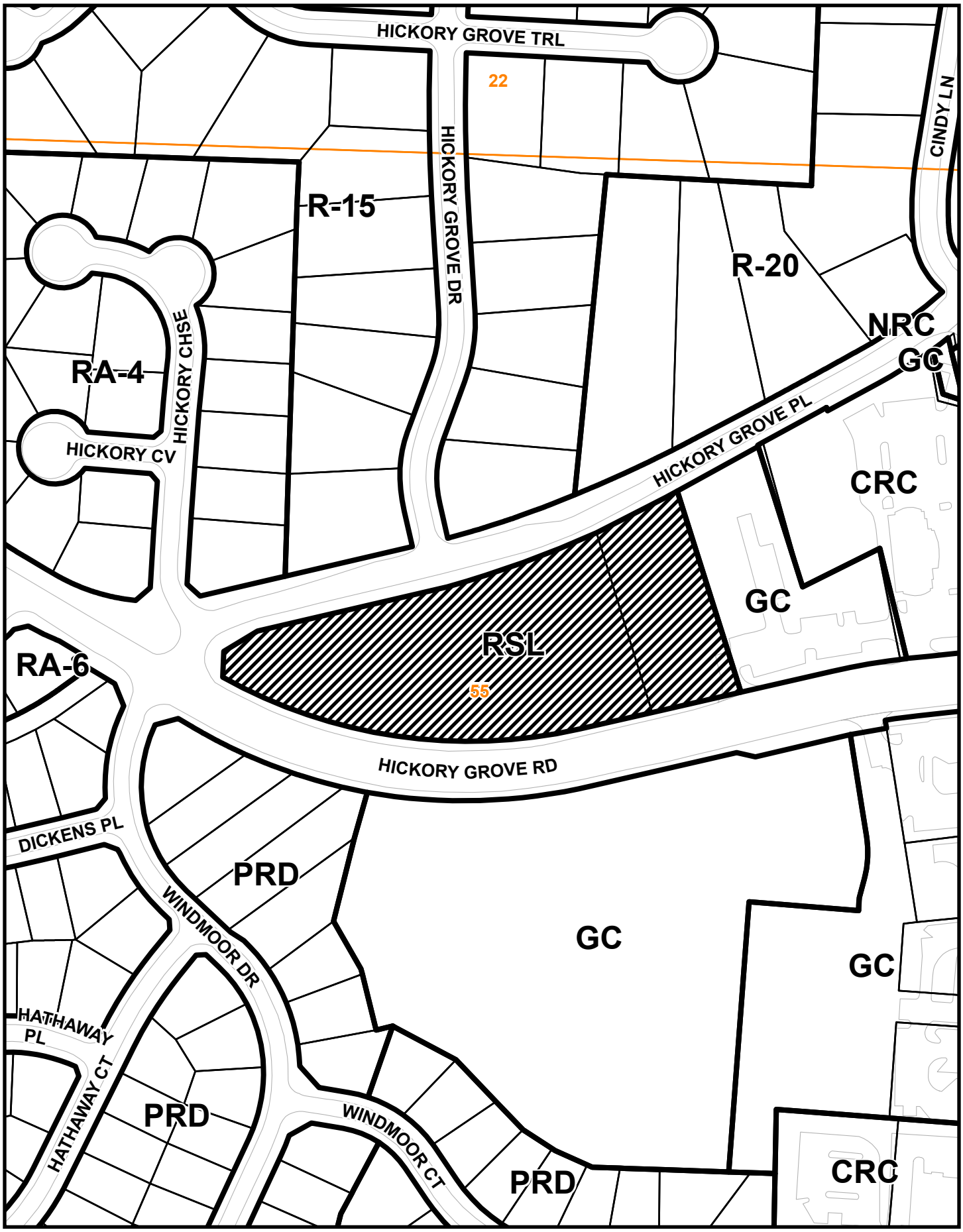
QUICK FACTS

Commission District	1 - Gambrill
Current Zoning	RSL supportive
Current Use of Property	Vacant, undeveloped
Proposed Zoning	RSL nonsupportive
Proposed Use	Nonsupportive residential senior living
Future Land Use	CAC
Site Acreage	3.47
District	20
Land Lot	55
Parcel #	20005500330, 20005500480
Taxes Paid	Yes

FINAL ZONING STAFF RECOMMENDATIONS

Click here to enter text.

Z-13 2026 Map



This map is provided for display and planning purposes only. It is not meant to be a legal description.

0 150 300 Feet

Zoning Boundary

City Boundary

FEB 05 2026

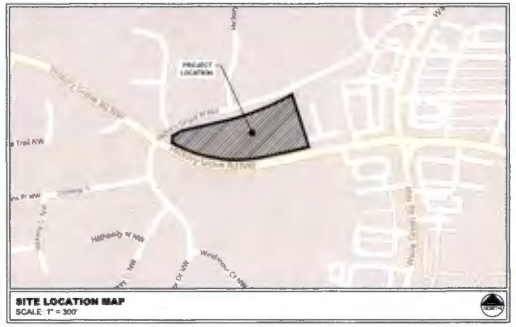
COBB COUNTY ZONING

SITE NOTES

1. THE PROPOSED BUILDING INFORMATION SHOWN HEREON IS FROM AN ELECTRONIC FILE PROVIDED BY GENEBER LEWIS ARCHITECTS, DATED 02.02.2026 AND IS FOR ILLUSTRATIVE PURPOSES ONLY. CONTRACTOR SHALL REFERENCE ARCHITECTURAL PLANS FOR EXACT BUILDING INFORMATION.
2. ALL DIMENSIONS ARE FROM FACE OF CURB TO FACE OF CURB UNLESS OTHERWISE NOTED.
3. SIDEWALK INSTALLED AGAINST BACK OF CURB SHALL BE INSTALLED PER THE PLAN AS MEASURED FROM THE BACK OF CURB.
4. ALL SIGNAGE AND STRIPING MUST MEET THE LATEST REQUIREMENTS SET FORTH BY MUTCD, GDOT, AND GEORGIA STATE CODE.
5. REFERENCE LANDSCAPE PLANS FOR ALL HARDSCAPE AND LANDSCAPE DETAILS AND SPECIFICATIONS.

VARIANCE REQUEST SUMMARY

1. VARIATION FROM MULTIFAMILY PARKING REQUIREMENT OF 1.75 SPACES PER UNIT TO 1.25 SPACES PER UNIT.
2. VARIATION FROM MAXIMUM BUILDING HEIGHT OF 2 STORIES TO HAVING 3 STORIES BUILDING FOR A NONSUPPORTIVE RESIDENTIAL SENIOR LIVING.
3. VARIATION FROM ALL UNITS HAVING ATTACHED GARAGE WHICH IS A ZONING REQUIREMENT TO HAVING SURFACE PARKING.
4. VARIATION FOR HAVING MORE THAN 4 DWELLING UNITS ATTACHED AT ONE TIME.



SITE LOCATION MAP
SCALE: 1" = 300'

REZONING NOTES

SITE SUMMARY:

LAND LOT 85
20TH DISTRICT - 2ND SECTION

CURRENT ZONING: RESIDENTIAL SENIOR LIVING (RSL)
PROPOSED ZONING: RESIDENTIAL SENIOR LIVING (RSL) (NONSUPPORTIVE RESIDENTIAL UNITS)

SITE AREA: 3.17 AC

PROPOSED BUILDING SETBACK: NOT APPLICABLE
MINIMUM 15 FEET SETBACK BETWEEN BUILDINGS
MINIMUM 20 FEET ADJACENT TO ANY PUBLIC ROADWAY

MAXIMUM BUILDING HEIGHT: 70 FT
2 STORIES—NAC, CAC
4 STORIES—RAC
35 FT.-NAC, CAC
60 FT.-RAC

MAXIMUM IMPERVIOUS AREA: 85%

REQUIRED UNITS PER ACRE
0.50 NAC, 0.75 CAC, AND 2.0 RAC

REQUIRED LANDSCAPE BUFFERS
20 FT BUFFER ADJACENT TO RESIDENTIAL PROPERTY
10 FT BUFFER WHEN ADJACENT TO NON-RESIDENTIAL PROPERTY

PROPOSED LAND USES & DENSITIES:

MULTIFAMILY RESIDENTIAL	73 UNITS (TOTAL)
1 BEDROOM UNITS (63%)	46 UNITS
2 BEDROOM UNITS (37%)	27 UNITS

PARKING SUMMARY:

REQUIRED PARKING:	128 SPACES (TOTAL)
MULTIFAMILY (73 UNITS)	128 SPACES (1.75/UNIT)
PROPOSED PARKING:	107 SPACES (TOTAL)
MULTIFAMILY PARKING:	104 SPACES (1.45/UNIT)
STANDARD	99 SPACES
HANDICAP	5 SPACES

1. THIS SITE IS NOT IN A FLOODPLAIN.
2. THE FLOOD MAP FOR THE SELECTED AREA IS NUMBER 13067C0036H, EFFECTIVE ON 10/5/2016.
3. THE SITE DOES NOT CONTAIN LAKES, STREAMS, OR STREAM BUFFERS.
4. THERE ARE NO LANDLOT LINE AND DISTRICT LINES THROUGH THIS PROPERTY. THE PROPERTY LINE WAS BASED ON COBB COUNTY GEOGRAPHIC INFORMATION SYSTEMS DATA AND WILL NEED TO BE SURVEYED FOR PIN LOCATIONS.
5. ALL PARKING SPACES ARE 9 FEET WIDE AND 19 FEET DEEP, UNLESS MENTIONED OTHERWISE.
6. THIS SITE DOES NOT CONTAIN A CEMETERY.
7. THE PROPOSED BUILDING INFORMATION SHOWN HEREON IS APPROXIMATE AND SUBJECT TO CHANGE AS DESIGN DEVELOPS.
8. ALL PARKING COUNTS ARE APPROXIMATE AND SUBJECT TO CHANGE AS DESIGN DEVELOPS. PARKING COUNTS WILL EXCEED TOTALS SHOWN ABOVE.
8. IT IS UNDERSTOOD THAT THE SITE MUST COMPLY WITH ALL APPLICABLE ADA STANDARDS, INCLUDING PARKING AND CONNECTIVITY, AND WILL BE DESIGNED AND DETAILED AS SUCH. ALL PARKING SPACES ARE 9 FEET WIDE AND 19 FEET DEEP, UNLESS MENTIONED OTHERWISE.
10. IF ACCESS GATES ARE REQUIRED THEY WILL BE PLACED 100FT FROM EDGE OF EXISTING RIGHT OF WAY.
11. UNDERGROUND STORMWATER DETENTION WILL BE PROVIDED ON SITE PER COBB COUNTY STORMWATER STANDARDS AND REQUIREMENTS.
12. THERE ARE NO KNOWN WETLANDS ON THIS SITE.
13. THERE ARE NO KNOWN DETENTION AND RETENTION AREAS ON THIS SITE.

PROPERTY LINE NOTE

- PROPERTY LINE SHOWS THE COMBINATION OF TRACT 1 (1550 HICKORY GROVE ROAD) AND TRACT 2 (HICKORY GROVE ROAD). THE PROPERTY LINE IS YET TO BE COMBINED INTO ONE PARCEL.

LEGEND

- PROPERTY LINE
- 20 FT BUILDING SETBACK LINE
- 10 FT LANDSCAPE BUFFER LINE
- ASPHALT PAVEMENT
- CONCRETE PAVEMENT
- CONCRETE SIDEWALK
- (15) PARKING COUNT

GRAPHIC SCALE IN FEET
0 20 40 80

811 Know what's below. Call before you dig.

Kimley»Horn
5170 PEACHTREE ROAD
SUITE 100, BUILDING 2
CHAMBLEE, GEORGIA 30341
PHONE 770.768.8210
WWW.KIMLEY-HORN.COM

PRESTWICK COMPANIES
2715 NORTHSIDE PARKWAY NW
SUITE 175
ATLANTA, GA. 30327
PHONE 404.849.3885

No.	ISSUANCE AND REVISION DESCRIPTIONS	DATE	BY

HICKORY GROVE ROAD
PROPERTY ADDRESS: 1550 HICKORY GROVE RD NW
KENNESAW, GA 30144
LAND LOT 85 20TH DISTRICT 2ND SECTION

GEORGIA REGISTERED PROFESSIONAL ENGINEER
02/04/2026

GWINCC NO. (LEVEL II)	000007807
DRAWN BY	RTM
DESIGNED BY	RTM
REVIEWED BY	ZLR
DATE	02/04/2026
PROJECT NO	TBD

TITLE: ZONING SITE PLAN

SHEET NUMBER: C2.10

PRELIMINARY; NOT FOR CONSTRUCTION

This document, together with the concepts and designs presented herein, as an instrument of service, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.

Drawing name: K:\chb_cw\8000_prestwick companies\8000_hickory grove\CAD\Plansheets\C2.00 - SITE PLAN.dwg C2.10 ZONING SITE PLAN Feb 04, 2026 5:53pm by Rumbidzai Munemo

Z-13 2026 Aerial Map

This map is provided for display and planning purposes only. It is not meant to be a legal description.

0 150 300 Feet

Zoning Boundary

City Boundary

Application No. Z-

PC Hearing: 04-07-2026
BOC Hearing: 04-21-2026

Summary of Intent for Rezoning

Part 1. Residential Rezoning Information (attach additional information if needed)

a) **Proposed unit square-footage(s):** 1 BR-650 sq ft; 2 BR-850 sq ft

b) **Proposed building architecture:** See attached renderings/elevations.

c) **List all requested variances:** 1. Waive the number of parking spaces from the required 128 spaces to 107 spaces; 2. Waive the maximum building height from 35' to three stories; 3. Waiving the attached garage requirement to allow surface parking for building; 4. Allow all units attached in a single building, rather than the four allowed in RSL; 5. Increase the density from a maximum of five units per acre to 23.02 units per acre.

Part 2. Non-residential Rezoning Information (attach additional information if needed)

a) **Proposed use(s):**

b) **Proposed building architecture:**

c) **Proposed hours/days of operation:**

d) **List all requested variances:**

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Part 3. Other Pertinent Information (List or attach additional information if needed)

The Applicant is proposing to develop the property for a non-supportive senior residential community. The property is currently zoned for supportive senior living.

Part 4. Is any of the property included on the proposed site plan owned by the Local, State, or Federal Government? (Please list all Right-of-Ways, Government owned lots, County owned parcels and/or remnants, etc., and attach a plat clearly showing where these properties are located). No.

STATEMENT OF INTENT

OF

PRESTWICK COMPANIES

Rezoning Application
for a 3.17+/- Acre Tract of Land located in
Land Lot 55 – 20th District, 2nd Section,
Cobb County, Georgia

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Submitted for the Applicant by:

Parks F. Huff
Sams, Larkin, & Huff, LLP
Suite 100
376 Powder Springs Street
Marietta, GA 30064
(770) 422-7016
phuff@samslarkinhuff.com

This Application for Rezoning seeks certain entitlements in order to rezone the property from RSL Supportive to RSL Non-supportive, for the development of a 73-unit, non-supportive senior residential community. The Subject Property consists of approximately 3.17 acres and is on the north side of Hickory Grove Road, southeast of the intersection of Hickory Grove Place. The property abuts GC to the east and is in an area having a mixture of residential and commercial zoning that includes GC, PRD, RA-4 and R-20 and R-15.

Cobb County's Future Land Use Map ("FLUM") reflects that the Subject Property is located within the confines of the Community Activity Center ("CAC") land use category. The RSL Non-supportive zoning district is designed to be located within any land use category other than Industrial, Industrial Compatible, Rural Residential and Very Low Density Residential as defined by the Cobb County Comprehensive Plan.

The proposed RSL Non-supportive development includes a 10-foot landscape buffer on the north, east, and west property lines. The proposed building will include an amenity space. The proposed new RSL Non-supportive residential use will revive the property, providing this area with new residents.

Based upon the foregoing reasons, the Applicant respectfully requests that the Application for Rezoning be approved with the Applicant soliciting any comments from staff or other officials of Cobb County so that such recommendations or input may be incorporated as conditions of approval of this Rezoning Application.

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Respectfully submitted, this the 5 day of Feb, 2026.

SAMS, LARKIN, & HUFF, LLP

By: _____
PARKS F. HUFF
Attorney for Applicant
Georgia Bar No. 375010

376 Powder Springs Street, Suite 100
Marietta, GA 30064
(770) 422-7016

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TRAFFIC SOLUTIONS, LLC
Solutions Exceeding Expectations

Amy Diaz, PE, PTOE
Development Services Manager
Cobb County Department of Transportation
1890 County Services Parkway
Marietta, GA 30008

SUBMITTAL 1 - TECHNICAL MEMORANDUM
PROPOSED DEVELOPMENT ADJACENT TO 1550 HICKORY GROVE ROAD

February 2, 2026

Dear Ms. Diaz:

Traffic Solutions has been selected by Prestwick Properties to provide services to conduct a traffic impact study for a proposed development located at on Hickory Grove Road in Kennesaw, Cobb County, Georgia. Prior to conducting the study, Cobb County DOT requires a technical memorandum for review. This technical memorandum will include at a minimum:

- Site map
- Site plan
- Trip generation
- Growth rate
- Trip distribution
- Proposed study intersections

In addition to the items listed above, the memorandum should include any other relevant assumptions, such as adjacent developments or roadway projects anticipated to be used in future analysis.

The proposed development will be in the City of Kennesaw, Georgia on Hickory Grove Road adjacent to the Tires Plus at 1550 Hickory Grove Road, as shown in **Figure 1- Site Map**.

The proposed development will consist of a 66-unit senior residential facility. The site will be on approximately 3.20 acres, as shown in **Figure 2 - Site Plan**.

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4807 Pepper Tree Lane Douglasville, Georgia 30135 404.545.1925 p 770.949.0635 f trafsollc@gmail.com

Figure 1. Site Map

4430
4424
4431
1550
B-1
B-2
A-1

TRAFFIC SOLUTIONS, LLC
Solutions Exceeding Expectations

Trip Generation

Traffic Solutions utilized ITE Web-based Trip Generation 11 software to analyze the proposed land use and the number of estimated trips that will be generated on a daily basis as well as during the weekday AM and PM peak hours. A summary of the trips is shown in Table 1 - Trip Generation.

Table 1 - Trip Generation

Land Use	Code	Intensity	Daily		AM Peak Hour			PM Peak Hour		
			Enter	Exit	Enter	Exit	Total	Enter	Exit	Total
Senior Adult Housing Multifamily	252	66 units	107	107	4	9	13	10	7	17

Growth Rate

Traffic Solutions utilized the Georgia Department of Transportation's TADA traffic count database to retrieve historic traffic counts in the area of the proposed project. The closest count station to the project site is Count Station 067-7128 located on Hickory Grove Road approximately 1.2 miles west of the project site on Hickory Grove Road.

The data shows estimated annual average daily traffic volumes from 2010 to 2024. The data shows a steady growth in the traffic volumes starting from 2010 to 2022 with an annual average daily traffic increase of 1.59%. Then after 2022, the average daily traffic experienced a significant decrease with an annual average daily rate of -6.57% from 2022 to 2024. Overall, the average annual growth rate for this segment of Hickory Grove Road is less than 1% (0.42%) Therefore, we are recommending a growth rate of 1.0% to project traffic for the opening year for this project.

Table 2. GDOT Estimated Average Daily Traffic

Year	ADT
2024	16,844
2022	19,058
2018	18,008
2014	16,181
2010	15,631

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Trip Distribution

According to Trip Generation, the distribution of trips entering and exiting the proposed land use is shown in Table 3 below.

Table 3 - Trip Distribution

Land Use	Code	Intensity	Daily		AM Peak Hour			PM Peak Hour		
			Enter	Exit	Enter	Exit	Total	Enter	Exit	Total
Senior Adult Housing Multifamily	252	66 units	50%	50%	34%	66%	100%	56%	44%	100%

Proposed Study Intersections

Traffic Solutions proposes the following scope to study the impact the proposed development will have on the existing transportation system.

The study area will consist of two intersections including the site developments access points as follows:

1. Hickory Grove Road at Wade Green Road
2. Hickory Grove Road at Hickory Grove Place
3. Site developments' two driveways

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Senior Adult Housing - Multifamily
(252)

Vehicle Trip Ends vs: **Dwelling Units**
On a: **Weekday**

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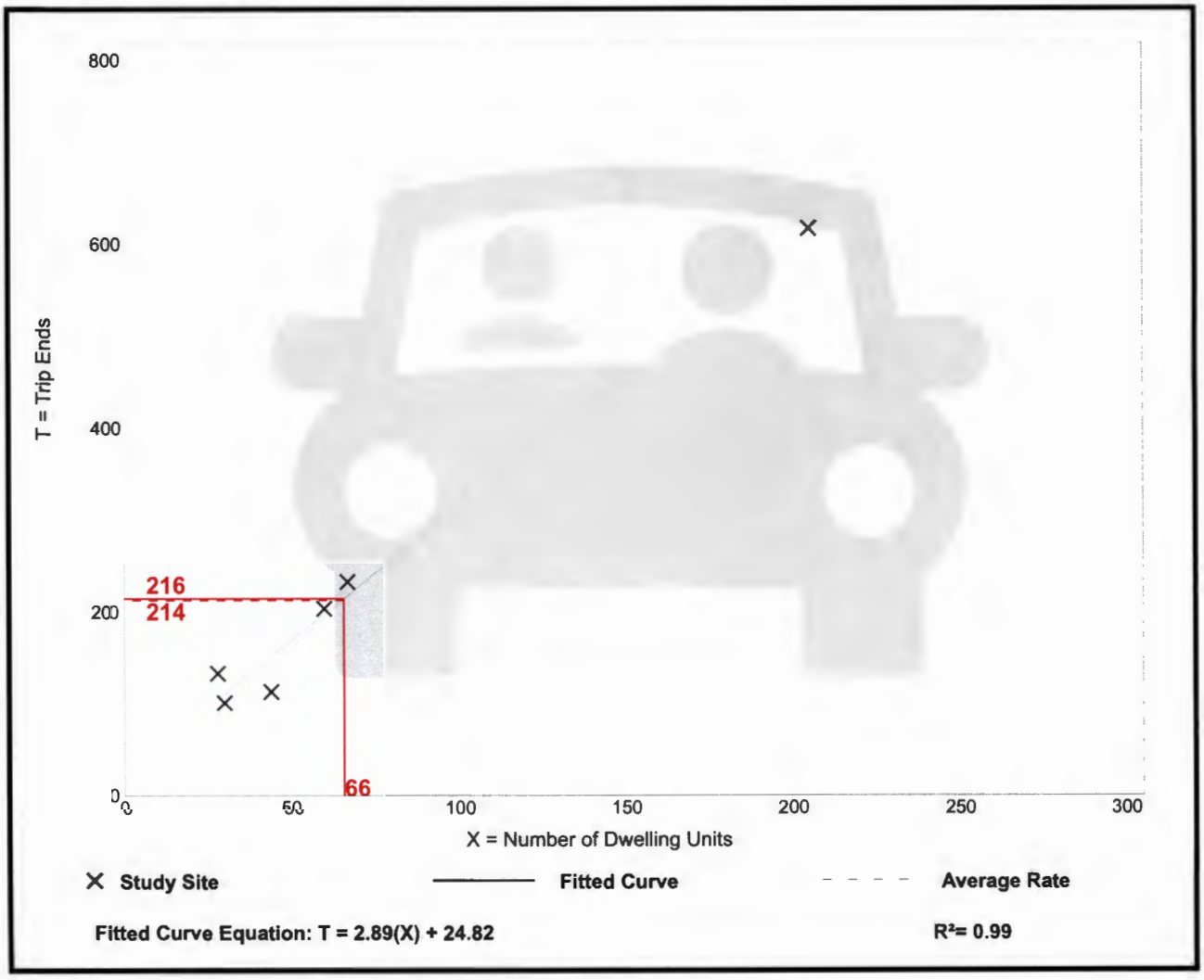
Setting/Location: **General Urban/Suburban**
Number of Studies: 6
Avg. Num. of Dwelling Units: 72
Directional Distribution: 50% entering, 50% exiting

Vehicle Trip Generation per Dwelling Unit

Average Rate	Range of Rates	Standard Deviation
3.24	2.59 - 4.79	0.53

Data Plot and Equation



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Senior Adult Housing - Multifamily
(252)

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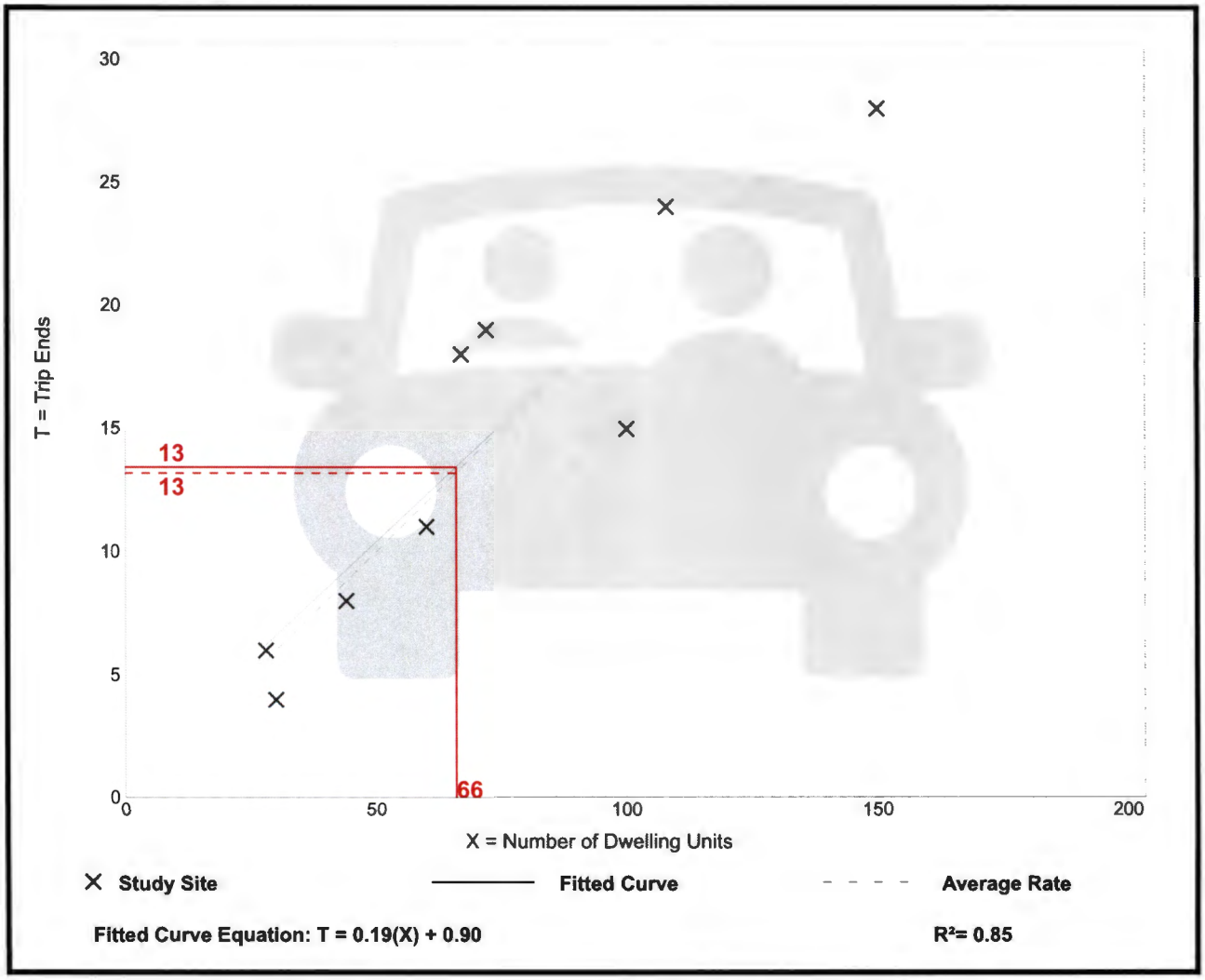
COBB COUNTY ZONING

Vehicle Trip Ends vs: **Dwelling Units**
On a: **Weekday,**
Peak Hour of Adjacent Street Traffic,
One Hour Between 7 and 9 a.m.
Setting/Location: **General Urban/Suburban**
Number of Studies: 9
Avg. Num. of Dwelling Units: 73
Directional Distribution: 34% entering, 66% exiting

Vehicle Trip Generation per Dwelling Unit

Average Rate	Range of Rates	Standard Deviation
0.20	0.13 - 0.27	0.04

Data Plot and Equation



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Senior Adult Housing - Multifamily
(252)

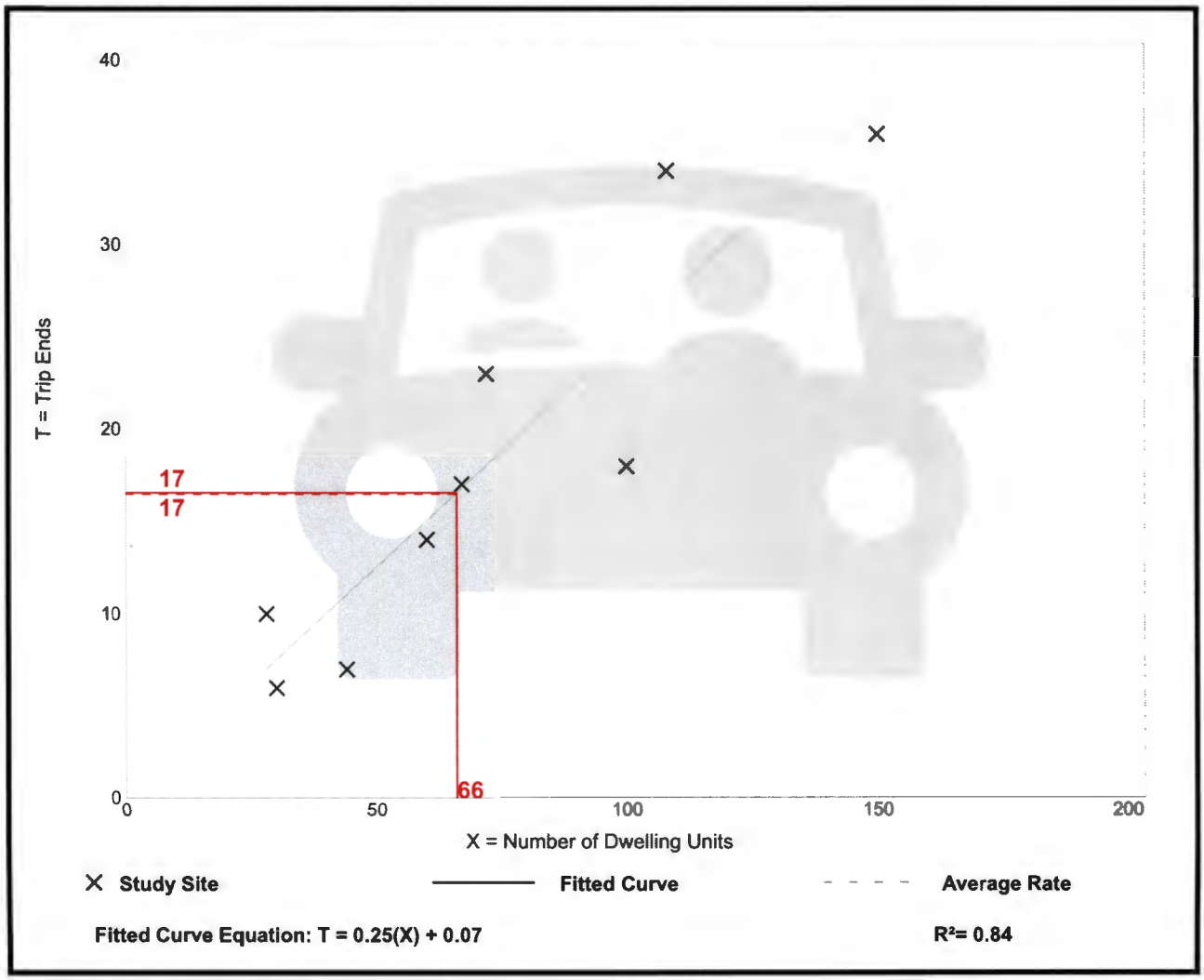
Feb 06 2026
COBB COUNTY ZONING

Vehicle Trip Ends vs: **Dwelling Units**
On a: **Weekday,**
Peak Hour of Adjacent Street Traffic,
One Hour Between 4 and 6 p.m.
Setting/Location: **General Urban/Suburban**
Number of Studies: 9
Avg. Num. of Dwelling Units: 73
Directional Distribution: 56% entering, 44% exiting

Vehicle Trip Generation per Dwelling Unit

Average Rate	Range of Rates	Standard Deviation
0.25	0.16 - 0.36	0.06

Data Plot and Equation



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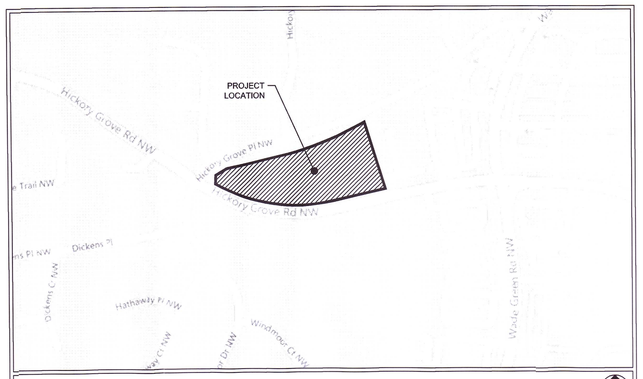
Prestwick
development
FEB 05 2026
LEASING

SITE NOTES

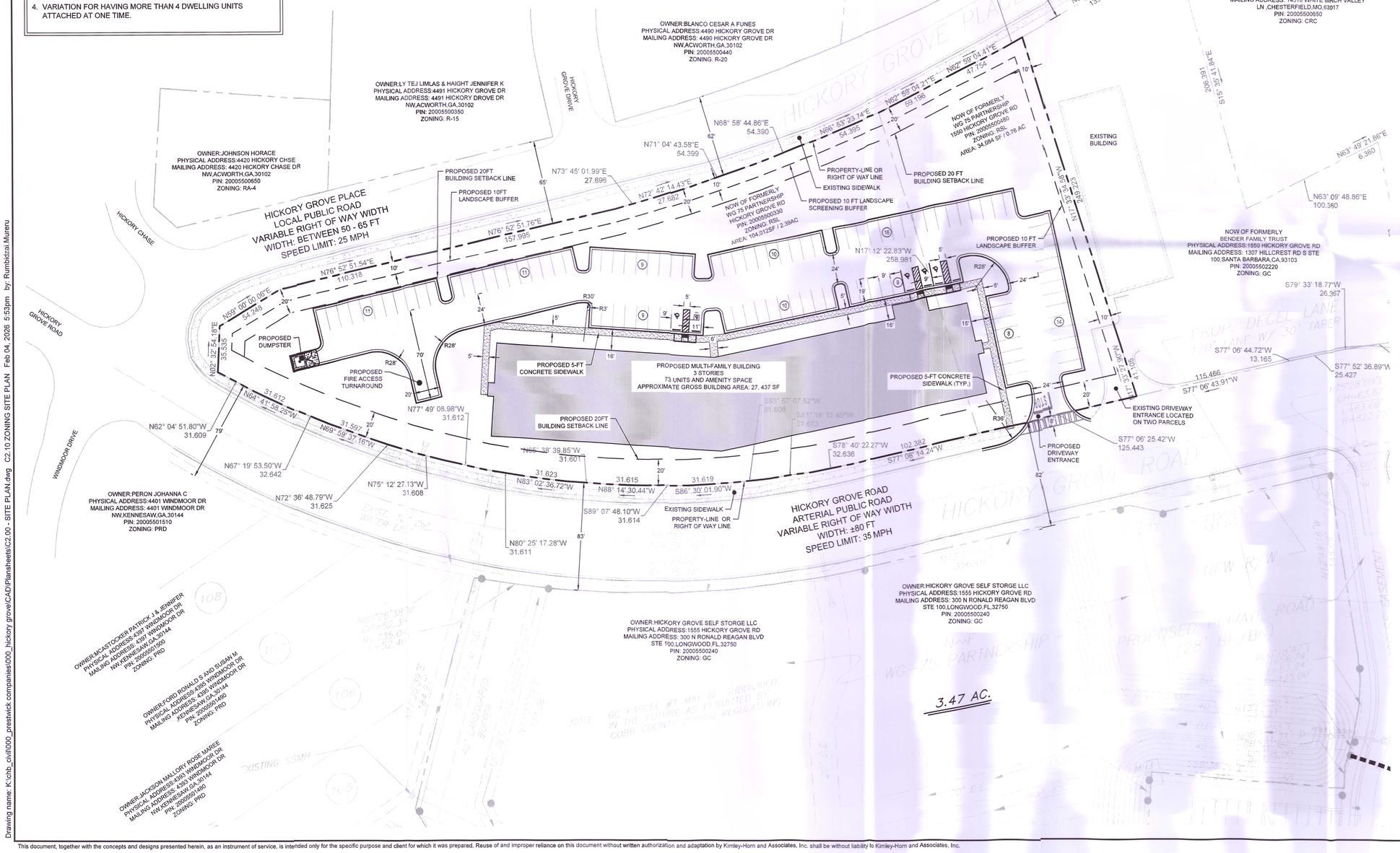
1. THE PROPOSED BUILDING INFORMATION SHOWN HEREON IS FROM AN ELECTRONIC FILE PROVIDED BY GEHEBER LEWIS ARCHITECTS, DATED 02.02.2026 AND IS FOR ILLUSTRATIVE PURPOSES ONLY. CONTRACTOR SHALL REFERENCE ARCHITECTURAL PLANS FOR EXACT BUILDING INFORMATION.
2. ALL DIMENSIONS ARE FROM FACE OF CURB TO FACE OF CURB UNLESS OTHERWISE NOTED.
3. SIDEWALK INSTALLED AGAINST BACK OF CURB SHALL BE INSTALLED PER THE PLAN AS MEASURED FROM THE BACK OF CURB.
4. ALL SIGNAGE AND STRIPING MUST MEET THE LATEST REQUIREMENTS SET FORTH BY MUTCD, GDOT, AND GEORGIA STATE CODE.
5. REFERENCE LANDSCAPE PLANS FOR ALL HARDSCAPE AND LANDSCAPE DETAILS AND SPECIFICATIONS.

VARIANCE REQUEST SUMMARY

1. VARIATION FROM MULTIFAMILY PARKING REQUIREMENT OF 1.75 SPACES PER UNIT TO 1.25 SPACES PER UNIT.
2. VARIATION FROM MAXIMUM BUILDING HEIGHT OF 2 STORIES TO HAVING 3 STORIES BUILDING FOR A NONSUPPORTIVE RESIDENTIAL SENIOR LIVING.
3. VARIATION FROM ALL UNITS HAVING ATTACHED GARAGE WHICH IS A ZONING REQUIREMENT TO HAVING SURFACE PARKING.
4. VARIATION FOR HAVING MORE THAN 4 DWELLING UNITS ATTACHED AT ONE TIME.



SITE LOCATION MAP
SCALE: 1" = 300'



REZONING NOTES

SITE SUMMARY:

LAND LOT 55
20TH DISTRICT - 2ND SECTION

CURRENT ZONING: RESIDENTIAL SENIOR LIVING (RSL)
PROPOSED ZONING: RESIDENTIAL SENIOR LIVING (RSL) (NONSUPPORTIVE RESIDENTIAL UNITS)

SITE AREA: 3.17 AC

PROPOSED BUILDING SETBACK: NOT APPLICABLE
MINIMUM 15 FEET SETBACK BETWEEN BUILDINGS
MINIMUM 20 FEET ADJACENT TO ANY PUBLIC ROADWAY

MAXIMUM BUILDING HEIGHT: 70 FT
2 STORIES—NAC, CAC
4 STORIES—RAC
35 FT.-NAC, CAC
50 FT.-RAC

MAXIMUM IMPERVIOUS AREA: 55%

REQUIRED UNITS PER ACRE:
0.50 NAC, 0.75 CAC, AND 2.0 RAC

REQUIRED LANDSCAPE BUFFERS:
20 FT BUFFER ADJACENT TO RESIDENTIAL PROPERTY
10 FT BUFFER WHEN ADJACENT TO NON-RESIDENTIAL PROPERTY

PROPOSED LAND USES & DENSITIES:

MULTIFAMILY RESIDENTIAL **73 UNITS** (TOTAL)
1 BEDROOM UNITS (63%): 46 UNITS
2 BEDROOM UNITS (37%): 27 UNITS

PARKING SUMMARY:

REQUIRED PARKING: **128 SPACES** (TOTAL)
MULTIFAMILY (73 UNITS) 128 SPACES (1.75/UNIT)

PROPOSED PARKING: **107 SPACES** (TOTAL)
MULTIFAMILY PARKING: 104 SPACES (1.46/UNIT)
STANDARD 99 SPACES
HANDICAP 5 SPACES

1. THIS SITE IS NOT IN A FLOODPLAIN.
2. THE FLOOD MAP FOR THE SELECTED AREA IS NUMBER 13067C0036H, EFFECTIVE ON 10/5/2018.
3. THE SITE DOES NOT CONTAIN LAKES, STREAMS, OR STREAM BUFFERS.
4. THERE ARE NO LANDLOT LINE AND DISTRICT LINES THROUGH THIS PROPERTY. THE PROPERTY LINE WAS BASED ON COBB COUNTY GEOGRAPHIC INFORMATION SYSTEMS DATA AND WILL NEED TO BE SURVEYED FOR PIN LOCATIONS.
5. ALL PARKING SPACES ARE 9 FEET WIDE AND 19 FEET DEEP, UNLESS MENTIONED OTHERWISE.
6. THIS SITE DOES NOT CONTAIN A CEMETERY.
7. THE PROPOSED BUILDING INFORMATION SHOWN HEREON IS APPROXIMATE AND SUBJECT TO CHANGE AS DESIGN DEVELOPS.
8. ALL PARKING COUNTS ARE APPROXIMATE AND SUBJECT TO CHANGE AS DESIGN DEVELOPS. PARKING COUNTS WILL EXCEED TOTALS SHOWN ABOVE.
9. IT IS UNDERSTOOD THAT THE SITE MUST COMPLY WITH ALL APPLICABLE ADA STANDARDS, INCLUDING PARKING AND CONNECTIVITY, AND WILL BE DESIGNED AND DETAILED AS SUCH.ALL PARKING SPACES ARE 9 FEET WIDE AND 19 FEET DEEP, UNLESS MENTIONED OTHERWISE.
10. IF ACCESS GATES ARE REQUIRED THEY WILL BE PLACED 100FT FROM EDGE OF EXISTING RIGHT OF WAY.
11. UNDERGROUND STORMWATER DETENTION WILL BE PROVIDED ON SITE PER COBB COUNTY STORMWATER STANDARDS AND REQUIREMENTS.
12. THERE ARE NO KNOWN WETLANDS ON THIS SITE.
13. THERE ARE NO KNOWN DETENTION AND RETENTION AREAS ON THIS SITE.

PROPERY LINE NOTE

- PROPERTY LINE SHOWS THE COMBINATION OF TRACT 1 (1550 HICKORY GROVE ROAD) AND TRACT 2 (HICKOPRRY GROVE ROAD). THE PROPERTY LINE IS YET TO BE COMBINED INTO ONE PARCEL.

LEGEND

- PROPERTY LINE
- 20 FT BUILDING SETBACK LINE
- 10 FT LANDSCAPE BUFFER LINE
- ASPHALT PAVEMENT
- CONCRETE PAVEMENT
- CONCRETE SIDEWALK
- (10) PARKING COUNT

GRAPHIC SCALE IN FEET
0 20 40 80

NORTH

811 Know what's below. Call before you dig.

PREPARED BY
Kimley»Horn
PHONE 770.706.9210
5170 PEACHTREE ROAD
BUILDING 100, SUITE 200
CHAMBLEE, GEORGIA 30341
WWW.KIMLEY-HORN.COM
© 2026 KIMLEY-HORN AND ASSOCIATES, INC.

PREPARED FOR
PRESTWICK COMPANIES
3715 NORTHSIDE PARKWAY, NW
BLDG 200, SUITE 175
ATLANTA, GA. 30327
PHONE 404.949.3895

No.	ISSUANCE AND REVISION DESCRIPTIONS	DATE	BY

PROJECT
HICKORY GROVE ROAD
PIN20005500480 & 20005500330,
LAND LOT 55 , 20TH DISTRICT
1550 HICKORY GROVE RD NW
KENNESAW GA 30144

GEORGIA REGISTERED No.PE042335 PROFESSIONAL ENGINEER I. DANIEL KERR
02/04/2026

GSWCC NO. (LEVEL II)	0000077807
DRAWN BY	RTM
DESIGNED BY	RTM
REVIEWED BY	ZLR
DATE	02/04/2026
PROJECT NO.	TBD

RECEIVED FEB 05 2026

TITLE
ZONING SITE PLAN

SHEET NUMBER
C2.10

PRELIMINARY: NOT FOR CONSTRUCTION

Drawing name: K:\chb_civil\000_prestwick companies\000_hickory grove\CAD\Plansheets\C2.00 - SITE PLAN.dwg C2.10 ZONING SITE PLAN Feb 04, 2026 5:53pm by: Rumbidzai.Mureru

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Community Development – Zoning Division
John Pederson – Division Manager

ZONING CASE

Z-13-2026

SITE BACKGROUND

Applicant	Prestwick Companies
Phone	Contact Zoning Office
Email	Contact Zoning Office
Representative Contact	Parks F. Huff
Phone	Contact Zoning Office
Email	Contact Zoning Office
Titleholder	WG-75 Partnership
Property Location	Located on the north side of Hickory Grove Road, and on the south side of Hickory Grove Place
Address	No assigned address
Access to Property	Hickory Grove Road

QUICK FACTS

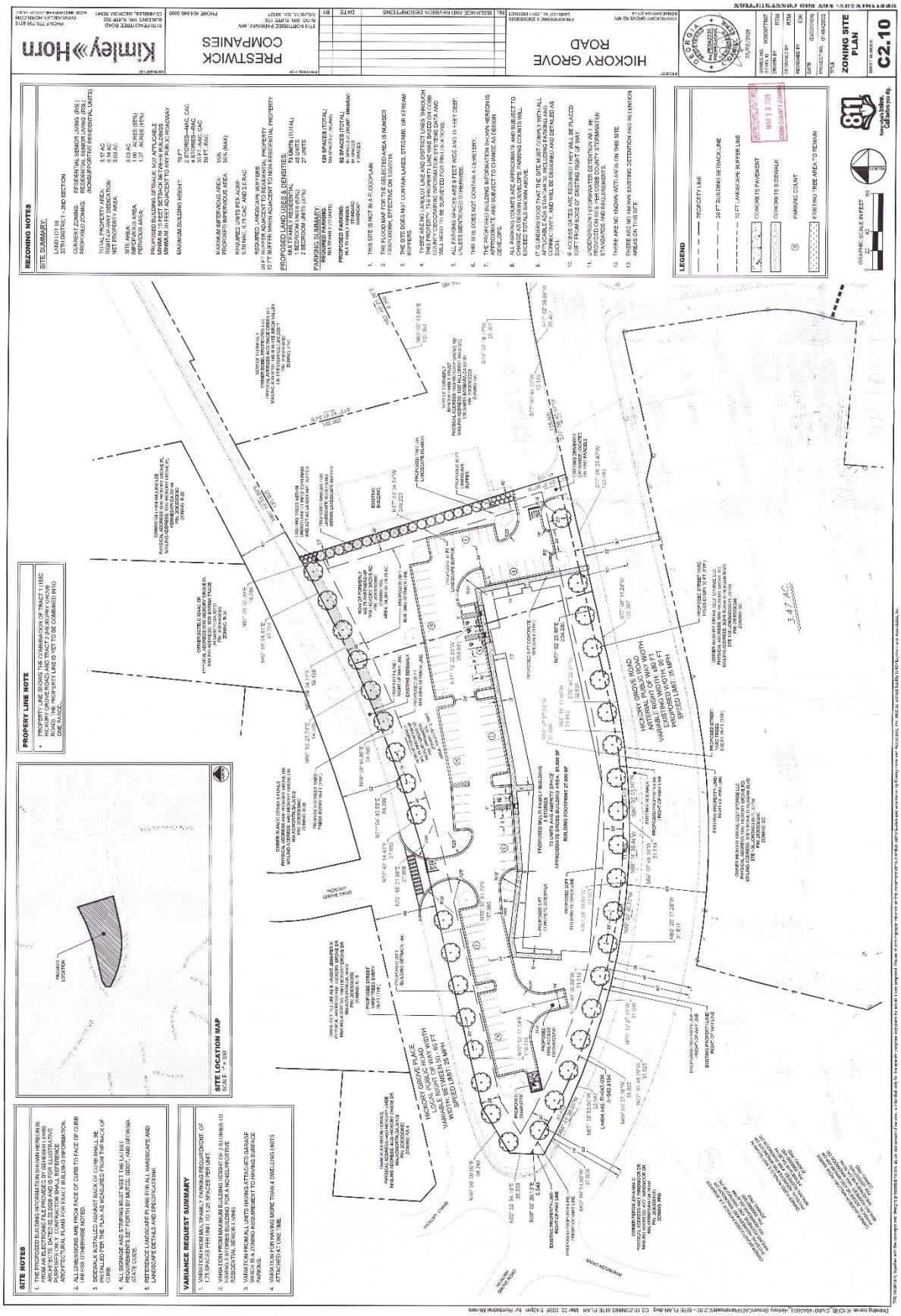
Commission District	1 - Gambrill
Current Zoning	RSL supportive
Current Use of Property	Vacant, undeveloped
Proposed Zoning	RSL nonsupportive
Proposed Use	Nonsupportive residential senior living
Future Land Use	CAC
Site Acreage	3.47
District	20
Land Lot	55
Parcel #	20005500330, 20005500480
Taxes Paid	Yes

FINAL ZONING STAFF RECOMMENDATIONS

(Zoning Staff member: Jessica Berman, MPA, CNU-A

Based on the analysis of the case, Staff recommends **APPROVAL** subject to the following:

1. Site Plan received by the Zoning Division on February 5, 2026, with the District Commissioner approving minor modifications;
2. 10-foot landscape screening buffer along north, west, and east property lines;
3. District Commissioner to approve final landscape plan;
4. District Commissioner to approve the final elevations;
5. Project must incorporate applicable accessibility standards;
6. Project must incorporate an area designated as common space or recreational space for the enjoyment of residences;
7. Mandatory owners association must be formed and incorporated;
8. Variances as stated in the Zoning comments and recommendations;
9. Fire Department comments and recommendations;
10. Stormwater Management Division comments and recommendations;
11. Water and Sewer Division comments and recommendations; and
12. Department of Transportation comments and recommendations,


HICKORY GROVE ROAD
PRESTWICK COMPANIES
Kimley»Horn
REZONING NOTES
SITE NOTES
VARIANCE REQUEST SUMMARY
PROPERTY LINE NOTE
SITE LOCATION MAP
LEGEND
ZONING SITE PLAN
C2.10

Z-13 2026 Aerial Map

This map is provided for display and planning purposes only. It is not meant to be a legal description.

0 150 300 Feet

Zoning Boundary

City Boundary

North

Zoning: RA-4, R-15, & R-20 / Single-family residences

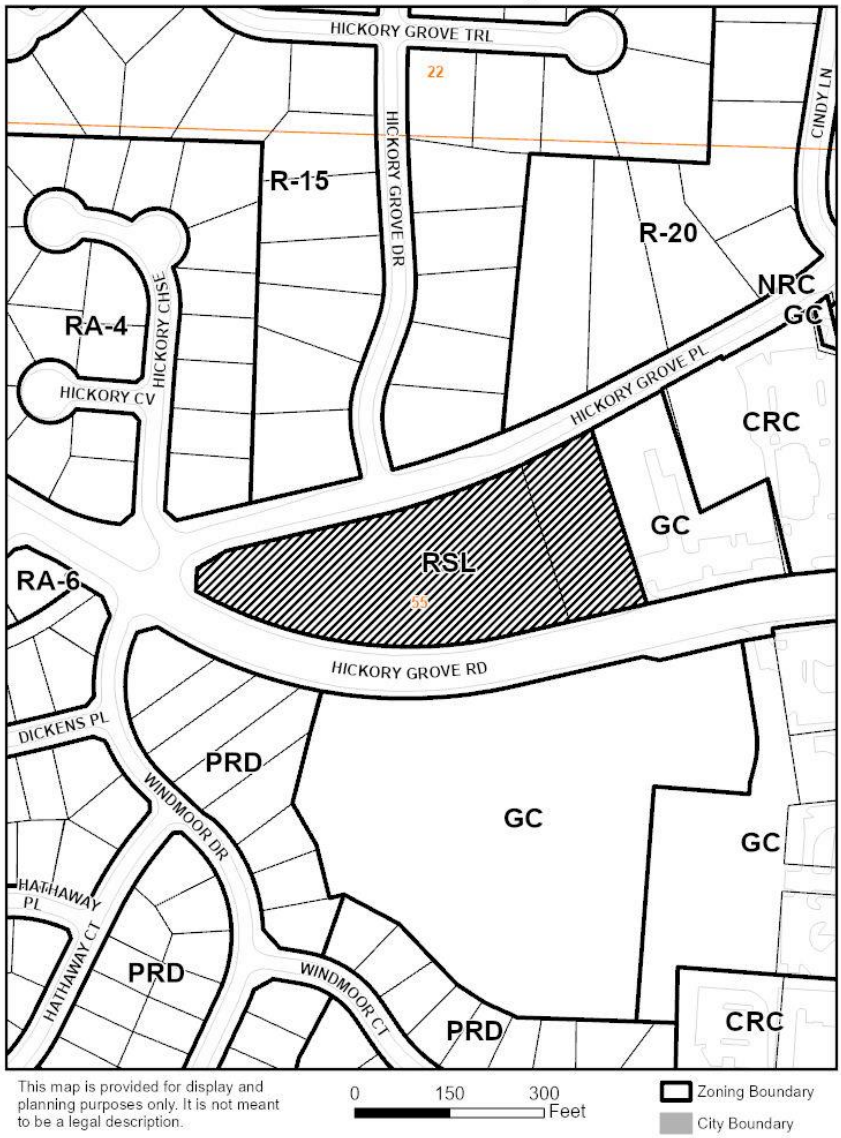
Future Land Use: MDR

WEST

Zoning: RA-6 / Single-family residences

Future Land Use: MDR

Z-13 2026 Map



EAST

Zoning: GC / Light automotive repair

Future Land Use: CAC

SOUTH

Zoning: GC / Climate-controlled self storage

Future Land Use: CAC

Current zoning district for the property

The RSL supportive residential facilities district is established to provide locations for the development of supportive residential living facilities, for tenants age 55 and older which shall not be established as a precedent for any other residential or nonresidential district. This residential use is designed to be located within properties delineated as a regional activity center, community activity center, neighborhood activity center, or high density residential as defined and shown on the Cobb County Comprehensive Plan: A Policy Guide, adopted November 27, 1990. This residential use is also designed to function as a cut-off for nonresidential uses within an activity center and a transitional use to residential uses adjoining activity centers.

Requested zoning district for the property

The RSL nonsupportive residential units is established to provide locations for the development of attached and detached dwelling units limited to those persons age 55 and older as defined by the Fair Housing Act as may be amended from time to time and shall not be established as a precedent for any other residential or nonresidential district. This residential use is designed to be located within any land use category other than industrial, industrial compatible, rural residential and very low density residential as defined by the Cobb County Comprehensive Plan, as may be amended from time to time, provided that it must be located along an arterial or collector roadway (as defined by the Cobb County Major Thoroughfare Plan, as may be amended from time to time). A non-supportive RSL may only be located on a collector road if the following criteria is met: a minimum of ten acres and a density maximum of four units per acre. The board of commissioner may reduce the density based on the surrounding density, topography, deforestation, drainage concerns, or other similar factor.

Summary of the applicant's proposal

The applicant is requesting a rezoning of the subject 3.17-acre site to the RSL nonsupportive residential units district to develop a 81,000-square-foot, three (3)-story multifamily-style building with 73 units for a nonsupportive senior living community. The proposed density is 23.03 units per acre. Proposed unit sizes are 650 square feet for one (1)-bedroom units and 850 square feet for two (2)-bedroom units. The proposal includes indoor amenity space and a 10-foot landscape buffer along the north, east, and west property lines. The previously approved proposal was for 100 RSL supportive units in a two (2)-story building.

Residential criteria

Allowable units as zoned: 100
Proposed # of units: 73
Net density: 23.03
Increase of units: -27
Acres of floodplain/wetlands: 0
Impervious surface shown: Maximum 55%

Are there any zoning variances?

Yes;

1. Increase the maximum density allowed from five (5) units per acre to 23.03 units per acre;
2. Waive requirement that no more than four (4) units may be attached side by side;
3. Waive requirement that all units must have an attached garage;
4. Reduce the required parking from 1.75 spaces per unit to a proposed 1.46 spaces per unit (required 128 vs. proposed 107); and
5. Increase maximum building height from allowed 35 feet to three (3) stories.

02/26/26

The proposed zoning case must address the comments listed below by prescriptive code or equivalency, as approved by the Cobb County Fire Marshal's Office

Approval will be based on Professional Engineer-stamped plans that signify overall plan conformance to all Georgia State and Cobb County Codes. Design Professional and Developer maintain the sole responsibility for the design and for correcting all errors, omissions, problems, and code violations (if any) exposed during construction AFTER authorization by Cobb County.

IFC 510- EMERGENCY RESPONDER RADIO COVERAGE:
New buildings are required to provide radio coverage for emergency responders per the International Fire Code. Testing is required by a third party and when deemed necessary amplification systems are required before the building will be issued a certificate of occupancy. This serves as an early notification to owners and developers for budgeting purposes.

FIRE DEPARTMENT ACCESS:
All access roads shall meet the American Association of State and Highway Transportation Officials (AASHTO) design manual live load standard HS20 (75,000 lbs.) with an unobstructed width of not less than 20 feet, 35 foot inside radius, 50 foot outside turning radius and unobstructed vertical clearance of not less than 13 feet 6 inches. (Cobb County Development Standards 402.11)

Maximum slope of the access road in reference to the apparatus is 10% Front to Back and 5% Side to Side. Maximum grade of roadways leading to Fire Access roads refer to the Cobb County Development Standard Section 400: 14% for Non-Residential. Maximum angle of departure is 8.5%.

Aerial apparatus access shall be required for all structures over 30 feet in height measured from the lowest level of fire department access to the ceiling height of the highest occupied floor level.

- Aerial fire apparatus access roads shall have a minimum width of 26 feet
- Aerial fire apparatus access roads shall be at least 15 feet but no more than 30 ft from the structure
- Aerial fire apparatus access roads shall be positioned parallel to one entire side of the building.
- No overhead utility and power lines shall be located within the aerial fire apparatus access. (IFC Appendix D105)

CERTIFICATE OF OCCUPANCY:
Plans must be submitted to the Cobb County Fire Marshal's Office to initiate the Certificate of Occupancy process.

(continued)

FIRE HYDRANT:
The maximum distance of a hydrant to the most remote portion of a structure shall be 500 feet. Distance shall be measured around the structure and from the fire apparatus access road. A 500-foot radius around the hydrant is not an acceptable measurement for distance. Hydrants on the opposite side of a main ROW is not an acceptable measurement of distance. (Cobb County Development Standards 410.5.2) (Cobb County Development Standards 410.5.2)

Where a fire hydrant is located on a fire apparatus access road, the minimum road width shall be 26 feet for a 40-foot length centered on the fire hydrant, exclusive of shoulders (see Figure D103.1 in Appendix D).

FIRE PROTECTION:
Automatic sprinkler protection must be provided where mandated by the applicable codes.

Jeff Byrd
(678) 229-7059
Jeffrey.Byrd@cobbcounty.gov

Z-13-2024 DEPARTMENT COMMENTS – Cemetery Preservation

No comment.

4/7/2026

Approval of this petition will not have an impact on the enrollment of schools.

2/27/2026

Comprehensive Plan Future Land Use Designation: Community Activity Center
The subject tract is within the Community Activity Center (CAC). Community Activity Centers provides for areas that can meet the immediate needs of several neighborhoods or communities. Typical land uses for these areas include low- to mid-rise office buildings and department stores.

Future Land Use Sub-Category? N/A

☒ Consistent ☐ Inconsistent

House Bill 489 Intergovernmental Agreement Zoning Amendment Notification

Is the proposal within one-half mile of a city boundary? ☒ Yes ☐ No
If yes, which City: Kennesaw
Was the city notified? Yes

Specific Area Policy Guidelines: ☐ Yes ☒ No
Policy:

Masterplan/ Corridor Study: ☐ Yes ☒ No
Name of Masterplan/Corridor Study: N/A

Design guidelines area? ☐ Yes ☒ No
If yes, design guidelines area? N/A
Does the proposal plan comply with the design requirements? N/A

Is the property within an Opportunity Zone? ☐ Yes ☒ No
If yes, Opportunity Zone? N/A
(The Opportunity Zone is an incentive that provides $3,500 tax credit per job in eligible areas if two or more jobs are being created. This incentive is for new or existing businesses)

Is the property within an Enterprise Zone? ☐ Yes ☒ No
If yes, Enterprise Zone? N/A
(The Enterprise Zone is an incentive that provides tax abatements and other economic incentives for qualifying businesses locating or expanding within designated areas for new jobs and capital investment)

Is the property eligible for the Façade Improvement Program? ☐ Yes ☒ No
(The Façade Improvement Program is an incentive for owners and tenants to enhance the appearance of buildings. The CDBG program provides the funding. Properties must be either on the current inventory of redevelopment sites or in a corridor study area and be in a census tract with at least 51% low and moderate income. The program serves to improve the economic viability of these areas.)

(continued)

Is the property eligible for incentives through the Commercial and Industrial Property Rehabilitation Program? *(The Commercial and Industrial Property Rehabilitation Program Is an incentive that provides a reduction in ad valorem property taxes for qualifying redevelopment in eligible areas)*	☐ Yes	☒ No

Note: For more information on incentives, please call the Community Development Agency- Economic Development Division at 770-528-2018 or find information online at www.cobbcounty.org/econdev.

Special District:

Is this property within the Cumberland Special District #1 (hotel/motel fee)?	☐ Yes	☒ No
Is this property within the Cumberland Special District #2 (ad valorem tax)?	☐ Yes	☒ No
Is this property within the Six Flags Special Service District?	☐ Yes	☒ No

Dobbins Air Reserve Base Zones:

Is the property within the Dobbins Airfield Safety Zone?	☐ Yes	☒ No
Is the property within the Clear Zone (CZ)?	☐ Yes	☒ No
Is the property within 3000’ of Dobbins ARB?	☐ Yes	☒ No
Is the property within the Accident Potential Zone (APZ I)?	☐ Yes	☒ No
Is the property within the Accident Potential Zone II (APZ II)?	☐ Yes	☒ No
Is the property within the Noise Zone?	☐ Yes	☒ No
Is the property within the Bird/Wildlife Air Strike Hazard Area (BASH)?	☐ Yes	☒ No

Historic Preservation:

After consulting various county historic resources surveys, historic maps, archaeology surveys and Civil War trench location maps, staff finds that no known significant historic resources appear to be affected by this application.

Water comments:

At development: ☒ YES ☐ NO

Fire flow test required: ☒ YES ☐ NO

Size/location of existing water main(s): 8" on Hickory Grove Rd and 12" on Hickory Grove Pl

Additional water comments:

Sewer comments:

In the drainage basin: ☒ YES ☐ NO

At development: ☒ YES ☐ NO*

Approx. distance to nearest sewer: On-site

Estimated waste generation (in G.P.D.): Average daily = 9,490

Peak flow = 23,720

Treatment plant: Noonday WRF

Plant capacity: ☒ Yes ☐ NO

Projected plant availability: ☐ 0-5 years ☐ 5-10 years ☒ over 10 years

Off-site easement required: ☐ YES* ☒ NO

Line capacity study required: ☐ YES ☒ NO

Letter of allocation issued: ☐ YES ☒ NO

Septic tank recommended by this department: ☐ YES ☒ NO

Subject to Health Department approval: ☐ YES ☒ NO

Additional sewer comments:

*If off-site easements are required, the developer/owner must submit easements to CCWS for review and approval as to form and stipulations prior to the execution of easements by the property owners. All easement acquisitions are the responsibility of the developer/owner.

Note: These comments only reflect what facilities were in existence at the time of this review. Developer may be required to install/upgrade water mains based on fire flow test results or Fire Department code. This will be addressed in the Plan Review process. The developer/owner will be responsible for connecting to the existing county water and sewer systems, installing and/or upgrading all outfalls & water mains, obtaining onsite and/or offsite easements, and dedication of onsite and/or offsite water and sewer to Cobb County as may be required. Rezoning does not guarantee water/sewer availability or capacity unless so stated in writing by the Cobb County Water System.

Roadway	Roadway classification	Speed limit (mph)	Jurisdictional control	Min. R.O.W. requirements
Hickory Grove Road	Arterial	35	Cobb County	100’
Hickory Grove Place	Local	25	Cobb County	50’

Roadway	Location	Average daily trips (vpd)	Level of service
Hickory Grove Road	West of Glenaire Drive	15,200	C*
Hickory Grove Place	NA	NA	NA

vpd = vehicles per day, NA = not available

Based on 2024 AADT counting data taken by GDOT, as published on their website, for Hickory Grove Road.

Planning Level of Service based on available Average Daily Trips using GRTA guideline thresholds. Classification thresholds for LOS A and LOS B are not available for arterial roads from this data source.

LOS C or D is acceptable based on GDOT Design Policy Manual criteria.

**Computed for four-lane arterial roadway section.*

ITE Land Use	Description	Expected Size (Dwelling units)	AM			PM			Daily (vpd)
			In (vph)	Out (vph)	**Total (vph)**	In (vph)	Out (vph)	**Total (vph)**	
252	Senior Adult Housing - Multifamily	73	5	9	**14**	10	8	**18**	**237**

vph = vehicles per hour

Development gross trip generation based on available development size and rates from the Institute of Transportation Engineers (ITE) Trip Generation, 12th edition.

Comments and observations

Received revised Site Plan (received March 13, 2026). These comments are being revised based on the information received.

Hickory Grove Road is classified as an arterial roadway and according to the available information the existing right-of-way does not meet the minimum requirements for this classification.

Hickory Grove Place is classified as a local roadway and according to the available information the existing right-of-way does meet the minimum requirements for this classification.

In accordance with Cobb County Code 134-121 and based on site plan received February 5, 2026, and March 13, 2026, this development does not require a traffic impact study submittal.

Recommendations

THE RECOMMENDATIONS BELOW SHALL BECOME STIPULATED REQUIREMENTS UPON INCLUSION WITH AND APPROVAL BY THE BOARD OF COMMISSIONERS OF THIS APPLICATION:

(continued)

1. Recommend applicant, WITHIN 12 MONTHS OF ZONING APPROVAL, donate right-of-way on the north side of Hickory Grove Road, a minimum of 50' from the roadway centerline, in accordance with Cobb County Development Standard 401.2, Right-of-Way. The revised site plan (received March 13, 2026) appears to address this recommendation.

2. Recommend constructing proposed driveway accesses to commercial standards. This recommendation is pursuant to Cobb County Development Standard 402.8, Non-Residential Driveways and Cobb County Development Standard Detail 116, Commercial Driveway Requirements. The revised site plan (received March 13, 2026) appears to address this recommendation.

3. Recommend replacing disturbed curb, gutter, and sidewalk along the development frontage. This recommendation is to address pedestrian accessibility and safety pursuant to Cobb County Development Standard 401.15, Curbs and Gutters (including subsections), Cobb County Development Standard 404 Sidewalks and Pathways, Cobb County Development Standard 405 Accessibility Requirements, and Cobb County Development Standard Detail 106, Concrete Curbs, Medians.

4. Recommend applicant verify that minimum intersection sight distance is available for Hickory Grove Place access. This recommendation is pursuant to Cobb County Development Standard Detail 401B, Intersection Sight Distance. If minimum intersection sight distance is not available, recommend implement remedial measures to address safety, subject to the Department's approval.

5. Recommend establishing a shared access easement between adjoining 1550 Hickory Grove Road property access.

6. Recommend applicant be required to meet all Cobb County Development Standards and Ordinances related to project improvements.

STAFF ANALYSIS

Per section 134-122 of the Official Code of Cobb County, below is a written zoning analysis relating to the following (question in bold; the answer is not bold):

A. **Whether the zoning proposal will permit a use that is suitable in view of the use and development of adjacent and nearby property;**
It is Staff's opinion that the applicant's rezoning proposal will permit a use that is suitable in view of the use and development of adjacent and nearby properties. The property is in an area with residential and commercial uses.

B. **Whether the zoning proposal will adversely affect the existing use or usability of adjacent or nearby property;**
It is Staff's opinion that the applicant's rezoning proposal will not adversely affect the existing use or usability of adjacent or nearby properties. The property was approved for rezoning to the RSL supportive residential facilities district in 2020 with a higher proposed intensity than the current proposal. Additionally, the proposed use would be less intense than the existing uses at neighboring commercially zoned properties.

C. **Whether the zoning proposal will result in a use which will or could cause an excessive burdensome use of existing streets, transportation facilities, utilities, or schools;**
It is Staff's opinion that the applicant's rezoning proposal will not result in a use which would cause an excessive burdensome use of existing streets, transportation facilities, utilities, or schools. This opinion is supported by the departmental comments contained in this analysis.

D. **Whether the zoning proposal is in conformity with the policies and intent of the comprehensive plan;**
It is Staff's opinion that the applicant's rezoning proposal is in conformity with the policies and intent of the Cobb County Comprehensive Plan. The property is delineated in a Community Activity Center (CAC) future land use category. The request zoning district and proposed use are consistent with the CAC land use designation.

E. **Whether there are other existing or changing conditions affecting the use and development of the property which give supporting grounds for either approval or disapproval of the zoning proposal;**
It is Staff's opinion that there are existing and changing conditions affecting the use and development of the property which give grounds for approving the applicant's rezoning proposal for the use as a nonsupportive residential senior living facility. The property was approved for rezoning to the RSL supportive residential facilities district in 2020. The current rezoning proposal would remain consistent with the CAC future land use category and compatible to other properties in the area while providing buffers along Hickory Grove Place across from existing single-family neighborhoods.

The staff analysis and recommendation made by the Planning and Zoning Staff are only the opinions of the Planning and Zoning Staff and are by no means the final decision. The Cobb County Board of Commissioners makes the final decisions on all Rezoning and Land Use Permits at an advertised public hearing.

Application No. Z-

PC Hearing: 04-07-2026
BOC Hearing: 04-21-2026

Summary of Intent for Rezoning

Part 1. Residential Rezoning Information (attach additional information if needed)

a) **Proposed unit square-footage(s):** 1 BR-650 sq ft; 2 BR-850 sq ft

b) **Proposed building architecture:** See attached renderings/elevations.

c) **List all requested variances:** 1. Waive the number of parking spaces from the required 128 spaces to 107 spaces; 2. Waive the maximum building height from 35' to three stories; 3. Waiving the attached garage requirement to allow surface parking for building; 4. Allow all units attached in a single building, rather than the four allowed in RSL; 5. Increase the density from a maximum of five units per acre to 23.02 units per acre.

Part 2. Non-residential Rezoning Information (attach additional information if needed)

a) **Proposed use(s):**

b) **Proposed building architecture:**

c) **Proposed hours/days of operation:**

d) **List all requested variances:**

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Part 3. Other Pertinent Information (List or attach additional information if needed)

The Applicant is proposing to develop the property for a non-supportive senior residential community. The property is currently zoned for supportive senior living.

Part 4. Is any of the property included on the proposed site plan owned by the Local, State, or Federal Government? (Please list all Right-of-Ways, Government owned lots, County owned parcels and/or remnants, etc., and attach a plat clearly showing where these properties are located). No.

STATEMENT OF INTENT

OF

PRESTWICK COMPANIES

Rezoning Application
for a 3.17+/- Acre Tract of Land located in
Land Lot 55 – 20th District, 2nd Section,
Cobb County, Georgia

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Submitted for the Applicant by:

Parks F. Huff
Sams, Larkin, & Huff, LLP
Suite 100
376 Powder Springs Street
Marietta, GA 30064
(770) 422-7016
phuff@samslarkinhuff.com

This Application for Rezoning seeks certain entitlements in order to rezone the property from RSL Supportive to RSL Non-supportive, for the development of a 73-unit, non-supportive senior residential community. The Subject Property consists of approximately 3.17 acres and is on the north side of Hickory Grove Road, southeast of the intersection of Hickory Grove Place. The property abuts GC to the east and is in an area having a mixture of residential and commercial zoning that includes GC, PRD, RA-4 and R-20 and R-15.

Cobb County's Future Land Use Map ("FLUM") reflects that the Subject Property is located within the confines of the Community Activity Center ("CAC") land use category. The RSL Non-supportive zoning district is designed to be located within any land use category other than Industrial, Industrial Compatible, Rural Residential and Very Low Density Residential as defined by the Cobb County Comprehensive Plan.

The proposed RSL Non-supportive development includes a 10-foot landscape buffer on the north, east, and west property lines. The proposed building will include an amenity space. The proposed new RSL Non-supportive residential use will revive the property, providing this area with new residents.

Based upon the foregoing reasons, the Applicant respectfully requests that the Application for Rezoning be approved with the Applicant soliciting any comments from staff or other officials of Cobb County so that such recommendations or input may be incorporated as conditions of approval of this Rezoning Application.

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Respectfully submitted, this the 5 day of Feb, 2026.

SAMS, LARKIN, & HUFF, LLP

By: _____
PARKS F. HUFF
Attorney for Applicant
Georgia Bar No. 375010

376 Powder Springs Street, Suite 100
Marietta, GA 30064
(770) 422-7016

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TRAFFIC SOLUTIONS, LLC
Solutions Exceeding Expectations

Amy Diaz, PE, PTOE
Development Services Manager
Cobb County Department of Transportation
1890 County Services Parkway
Marietta, GA 30008

SUBMITTAL 1 - TECHNICAL MEMORANDUM
PROPOSED DEVELOPMENT ADJACENT TO 1550 HICKORY GROVE ROAD

February 2, 2026

Dear Ms. Diaz:

Traffic Solutions has been selected by Prestwick Properties to provide services to conduct a traffic impact study for a proposed development located at on Hickory Grove Road in Kennesaw, Cobb County, Georgia. Prior to conducting the study, Cobb County DOT requires a technical memorandum for review. This technical memorandum will include at a minimum:

- Site map
- Site plan
- Trip generation
- Growth rate
- Trip distribution
- Proposed study intersections

In addition to the items listed above, the memorandum should include any other relevant assumptions, such as adjacent developments or roadway projects anticipated to be used in future analysis.

The proposed development will be in the City of Kennesaw, Georgia on Hickory Grove Road adjacent to the Tires Plus at 1550 Hickory Grove Road, as shown in **Figure 1- Site Map**.

The proposed development will consist of a 66-unit senior residential facility. The site will be on approximately 3.20 acres, as shown in **Figure 2 - Site Plan**.

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4807 Pepper Tree Lane Douglasville, Georgia 30135 404.545.1925 p 770.949.0635 f trafsollc@gmail.com

Figure 1. Site Map

4430
4424
4431
1550
B-1
B-2
A-1

TRAFFIC SOLUTIONS, LLC
Solutions Exceeding Expectations

Trip Generation

Traffic Solutions utilized ITE Web-based Trip Generation 11 software to analyze the proposed land use and the number of estimated trips that will be generated on a daily basis as well as during the weekday AM and PM peak hours. A summary of the trips is shown in Table 1 - Trip Generation.

Table 1 - Trip Generation

Land Use	Code	Intensity	Daily		AM Peak Hour			PM Peak Hour		
			Enter	Exit	Enter	Exit	Total	Enter	Exit	Total
Senior Adult Housing Multifamily	252	66 units	107	107	4	9	13	10	7	17

Growth Rate

Traffic Solutions utilized the Georgia Department of Transportation's TADA traffic count database to retrieve historic traffic counts in the area of the proposed project. The closest count station to the project site is Count Station 067-7128 located on Hickory Grove Road approximately 1.2 miles west of the project site on Hickory Grove Road.

The data shows estimated annual average daily traffic volumes from 2010 to 2024. The data shows a steady growth in the traffic volumes starting from 2010 to 2022 with an annual average daily traffic increase of 1.59%. Then after 2022, the average daily traffic experienced a significant decrease with an annual average daily rate of -6.57% from 2022 to 2024. Overall, the average annual growth rate for this segment of Hickory Grove Road is less than 1% (0.42%) Therefore, we are recommending a growth rate of 1.0% to project traffic for the opening year for this project.

Table 2. GDOT Estimated Average Daily Traffic

Year	ADT
2024	16,844
2022	19,058
2018	18,008
2014	16,181
2010	15,631

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Trip Distribution

According to Trip Generation, the distribution of trips entering and exiting the proposed land use is shown in Table 3 below.

Table 3 - Trip Distribution

Land Use	Code	Intensity	Daily		AM Peak Hour			PM Peak Hour		
			Enter	Exit	Enter	Exit	Total	Enter	Exit	Total
Senior Adult Housing Multifamily	252	66 units	50%	50%	34%	66%	100%	56%	44%	100%

Proposed Study Intersections

Traffic Solutions proposes the following scope to study the impact the proposed development will have on the existing transportation system.

The study area will consist of two intersections including the site developments access points as follows:

1. Hickory Grove Road at Wade Green Road
2. Hickory Grove Road at Hickory Grove Place
3. Site developments' two driveways

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4807 Pepper Tree Lane Douglasville, Georgia 30135 404.545.1925 p 770.949.0635 f trafsollc@gmail.com

Senior Adult Housing - Multifamily
(252)

Vehicle Trip Ends vs: **Dwelling Units**
On a: **Weekday**

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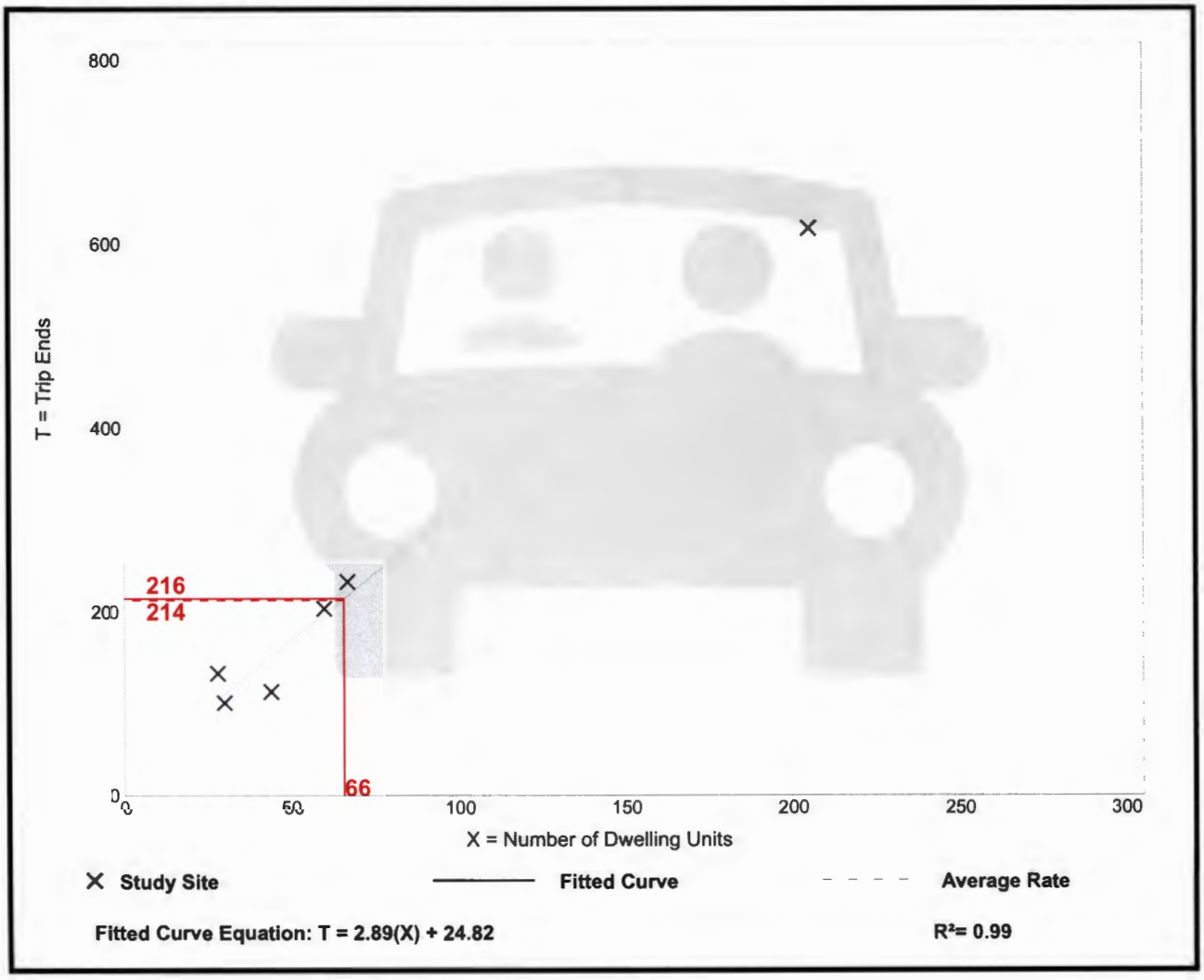
Setting/Location: **General Urban/Suburban**
Number of Studies: 6
Avg. Num. of Dwelling Units: 72
Directional Distribution: 50% entering, 50% exiting

Vehicle Trip Generation per Dwelling Unit

Average Rate	Range of Rates	Standard Deviation
3.24	2.59 - 4.79	0.53

Data Plot and Equation



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Senior Adult Housing - Multifamily
(252)

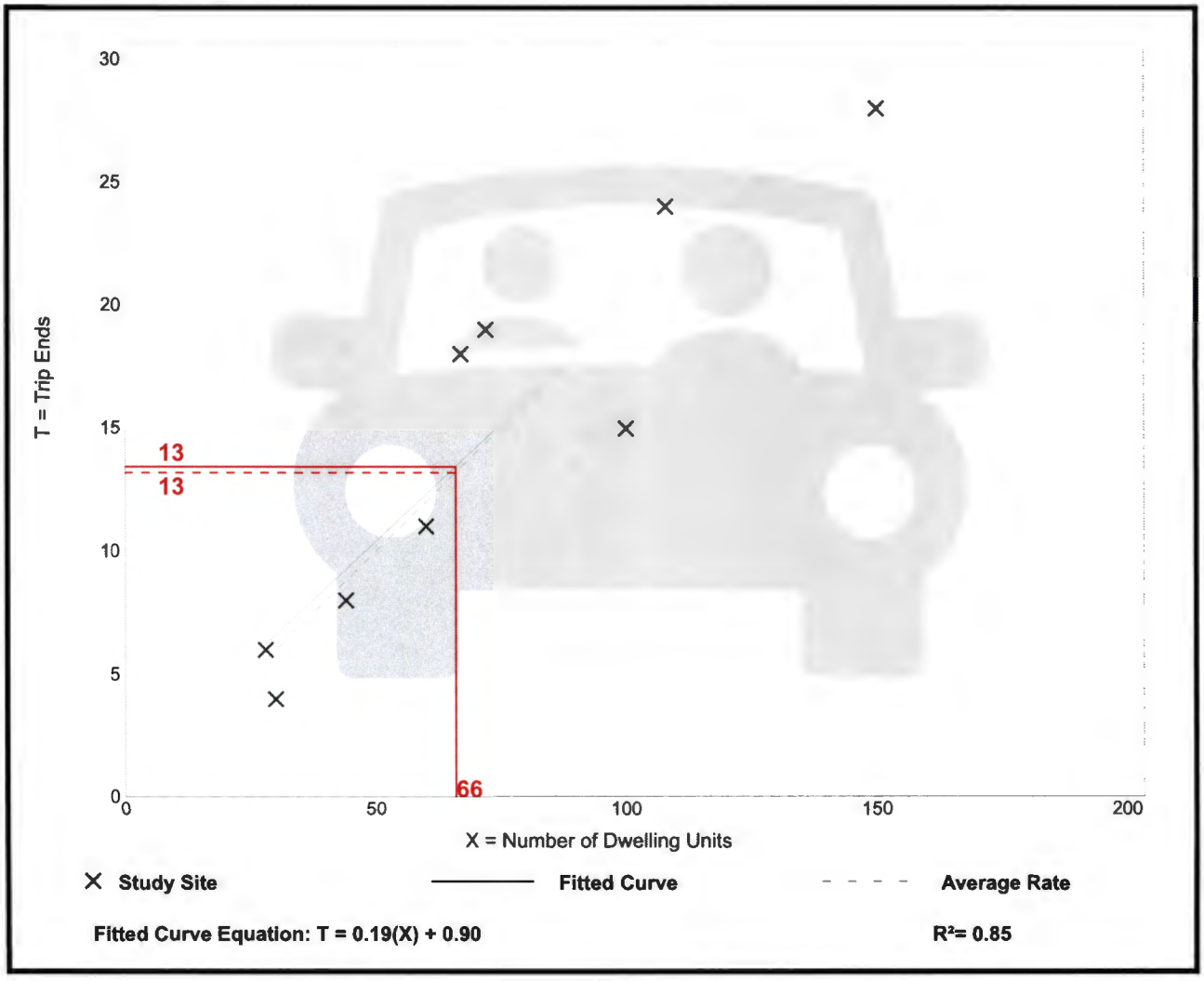
FEB 05 2026
COBB COUNTY ZONING

Vehicle Trip Ends vs: **Dwelling Units**
On a: **Weekday,**
Peak Hour of Adjacent Street Traffic,
One Hour Between 7 and 9 a.m.
Setting/Location: **General Urban/Suburban**
Number of Studies: 9
Avg. Num. of Dwelling Units: 73
Directional Distribution: 34% entering, 66% exiting

Vehicle Trip Generation per Dwelling Unit

Average Rate	Range of Rates	Standard Deviation
0.20	0.13 - 0.27	0.04

Data Plot and Equation



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Senior Adult Housing - Multifamily
(252)

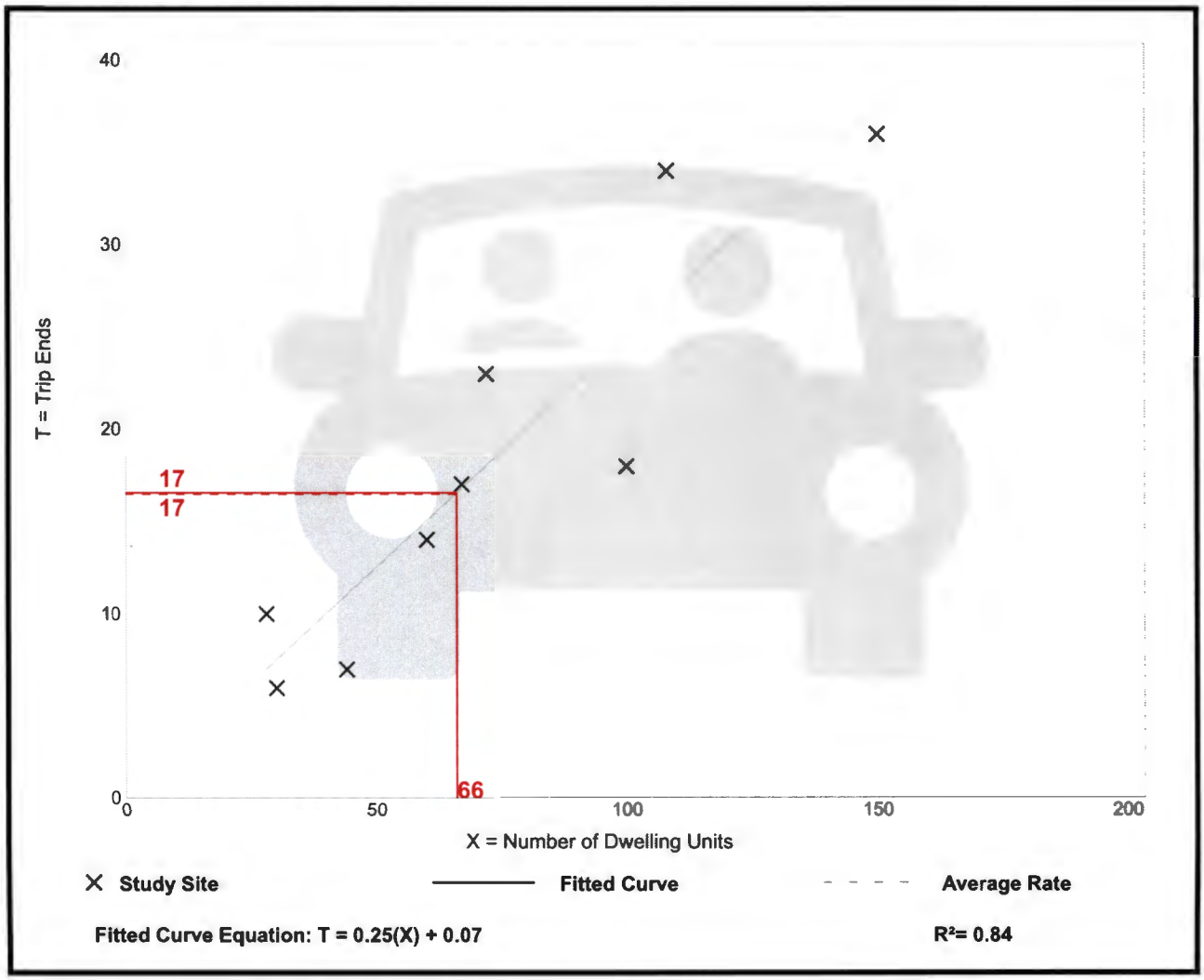
Feb 06 2026
COBB COUNTY ZONING

Vehicle Trip Ends vs: **Dwelling Units**
On a: **Weekday,**
Peak Hour of Adjacent Street Traffic,
One Hour Between 4 and 6 p.m.
Setting/Location: **General Urban/Suburban**
Number of Studies: 9
Avg. Num. of Dwelling Units: 73
Directional Distribution: 56% entering, 44% exiting

Vehicle Trip Generation per Dwelling Unit

Average Rate	Range of Rates	Standard Deviation
0.25	0.16 - 0.36	0.06

Data Plot and Equation



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Prestwick
development
FEB 05 2026
LEASING

GARVIS L. SAMS, JR.
(1952-2025)
JOEL L. LARKIN
PARKS F. HUFF

SAMS, LARKIN & HUFF
A LIMITED LIABILITY PARTNERSHIP
SUITE 100
376 POWDER SPRINGS STREET
MARIETTA, GEORGIA 30064-3448

770•422•7016
TELEPHONE
770•426•6583
FACSIMILE

April 1, 2026

(STIPULATION LETTER)

VIA EMAIL

Mr. John P. Pederson, AICP, Manager
Cobb County Zoning Division
Community Development Agency
1150 Powder Springs Road, Suite 400
Marietta, GA 30064

Re: Application of Prestwick Companies to Rezone an approximate 3.17±-Acre Tract from RSL Supportive to RSL Non-supportive; Land Lot 55 of the 20th District; Located on the north side of Hickory Grove Road, southeast of the intersection of Hickory Grove Place; Z-13 for April 2026

Dear John:

Prestwick Companies ("Applicant") is proposing to develop an RSL non-supportive neighborhood of 73 units in a three-story building as indicated on the revised site plan submitted to the Zoning Division on March 13, 2026. The property was rezoned to RSL Supportive for a 100-unit two-story supportive residential development. The Applicant wants to keep the RSL, but as non-supportive. The application is scheduled to be heard and considered by the Cobb County Planning Commission on April 7, 2026, and, thereafter, heard and considered for final action by the Cobb County Board of Commissioners on April 21, 2026.

The Subject Property is a ±3.17-acre tract of land located on the north side of Hickory Grove Road, southeast of the intersection of Hickory Grove Place. The Subject Property is within an area denominated as Community Activity Center ("CAC") under Cobb County's Future Land Use Map ("FLUM") and it is currently zoned RSL-Supportive. The property is undeveloped and abuts property zoned GC to the east and is in an area having a mixture of residential and commercial zoning that includes GC, PRD, RA-4, R-20, and R-15.

The county zoning staff has reviewed the application and recommended approval as the proposal will offer much needed senior housing in an area with good access to shopping and transportation corridors. The applicant notes there is a huge lack of affordable senior housing, which is why the proposal is switching from supportive senior housing to non-supportive.

VIA EMAIL

During the pendency of this application, we have established a dialogue with the County's professional staff and area business and property owners. In that regard, this letter will serve as the Applicant's agreement to the following stipulations which shall become conditions and a part of the grant of the requested Rezoning, and which shall be binding upon the Subject Property thereafter. The referenced stipulations are as follows, to wit:

1. The stipulations and conditions set forth herein shall replace and supersede in full any and all prior stipulations and conditions in whatsoever form which are currently in place concerning the Subject Property which constitutes the subject matter of the above-captioned Application.

2. The approval of this Application shall be specifically for the purposes of 73-unit non-supportive Residential Senior Living ("RSL") facility.

3. This Rezoning shall be in substantial conformity to that certain revised Site Plan prepared by Kimley-Horn, submitted to the Zoning Division on March 13, and which is also attached to this letter.

4. The architectural style and composition of the building will be in substantial conformity to the renderings submitted with the application and attached as Exhibit "A."

5. In order to increase housing options for seniors in the community, the Applicant will agree to unit layouts for the 73 units as follows:

    a. The number of one-bedroom units proposed is 46 (63%).

    b. The number of two-bedroom units proposed is 27 (37%).

6. The District Commissioner is to approve the final site plan and building elevations;

7. Compliance with recommendations from the Cobb County Department of Transportation that are contained in the staff analysis.

8. Compliance with directives from the Cobb County Fire Marshal's Office regarding Life, Safety and Fire Prevention issues.

9. Subject to recommendations from the Stormwater Management Division with respect to detention, hydrology, stormwater management, water quality and downstream considerations. This stipulation includes recommendations regarding the ultimate location and configuration of on-site detention and water quality.

10. The District Commissioner shall have the authority to approve minor modifications as this development proposal proceeds through the Plan Review process and thereafter, except for those that:

    a. Reduce the size of an approved buffer adjacent to property which is zoned in a more restrictive zoning district.

    b. Relocate a structure closer to the property line to an adjacent property which is zoned in a more restrictive zoning district.

    c. Increase the height of a building adjacent to property which is zoned in a more restrictive zoning district.

    d. Change access location to different roadways.

    e. Seek Variances to provisions of the Cobb County Zoning Ordinance.

Please do not hesitate to contact me should you have any questions or need any additional documentation prior to this application being heard and considered by the Planning Commission and the Board of Commissioners next month.

With kind regards, I am

Very truly yours,

SAMS, LARKIN & HUFF, LLP

Parks F. Huff
phuff@samslarkinhuff.com

PFH/jac
Attachment

VIA EMAIL

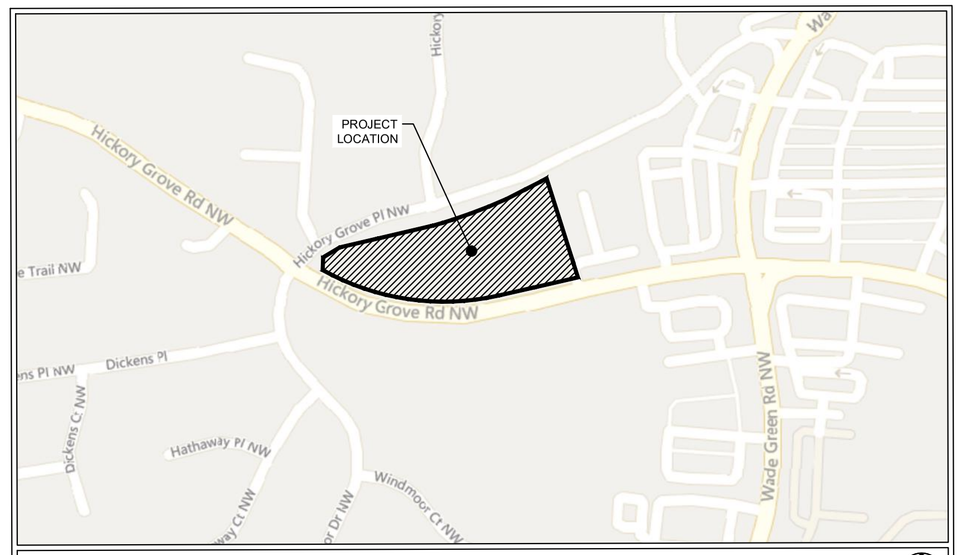
cc: Members, Cobb County Board of Commissioners (via email)
Members, Cobb County Planning Commission (via email)
Dr. Jackie McMorris, County Manager (via email)
Board of Commissioners Assistants (via email)
Ms. Jessica Guinn, AICP, Director (via email)
Mr. Terry Martin, AICP, CNU-A, Senior Planner (via email)
Mr. Cameron Jones, MCRP, CNU-A, Planner III (via email)
Ms. Jessica Berman, MPA, CNU-A, Planner II (via email)
Mr. Peyton McClure, CNU-A, Planner I (via email)
Mr. Shaun Daniels, Planner I (via email)
Ms. Pam Mabry, County Clerk (via email)
Ms. Robin Stone, Deputy County Clerk (via email)
Ms. Leila Washington, Deputy County Clerk (via email)
Mr. Jeff Byrd, Fire Marshal's Office (via email)
Ms. Amy Diaz, P.E., Cobb DOT (via email)
Ms. Wilson Collins, P.E., Cobb DOT (via email)
Mr. Andrew Heath, P.E., Stormwater Management Division (via email)
Mr. Chris Duggan, Cobb County Water and Sewer Division (via email)
Mr. Casey Craven, Vice President/Development, Prestwick Companies (via email)

SITE NOTES

1. THE PROPOSED BUILDING INFORMATION SHOWN HEREON IS FROM AN ELECTRONIC FILE PROVIDED BY GEHEBER LEWIS ARCHITECTS, DATED 02.02.2026 AND IS FOR ILLUSTRATIVE PURPOSES ONLY. CONTRACTOR SHALL REFERENCE ARCHITECTURAL PLANS FOR EXACT BUILDING INFORMATION.
2. ALL DIMENSIONS ARE FROM FACE OF CURB TO FACE OF CURB UNLESS OTHERWISE NOTED.
3. SIDEWALK INSTALLED AGAINST BACK OF CURB SHALL BE INSTALLED PER THE PLAN AS MEASURED FROM THE BACK OF CURB.
4. ALL SIGNAGE AND STRIPING MUST MEET THE LATEST REQUIREMENTS SET FORTH BY MUTCD, GDOT, AND GEORGIA STATE CODE.
5. REFERENCE LANDSCAPE PLANS FOR ALL HARDSCAPE AND LANDSCAPE DETAILS AND SPECIFICATIONS.

VARIANCE REQUEST SUMMARY

1. VARIATION FROM MULTIFAMILY PARKING REQUIREMENT OF 1.75 SPACES PER UNIT TO 1.25 SPACES PER UNIT.
2. VARIATION FROM MAXIMUM BUILDING HEIGHT OF 2 STORIES TO HAVING 3 STORIES BUILDING FOR A NONSUPPORTIVE RESIDENTIAL SENIOR LIVING.
3. VARIATION FROM ALL UNITS HAVING ATTACHED GARAGE WHICH IS A ZONING REQUIREMENT TO HAVING SURFACE PARKING.
4. VARIATION FOR HAVING MORE THAN 4 DWELLING UNITS ATTACHED AT ONE TIME.



SITE LOCATION MAP
SCALE: 1" = 300'

PROPERTY LINE NOTE

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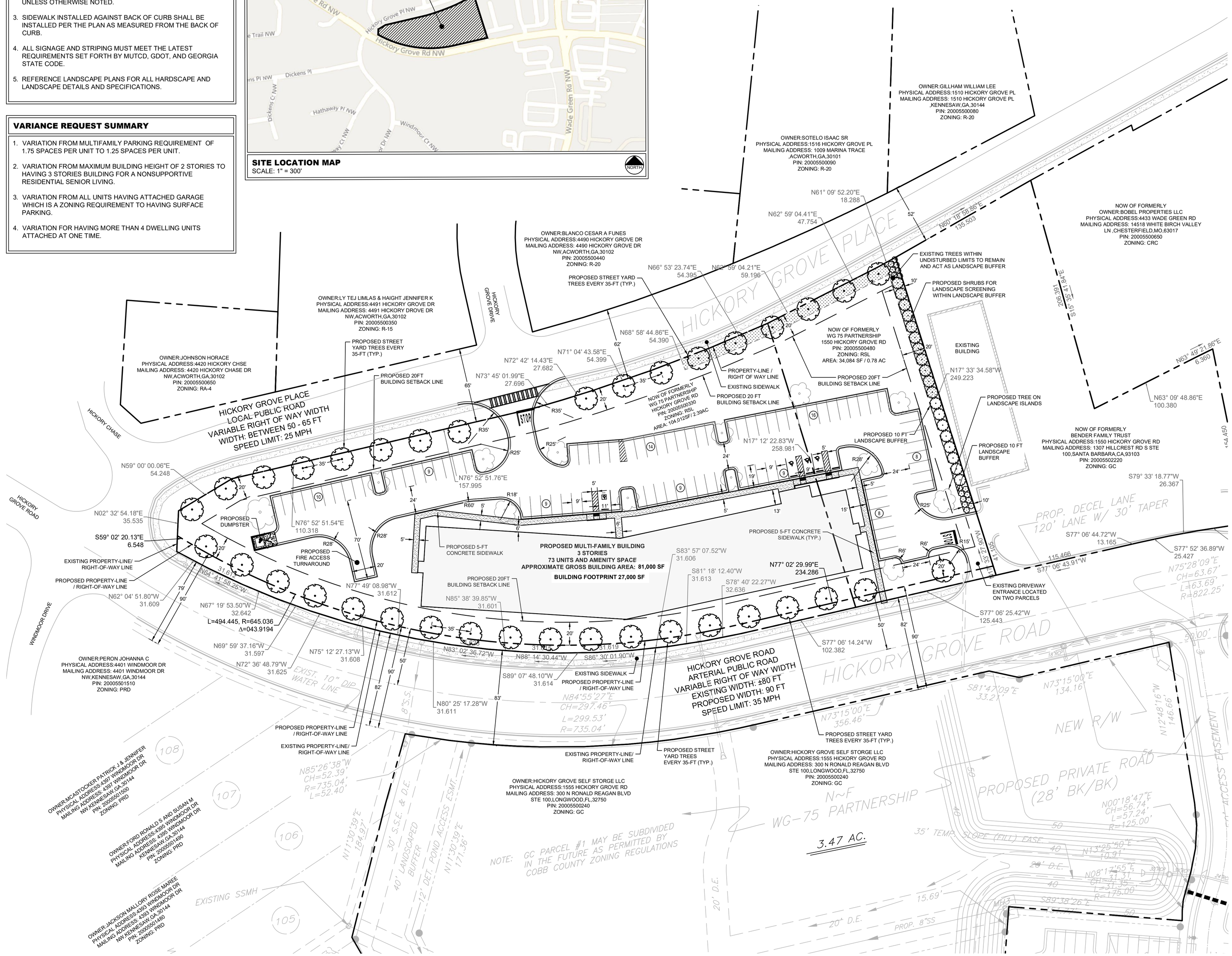

REZONING NOTES

SITE SUMMARY:

LAND LOT 55
20TH DISTRICT - 2ND SECTION

CURRENT ZONING:	RESIDENTIAL SENIOR LIVING (RSL)
PROPOSED ZONING:	RESIDENTIAL SENIOR LIVING (RSL) (NONSUPPORTIVE RESIDENTIAL UNITS)
TOTAL PROPERTY AREA:	3.17 AC
RIGHT-OF-WAY DEDICATION:	0.14 AC
NET PROPERTY AREA:	3.03 AC
SITE AREA:	3.03 AC
IMPERVIOUS AREA:	1.66 ACRES (55%)
PERVIOUS AREA:	1.37 ACRES (45%)

PROPOSED BUILDING SETBACK: NOT APPLICABLE
MINIMUM 15 FEET SETBACK BETWEEN BUILDINGS
MINIMUM 20 FEET ADJACENT TO ANY PUBLIC ROADWAY

MAXIMUM BUILDING HEIGHT:	70 FT 2 STORIES—NAC, CAC 4 STORIES—RAC 35 FT.-NAC, CAC 50 FT.-RAC
MAXIMUM IMPERVIOUS AREA:	55%
PROPOSED IMPERVIOUS AREA:	55% (MAX)

REQUIRED UNITS PER ACRE:
0.50 NAC, 0.75 CAC, AND 2.0 RAC

REQUIRED LANDSCAPE BUFFERS:
20 FT BUFFER ADJACENT TO RESIDENTIAL PROPERTY
10 FT BUFFER WHEN ADJACENT TO NON-RESIDENTIAL PROPERTY

PROPOSED LAND USES & DENSITIES:

MULTIFAMILY RESIDENTIAL	**73 UNITS** (TOTAL)
1 BEDROOM UNITS (63%):	46 UNITS
2 BEDROOM UNITS (37%):	27 UNITS

PARKING SUMMARY:

REQUIRED PARKING: MULTIFAMILY (73 UNITS)	**128 SPACES** (TOTAL) 128 SPACES (1.75/UNIT)
PROPOSED PARKING: MULTIFAMILY PARKING: STANDARD HANDICAP	**92 SPACES** (TOTAL) 92 SPACES (1.25/UNIT - MINIMUM) 88 SPACES 4 SPACES

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LEGEND

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- 20 FT BUILDING SETBACK LINE
- 10 FT LANDSCAPE BUFFER LINE
- CONCRETE PAVEMENT
- CONCRETE SIDEWALK
- (10) PARKING COUNT
- EXISTING TREE AREA TO REMAIN

Know what's below. Call before you dig.

PRELIMINARY: NOT FOR CONSTRUCTION

PREPARED BY
Kimley»Horn
PHONE 770.709.9210
WWW.KIMLEY-HORN.COM
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5170 PEACHTREE ROAD
BUILDING 100, SUITE 200
CHAMBLEE, GEORGIA 30341

PREPARED FOR
PRESTWICK COMPANIES
3715 NORTHSIDE PARKWAY, NW
BLDG. 200, SUITE 775
ATLANTA, GA. 30327
PHONE 404 949 3895

No.	ISSUANCE AND REVISION DESCRIPTIONS	DATE	BY

PROJECT
HICKORY GROVE ROAD
PIN#20005500408 & 20005500390
LAND LOT 55 - 20TH DISTRICT
1550 HICKORY GROVE RD NW
KENNESAW GA 30144

GEORGIA REGISTERED No. PE042335 PROFESSIONAL ENGINEER DANIEL I. KERR
03/02/2026

GSWCC NO. (LEVEL II)	0000077807
DRAWN BY	RTM
DESIGNED BY	RTM
REVIEWED BY	IDK
DATE	03/02/2026
PROJECT NO.	014642003

TITLE
ZONING SITE PLAN

SHEET NUMBER
C2.10

Drawing name: K:\CHB_Civil\014642003_Hickory Grove\CAD\Plansheets\C2.00 - SITE PLAN.dwg C2.10 ZONING SITE PLAN Mar 02, 2026 5:42pm by: Rumbidzai.Mureru

This document, together with the concepts and designs presented herein, as an instrument of service, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.

Exhibit "A"

Prestwick development

Roadway	Roadway classification	Speed limit (mph)	Jurisdictional control	Min. R.O.W. requirements
Hickory Grove Road	Arterial	35	Cobb County	100’
Hickory Grove Place	Local	25	Cobb County	50’

Roadway	Location	Average daily trips (vpd)	Level of service
Hickory Grove Road	West of Glenaire Drive	15,200	C*
Hickory Grove Place	NA	NA	NA

vpd = vehicles per day, NA = not available

Based on 2024 AADT counting data taken by GDOT, as published on their website, for Hickory Grove Road.

Planning Level of Service based on available Average Daily Trips using GRTA guideline thresholds. Classification thresholds for LOS A and LOS B are not available for arterial roads from this data source.

LOS C or D is acceptable based on GDOT Design Policy Manual criteria.

**Computed for four-lane arterial roadway section.*

ITE Land Use	Description	Expected Size (Dwelling units)	AM			PM			Daily (vpd)
			In (vph)	Out (vph)	**Total (vph)**	In (vph)	Out (vph)	**Total (vph)**	
252	Senior Adult Housing - Multifamily	73	5	9	**14**	10	8	**18**	**237**

vph = vehicles per hour

Development gross trip generation based on available development size and rates from the Institute of Transportation Engineers (ITE) Trip Generation, 12th edition.

Comments and observations

Received revised Site Plan (received March 13, 2026). These comments are being revised based on the information received.

Hickory Grove Road is classified as an arterial roadway and according to the available information the existing right-of-way does not meet the minimum requirements for this classification.

Hickory Grove Place is classified as a local roadway and according to the available information the existing right-of-way does meet the minimum requirements for this classification.

In accordance with Cobb County Code 134-121 and based on site plan received February 5, 2026, and March 13, 2026, this development does not require a traffic impact study submittal.

Recommendations

THE RECOMMENDATIONS BELOW SHALL BECOME STIPULATED REQUIREMENTS UPON INCLUSION WITH AND APPROVAL BY THE BOARD OF COMMISSIONERS OF THIS APPLICATION:

(continued)

1. Recommend applicant, WITHIN 12 MONTHS OF ZONING APPROVAL, donate right-of-way on the north side of Hickory Grove Road, a minimum of 50' from the roadway centerline, in accordance with Cobb County Development Standard 401.2, Right-of-Way. The revised site plan (received March 13, 2026) appears to address this recommendation.

2. Recommend constructing proposed driveway accesses to commercial standards. This recommendation is pursuant to Cobb County Development Standard 402.8, Non-Residential Driveways and Cobb County Development Standard Detail 116, Commercial Driveway Requirements. The revised site plan (received March 13, 2026) appears to address this recommendation.

3. Recommend replacing disturbed curb, gutter, and sidewalk along the development frontage. This recommendation is to address pedestrian accessibility and safety pursuant to Cobb County Development Standard 401.15, Curbs and Gutters (including subsections), Cobb County Development Standard 404 Sidewalks and Pathways, Cobb County Development Standard 405 Accessibility Requirements, and Cobb County Development Standard Detail 106, Concrete Curbs, Medians.

4. Recommend applicant verify that minimum intersection sight distance is available for Hickory Grove Place access. This recommendation is pursuant to Cobb County Development Standard Detail 401B, Intersection Sight Distance. If minimum intersection sight distance is not available, recommend implement remedial measures to address safety, subject to the Department's approval.

5. Recommend establishing a shared access easement between adjoining 1550 Hickory Grove Road property access.

6. Recommend applicant be required to meet all Cobb County Development Standards and Ordinances related to project improvements.

GARVIS L. SAMS, JR.
(1952-2025)
JOEL L. LARKIN
PARKS F. HUFF

SAMS, LARKIN & HUFF
A LIMITED LIABILITY PARTNERSHIP
SUITE 100
376 POWDER SPRINGS STREET
MARIETTA, GEORGIA 30064-3448

770•422•7016
TELEPHONE
770•426•6583
FACSIMILE

May 27, 2026

VIA EMAIL

Mr. John P. Pederson, AICP, Manager
Cobb County Zoning Division
Community Development Agency
1150 Powder Springs Road, Suite 400
Marietta, GA 30064

Re: Application of Prestwick Companies to Rezone an approximate 3.17±-Acre Tract from RSL Supportive to RSL Non-supportive; Land Lot 55 of the 20th District; Located on the north side of Hickory Grove Road, southeast of the intersection of Hickory Grove Place; Z-13 of 2026.

Dear John:

As you are aware, this firm has been engaged by and represents Prestwick Companies concerning the above-captioned Application for Rezoning scheduled to be heard by the Planning Commission on June 2, 2026, and by the Board of Commissioners on June 16, 2026. There are some remaining issues which are scheduled to be addressed and resolved; therefore, this letter will confirm my client's desire that this application be continued and that the consideration of same by the County will be held in abeyance until the next Zoning Cycle, which will place it before the Planning Commission on July 7, 2026 and then before the Board of Commissioners on July 21, 2026.

In the interim, please do not hesitate to contact me should you or your staff have any questions or require any additional information or documentation.

Very truly yours,

SAMS, LARKIN & HUFF, LLP

Parks F. Huff
phuff@samslarkinhuff.com

PFH/jac

VIA EMAIL

cc: Members, Cobb County Board of Commissioners (via email)
Members, Cobb County Planning Commission (via email)
Dr. Jackie McMorris, County Manager (via email)
Board of Commissioners Assistants (via email)
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Mr. Cameron Jones, MCRP, CNU-A, Planner III (via email)
Ms. Jessica Berman, MPA, CNU-A, Planner II (via email)
Mr. Peyton McClure, CNU-A, Planner I (via email)
Mr. Shaun Daniels, Planner II (via email)
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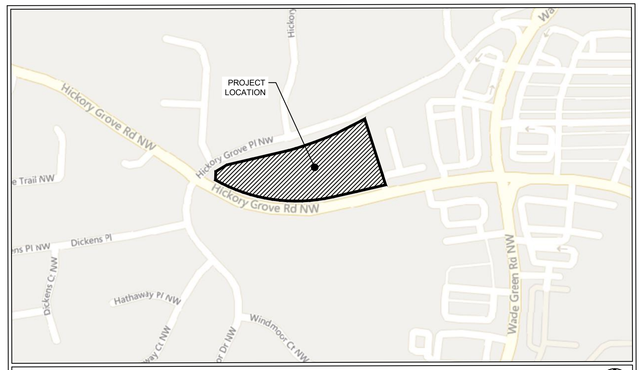

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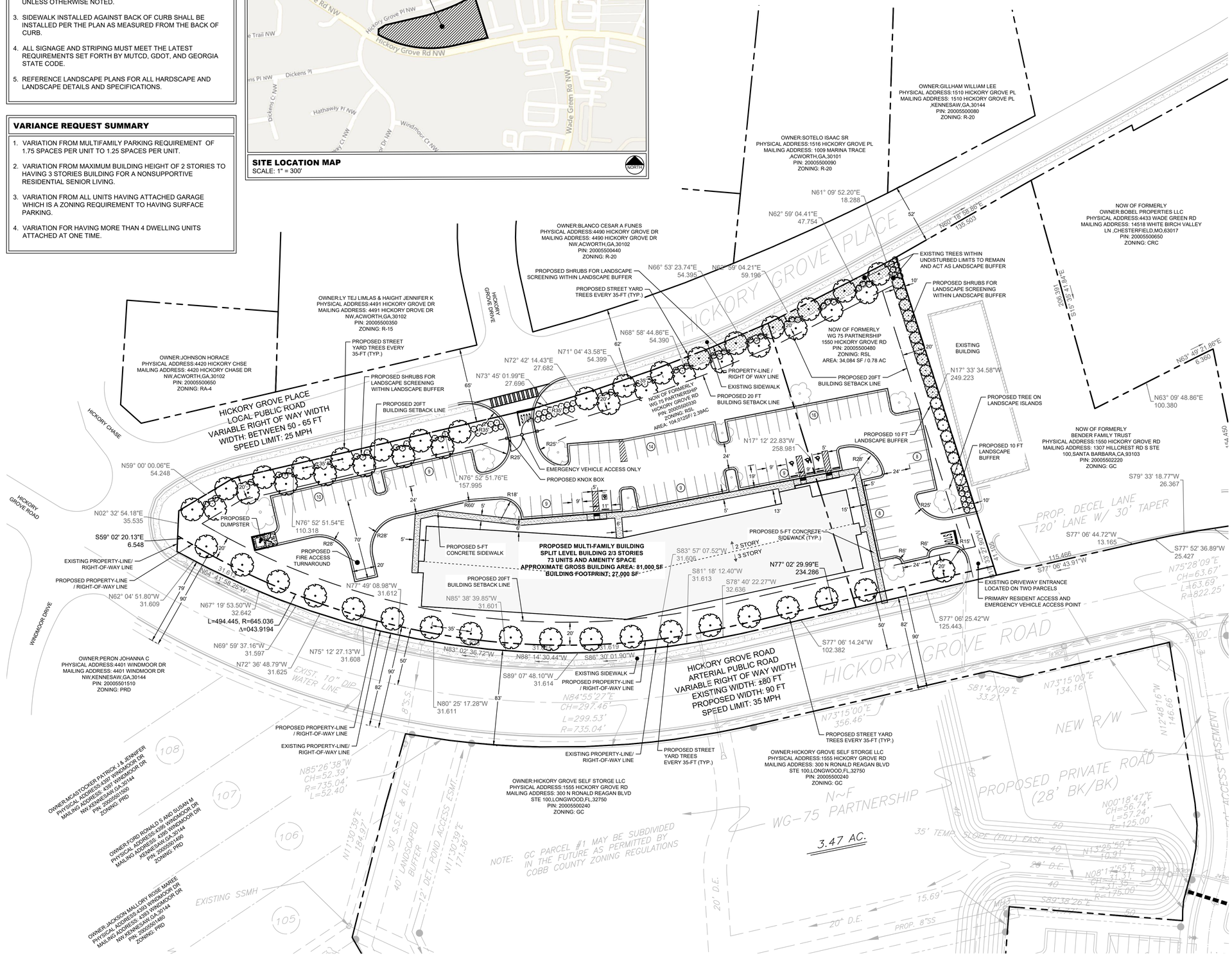

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MULTIFAMILY PARKING:	92 SPACES (1.25/UNIT - MINIMUM)
STANDARD	88 SPACES
HANDICAP	4 SPACES

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GRAPHIC SCALE IN FEET
0 20 40 80

Know what's below. Call before you dig.

PRELIMINARY: NOT FOR CONSTRUCTION

Kimley»Horn
PHONE 770.706.6210
WWW.KIMLEY-HORN.COM
© 2026 KIMLEY-HORN AND ASSOCIATES, INC.
5170 PEACHTREE ROAD
BUILDING 100, SUITE 200
CHAMBLEE, GEORGIA 30341
PREPARED BY

PREPARED FOR
OWNER COMPANY
STREET ADDRESS
SUITE/BLDG
CITY, STATE ZIP
PHONE 000.000.0000

No.	ISSUANCE AND REVISION DESCRIPTIONS	DATE	BY

PROJECT
PROJECT NAME
PIN0000000000000
LAND LOT ___ 7TH DISTRICT
STREET ADDRESS
CITY, STATE ZIP

GEORGIA REGISTERED No. PE042335 PROFESSIONAL ENGINEER I. DANIEL KERR
06/26/2026

GSWCC NO. (LEVEL II)	0000077807
DRAWN BY	RTM
DESIGNED BY	RTM
REVIEWED BY	IDK
DATE	06/26/2026
PROJECT NO.	014642003

TITLE
SITE PLAN

SHEET NUMBER
C2.00

Drawing name: C:\Users\RUMBID~1.MUR\AppData\Local\Temp\AcPublish_37616\C2.00 - SITE PLAN.dwg Jun 26, 2026 10:38am by: Rumbidzai Mureru

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GARVIS L. SAMS, JR.
(1952-2025)
JOEL L. LARKIN
PARKS F. HUFF

SAMS, LARKIN & HUFF
A LIMITED LIABILITY PARTNERSHIP
SUITE 100
376 POWDER SPRINGS STREET
MARIETTA, GEORGIA 30064-3448

770•422•7016
TELEPHONE
770•426•6583
FACSIMILE

June 30, 2026

VIA EMAIL

Mr. John P. Pederson, AICP, Manager
Cobb County Zoning Division
Community Development Agency
1150 Powder Springs Road, Suite 400
Marietta, GA 30064

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Dear John:

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Very truly yours,

SAMS, LARKIN & HUFF, LLP

Parks F. Huff
phuff@samslarkinhuff.com

PFH/jac
Enclosures/Attachments

VIA EMAIL

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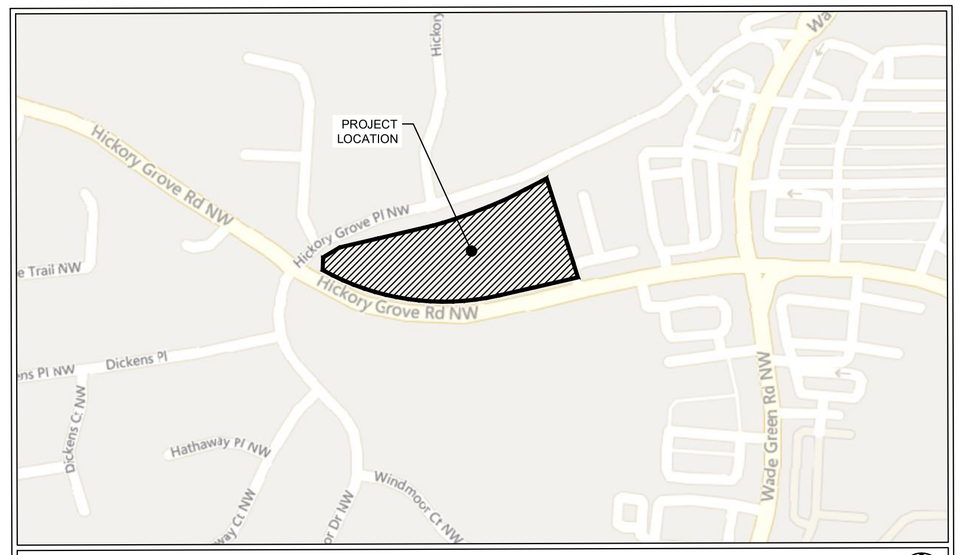

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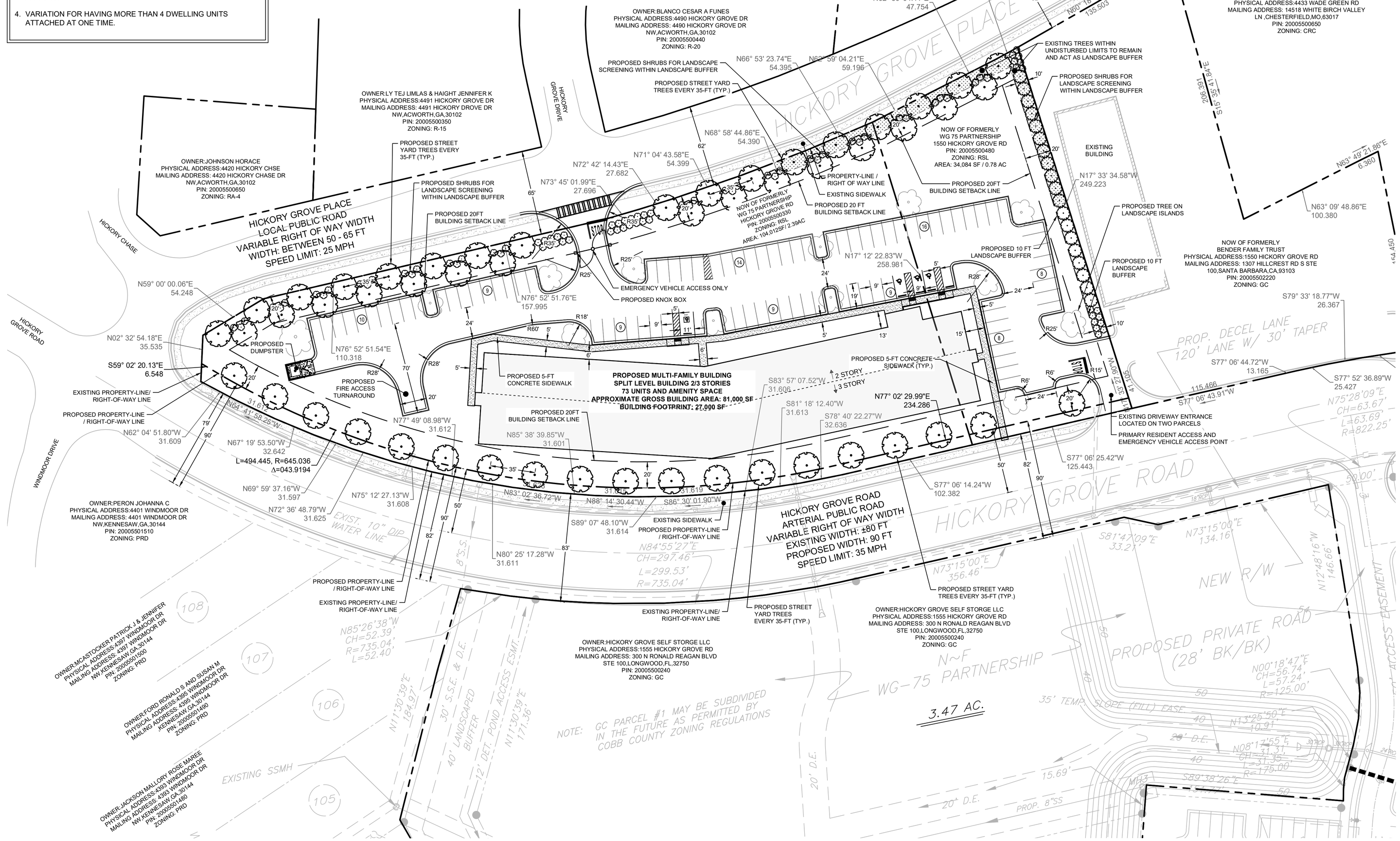

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2 BEDROOM UNITS (37%):	27 UNITS

PARKING SUMMARY:

REQUIRED PARKING: MULTIFAMILY (73 UNITS)	**128 SPACES** (TOTAL) 128 SPACES (1.75/UNIT)
PROPOSED PARKING: MULTIFAMILY PARKING:	**92 SPACES** (TOTAL) 92 SPACES (1.25/UNIT - MINIMUM)
STANDARD	88 SPACES
HANDICAP	4 SPACES

1. THIS SITE IS NOT IN A FLOODPLAIN.
2. THE FLOOD MAP FOR THE SELECTED AREA IS NUMBER 13067C0036H, EFFECTIVE ON 10/5/2018.
3. THE SITE DOES NOT CONTAIN LAKES, STREAMS, OR STATE BUFFERS.
4. THERE ARE NO LANDLOT LINE AND DISTRICT LINES THROUGH THIS PROPERTY. THE PROPERTY LINE WAS BASED ON COBB COUNTY GEOGRAPHIC INFORMATION SYSTEMS DATA AND WILL NEED TO BE SURVEYED FOR PIN LOCATIONS.
5. ALL PARKING SPACES ARE 9 FEET WIDE AND 19 FEET DEEP, UNLESS MENTIONED OTHERWISE.
6. THIS SITE DOES NOT CONTAIN A CEMETERY.
7. THE PROPOSED BUILDING INFORMATION SHOWN HEREON IS APPROXIMATE AND SUBJECT TO CHANGE AS DESIGN DEVELOPS.
8. ALL PARKING COUNTS ARE APPROXIMATE AND SUBJECT TO CHANGE AS DESIGN DEVELOPS. PARKING COUNTS WILL EXCEED TOTALS SHOWN ABOVE.
9. IT IS UNDERSTOOD THAT THE SITE MUST COMPLY WITH ALL APPLICABLE ADA STANDARDS, INCLUDING PARKING AND CONNECTIVITY, AND WILL BE DESIGNED AND DETAILED AS SUCH.
10. IF ACCESS GATES ARE REQUIRED THEY WILL BE PLACED 100FT FROM EDGE OF EXISTING RIGHT OF WAY.
11. UNDERGROUND STORMWATER DETENTION WILL BE PROVIDED ON SITE PER COBB COUNTY STORMWATER STANDARDS AND REQUIREMENTS.
12. THERE ARE NO KNOWN WETLANDS ON THIS SITE.
13. THERE ARE NO KNOWN EXISTING DETENTION AND RETENTION AREAS ON THIS SITE.

LEGEND

- PROPERTY LINE
- 20 FT BUILDING SETBACK LINE
- 10 FT LANDSCAPE BUFFER LINE
- CONCRETE PAVEMENT
- CONCRETE SIDEWALK
- (10) PARKING COUNT
- EXISTING TREE AREA TO REMAIN

GRAPHIC SCALE IN FEET
0 20 40 80

Know what's below. Call before you dig.

PRELIMINARY: NOT FOR CONSTRUCTION

PREPARED BY
Kimley»Horn
PHONE 770.709.9210
WWW.KIMLEY-HORN.COM
© 2026 KIMLEY-HORN AND ASSOCIATES, INC.
5170 PEACHTREE ROAD
BUILDING 100, SUITE 200
CHAMBLEE, GEORGIA 30341

PREPARED FOR
OWNER COMPANY
STREET ADDRESS
SUITE/BLDG
CITY, STATE ZIP
PHONE 000.000.0000

No.	ISSUANCE AND REVISION DESCRIPTIONS	DATE	BY

PROJECT
PROJECT NAME
PIN#0000000000000
LAND LOT ___ 7TH DISTRICT
STREET ADDRESS
CITY, STATE ZIP

GEORGIA REGISTERED No. PE042335 PROFESSIONAL ENGINEER DANIEL KERR
06/26/2026

GSWCC NO. (LEVEL II)	0000077807
DRAWN BY	RTM
DESIGNED BY	RTM
REVIEWED BY	IDK
DATE	06/26/2026
PROJECT NO.	014642003

TITLE
SITE PLAN

SHEET NUMBER
C2.00

Drawing name: C:\Users\RUMBID~1.MUR\AppData\Local\Temp\AcPublish_37616\C2.00 - SITE PLAN.dwg C2.10 ZONING SITE PLAN Jun 26, 2026 10:38am by: Rumbidzai Mureru

This document, together with the concepts and designs presented herein, as an instrument of service, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.

SITE NOTES

1. THE PROPOSED BUILDING INFORMATION SHOWN HEREON IS FROM AN ELECTRONIC FILE PROVIDED BY ARCHITECT COMPANY, DATED 00.00.0000 AND IS FOR ILLUSTRATIVE PURPOSES ONLY. CONTRACTOR SHALL REFERENCE ARCHITECTURAL PLANS FOR EXACT BUILDING INFORMATION.
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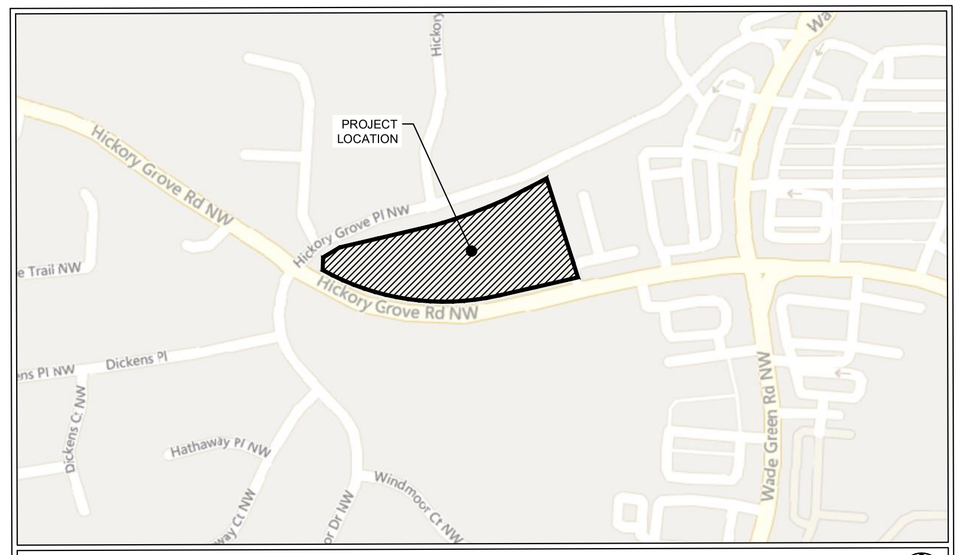
3. SIDEWALK INSTALLED AGAINST BACK OF CURB SHALL BE INSTALLED PER THE PLAN AS MEASURED FROM THE BACK OF CURB.
4. ALL SIGNAGE AND STRIPING MUST MEET THE LATEST REQUIREMENTS SET FORTH BY MUTCD, GDOT, AND GEORGIA STATE CODE.
5. REFERENCE LANDSCAPE PLANS FOR ALL HARDSCAPE AND LANDSCAPE DETAILS AND SPECIFICATIONS.

VARIANCE REQUEST SUMMARY

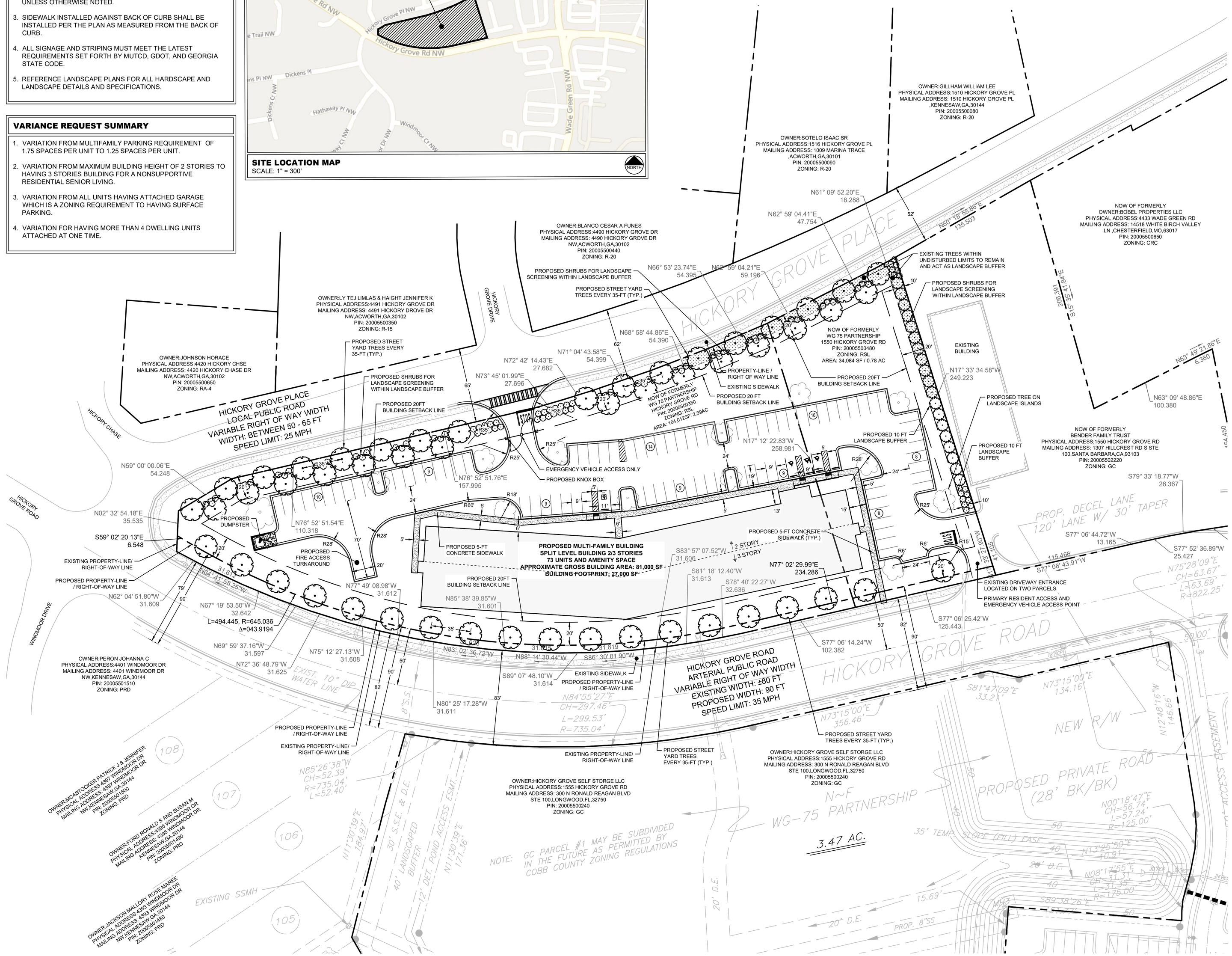
1. VARIATION FROM MULTIFAMILY PARKING REQUIREMENT OF 1.75 SPACES PER UNIT TO 1.25 SPACES PER UNIT.
2. VARIATION FROM MAXIMUM BUILDING HEIGHT OF 2 STORIES TO HAVING 3 STORIES BUILDING FOR A NONSUPPORTIVE RESIDENTIAL SENIOR LIVING.
3. VARIATION FROM ALL UNITS HAVING ATTACHED GARAGE WHICH IS A ZONING REQUIREMENT TO HAVING SURFACE PARKING.
4. VARIATION FOR HAVING MORE THAN 4 DWELLING UNITS ATTACHED AT ONE TIME.



SITE LOCATION MAP
SCALE: 1" = 300'

PROPERTY LINE NOTE

- PROPERTY LINE SHOWS THE COMBINATION OF TRACT 1 (1550 HICKORY GROVE ROAD) AND TRACT 2 (HICKOPRY GROVE ROAD). THE PROPERTY LINE IS YET TO BE COMBINED INTO ONE PARCEL.


HICKORY GROVE PLACE
LOCAL PUBLIC ROAD
VARIABLE RIGHT OF WAY WIDTH
WIDTH: BETWEEN 50 - 65 FT
SPEED LIMIT: 25 MPH
HICKORY GROVE ROAD
ARTERIAL PUBLIC ROAD
VARIABLE RIGHT OF WAY WIDTH
EXISTING WIDTH: ±80 FT
PROPOSED WIDTH: 90 FT
SPEED LIMIT: 35 MPH
PROPOSED MULTI-FAMILY BUILDING
SPLIT LEVEL BUILDING 2/3 STORIES
73 UNITS AND AMENITY SPACE
APPROXIMATE GROSS BUILDING AREA: 81,000 SF
BUILDING FOOTPRINT: 27,000 SF
OWNER:GILLHAM WILLIAM LEE
PHYSICAL ADDRESS:1510 HICKORY GROVE PL
MAILING ADDRESS: 1510 HICKORY GROVE PL ,KENNESAW,GA,30144
PIN: 20005500080
ZONING: R-20
OWNER:SOTELO ISAAC SR
PHYSICAL ADDRESS:1516 HICKORY GROVE PL
MAILING ADDRESS: 1009 MARINA TRACE ,ACWORTH,GA,30101
PIN: 20005500090
ZONING: R-20
OWNER:BLANCO CESAR A FUNES
PHYSICAL ADDRESS:4490 HICKORY GROVE DR
MAILING ADDRESS: 4490 HICKORY GROVE DR NW,ACWORTH,GA,30102
PIN: 20005500440
ZONING: R-20
OWNER:LY TEJ LIMLAS & HAIGHT JENNIFER K
PHYSICAL ADDRESS:4491 HICKORY GROVE DR
MAILING ADDRESS: 4491 HICKORY DROVE DR NW,ACWORTH,GA,30102
PIN: 20005500350
ZONING: R-15
OWNER:JOHNSON HORACE
PHYSICAL ADDRESS:4420 HICKORY CHSE
MAILING ADDRESS:4420 HICKORY CHASE DR NW,ACWORTH,GA,30102
PIN: 20005500650
ZONING: RA-4
OWNER:PERON JOHANNA C
PHYSICAL ADDRESS:4401 WINDMOOR DR
MAILING ADDRESS: 4401 WINDMOOR DR NW,KENNESAW,GA,30144
PIN: 20005501510
ZONING: PRD
OWNER:MCASTOCKER PATRICK J & JENNIFER
PHYSICAL ADDRESS:4397 WINDMOOR DR
MAILING ADDRESS: 4397 WINDMOOR DR NW,KENNESAW,GA,30144
PIN: 20005501600
ZONING: PRD
OWNER:FORD RONALD S AND SUSAN M
PHYSICAL ADDRESS:4385 WINDMOOR DR
MAILING ADDRESS: 4385 WINDMOOR DR KENNESAW,GA,30144
PIN: 20005501480
ZONING: PRD
OWNER:JACKSON MALLORY ROSE MAREE
PHYSICAL ADDRESS:4393 WINDMOOR DR
MAILING ADDRESS: 4393 WINDMOOR DR NW,KENNESAW,GA,30144
PIN: 20005501490
ZONING: PRD
OWNER:HICKORY GROVE SELF STORGE LLC
PHYSICAL ADDRESS:1555 HICKORY GROVE RD
MAILING ADDRESS: 300 N RONALD REAGAN BLVD STE 100,LONGWOOD,FL,32750
PIN: 20005500240
ZONING: GC
OWNER:HICKORY GROVE SELF STORGE LLC
PHYSICAL ADDRESS:1555 HICKORY GROVE RD
MAILING ADDRESS: 300 N RONALD REAGAN BLVD STE 100,LONGWOOD,FL,32750
PIN: 20005500240
ZONING: GC
NOW OF FORMERLY WG 75 PARTNERSHIP
1550 HICKORY GROVE RD
PIN: 20005500480
ZONING: RSL
AREA: 34,084 SF / 0.78 AC
NOW OF FORMERLY WG 75 PARTNERSHIP
HICKORY GROVE RD
PIN: 20005500330
ZONING: RSL
AREA: 104,012SF/2.39AC
NOW OF FORMERLY
OWNER:BOBEL PROPERTIES LLC
PHYSICAL ADDRESS:4433 WADE GREEN RD
MAILING ADDRESS: 14518 WHITE BIRCH VALLEY LN ,CHESTERFIELD,MO,63017
PIN: 20005500650
ZONING: CRC
NOW OF FORMERLY
BENDER FAMILY TRUST
PHYSICAL ADDRESS:1550 HICKORY GROVE RD
MAILING ADDRESS: 1307 HILLCREST RD S STE 100,SANTA BARBARA,CA,93103
PIN: 20005502220
ZONING: GC
PROPOSED SHRUBS FOR LANDSCAPE SCREENING WITHIN LANDSCAPE BUFFER
PROPOSED STREET YARD TREES EVERY 35-FT (TYP.)
PROPOSED STREET YARD TREES EVERY 35-FT (TYP.)
PROPOSED SHRUBS FOR LANDSCAPE SCREENING WITHIN LANDSCAPE BUFFER
PROPOSED STREET YARD TREES EVERY 35-FT (TYP.)
EXISTING TREES WITHIN UNDISTURBED LIMITS TO REMAIN AND ACT AS LANDSCAPE BUFFER
PROPOSED SHRUBS FOR LANDSCAPE SCREENING WITHIN LANDSCAPE BUFFER
PROPERTY-LINE / RIGHT OF WAY LINE
EXISTING SIDEWALK
PROPOSED 20 FT BUILDING SETBACK LINE
PROPOSED 20FT BUILDING SETBACK LINE
PROPOSED 20FT BUILDING SETBACK LINE
EXISTING BUILDING
PROPOSED TREE ON LANDSCAPE ISLANDS
PROPOSED 10 FT LANDSCAPE BUFFER
PROPOSED 10 FT LANDSCAPE BUFFER
EMERGENCY VEHICLE ACCESS ONLY
PROPOSED KNOX BOX
PROPOSED DUMPSTER
PROPOSED FIRE ACCESS TURNAROUND
PROPOSED 5-FT CONCRETE SIDEWALK
PROPOSED 5-FT CONCRETE SIDEWALK (TYP.)
EXISTING PROPERTY-LINE/ RIGHT-OF-WAY LINE
PROPOSED PROPERTY-LINE / RIGHT-OF-WAY LINE
EXISTING PROPERTY-LINE/ RIGHT-OF-WAY LINE
PROPOSED PROPERTY-LINE / RIGHT-OF-WAY LINE
EXISTING PROPERTY-LINE/ RIGHT-OF-WAY LINE
PROPOSED PROPERTY-LINE / RIGHT-OF-WAY LINE
EXISTING SIDEWALK
PROPOSED STREET YARD TREES EVERY 35-FT (TYP.)
EXISTING DRIVEWAY ENTRANCE LOCATED ON TWO PARCELS
PRIMARY RESIDENT ACCESS AND EMERGENCY VEHICLE ACCESS POINT
PROPOSED STREET YARD TREES EVERY 35-FT (TYP.)
EXISTING SSMH
EXISTING 10" DIP WATER LINE
PROP. DECEL LANE 120' LANE W/ 30' TAPER
NEW R/W
PROPOSED PRIVATE ROAD (28' BK/BK)
N~F WG-75 PARTNERSHIP
3.47 AC.
NOTE: GC PARCEL #1 MAY BE SUBDIVIDED IN THE FUTURE AS PERMITTED BY COBB COUNTY ZONING REGULATIONS
40' LANDSCAPED BUFFER
30' S.S.E. & D.E.
12" DET. POND ACCESS ESMT.
35' TEMP. SLOPE (FILL) EASE.
20' D.E.
PROP. 8"SS
N59° 00' 00.06"E 54.248
N02° 32' 54.18"E 35.535
S59° 02' 20.13"E 6.548
N64° 41' 58.25"W 31.625
N62° 04' 51.80"W 31.609
N67° 19' 53.50"W 32.642
L=494.445, R=645.036
Δ=043.9194
N69° 59' 37.16"W 31.597
N72° 36' 48.79"W 31.625
N75° 12' 27.13"W 31.608
N80° 25' 17.28"W 31.611
N85°26'38"W CH=52.39' R=735.04' L=52.40'
N11°30'39"E 184.97'
N11°30'39"E 171.36'
N76° 52' 51.54"E 110.318
N76° 52' 51.76"E 157.995
N77° 49' 08.98"W 31.612
N83° 02' 36.72"W 31.615
N88° 14' 30.44"W 31.614
S89° 07' 48.10"W 31.614
S86° 30' 01.90"W 31.613
N84°55'27"E CH=297.46' L=299.53' R=735.04'
S83° 57' 07.52"W 31.606
S81° 18' 12.40"W 31.613
S78° 40' 22.27"W 32.636
N77° 02' 29.99"E 234.286
N85° 38' 39.85"W 31.601
N73°15'00"E 356.46'
N61° 09' 52.20"E 18.288
N62° 59' 04.41"E 47.754
N66° 53' 23.74"E 54.395
N65° 39' 04.21"E 59.196
N68° 58' 44.86"E 54.390
N71° 04' 43.58"E 54.399
N72° 42' 14.43"E 27.682
N73° 45' 01.99"E 27.696
N60° 18' 56.86"W 135.603
N29° 55' 05.94"E 208.931
N17° 33' 34.58"W 249.223
N17° 12' 22.83"W 258.981
N63° 49' 21.86"E 6.360
N63° 09' 48.86"E 100.380
S79° 33' 18.77"W 26.367
S77° 06' 44.72"W 13.165
S77° 06' 43.91"W 115.466
S77° 52' 36.89"W 25.427
N75°28'09"E CH=63.67' L=63.69' R=822.25'
S77° 06' 25.42"W 125.443
S77° 06' 14.24"W 102.382
S81°47'09"E 33.21'
N73°15'00"E 134.16'
N12°48'16"W 146.66'
N00°18'47"E CH=56.24' L=57.24' R=125.00'
N13°35'50"E 10.91'
N08°17'55"E 31.31'
S89°38'26"E 15.69'
S01°41'34"E 20.00'
S01°41'34"E 54.450
S01°41'34"E 50.00'
S01°41'34"E 50.00'
S01°41'34"E 50.00'

Roadway	Roadway classification	Speed limit (mph)	Jurisdictional control	Min. R.O.W. requirements
Hickory Grove Road	Arterial	35	Cobb County	100’
Hickory Grove Place	Local	25	Cobb County	50’

Roadway	Location	Average daily trips (vpd)	Level of service
Hickory Grove Road	West of Glenaire Drive	15,200	C*
Hickory Grove Place	NA	NA	NA

vpd = vehicles per day, NA = not available

Based on 2024 AADT counting data taken by GDOT, as published on their website, for Hickory Grove Road.

Planning Level of Service based on available Average Daily Trips using GRTA guideline thresholds. Classification thresholds for LOS A and LOS B are not available for arterial roads from this data source.

LOS C or D is acceptable based on GDOT Design Policy Manual criteria.

**Computed for four-lane arterial roadway section.*

ITE Land Use	Description	Expected Size (Dwelling units)	AM			PM			Daily (vpd)
			In (vph)	Out (vph)	**Total (vph)**	In (vph)	Out (vph)	**Total (vph)**	
252	Senior Adult Housing - Multifamily	73	5	9	**14**	10	8	**18**	**237**

vph = vehicles per hour

Development gross trip generation based on available development size and rates from the Institute of Transportation Engineers (ITE) Trip Generation, 12th edition.

Comments and observations

Received revised Site Plan (dated June 26, 2026). These comments are being revised based on the information received.

Hickory Grove Road is classified as an arterial roadway and according to the available information the existing right-of-way does not meet the minimum requirements for this classification.

Hickory Grove Place is classified as a local roadway and according to the available information the existing right-of-way does meet the minimum requirements for this classification.

In accordance with Cobb County Code 134-121 and based on site plan received June 26, 2026, this development does not require a traffic impact study submittal.

Recommendations

THE RECOMMENDATIONS BELOW SHALL BECOME STIPULATED REQUIREMENTS UPON INCLUSION WITH AND APPROVAL BY THE BOARD OF COMMISSIONERS OF THIS APPLICATION:

(continued)

1. Recommend applicant, WITHIN 12 MONTHS OF ZONING APPROVAL, donate right-of-way on the north side of Hickory Grove Road, a minimum of 50' from the roadway centerline, in accordance with Cobb County Development Standard 401.2, Right-of-Way. The revised site plan (dated June 26, 2026) appears to address this recommendation.

2. Recommend constructing proposed driveway access on Hickory Grove Road to commercial standards. This recommendation is pursuant to Cobb County Development Standard 402.8, Non-Residential Driveways and Cobb County Development Standard Detail 116, Commercial Driveway Requirements. The revised site plan (dated June 26, 2026) appears to address this recommendation.

3. Recommend removing Hickory Grove Place access as commercial standards are not able to be met due to gate setbacks. This recommendation is pursuant to Cobb County Development Standard 402.8, Non-Residential Driveways and Cobb County Development Standard Detail 116, Commercial Driveway Requirements.

4. Recommend replacing disturbed curb, gutter, and sidewalk along the development frontage. This recommendation is to address pedestrian accessibility and safety pursuant to Cobb County Development Standard 401.15, Curbs and Gutters (including subsections), Cobb County Development Standard 404 Sidewalks and Pathways, Cobb County Development Standard 405 Accessibility Requirements, and Cobb County Development Standard Detail 106, Concrete Curbs, Medians.

5. Recommend applicant be required to meet all Cobb County Development Standards and Ordinances related to project improvements.

GARVIS L. SAMS, JR.
(1952-2025)
JOEL L. LARKIN
PARKS F. HUFF

SAMS, LARKIN & HUFF
A LIMITED LIABILITY PARTNERSHIP
SUITE 100
376 POWDER SPRINGS STREET
MARIETTA, GEORGIA 30064-3448

770•422•7016
TELEPHONE
770•426•6583
FACSIMILE

July 29, 2026

(STIPULATION LETTER)

RECEIVED
JUL 29 2026
COBB COUNTY ZONING

VIA EMAIL & HAND DELIVERY

Mr. John P. Pederson, AICP, Manager
Cobb County Zoning Division
Community Development Agency
1150 Powder Springs Road, Suite 400
Marietta, GA 30064

Re: Application of Prestwick Companies to Rezone an approximate 3.17±-Acre Tract from RSL Supportive to RSL Non-supportive; Land Lot 55 of the 20th District; Located on the north side of Hickory Grove Road, southeast of the intersection of Hickory Grove Place; Z-13 for April 2026

Dear John:

Prestwick Companies ("Applicant") requests approval to convert the existing RSL Supportive zoning approval for the Subject Property to RSL Non-supportive for a 73-unit senior living community in a two- and three-story building, as indicated on the revised site plan submitted to the Zoning Division on July 29, 2026. The property was previously rezoned to RSL Supportive for a 100-unit, two-story supportive residential development. The application is scheduled to be heard and considered by the Cobb County Planning Commission on August 4, 2026, and, thereafter, heard and considered for final action by the Cobb County Board of Commissioners on August 18, 2026.

The Subject Property is a ±3.17-acre tract of land located on the north side of Hickory Grove Road, southeast of the intersection of Hickory Grove Place. The Subject Property is within an area denominated as Community Activity Center ("CAC") under Cobb County's Future Land Use Map ("FLUM") and it is currently zoned RSL-Supportive. The property is undeveloped and abuts property zoned GC to the east and is in an area having a mixture of residential and commercial zoning that includes GC, PRD, RA-4, R-20, and R-15.

The County zoning staff has reviewed the application and recommended approval because the proposal will provide additional senior housing in an area with strong access to shopping and transportation corridors. The Applicant submits that the proposed conversion from supportive senior housing to non-supportive senior housing will better address the community's need for attainable senior housing options.

During the pendency of this application, we have established a dialogue with the County's professional staff and area neighbors, and the revised site plan is based on input from the community. The changes to the site plan include orienting the building so that only two stories face the neighbors to the north and eliminating any access onto Hickory Grove Place. In that regard, this letter will serve as the Applicant's agreement to the following stipulations, which shall become conditions and a part of the grant of the requested Rezoning and shall be binding upon the Subject Property thereafter. The referenced stipulations are as follows, to wit:

1. The stipulations and conditions set forth herein shall replace and supersede in full any and all prior stipulations and conditions in whatsoever form which are currently in place concerning the Subject Property which constitutes the subject matter of the above-captioned Application.

2. The approval of this Application shall be specifically for the purpose of a 73-unit non-supportive Residential Senior Living ("RSL") facility.

3. This Rezoning shall be in substantial conformity to that certain revised Site Plan prepared by Kimley-Horn, submitted to the Zoning Division on July 29, 2026, and which is also attached to this letter.

4. The architectural style and composition of the building will be in substantial conformity to the renderings submitted with the application and attached as Exhibit "A."

5. In order to increase housing options for seniors in the community, the Applicant agrees to unit layouts for the 73 units as follows:

   a. The number of one-bedroom units proposed is 46 (63%).

   b. The number of two-bedroom units proposed is 27 (37%).

6. The building will be split between two and three stories, with only two stories facing the neighbors to the north and three stories facing south.

7. There shall be no access onto Hickory Grove Place, with the fire department confirming emergency access is not required.

8. The District Commissioner is to approve the final site plan and building elevations.

9. Compliance with recommendations from the Cobb County Department of Transportation that are contained in the staff analysis.

10. Compliance with directives from the Cobb County Fire Marshal's Office regarding life, safety, and fire prevention issues.

11. Subject to recommendations from the Stormwater Management Division with respect to detention, hydrology, stormwater management, water quality and downstream considerations. This stipulation includes recommendations regarding the ultimate location and configuration of on-site detention and water quality.

12. The District Commissioner shall have the authority to approve minor modifications as this development proposal proceeds through the Plan Review process and thereafter, except for those that:

    a. Reduce the size of an approved buffer adjacent to property which is zoned in a more restrictive zoning district.

    b. Relocate a structure closer to the property line to an adjacent property which is zoned in a more restrictive zoning district.

    c. Increase the height of a building adjacent to property which is zoned in a more restrictive zoning district.

    d. Change access location to different roadways.

    e. Seek variances to provisions of the Cobb County Zoning Ordinance.

Please do not hesitate to contact me should you have any questions or need any additional documentation prior to this application being heard and considered by the Planning Commission and the Board of Commissioners next month.

With kind regards, I am

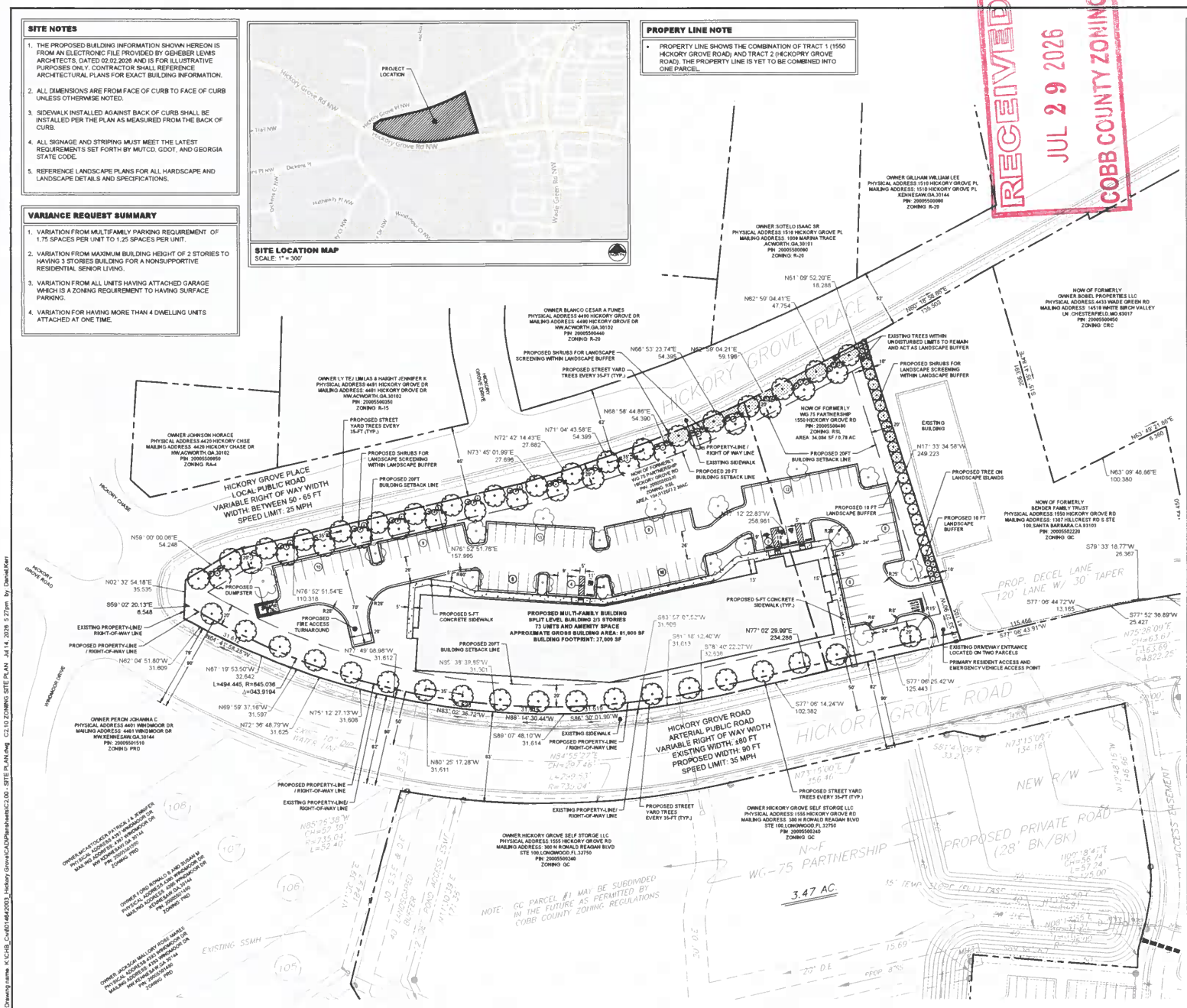
Very truly yours,

SAMS, LARKIN & HUFF, LLP

Parks F. Huff
phuff@samslarkinhuff.com

PFH/jac
Attachments

cc: Members, Cobb County Board of Commissioners (via email w/attachment)
Members, Cobb County Planning Commission (via email w/attachment)
Dr. Jackie McMorris, County Manager (via email w/attachment)
Board of Commissioners Assistants (via email w/attachment)
Ms. Jessica Guinn, AICP, Director (via email w/attachment)
Mr. Terry Martin, AICP, CNU-A, Senior Planner (via email w/attachment)
Mr. Cameron Jones, MCRP, CNU-A, Planner III (via email w/attachment)
Ms. Jessica Berman, MPA, CNU-A, Planner II (via email w/attachment)
Mr. Peyton McClure, CNU-A, Planner I (via email w/attachment)
Mr. Shaun Daniels, Planner I (via email w/attachment)
Ms. Pam Mabry, County Clerk (via email w/attachment)
Ms. Robin Stone, Deputy County Clerk (via email w/attachment)
Ms. Leila Washington, Deputy County Clerk (via email w/attachment)
Mr. Jeff Byrd, Fire Marshal's Office (via email w/attachment)
Ms. Amy Diaz, P.E., Cobb DOT (via email w/attachment)
Ms. Wilson Collins, P.E., Cobb DOT (via email w/attachment)
Mr. Andrew Heath, P.E., Stormwater Management Division (via email w/attachment)
Mr. Chris Duggan, Cobb County Water and Sewer Division (via email w/attachment)
Mr. Casey Craven, Vice President/Development, Prestwick Companies (via email w/attachment)



SITE NOTES

1. THE PROPOSED BUILDING INFORMATION SHOWN HEREON IS FROM AN ELECTRONIC FILE PROVIDED BY GEHEBER LEWIS ARCHITECTS, DATED 02.02.2026 AND IS FOR ILLUSTRATIVE PURPOSES ONLY. CONTRACTOR SHALL REFERENCE ARCHITECTURAL PLANS FOR EXACT BUILDING INFORMATION.
2. ALL DIMENSIONS ARE FROM FACE OF CURB TO FACE OF CURB UNLESS OTHERWISE NOTED.
3. SIDEWALK INSTALLED AGAINST BACK OF CURB SHALL BE INSTALLED PER THE PLAN AS MEASURED FROM THE BACK OF CURB.
4. ALL SIGNAGE AND STRIPING MUST MEET THE LATEST REQUIREMENTS SET FORTH BY MUTCD, GDOT, AND GEORGIA STATE CODE.
5. REFERENCE LANDSCAPE PLANS FOR ALL HARDSCAPE AND LANDSCAPE DETAILS AND SPECIFICATIONS.

VARIANCE REQUEST SUMMARY

1. VARIATION FROM MULTIFAMILY PARKING REQUIREMENT OF 1.75 SPACES PER UNIT TO 1.25 SPACES PER UNIT.
2. VARIATION FROM MAXIMUM BUILDING HEIGHT OF 2 STORIES TO HAVING 3 STORIES BUILDING FOR A NONSUPPORTIVE RESIDENTIAL SENIOR LIVING.
3. VARIATION FROM ALL UNITS HAVING ATTACHED GARAGE WHICH IS A ZONING REQUIREMENT TO HAVING SURFACE PARKING.
4. VARIATION FOR HAVING MORE THAN 4 DWELLING UNITS ATTACHED AT ONE TIME.

SITE LOCATION MAP

SCALE: 1" = 300'

PROPERTY LINE NOTE

- PROPERTY LINE SHOWS THE COMBINATION OF TRACT 1 (1550 HICKORY GROVE ROAD) AND TRACT 2 (HICKORY GROVE ROAD). THE PROPERTY LINE IS YET TO BE COMBINED INTO ONE PARCEL.

RECEIVED
JUL 29 2026
COBB COUNTY ZONING

REZONING NOTES

SITE SUMMARY:

LAND LOT 55
20TH DISTRICT - 2ND SECTION

CURRENT ZONING:	RESIDENTIAL SENIOR LIVING (RSL)
PROPOSED ZONING:	RESIDENTIAL SENIOR LIVING (RSL) (NONSUPPORTIVE RESIDENTIAL UNITS)
TOTAL PROPERTY AREA:	3.17 AC
RIGHT-OF-WAY DEDICATION:	0.14 AC
NET PROPERTY AREA:	3.03 AC
SITE AREA:	3.03 AC
IMPERVIOUS AREA:	1.66 ACRES (55%)
PERVIOUS AREA:	1.37 ACRES (45%)

PROPOSED BUILDING SETBACK: NOT APPLICABLE
MINIMUM 15 FEET SETBACK BETWEEN BUILDINGS
MINIMUM 20 FEET ADJACENT TO ANY PUBLIC ROADWAY

MAXIMUM BUILDING HEIGHT:	70 FT 2 STORIES—NAC; CAC 4 STORIES—RAC 35 FT.-NAC; CAC 50 FT.-RAC
MAXIMUM IMPERVIOUS AREA:	55%
PROPOSED IMPERVIOUS AREA:	55% (MAX)

REQUIRED UNITS PER ACRE:
0.50 NAC, 0.75 CAC, AND 2.0 RAC

REQUIRED LANDSCAPE BUFFERS
20 FT BUFFER ADJACENT TO RESIDENTIAL PROPERTY
10 FT BUFFER WHEN ADJACENT TO NON-RESIDENTIAL PROPERTY

PROPOSED LAND USES & DENSITIES:

MULTIFAMILY RESIDENTIAL	73 UNITS (TOTAL)
1 BEDROOM UNITS (63%):	46 UNITS
2 BEDROOM UNITS (37%):	27 UNITS

PARKING SUMMARY:

REQUIRED PARKING:	128 SPACES (TOTAL)
MULTIFAMILY (73 UNITS)	128 SPACES (1.75/UNIT)
PROPOSED PARKING:	92 SPACES (TOTAL)
MULTIFAMILY PARKING:	92 SPACES (1.25/UNIT - MINIMUM)
STANDARD	88 SPACES
HANDICAP	4 SPACES

1. THIS SITE IS NOT IN A FLOODPLAIN.
2. THE FLOOD MAP FOR THE SELECTED AREA IS NUMBER 13067C0036H, EFFECTIVE ON 10/5/2018.
3. THE SITE DOES NOT CONTAIN LAKES, STREAMS, OR STREAM BUFFERS.
4. THERE ARE NO LANDLOT LINE AND DISTRICT LINES THROUGH THIS PROPERTY. THE PROPERTY LINE WAS BASED ON COBB COUNTY GEOGRAPHIC INFORMATION SYSTEMS DATA AND WILL NEED TO BE SURVEYED FOR PIN LOCATIONS.
5. ALL PARKING SPACES ARE 9 FEET WIDE AND 19 FEET DEEP, UNLESS MENTIONED OTHERWISE.
6. THIS SITE DOES NOT CONTAIN A CEMETERY.
7. THE PROPOSED BUILDING INFORMATION SHOWN HEREON IS APPROXIMATE AND SUBJECT TO CHANGE AS DESIGN DEVELOPS.
8. ALL PARKING COUNTS ARE APPROXIMATE AND SUBJECT TO CHANGE AS DESIGN DEVELOPS. PARKING COUNTS WILL EXCEED TOTAL PROPOSED SHOWN ABOVE.
9. IT IS UNDERSTOOD THAT THE SITE MUST COMPLY WITH ALL APPLICABLE ADA STANDARDS, INCLUDING PARKING AND CONNECTIVITY, AND WILL BE DESIGNED AND DETAILED AS SUCH.
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11. UNDERGROUND STORMWATER DETENTION WILL BE PROVIDED ON SITE PER COBB COUNTY STORMWATER STANDARDS AND REQUIREMENTS.
12. THERE ARE NO KNOWN WETLANDS ON THIS SITE.
13. THERE ARE NO KNOWN EXISTING DETENTION AND RETENTION AREAS ON THIS SITE.
14. SIDEWALK AND CURBING ALONG RIGHT OF WAYS WILL BE REPLACED IF DESTROYED OR DAMAGED DURING CONSTRUCTION

LEGEND

- PROPERTY LINE
- 20 FT BUILDING SETBACK LINE
- 10 FT LANDSCAPE BUFFER LINE
- CONCRETE PAVEMENT
- CONCRETE SIDEWALK
- (18) PARKING COUNT
- EXISTING TREE AREA TO REMAIN

GRAPHIC SCALE IN FEET
0 20 40 80

PREPARED BY
Kimley»Horn
3170 PEACHTREE ROAD
SUITE 1100 ATLANTA, GA 30305
CHAMBLEE, GEORGIA 30341
PHONE 770.796.9210
WWW.KIMLEY-HORN.COM

DEVELOPER
PRESTWICK COMPANIES
3715 NORTHSIDE PARKWAY, NW
BUILDING 200, SUITE 175
ATLANTA, GA 30327
PHONE 404.848.3495

No.	ISSUANCE AND REVISION DESCRIPTIONS	DATE	BY

PROJECT
HICKORY GROVE ROAD
PIN 20055506498 & 20055505339
LAND LOTS 5 - 20TH DISTRICT
1594 HICKORY GROVE RD NW
KENNESAW GA 30144

GEORGIA REGISTERED No. PE042335 PROFESSIONAL ENGINEER
07/14/2026

GSWCC NO. (LEVEL II)	0000077807
DRAWN BY	RTM
DESIGNED BY	RTM
REVIEWED BY	IDK
DATE	06/26/2026
PROJECT NO.	014642003

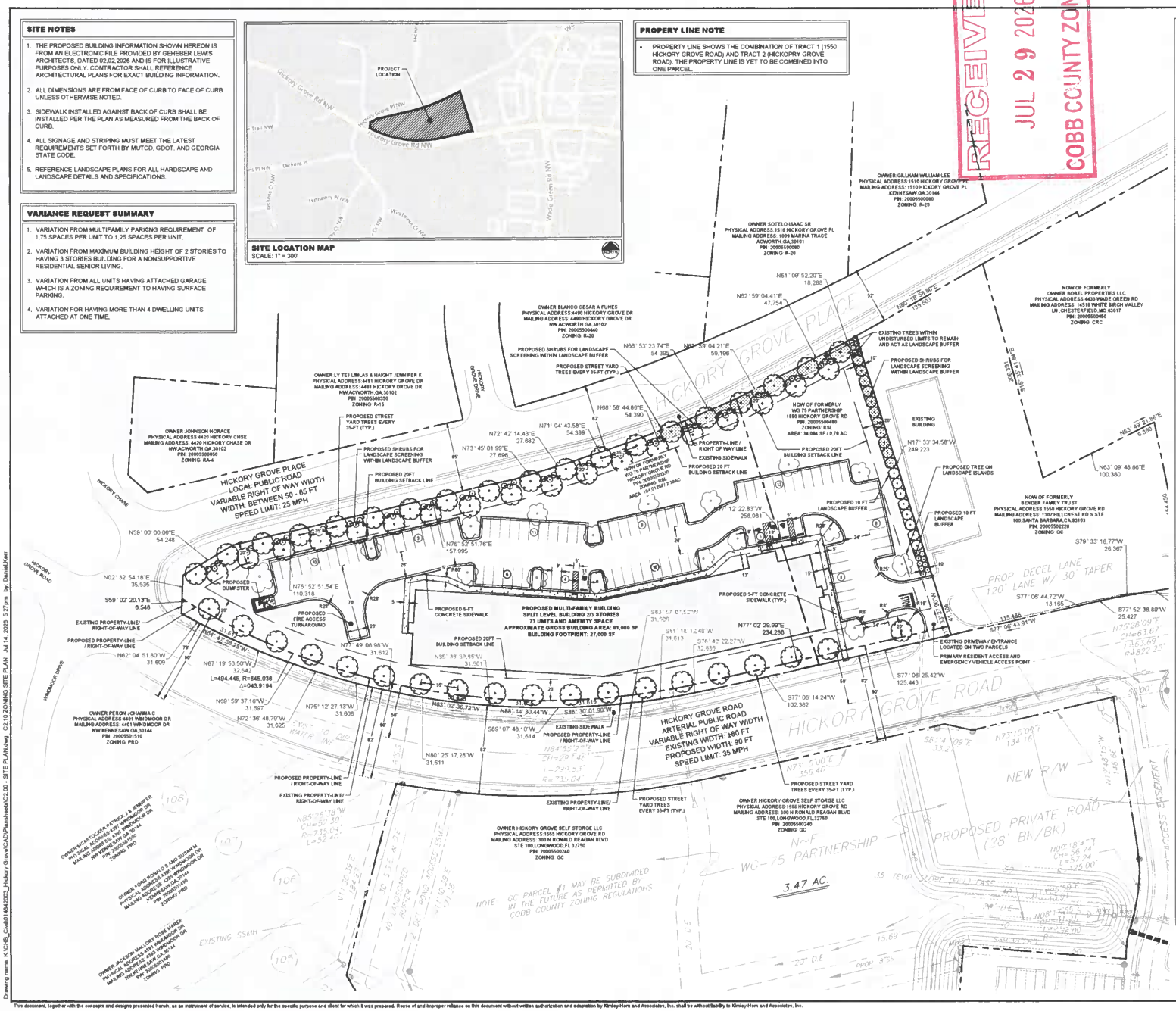
TITLE
ZONING SITE PLAN

SHEET NUMBER
C2.10

PRELIMINARY: NOT FOR CONSTRUCTION

Drawing name: K:\CHB_Cnv\014642003_Hickory Grove\CADD\Plansheets\C2.00 - SITE PLAN.dwg C2.10 ZONING SITE PLAN Jul 14, 2026 5:27pm by Daniel.Kerr

This document, together with the concepts and designs presented herein, as an instrument of service, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.



SITE NOTES

1. THE PROPOSED BUILDING INFORMATION SHOWN HEREON IS FROM AN ELECTRONIC FILE PROVIDED BY GEHEBER LEWIS ARCHITECTS, DATED 02.02.2026 AND IS FOR ILLUSTRATIVE PURPOSES ONLY. CONTRACTOR SHALL REFERENCE ARCHITECTURAL PLANS FOR EXACT BUILDING INFORMATION.
2. ALL DIMENSIONS ARE FROM FACE OF CURB TO FACE OF CURB UNLESS OTHERWISE NOTED.
3. SIDEWALK INSTALLED AGAINST BACK OF CURB SHALL BE INSTALLED PER THE PLAN AS MEASURED FROM THE BACK OF CURB.
4. ALL SIGNAGE AND STRIPING MUST MEET THE LATEST REQUIREMENTS SET FORTH BY MUTCD, GDOT, AND GEORGIA STATE CODE.
5. REFERENCE LANDSCAPE PLANS FOR ALL HARDSCAPE AND LANDSCAPE DETAILS AND SPECIFICATIONS.

VARIANCE REQUEST SUMMARY

1. VARIATION FROM MULTIFAMILY PARKING REQUIREMENT OF 1.75 SPACES PER UNIT TO 1.25 SPACES PER UNIT.
2. VARIATION FROM MAXIMUM BUILDING HEIGHT OF 2 STORIES TO HAVING 3 STORIES BUILDING FOR A NONSUPPORTIVE RESIDENTIAL SENIOR LIVING.
3. VARIATION FROM ALL UNITS HAVING ATTACHED GARAGE WHICH IS A ZONING REQUIREMENT TO HAVING SURFACE PARKING.
4. VARIATION FOR HAVING MORE THAN 4 DWELLING UNITS ATTACHED AT ONE TIME.

PROPERTY LINE NOTE

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- (15) PARKING COUNT
- EXISTING TREE AREA TO REMAIN

GRAPHIC SCALE IN FEET
0 20 40 80

PREPARED BY
Kimley»Horn
5170 PEACHTREE ROAD
BUILDING 1 SUITE 200
CHAMBLEE, GEORGIA 30341
PHONE 770.784.9310
WWW.KIMLEY-HORN.COM

PREPARED FOR
PRESTWICK COMPANIES
3715 NORTHSIDE PARKWAY NW
BLDG 200, SUITE 175
ATLANTA, GA 30327
PHONE 404.846.3885

NO.	ISSUANCE AND REVISION DESCRIPTIONS	DATE	BY

PROJECT
HICKORY GROVE ROAD
1550 HICKORY GROVE RD NW
KENNESAW GA 30144
PIN 20005500460 & 20005500336
LAND LOTS 55 - 20TH DISTRICT

GEORGIA REGISTERED No. PE042335 PROFESSIONAL ENGINEER
07/14/2026

GSWCC NO. (LEVEL II)	0000077807
DRAWN BY	RTM
DESIGNED BY	RTM
REVIEWED BY	IDK
DATE	06/26/2026
PROJECT NO.	014642003

TITLE
ZONING SITE PLAN
SHEET NUMBER
C2.10

PRELIMINARY: NOT FOR CONSTRUCTION

Drawing name: K:\CHB_Civil\014642003_Hickory Grove\CAD\Plans\sheets\C2.00 - SITE PLAN.dwg C2.10 ZONING SITE PLAN Jul 14, 2026 5:27pm by Daniel.Kerr

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EXHIBIT "A"

RECEIVED
JUL 29 2026
COBB COUNTY ZONING

Roadway	Roadway classification	Speed limit (mph)	Jurisdictional control	Min. R.O.W. requirements
Hickory Grove Road	Arterial	35	Cobb County	100’

Roadway	Location	Average daily trips (vpd)	Level of service
Hickory Grove Road	West of Glenaire Drive	15,200	C*

vpd = vehicles per day, NA = not available

Based on 2024 AADT counting data taken by GDOT, as published on their website, for Hickory Grove Road.

Planning Level of Service based on available Average Daily Trips using GRTA guideline thresholds. Classification thresholds for LOS A and LOS B are not available for arterial roads from this data source.

LOS C or D is acceptable based on GDOT Design Policy Manual criteria.

**Computed for four-lane arterial roadway section.*

ITE Land Use	Description	Expected Size (Dwelling units)	AM			PM			Daily (vpd)
			In (vph)	Out (vph)	**Total (vph)**	In (vph)	Out (vph)	**Total (vph)**	
252	Senior Adult Housing - Multifamily	73	5	9	**14**	10	8	**18**	**237**

vph = vehicles per hour

Development gross trip generation based on available development size and rates from the Institute of Transportation Engineers (ITE) Trip Generation, 12th edition.

Comments and observations

Received revised Site Plan and stipulation letter (received July 29, 2026). These comments are being revised based on the information received.

Hickory Grove Road is classified as an arterial roadway and according to the available information the existing right-of-way does not meet the minimum requirements for this classification.

In accordance with Cobb County Code 134-121 and based on site plan received July 29, 2026, this development does not require a traffic impact study submittal.

Recommendations

THE RECOMMENDATIONS BELOW SHALL BECOME STIPULATED REQUIREMENTS UPON INCLUSION WITH AND APPROVAL BY THE BOARD OF COMMISSIONERS OF THIS APPLICATION:

1. Recommend applicant, WITHIN 12 MONTHS OF ZONING APPROVAL, donate right-of-way on the north side of Hickory Grove Road, a minimum of 50’ from the roadway centerline, in accordance with Cobb County Development Standard 401.2, Right-of-Way. The revised site plan (received July 29, 2026) appears to address this recommendation.

(continued)

2. Recommend constructing proposed driveway access on Hickory Grove Road to commercial standards. This recommendation is pursuant to Cobb County Development Standard 402.8, Non-Residential Driveways and Cobb County Development Standard Detail 116, Commercial Driveway Requirements. The revised site plan (received July 29, 2026) appears to address this recommendation.

3. Recommend replacing disturbed curb, gutter, and sidewalk along the development frontage. This recommendation is to address pedestrian accessibility and safety pursuant to Cobb County Development Standard 401.15, Curbs and Gutters (including subsections), Cobb County Development Standard 404 Sidewalks and Pathways, Cobb County Development Standard 405 Accessibility Requirements, and Cobb County Development Standard Detail 106, Concrete Curbs, Medians.

4. Recommend applicant be required to meet all Cobb County Development Standards and Ordinances related to project improvements.

Community Development – Zoning Division
John Pederson – Division Manager

ZONING CASE

Z-17-2026

SITE BACKGROUND

Applicant	Jairo Murillo
Phone	Contact Zoning Office
Email	Contact Zoning Office
Representative Contact	Jairo Murillo
Phone	Contact Zoning Office
Email	Contact Zoning Office
Titleholder	Jairo A. Murillo; J. D. Clackum, Jr. and Helen M. Clackum; Tonya Clackum
Property Location	Located on the southwest corner of Old Canton Road and Clackum Road and the southwestern terminus of Clackum Road
Address	1795 Old Canton Road, 1785 Old Canton Road, 1788 Shelley Court
Access to Property	Old Canton Road, Clackum Road, Shelley Court

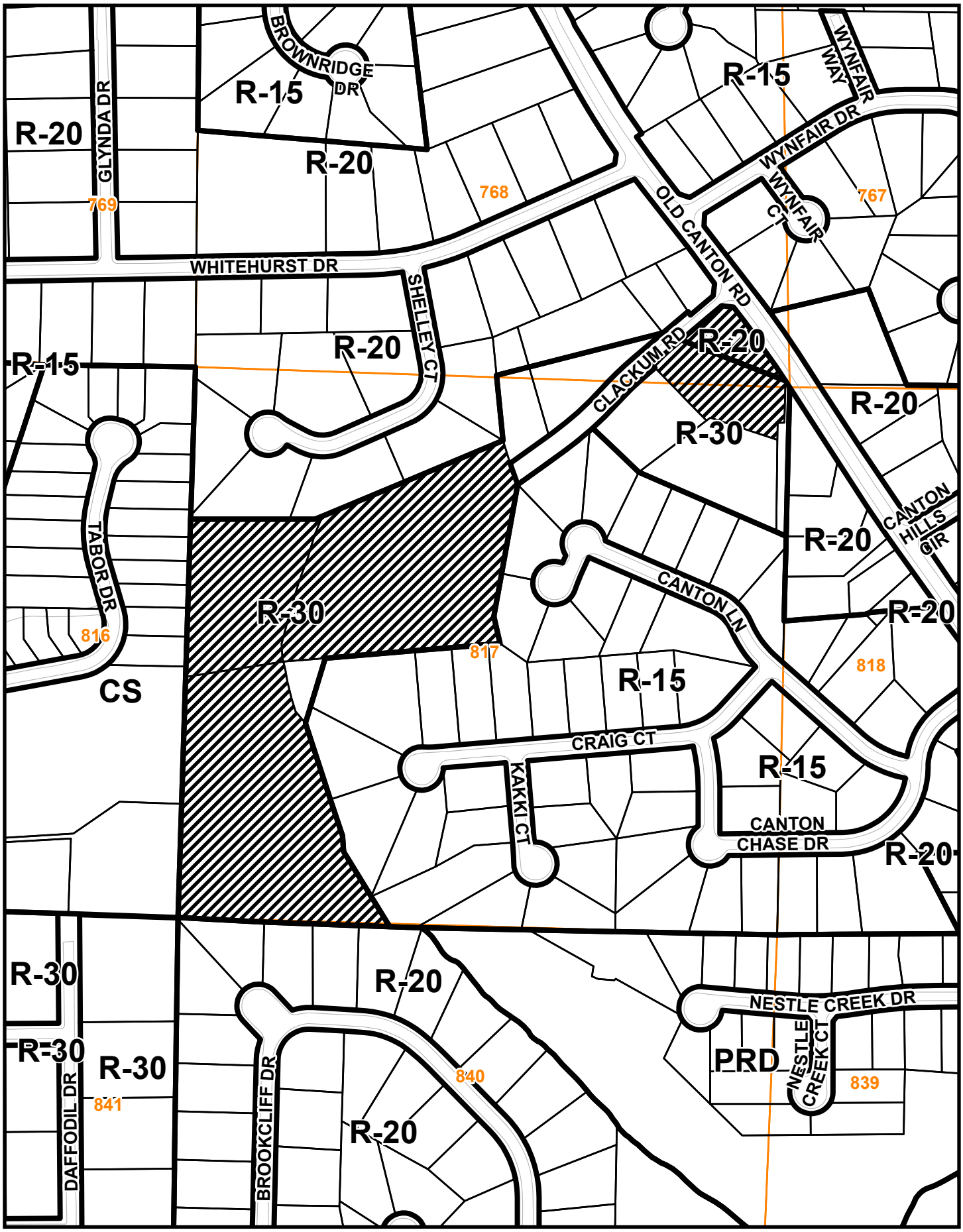
QUICK FACTS

Commission District	3 - Birrell
Current Zoning	R-20, R-30
Current Use of Property	Single-family residences, vacant
Proposed Zoning	R-15 OSC
Proposed Use	Single-family subdivision
Future Land Use	LDR
Site Acreage	11.81
District	16
Land Lot	768, 817
Parcel #	16081700010, 16081700030, 16081700020, 16081700160
Taxes Paid	Yes

FINAL ZONING STAFF RECOMMENDATIONS

Click here to enter text.

Z-17 2026 Map



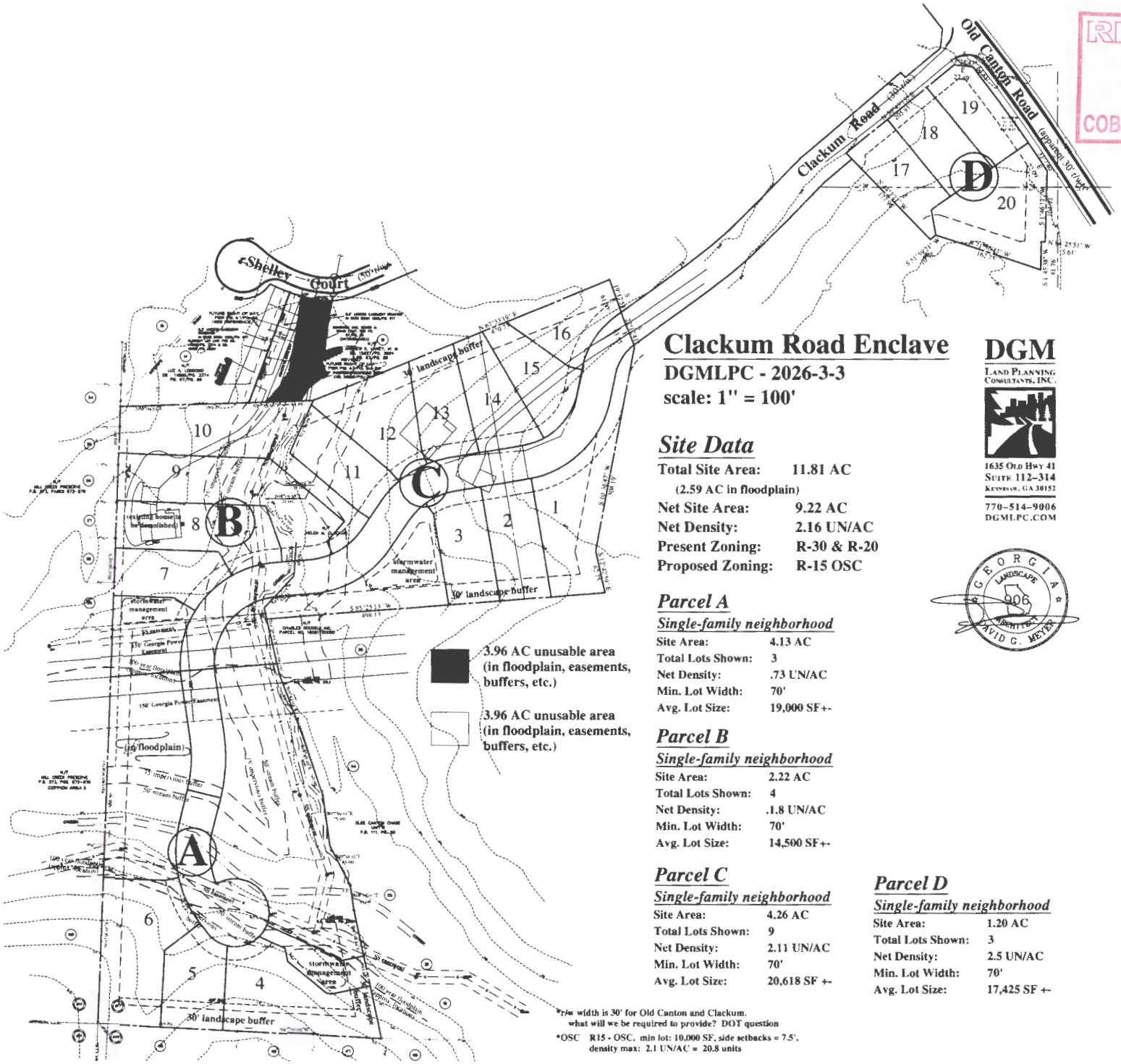
This map is provided for display and planning purposes only. It is not meant to be a legal description.

0 255 510 Feet

Zoning Boundary

City Boundary

RECEIVED
MAR 05 2026
COBB COUNTY ZONING



Clackum Road Enclave

DGMLPC - 2026-3-3

scale: 1" = 100'

DGM
LAND PLANNING CONSULTANTS, INC.
1635 OLD HWY 41
SUITE 112–314
KENNESAW, GA 30152
770–514–9006
DGMLPC.COM

GEORGIA LANDSCAPE ARCHITECT 906 DAVID G. MEYER

Site Data

Total Site Area:	**11.81 AC**
(2.59 AC in floodplain)	
Net Site Area:	**9.22 AC**
Net Density:	**2.16 UN/AC**
Present Zoning:	**R-30 & R-20**
Proposed Zoning:	**R-15 OSC**

Parcel A

Single-family neighborhood

Site Area:	**4.13 AC**
Total Lots Shown:	**3**
Net Density:	**.73 UN/AC**
Min. Lot Width:	**70'**
Avg. Lot Size:	**19,000 SF+-**

Parcel B

Single-family neighborhood

Site Area:	**2.22 AC**
Total Lots Shown:	**4**
Net Density:	**1.8 UN/AC**
Min. Lot Width:	**70'**
Avg. Lot Size:	**14,500 SF+-**

Parcel C

Single-family neighborhood

Site Area:	**4.26 AC**
Total Lots Shown:	**9**
Net Density:	**2.11 UN/AC**
Min. Lot Width:	**70'**
Avg. Lot Size:	**20,618 SF +-**

Parcel D

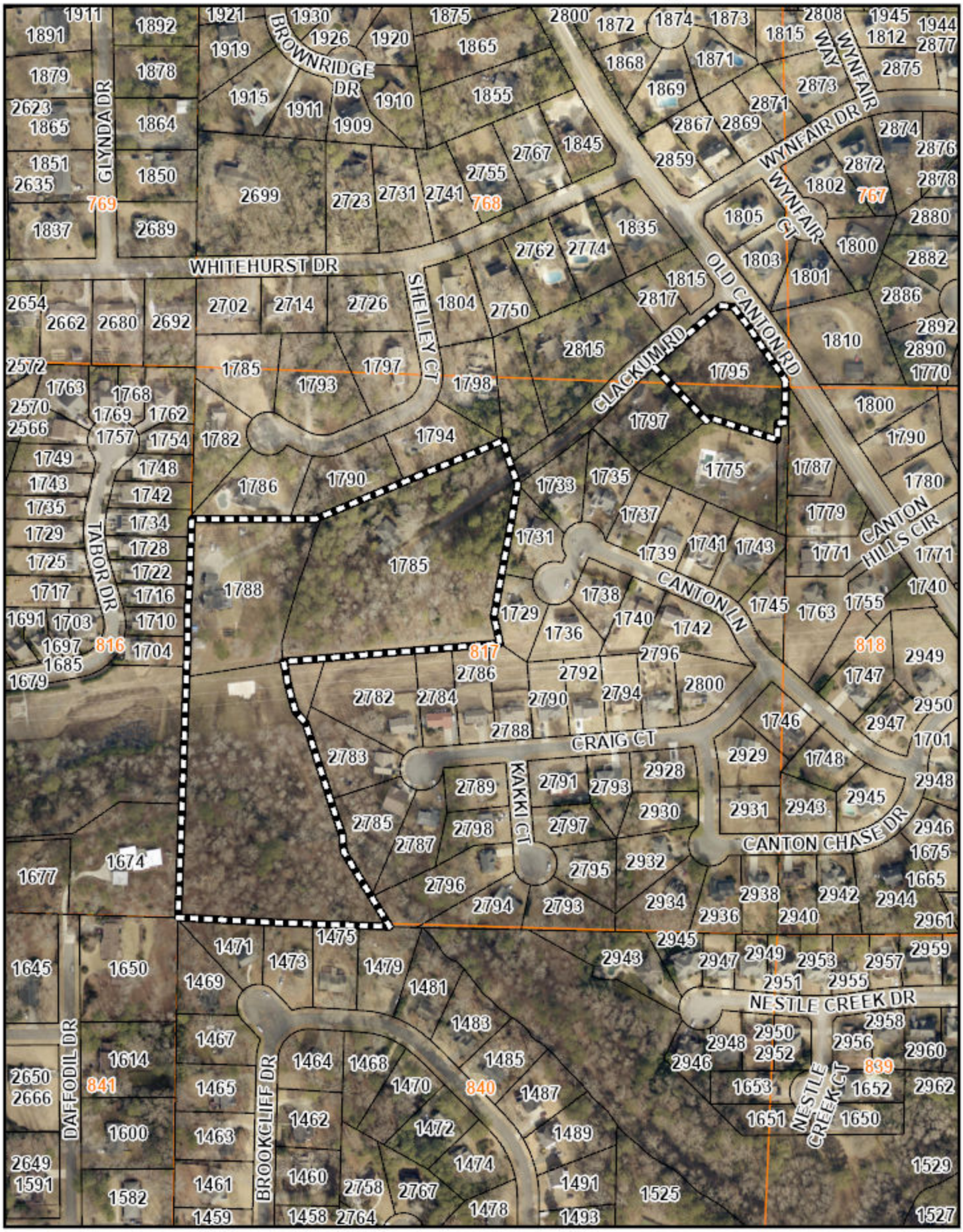
Single-family neighborhood

Site Area:	**1.20 AC**
Total Lots Shown:	**3**
Net Density:	**2.5 UN/AC**
Min. Lot Width:	**70'**
Avg. Lot Size:	**17,425 SF +-**

*r/w width is 30' for Old Canton and Clackum. what will we be required to provide? DOT question

*OSC R15 - OSC, min lot: 10,000 SF, side setbacks = 7.5', density max: 2.1 UN/AC = 20.8 units

Z-17 2026 Aerial Map



This map is provided for display and planning purposes only. It is not meant to be a legal description.

0 255 510 Feet

Zoning Boundary

City Boundary

Application No. _____

Summary of Intent for Rezoning

Part 1. Residential Rezoning Information (attach additional information if needed)

a) **Proposed unit square-footage(s):** 5,000 sqft per house

b) **Proposed building architecture:** Modern

c) **List all requested variances:** R-30 + R-20 to R-15 OSC

Rezone the 4 parcels with the current zoning R-30 + R-20 to 20 new lots zone R-15 OSC.

Part 2. Non-residential Rezoning Information (attach additional information if needed)

a) **Proposed use(s):** _____

b) **Proposed building architecture:** _____

c) **Proposed hours/days of operation:** _____

d) **List all requested variances:** _____

Part 3. Other Pertinent Information (List or attach additional information if needed)

Part 4. Is any of the property included on the proposed site plan owned by the Local, State, or Federal Government? (Please list all Right-of-Ways, Government owned lots, County owned parcels and/or remnants, etc., and attach a plat clearly showing where these properties are located). No

RECEIVED
MAR 05 2026
COBB COUNTY ZONING

2024081372 Plat Book 282 pg 854
Filed and Recorded: 10/7/2024 8:01:00 AM
Connie Taylor
Clerk of Superior Court
Cobb County, Georgia

RECEIVED
MAR 05 2026
COBB COUNTY ZONING

SPR-2023-00456

STRUCTURES VISIBLE [illegible] SHOWN HEREON. LOCATIONS ARE ACCURATE ONLY WHERE DIMENSIONED.

NO PERMANENT STRUCTURES SHALL BE CONSTRUCTED WITHIN TEN (10') FEET OF THE EDGE OF A PERMANENT COBB COUNTY WATER OR SANITARY EASEMENT ON FRONT OR REAR SETBACKS, OR WITHIN TWO (2') FEET ON SIDE SETBACKS, PER COUNTY CODE 122-123.

IF THE CUMULATIVE DISTURBED AREA ON THESE LOTS EQUALS ONE ACRE OR MORE AT ANY POINT IN TIME, A LAND DISTURBANCE PERMIT MUST BE OBTAINED THROUGH THE COBB COUNTY COMMUNITY DEVELOPMENT AGENCY. FOR QUESTIONS, CALL THE SITE PLAN REVIEW SECTION MANAGER.

THE CERTIFICATION, AS SHOWN HEREON, IS PURELY A STATEMENT OF PROFESSIONAL OPINION BASED ON KNOWLEDGE, INFORMATION AND BELIEF, AND BASED ON EXISTING FIELD EVIDENCE AND DOCUMENTARY EVIDENCE AVAILABLE. THE CERTIFICATION IS NOT AN EXPRESSED OR IMPLIED WARRANTY OR GUARANTEE.

SHELLEY COURT
(50' R/W)

FUTURE RIGHT OF WAY PER PB. 67/PG. 86 (SEE REFFRENCE #1)

8' ACCESS EASEMENT RESERVED IN DEED BOOK 1896/PG. 617

8' ACCESS EASEMENT GRANTED IN DEED BOOK 1895/PG. 647

COMBINED SAN. SEWER & DRAIN EASE. PER PB. 67/PG. 86 (MATCHED AREA)

CURRENT LOT LINE PER DB 14860/PG. 3274 & DB. 15807/PG. 2934

REVISED FUTURE RIGHT OF WAY PER PB. 67/PG. 154-155

50' INGRESS/EGRESS ESMT. DB. 2090/PG. 457

N/F ANDREW K. LANEY, et al. DB. 18027/PG. 2934 PB. 67/PG. 86

N/F LUZ A. LONDONO DB. 14860/PG. 3274 PB. 67/PG. 86

N/F MILL CREEK PRESERVE P.B. 273, PAGES 875-876

N/F HELEN M. CLACKUM

N/F CHARLES GOODELL INC. PARCEL NO. 16081700050

N/F MILL CREEK PRESERVE P.B. 273, PGS. 875-876 COMMON AREA 3

N/F BROOKCLIFF SUBDIVISION UNIT III P.B. 76, PG 2

OLDE CANTON CHASE UNIT II P.B. 111, PG 80

6.350 ACRES
ZONED R-30
TAX #16081700020
1788 SHELLEY COURT

R-30 ZONING SETBACKS
FRONT - 50'
SIDE - 12'
REAR - 40'

A TOPCON ES-105 TOTAL STATION WAS USED TO OBTAIN THE LINEAR AND ANGULAR MEASUREMENTS USED IN THE PREPARATION OF THIS PLAT.

THE FIELD DATA UPON WHICH THIS MAP OR PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 13,276 FEET AND AN ANGULAR ERROR OF 04" PER ANGLE POINT, AND WAS ADJUSTED USING THE LEAST SQUARES METHOD.

THIS MAP OR PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 500,869 FEET AND CONTAINS 6.35 ACRES.

A PORTION OF SUBJECT PROPERTY LIES WITHIN A DESIGNATED 100 YEAR FLOOD HAZARD AREA AS DEPICTED BY SCALED MAP LOCATION AND GRAPHIC PLOTTING ONLY PER F.I.R.M. PANEL NO. 13067C0126H, DATED NOVEMBER 02, 2012.

APPROX. 190 YEAR FLOOD HAZARD LIMITS ZONE A.E. PER F.I.R.M. PANEL

APPROX. 100 YEAR FLOOD HAZARD LIMITS ZONE A.E. PER F.I.R.M. PANEL

APPROX. 150' GEORGIA POWER EASEMENT

20' C.C.S.S.E. (DB. 14583/PG. 847)

20' C.C.S.S.E. (DB 1544/PG. 815)

75' IMPERVIOUS SETBACK

50' STREAM BUFFER

25' IMPERVIOUS SETBACK

40' STREAM BUFFER

PROPERTY LINE TO BE ABANDONED

TREE LINE

CREEK

NAIL FOUND

AXLE FOUND

OLD BARBED WIRE FENCE (REMNANTS)

APPROX L.L.L.

P.O.B.

GRAPHIC SCALE
(IN FEET)
1 inch = 40 ft.

LEGEND

SURVEYOR'S ACKNOWLEDGMENT.
I HEREBY CERTIFY THAT THE PLAN SHOWN AND DESCRIBED HEREON IS A TRUE AND CORRECT SURVEY MADE ON THE GROUND UNDER MY SUPERVISION, THAT THE MONUMENTS HAVE BEEN PLACED AS SHOWN HEREON, AND IS TO THE ACCURACY AND SPECIFICATIONS REQUIRED BY THE COBB COUNTY DEVELOPMENT STANDARDS.

SIGNATURE — Brian R. Sutherland, L.S. — 9/5/24
REGISTERED GA. LAND SURVEYOR — PRINTED NAME — DATE

REFERENCES:
1. WARRANTY DEED FOR MAX HERITAGE, LLC RECORDED IN DEED BOOK 15296, PAGES 2307-2308 COBB COUNTY RECORDS (50' EASEMENT FOR INGRESS & EGRESS SHOWN IN DEED CANNOT BE LOCATED DUE TO AMBIGUOUS DESCRIPTION - APPARENT MISSING CALL - EASEMENT SHOWN IS BASED ON DEED BOOK 2090/PAGE 457).
2. WARRANTY DEED FOR MAX HERITAGE, LLC RECORDED IN DEED BOOK 15296, PAGES 2313-2314 COBB COUNTY RECORDS.

AS REQUIRED BY SUBSECTION (D) OF O.C.G.A. SECTION 15-6-67, THIS PLAT HAS BEEN PREPARED BY A LAND SURVEYOR AND APPROVED BY ALL APPLICABLE LOCAL JURISDICTIONS FOR RECORDING AS EVIDENCED BY APPROVAL CERTIFICATES, SIGNATURES, STAMPS, OR STATEMENTS HEREON. SUCH APPROVALS OR AFFIRMATIONS SHOULD BE CONFIRMED WITH THE APPROPRIATE GOVERNMENTAL BODIES BY ANY PURCHASER OR USER OF THIS PLAT AS TO INTENDED USE OF ANY PARCEL. FURTHERMORE, THE UNDERSIGNED LAND SURVEYOR CERTIFIES THAT THIS PLAT COMPLIES WITH THE MINIMUM TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA AS SET FORTH IN THE RULES AND REGULATIONS OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND AS SET FORTH IN O.C.G.A. SECTION 15-6-67.

BRIAN R. SUTHERLAND, L.S. #2900 — 9/5/24

COBB COUNTY DEVELOPMENT CERTIFICATION

THIS PLAT, HAVING BEEN SUBMITTED TO COBB COUNTY AND HAVING BEEN FOUND TO COMPLY WITH THE COBB COUNTY DEVELOPMENT STANDARDS IS APPROVED FOR RECORDING.

COBB COUNTY WATER SYSTEM — 10/3/24 — DATE
ZONING DIVISION — 10-2-24 — DATE
DEVELOPMENT & INSPECTIONS DIVISION — 10-4-24 — DATE

OWNER'S ACKNOWLEDGMENT

I HEREBY CERTIFY THAT I AM THE OWNER OF THE LAND SHOWN ON THIS PLAT (OR A DULY AUTHORIZED AGENT THEREOF) WHOSE NAME IS SUBSCRIBED HERETO. I ACKNOWLEDGE THAT THIS PLAT WAS MADE FROM AN ACTUAL SURVEY. I UNDERSTAND THAT THE APPROVAL OF THIS PLAT BY COBB COUNTY IS ONLY FOR THIS SUBDIVISION OR COMBINATION OF THIS PROPERTY, AND IS NOT MEANT TO SERVE AS APPROVAL OF ANY NON-CONFORMING CONDITIONS THAT CURRENTLY EXIST ON THIS PROPERTY OR WILL BE CREATED BY THE SUBDIVISION OR COMBINATION OF THIS PROPERTY.

AND FURTHER, I WARRANT THAT I OWN FEE SIMPLE TITLE TO THE PROPERTY SHOWN HEREON AND AGREE THAT COBB COUNTY SHALL NOT BE LIABLE TO ME, MY HEIRS, SUCCESSORS, OR ASSIGNS FOR ANY CLAIMS OR DAMAGES RESULTING FROM THE RECORDING OF SAID PLAT, AND ANY OTHER MATTER WHATSOEVER. I FURTHER WARRANT THAT I HAVE THE RIGHT TO SELL AND CONVEY THE LAND ACCORDING TO THIS PLAT AND DO HEREBY BIND OWNERS AND MYSELF SUBSEQUENT IN TITLE TO DEPEND BY VIRTUE OF THESE PRESENTS.

SIGNATURE — PRINTED NAME — DATE

IT IS THE OWNER'S/ DEVELOPER'S/ BUILDER'S RESPONSIBILITY TO ESTABLISH AND MAINTAIN ADEQUATE BEST MANAGEMENT PRACTICES (BMPS) FOR EROSION CONTROL UPON COMMENCEMENT OF ANY LAND DISTURBING ACTIVITIES. ALL LAND DISTURBING ACTIVITIES ARE SUBJECT TO INSPECTION BY THE COBB COUNTY COMMUNITY DEVELOPMENT AGENCY TO DETERMINE COMPLIANCE WITH THE EROSION/SEDIMENT CONTROL ORDINANCE. FOR ANY PROJECT WITH A DISTURBED AREA OF ONE ACRE OR LARGER, A NOTICE OF INTENT (NOI) MUST BE FILED WITH THE GEORGIA ENVIRONMENTAL PROTECTION DIVISION (EPD) AND THE LOCAL ISSUING AUTHORITY (COBB COUNTY).

Per Cobb County Code Sec. 134-267(b), No fence or freestanding wall (both herein referred to as fence) other than a retaining wall shall be more than eight feet in height (not adjacent to a road) or be constructed in a public road right-of-way (road). If a fence is adjacent to a public road right-of-way, or is in front of or to the side of the house in a residential district, or is in front of or to the side of the building in a nonresidential district, such fence shall not exceed six feet in height and shall further meet the requirements set forth in section 134-269 if a corner lot (intersection site distance). The required height limitation (which includes posts or columns and ornaments on top of fence) must be met on both sides of fence and measured from the existing grade upon which it is erected. No more than six inches of backfill shall be allowed on the existing grade against the fence. This six inches of backfill shall be included when determining the height of the fence. Fences shall be maintained in a structurally sound condition. Furthermore, no freestanding wall or fence adjacent to a public road right-of-way, or in front of or to the side of the house in a residential district, or in front of or to the side of the building in a nonresidential district is permitted to be more than 6-feet in height unless approved by the Board of Zoning Appeals or the Board of Commissioners.

THIS SURVEY WAS PREPARED IN CONFORMITY WITH THE TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA AS SET FORTH IN CHAPTER 180-7 OF THE RULES OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS.

LAST DATE OF FIELDWORK: 3/22/2020

811 Know what's below. Call before you dig.

THIS PLAT WAS PREPARED FOR THE EXCLUSIVE USE OF THE PERSON, PERSONS, OR ENTITY NAMED IN THIS CERTIFICATE HEREON. SAID CERTIFICATE DOES NOT EXTEND TO ANY UNNAMED PERSON WITHOUT AN EXPRESS RECERTIFICATION BY THE SURVEYOR NAMING SAID PERSON.

INFORMATION REGARDING THE REPUTED PRESENCE, SIZE, CHARACTER AND LOCATION OF EXISTING UNDERGROUND UTILITIES AND STRUCTURES IS SHOWN HEREON. THERE IS NO CERTAINTY OF THE ACCURACY OF THIS INFORMATION AND IT SHALL BE CONSIDERED ON THAT LIGHT BY THOSE USING THIS DRAWING. ALSO, UTILITIES AND STRUCTURES NOT SHOWN MAY BE ENCOUNTERED. LACKING EXCAVATION, THE EXACT LOCATION OF UNDERGROUND PLANT IS CANNOT BE ACCURATELY, COMPLETELY AND RELIABLY DEPICTED. THE OWNER, THE EMPLOYERS, HIS CONSULTANTS AND HIS CONTRACTORS SHALL HEREBY DISTINCTLY UNDERSTAND THAT THE SURVEYOR IS NOT RESPONSIBLE FOR THE CORRECTNESS OR SUFFICIENCY OF THIS INFORMATION.

THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF AN ABSTRACT OF TITLE SUBJECT AND ADJACENT PROPERTY OWNER'S DEED REFERENCES WERE PROVIDED BY GEORGIA PREMIER LAND SERVICES, INC. AND ARE NOT GUARANTEED AS TO ACCURACY OR COMPLETENESS

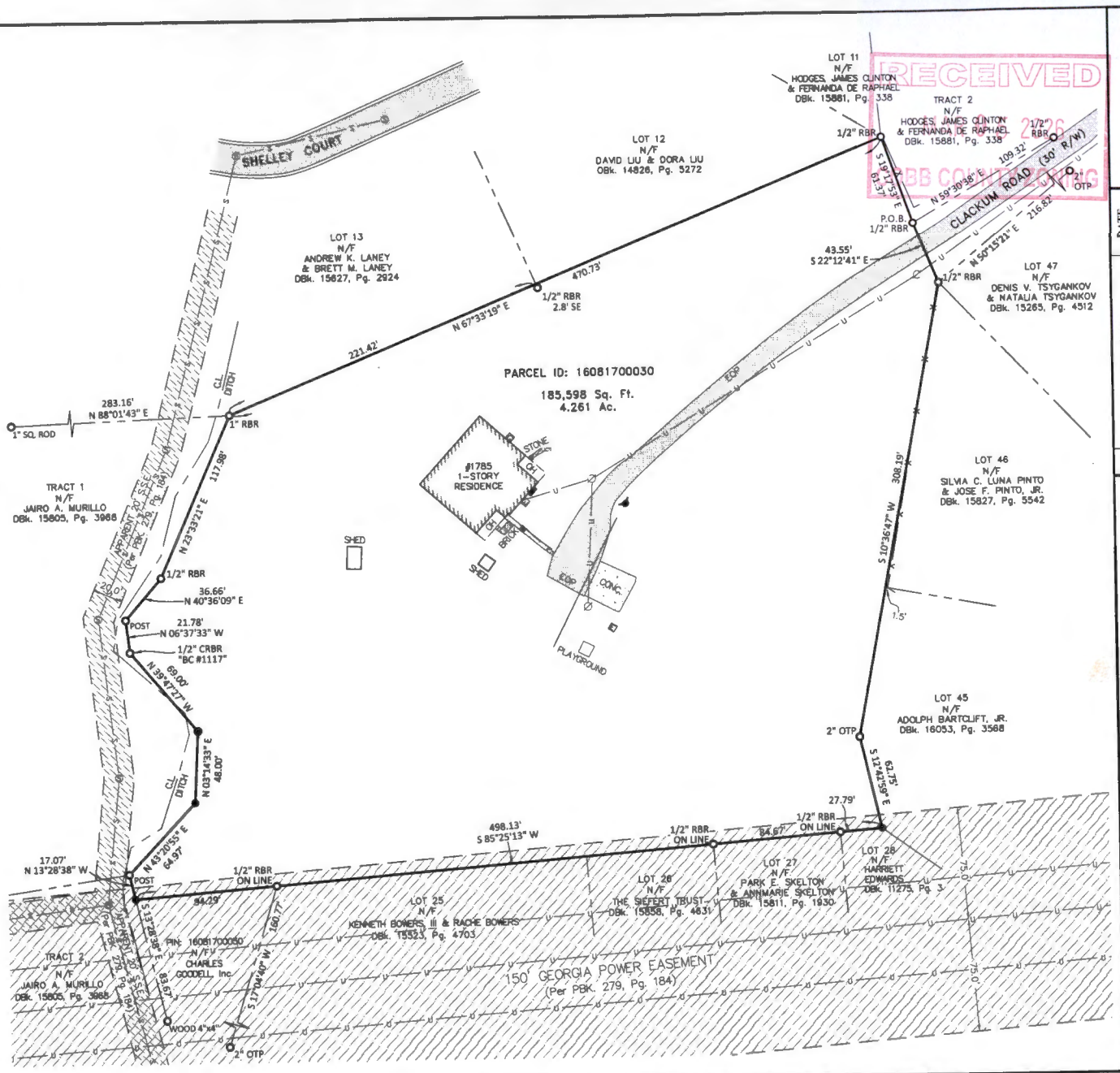
No.	By	Date	Revision
1	BS	9/16/2020	COMBINE TRACTS 1 AND 2 AT CLIENT'S REQUEST NO ADDITIONAL FIELDWORK

Cadd File No: 20/2007/1788ShelleyCourt/1777Bndy.DWG

COMBINATION PLAT FOR:
JAIRO A. MURILLO
SPR-2023-00456
1788 SHELLEY COURT

GEORGIA PREMIER LAND SERVICES, INC.
PROFESSIONAL LAND SURVEYING
3000 HAMILTON MILL ROAD
BUFORD, GEORGIA 30519
(770) 614-3004 FAX (770) 614-3005
LAND SURVEY FIRM COA #1177

Date: 05.16.2020 | Land Lot: 817 | District: 16th | Sheet No.
Section: 2nd | County: COBB, GEORGIA | Scale: 1" = 40' | 1 of 1
Project: 20077 | Drawn By: AS



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2026
COBB COUNTY ZONING

This plat is a retracement of an existing parcel or parcels of land and does not subdivide or create a new parcel or make any changes to any real property boundaries. The recording information of the documents, maps, plats, or other instruments which created the parcel or parcels are stated hereon. RECORDATION OF THIS PLAT DOES NOT IMPLY APPROVAL OF ANY LOCAL JURISDICTION, AVAILABILITY OF PERMITS, COMPLIANCE WITH LOCAL REGULATIONS OR REQUIREMENTS, NOR SUITABILITY FOR ANY USE OR PURPOSE OF THE LAND. Furthermore, the undersigned land surveyor certifies that this plat complies with the minimum technical standards for property surveys in Georgia as set forth in the rules and regulations of the Georgia Board of Registration for Professional Engineers and Land Surveyors and as set forth in O.C.G.A. Section 15-6-67.

GEORGIA REGISTERED No. 2906 LAND SURVEYOR STEPHEN A. CALDER

FOR THE FIRM
BOUNDARY ZONE, INC.
LSF #839

NOT VALID WITHOUT ORIGINAL SIGNATURE

STEPHEN CALDER
PLS #2906

06-20-2025
DATE

THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A CURRENT TITLE EXAMINATION. EASEMENTS OR OTHER ENCUMBRANCES MAY EXIST WHICH BURDEN OR BENEFIT THIS LAND PARCEL.

LEGEND:

○	PROPERTY CORNER FOUND (AS NOTED)	☼	POWER POLE	▲	FIRE HYDRANT	OH	OVERHANG
●	1/2" REBAR WITH CAP SET "LSF# 839"	☼-○	LIGHT POLE	▣	WATER METER	-W-	WATER LINE
⊡	R/W MONUMENT	-<	POWER/LIGHT POLE	⊛	WATER VALVE	-S-	SEWER LINE
RBR	REBAR	⊠	GUY WIRE	C.B.	CATCH BASIN	-G-	GAS LINE
CRBR	CAPPED REBAR	⊠	POWER METER	Ⓜ	MANHOLE	-T-	TEL. LINE
OTP	OPEN TOP PIPE	⊠	POWER BOX	◪	JUNCTION BOX	-U-	OVERHEAD UTIL
CTP	CRIMP TOP PIPE	⊠	A/C UNIT	■	DRAINAGE INLET	-X-	FENCE LINE
		⊠	GAS METER	©	CLEAN OUT	P/L	PROPERTY LINE
		⊛	GAS VALVE	⌒	HEADWALL	(W)(G)(T)	UTILITY MARKERS WATER/GAS/TELECOM
		⊠	TELEPHONE BOX	⌓	SIGN		

BSL	BUILDING SETBACK
N/F	NOW OR FORMERLY
R/W	RIGHT-OF-WAY
PBk.	PLAT BOOK
OBk.	DEED BOOK
Pg.	PAGE
L.L.	LAND LOT
D.E.	DRAINAGE EASEMENT
S.S.E.	SAN. SEWER EASEMENT
U.E.	UTILITY EASEMENT

BOUNDARY REFERENCES: DBk. 1938, Pg. 674; PBk. 279, Pg. 184; PBk. 111, Pg. 80 & PBk. 79, Pg. 145

THE FIELDWORK WAS COMPLETED ON 04/15/2025.

THIS MAP OR PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 105,213 FEET.

FIELD EQUIPMENT USED FOR THIS SURVEY INCLUDES A TRIMBLE 'S' SERIES 3" TOTAL STATION AND eGPS 20T DUAL FREQUENCY GNSS RECEIVERS.

THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A RELATIVE POSITIONAL ACCURACY OF 0.02 FEET.

BOUNDARY Zone, inc. SURVEYORS, ENGINEERS AND PLANNERS
PROVIDING SERVICES FOR METRO ATLANTA, RALEIGH-DURHAM & CENTRAL FLORIDA.
800 SATELLITE BLVD., SUWANEE, GA 30024
WWW.BOUNDARYZONE.COM (770) 271-5772
INFO@BOUNDARYZONE.COM

No.	REVISION	DATE
1		
2		
3		
4		

BOUNDARY SURVEY

Prepared for: KAREN WALTON
1785 OLD CANTON ROAD, MARIETTA, GA 30062
PARCEL ID: 16081700030
LAND LOT 817 of the 16th DISTRICT, 2nd SECTION
COBB COUNTY, GEORGIA - 06/18/2025

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BOUNDARY ZONE, INC.
ALL RIGHTS RESERVED.

THIS PLAT WAS PREPARED FOR THE USE OF THE PERSON, PERSONS OR ENTITY NAMED HEREON.

PROJECT
27413-01

SHEET
1 OF 1

DWN: PT

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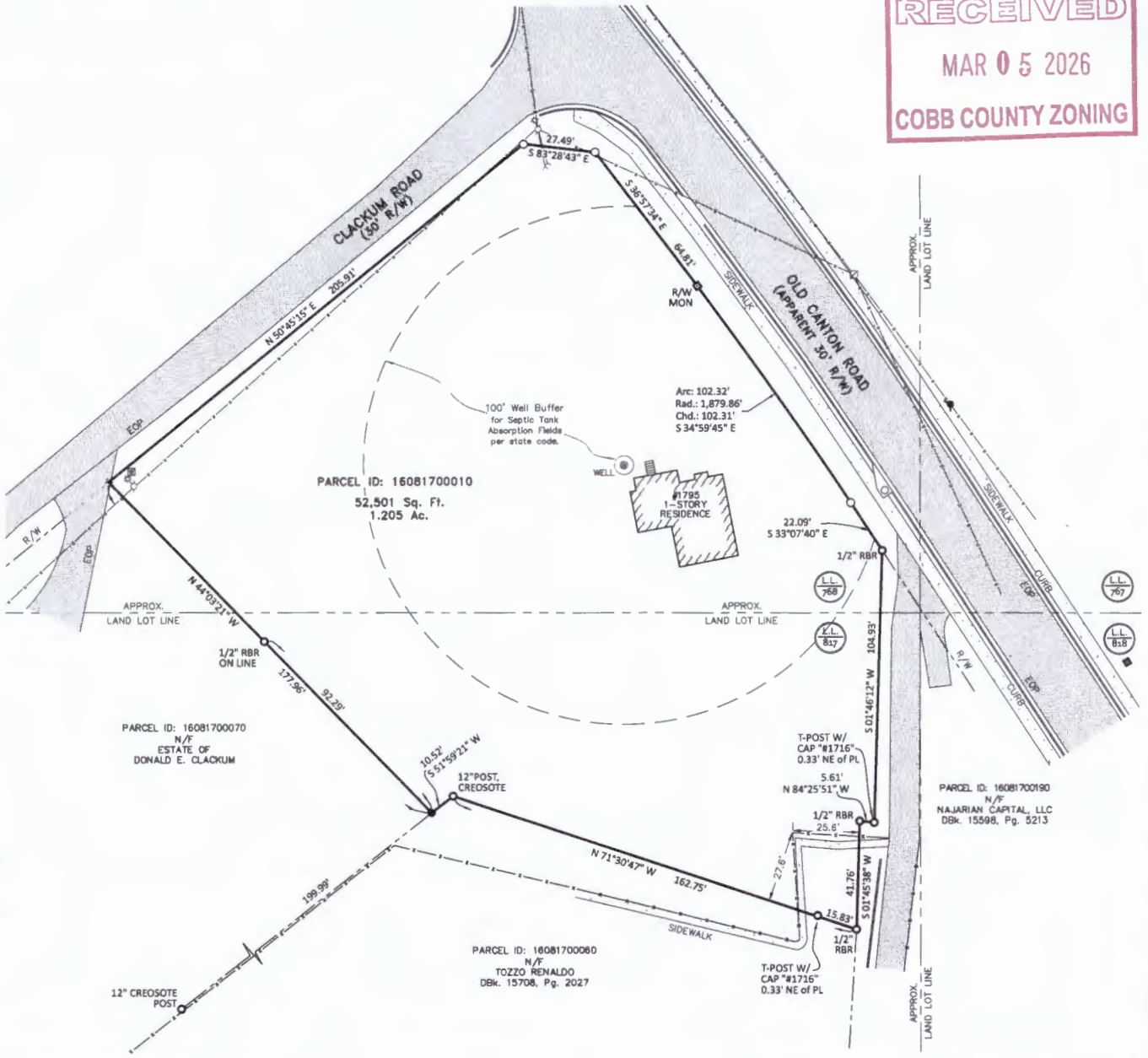
MAR 05 2026
COBB COUNTY ZONING



GRID NORTH
GA. WEST NAD 83

SCALE: 1" = 30'

GRAPHIC SCALE - IN FEET
30 0 15 30 60

No.	REVISION	DATE
1		
2		
3		
4		

This plat is a retracement of an existing parcel or parcels of land and does not subdivide or create a new parcel or make any changes to any real property boundaries. The recording information of the documents, maps, plats, or other instruments which created the parcel or parcels are stated hereon. RECORDATION OF THIS PLAT DOES NOT IMPLY APPROVAL OF ANY LOCAL JURISDICTION, AVAILABILITY OF PERMITS, COMPLIANCE WITH LOCAL REGULATIONS OR REQUIREMENTS, NOR SUITABILITY FOR ANY USE OR PURPOSE OF THE LAND. Furthermore, the undersigned land surveyor certifies that this plat complies with the minimum technical standards for property surveys in Georgia as set forth in the rules and regulations of the Georgia Board of Registration for Professional Engineers and Land Surveyors and as set forth in O.C.G.A. Section 15-6-67.

GEORGIA REGISTERED No. 2906 LAND SURVEYOR STEPHEN A. CALDER

FOR THE FIRM
BOUNDARY ZONE, INC.
LSF #839

NOT VALID WITHOUT ORIGINAL SIGNATURE

STEPHEN CALDER
PLS #2906

06-12-2025
DATE

BOUNDARY REFERENCES:

No deed of record found. Adjoining deeds used include:
DBk. 13384, Pg. 1711
DBk. 15598, Pg. 5213
DBk. 15708, Pg. 2027

Survey plan of Martha Lou Staton Estate by Doug D. Middleton & Assoc., dated 08-31-1979

Survey plan for Mary M. Clackum by A. O. Carlile, dated 08-23-1982

Survey plan for Donna Maria Clackum by The Crusselle Company, dated 03-17-2007

THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A CURRENT TITLE EXAMINATION. EASEMENTS OR OTHER ENCUMBRANCES MAY EXIST WHICH BURDEN OR BENEFIT THIS LAND PARCEL.

BOUNDARY SURVEY

Prepared for: TONYA CLACKUM
1795 OLD CANTON ROAD, MARIETTA, GA 30062
PARCEL ID: 16081700010
LAND LOTS 768 & 817 of the 16th DISTRICT, 2nd SECTION
COBB COUNTY, GEORGIA - 06/05/2025

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BOUNDARY ZONE, INC.
ALL RIGHTS RESERVED.

THIS PLAT WAS PREPARED FOR THE USE OF THE PERSON, PERSONS OR ENTITY NAMED HEREON.

LEGEND:

○	PROPERTY CORNER FOUND (AS NOTED)	POWER POLE	FIRE HYDRANT	OH	OVERHANG	BSL	BUILDING SETBACK
●	1/2" REBAR WITH CAP SET "LSF# 839"	LIGHT POLE	WATER METER	-W-	WATER LINE	N/F	NOW OR FORMERLY
⊡	R/W MONUMENT	POWER/LIGHT POLE	WATER VALVE	-S-	SEWER LINE	R/W	RIGHT-OF-WAY
RBR	REBAR	GUY WIRE	CATCH BASIN	-G-	GAS LINE	PBk.	PLAT BOOK
CRBR	CAPPED REBAR	POWER METER	MANHOLE	-T-	TEL. LINE	DBk.	DEED BOOK
OTP	OPEN TOP PIPE	POWER BOX	JUNCTION BOX	-U-	OVERHEAD UTIL.	Pg.	PAGE
CTP	CRIMP TOP PIPE	A/C UNIT	DRAINAGE INLET	-X-	FENCE LINE	L.L.	LAND LOT
		GAS METER	CLEAN OUT	P/L	PROPERTY LINE	D.E.	DRAINAGE EASMNT.
		GAS VALVE	HEADWALL		UTILITY MARKERS	S.S.E.	SAN. SEWER EASMNT.
		TELEPHONE BOX	SIGN	W G T	WATER/GAS/TELECOM		

BOUNDARY REFERENCES: SEE NOTE ABOVE.

THE FIELDWORK WAS COMPLETED ON 05/15/2025.

THIS MAP OR PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 142,483 FEET.

FIELD EQUIPMENT USED FOR THIS SURVEY INCLUDES A TRIMBLE 'S' SERIES 3" TOTAL STATION AND eGPS 20T DUAL FREQUENCY GNSS RECEIVERS.

THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A RELATIVE POSITIONAL ACCURACY OF 0.02 FEET.

BOUNDARY ZONE, INC. SURVEYORS, ENGINEERS AND LAND PLANNERS
PROVIDING SERVICES FOR METRO ATLANTA, RALEIGH-DURHAM & CENTRAL FLORIDA.
800 SATELLITE BLVD., SUWANEE, GA 30024
WWW.BOUNDARYZONE.COM (770) 271-5772
INFO@BOUNDARYZONE.COM

PROJECT
27481-01

SHEET
1 OF 1

DWN: PI

2-17

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MAR 05 2026
COBB COUNTY ZONING

Clackum Road Enclave

DGMLPC - 2026-3-3

scale: 1" = 100'

DGM
LAND PLANNING CONSULTANTS, INC.
1635 OLD HWY 41
SUITE 112–314
KENNESAW, GA 30152
770–514–9006
DGMLPC.COM

Site Data

Total Site Area:	**11.81 AC**
(2.59 AC in floodplain)	
Net Site Area:	**9.22 AC**
Net Density:	**2.16 UN/AC**
Present Zoning:	**R-30 & R-20**
Proposed Zoning:	**R-15 OSC**

3.96 AC unusable area (in floodplain, easements, buffers, etc.)

3.96 AC unusable area (in floodplain, easements, buffers, etc.)

Parcel A

Single-family neighborhood

Site Area:	**4.13 AC**
Total Lots Shown:	**3**
Net Density:	**.73 UN/AC**
Min. Lot Width:	**70'**
Avg. Lot Size:	**19,000 SF+-**

Parcel B

Single-family neighborhood

Site Area:	**2.22 AC**
Total Lots Shown:	**4**
Net Density:	**.1.8 UN/AC**
Min. Lot Width:	**70'**
Avg. Lot Size:	**14,500 SF+-**

Parcel C

Single-family neighborhood

Site Area:	**4.26 AC**
Total Lots Shown:	**9**
Net Density:	**2.11 UN/AC**
Min. Lot Width:	**70'**
Avg. Lot Size:	**20,618 SF +-**

Parcel D

Single-family neighborhood

Site Area:	**1.20 AC**
Total Lots Shown:	**3**
Net Density:	**2.5 UN/AC**
Min. Lot Width:	**70'**
Avg. Lot Size:	**17,425 SF +-**

GEORGIA LANDSCAPE ARCHITECT 906 DAVID G. MEYER

*r/w width is 30' for Old Canton and Clackum.
what will we be required to provide? DOT question

*OSC R15 - OSC, min lot: 10,000 SF, side setbacks = 7.5', density max: 2.1 UN/AC = 20.8 units

Community Development – Zoning Division
John Pederson – Division Manager

ZONING CASE

Z-17-2026

SITE BACKGROUND

Applicant	Jairo Murillo
Phone	Contact Zoning Office
Email	Contact Zoning Office
Representative Contact	Jairo Murillo
Phone	Contact Zoning Office
Email	Contact Zoning Office
Titleholder	Jairo A. Murillo; J. D. Clackum, Jr. and Helen M. Clackum; Tonya Clackum
Property Location	Located on the west side of Old Canton Road, and on the north and south sides of Clackum Road
Address	1785 & 1795 Old Canton Rd., 1797 Clackum Rd., 1788 Shelley Ct.
Access to Property	Old Canton Road, Clackum Road

QUICK FACTS

Commission District	3 - Birrell
Current Zoning	R-20, R-30
Current Use of Property	Single-family residences, vacant
Proposed Zoning	R-15 OSC
Proposed Use	Single-family subdivision
Future Land Use	LDR
Site Acreage	11.81
District	16
Land Lot	768, 817
Parcel #	16081700010, 16081700030, 16081700020, 16081700160
Taxes Paid	Yes

FINAL ZONING STAFF RECOMMENDATIONS

(Zoning Staff member: Jessica Berman, MPA, CNU-A

Based on the analysis of the case, Staff recommends **DENIAL**.

Z-17

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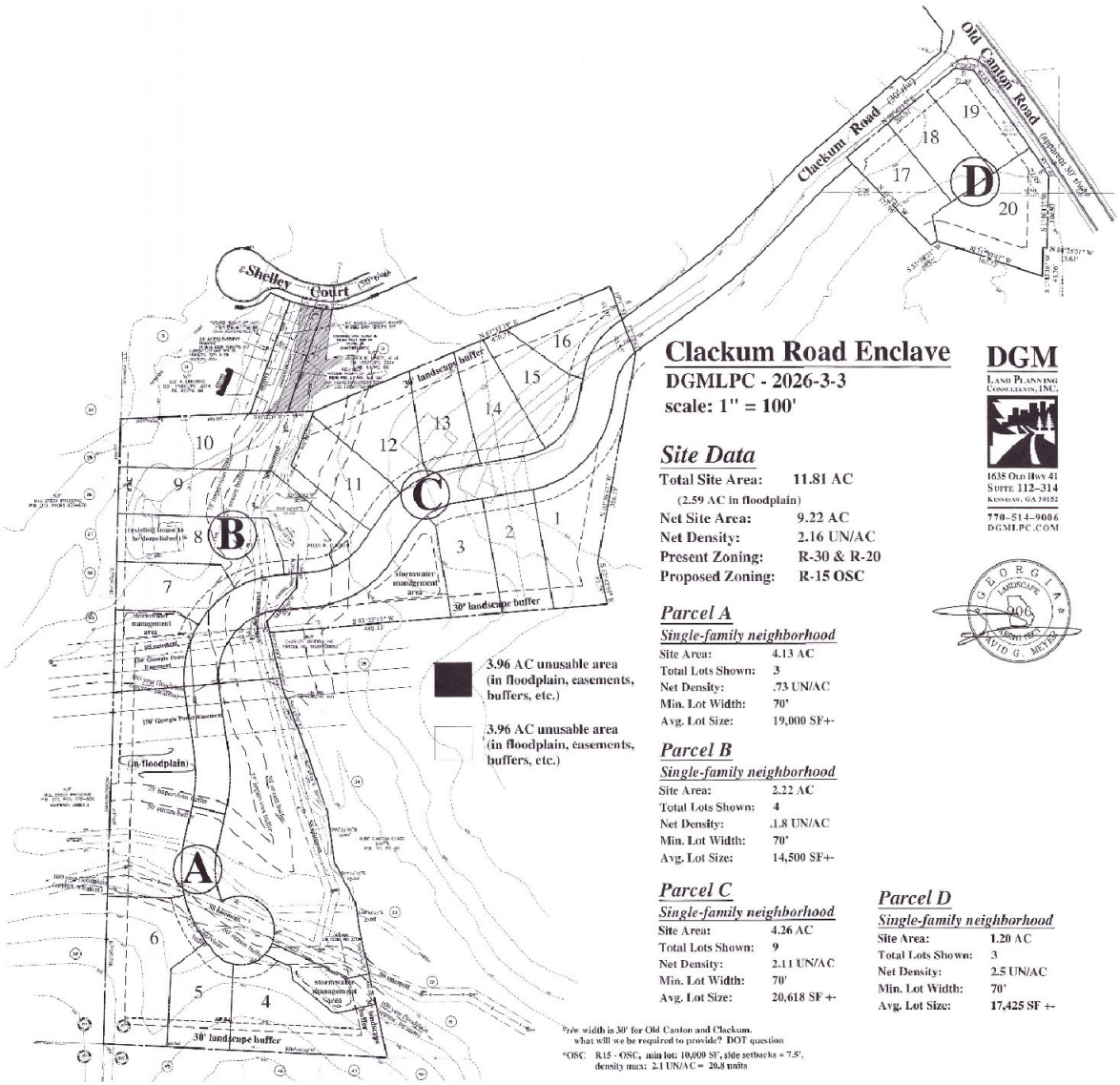
COBB COUNTY ZONING



Clackum Road Enclave

DGMLPC - 2026-3-3

scale: 1" = 100'

DGM
Land Planning Consultants, Inc.
1635 Old Hwy 41
Suite 112-314
Kennesaw, GA 30152
770-514-9006
DGMLPC.COM

GEORGIA LANDSCAPE ARCHITECT 906 DAVID G. MEYER

Site Data

Total Site Area:	11.81 AC
(2.59 AC in floodplain)	
Net Site Area:	9.22 AC
Net Density:	2.16 UN/AC
Present Zoning:	R-30 & R-20
Proposed Zoning:	R-15 OSC

Parcel A

Single-family neighborhood

Site Area:	4.13 AC
Total Lots Shown:	3
Net Density:	.73 UN/AC
Min. Lot Width:	70'
Avg. Lot Size:	19,000 SF+-

Parcel B

Single-family neighborhood

Site Area:	2.22 AC
Total Lots Shown:	4
Net Density:	1.8 UN/AC
Min. Lot Width:	70'
Avg. Lot Size:	14,500 SF+-

Parcel C

Single-family neighborhood

Site Area:	4.26 AC
Total Lots Shown:	9
Net Density:	2.11 UN/AC
Min. Lot Width:	70'
Avg. Lot Size:	20,618 SF +-

Parcel D

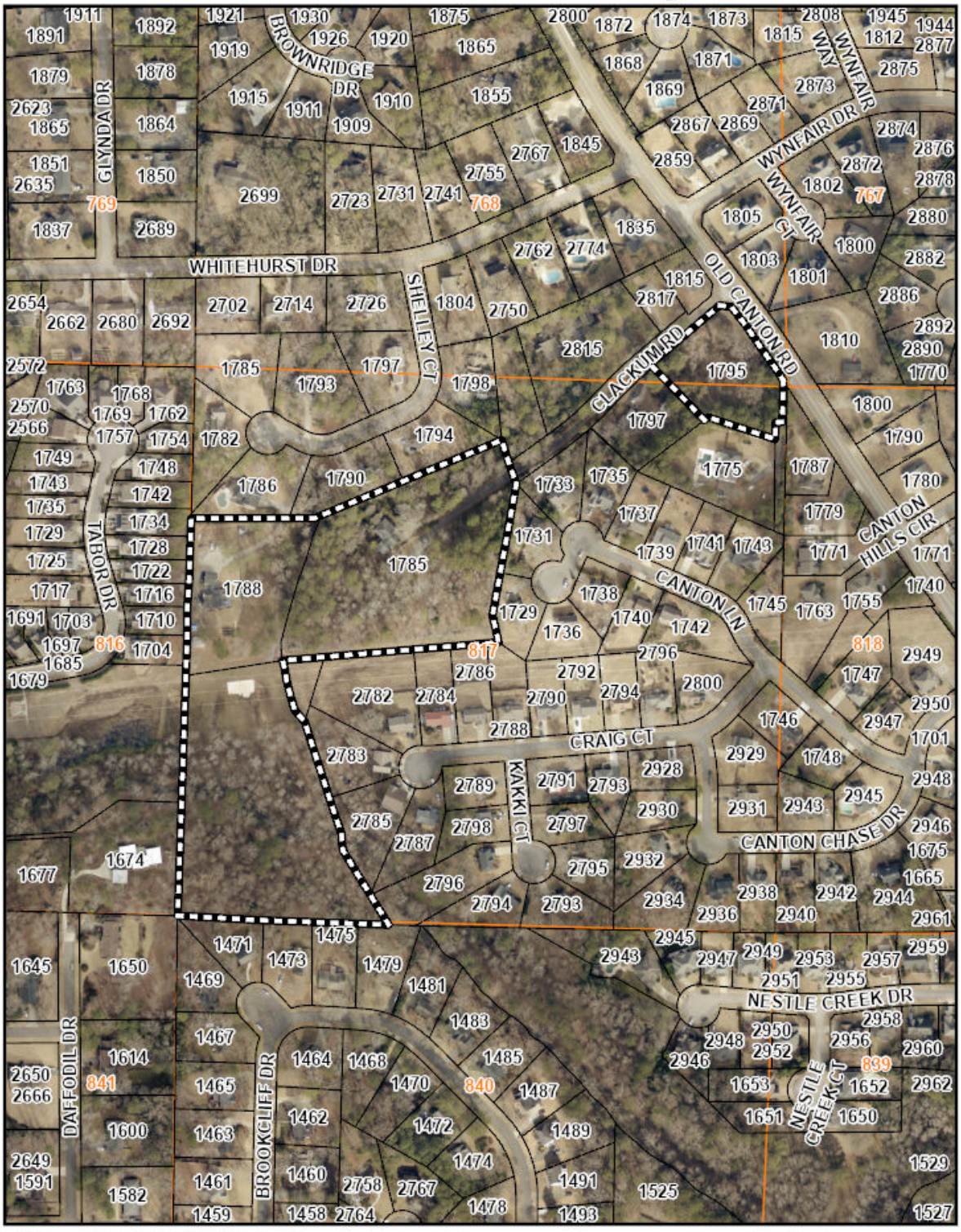
Single-family neighborhood

Site Area:	1.20 AC
Total Lots Shown:	3
Net Density:	2.5 UN/AC
Min. Lot Width:	70'
Avg. Lot Size:	17,425 SF +-

*r/w width is 30' for Old Canton and Clackum.
what will we be required to provide? DOT question

*OSC R15 - OSC, min lot: 10,000 SF, side setbacks = 7.5',
density max: 2.1 UN/AC = 20.8 units

Z-17 2026 Aerial Map



North

Zoning: R-20 / Single-family residences

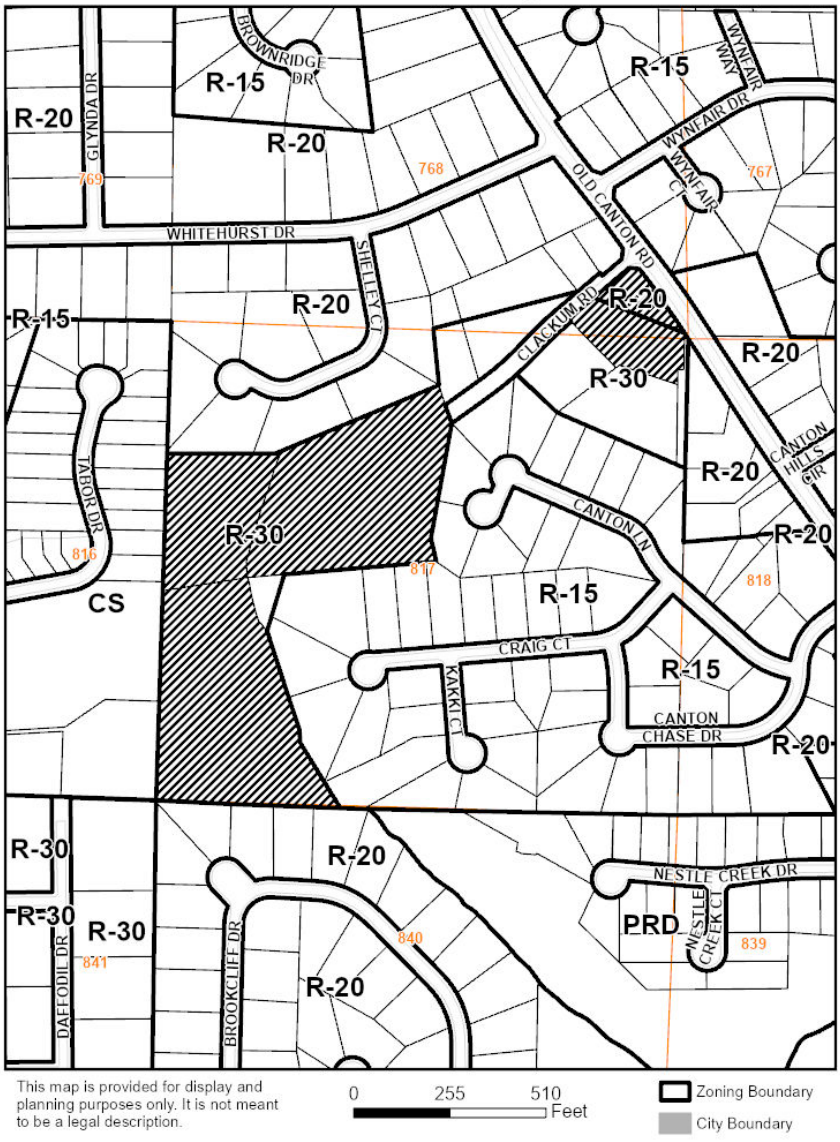
Future Land Use: LDR

WEST

Zoning: CS / Single-family residences

Future Land Use: LDR

Z-17 2026 Map



EAST

Zoning: R-15, R-20 / Single-family residences

Future Land Use: LDR

SOUTH

Zoning: R-15, R-30 / Single-family residences

Future Land Use: LDR

Current zoning district for the property

The R-30 district is established to provide locations for single-family residential uses or residentially compatible institutional and recreational uses which are within or on the edge of properties delineated for any residential category as defined and shown on the Cobb County Comprehensive Plan: A Policy Guide, adopted November 27, 1990. When residentially compatible institutional and recreational uses are developed within the R-30 district, they should be designed and built to ensure intensity and density compatibility with adjacent single-family detached dwellings and otherwise to implement the stated purpose and intent of this chapter.

Requested zoning district for the property

The R-15 district is established to provide locations for single-family residential uses or residentially compatible institutional and recreational uses which are within or on the edge of properties delineated for any residential category as defined and shown on the Cobb County Comprehensive Plan: A Policy Guide, adopted November 27, 1990. When residentially compatible institutional and recreational uses are developed within the R-15 district, they should be designed and built to ensure intensity and density compatibility with adjacent single-family detached dwellings and otherwise to implement the stated purpose and intent of this chapter.

The OSC overlay district is established to encourage the preservation of natural resources within residential development. The district may be overlaid upon the R-30, R20, and R-15 zoning districts. The overlay district is intended to provide for the preservation of greenspace as a nonstructural stormwater runoff and watershed protection measure; to provide a residential zoning district that permits flexibility of design in order to promote environmentally sensitive and efficient uses of the land; to preserve in perpetuity unique or sensitive natural resources such as groundwater, floodplains, wetlands, streams, steep slopes, woodlands and wildlife habitat; to permit clustering of houses and structures on less environmentally sensitive soils which will reduce the amount of infrastructure, including paved surfaces and utility easements, necessary for residential development; to reduce erosion and sedimentation by minimizing land disturbance and removal of vegetation in residential development; to promote interconnected greenways and corridors throughout the community; to promote greenspace contiguous with adjacent jurisdictions; to promote greenspace as passive recreation; to encourage interaction in the community by clustering houses and orienting them closer to the street, providing public gathering places and encouraging use of parks and community facilities as focal points in the neighborhood; to encourage street designs that reduce traffic speeds and reliance on main arteries; to promote construction of convenient landscaped walking trails and bike paths both within the subdivision and connected to neighboring communities, businesses, and facilities to reduce reliance on automobiles; to conserve scenic views and reduce perceived density by maximizing the number of houses with direct access to and views of open space; and to preserve important historic and archeological sites. Land and water are protected by limiting

land disturbance and decreasing the percentage of impervious surface within the planned community, and by adding flexibility to site plan design. Open space design is intended to result in more efficient use of land, lower development and infrastructure costs, and the conservation of land for recreation or aesthetic and environmental enrichment. It is not the intent of this overlay district to significantly increase overall development densities, but to allow for the stipulated densities of the underlying zoning district. It is also the intent of the overlay district to encourage design flexibility, creativity and development complementary to surrounding and existing neighborhoods. Open space community overlay plans are approved as site plan specific.

Summary of the applicant's proposal

The applicant is requesting a rezoning of the subject 11.81-acre site to the R-15 single-family residential district with the Open Space Community (OSC) overlay in order to develop a 20-unit single-family open space subdivision. The proposed OSC plan includes an estimated 21.85% open space (112,384 square feet). The applicant has stated that the proposed homes will be 5,000 square feet in size and of modern architecture.

Residential criteria

Allowable units as zoned: 4
Proposed # of units: 20
Net density: 2.17
Increase of units: 16
Acres of floodplain/wetlands: 2.88
Impervious surface shown: Maximum Impervious 35%

Are there any zoning variances?

Yes;

1. Reduce the public road frontage from the required 75 feet to 0 feet;
2. Reduce the impervious stream buffer from the required 75 feet to 0 feet;
3. Allow for required stream buffers to be outside of designated open spaces (Lots 4, 6-12);
4. Allow for slopes greater than 25 percent to be outside of designated open spaces (Lots 4-6);
5. Allow for a utility easement owned by Georgia Power within designated open spaces;
6. Waive requirement that plan should incorporate larger lots adjacent to the existing neighborhoods in areas where adjoining neighborhood lots are larger than those proposed;
7. Waive requirement that buffers along the rear of exterior building lots be commonly owned open space area and not a part of the individual lots;
8. Waive required undisturbed landscape buffer for lots 7-10 and 16-17;
9. Allow for designated open space to be on two (2) non-contiguous tracts;
10. Allow for floodplain, wetlands, and lakes to account for more than 70 percent of required open space;
11. Waive the maximum allowable density from 2.10 to 2.17 units per acre; and
12. Reduce the development's open space requirement from 35 percent 21.8 percent.

Additional comments:

1. Fencing that is compatible with the architecture/landscaping/design of development, shall be erected just inside dedicated open space that is contiguous to proposed lots. Fencing should be installed using techniques that provide minimal disturbance to the open space as possible.
2. A conservation easement shall be recorded within the mandatory subdivision covenants and with Cobb Superior Court, thereby protecting the open space from development in perpetuity as owned by the mandatory homeowner's association. A conservation easement application shall be submitted to the Planning Division prior to final plat approval.

03/18/26

The proposed zoning case must address the comments listed below by prescriptive code or equivalency, as approved by the Cobb County Fire Marshal's Office

Approval will be based on Professional Engineer-stamped plans that signify overall plan conformance to all Georgia State and Cobb County Codes. Design Professional and Developer maintain the sole responsibility for the design and for correcting all errors, omissions, problems, and code violations (if any) exposed during construction AFTER authorization by Cobb County.

FIRE DEPARTMENT ACCESS:
All access roads shall meet the American Association of State and Highway Transportation Officials (AASHTO) design manual live load standard HS20 (75,000 lbs.) with an unobstructed width of not less than 20 feet, 35 foot inside radius, 50 foot outside turning radius and unobstructed vertical clearance of not less than 13 feet 6 inches. (Cobb County Development Standards 402.11)

Maximum slope of the access road in reference to the apparatus is 10% Front to Back and 5% Side to Side. Maximum grade of roadways leading to Fire Access roads refer to the Cobb County Development Standard Section 400: 14% for Non-Residential. Maximum angle of departure is 8.5%.

Single-Family cul-de-sac without island: 38-foot outside radius.

GUEST PARKING:
Occupant parking shall be installed as required by zoning and additional guest parking shall be required as follows:

- Where driveways to two car garages exceed 50 feet in length, no additional guest parking is required.
- Where driveways to two car garages are at least 22 feet long and 20 feet wide, additional parking shall be required at .5 spaces per dwelling unit.
- Where driveways to two car garages are less than 22 feet long and 20 feet wide, additional parking shall be required at 1 space per dwelling unit.
- Where only single car garages are provided, additional parking shall be required at 2 spaces per dwelling unit.
- Guest parking spaces must be evenly distributed throughout the project. (Cobb County Development Standards 401.8.2)

FIRE HYDRANT:
The maximum distance of a hydrant to each structure shall be 500 feet. A 500-foot radius around the hydrant is not an acceptable measurement for distance. Hydrants on the opposite side of a main ROW is not an acceptable measurement of distance. (Cobb County Development Standards 410.5.2) (Cobb County Development Standards 410.5.2)

(continued)

Where a fire hydrant is located on a fire apparatus access road, the minimum road width shall be 26 feet for a 40-foot length centered on the fire hydrant, exclusive of shoulders (see Figure D103.1 in Appendix D).

Jeff Byrd
(678) 229-7059
Jeffrey.Byrd@cobbcounty.gov

Z-17-2026 DEPARTMENT COMMENTS – Cemetery Preservation

No comment

5/5/2026

Approval of this petition will not have an impact on the enrollment of schools.

School	Student Capacity	School Enrollment	Capacity Status
Murdock ES	962	814	148 under capacity
Dodgen MS	1225	1129	96 under capacity
Pope HS	1912	1793	119 under capacity

3/27/2026

Comprehensive Plan Future Land Use Designation: Low Density Residential
The subject tract is within the Low Density Residential (LDR) future land use category. The purpose of LDR is to provide for areas that are suitable for low density housing between one (1) and two and one-half (2.5) dwelling units per acre and non-supportive senior living housing that in certain circumstances may reach five (5) dwelling units per acre, depending on existing conditions such as product type and mix, structure/building height, tract size, topographic conditions, etc. in order to provide compatibility with adjacent residential uses. This category presents a range of densities.

Future Land Use Sub-Category? N/A

☒ Consistent ☐ Inconsistent

House Bill 489 Intergovernmental Agreement Zoning Amendment Notification

Is the proposal within one-half mile of a city boundary? ☐ Yes ☒ No
If yes, which City: N/A
Was the city notified? N/A

Specific Area Policy Guidelines: ☐ Yes ☒ No
Policy:

Masterplan/ Corridor Study: ☐ Yes ☒ No
Name of Masterplan/Corridor Study: N/A

Design guidelines area? ☐ Yes ☒ No
If yes, design guidelines area? N/A
Does the proposal plan comply with the design requirements? N/A

Is the property within an Opportunity Zone? ☐ Yes ☒ No
If yes, Opportunity Zone? N/A
(The Opportunity Zone is an incentive that provides $3,500 tax credit per job in eligible areas if two or more jobs are being created. This incentive is for new or existing businesses)

Is the property within an Enterprise Zone? ☐ Yes ☒ No
If yes, Enterprise Zone? N/A
(The Enterprise Zone is an incentive that provides tax abatements and other economic incentives for qualifying businesses locating or expanding within designated areas for new jobs and capital investment)

Is the property eligible for the Façade Improvement Program? ☐ Yes ☒ No

(continued)
(The Façade Improvement Program is an incentive for owners and tenants to enhance the appearance of buildings. The CDBG program provides the funding. Properties must be either on the current inventory of redevelopment sites or in a corridor study area and be in a census tract with at least 51% low and moderate income. The program serves to improve the economic viability of these areas.)

Is the property eligible for incentives through the Commercial and Industrial Property Rehabilitation Program? ☐ Yes ☒ No
(The Commercial and Industrial Property Rehabilitation Program Is an incentive that provides a reduction in ad valorem property taxes for qualifying redevelopment in eligible areas)

Note: For more information on incentives, please call the Community Development Agency- Economic Development Division at 770-528-2018 or find information online at www.cobbcounty.org/econdev.

Special District:

Is this property within the Cumberland Special District #1 (hotel/motel fee)?	☐ Yes	☒ No
Is this property within the Cumberland Special District #2 (ad valorem tax)?	☐ Yes	☒ No
Is this property within the Six Flags Special Service District?	☐ Yes	☒ No

Dobbins Air Reserve Base Zones:

Is the property within the Dobbins Airfield Safety Zone?	☐ Yes	☒ No
Is the property within the Clear Zone (CZ)?	☐ Yes	☒ No
Is the property within 3000' of Dobbins ARB?	☐ Yes	☒ No
Is the property within the Accident Potential Zone (APZ I)?	☐ Yes	☒ No
Is the property within the Accident Potential Zone II (APZ II)?	☐ Yes	☒ No
Is the property within the Noise Zone?	☐ Yes	☒ No
Is the property within the Bird/Wildlife Air Strike Hazard Area (BASH)?	☐ Yes	☒ No

Historic Preservation:
After consulting various county historic resources surveys, historic maps, archaeology surveys and Civil War trench location maps, staff finds that no known significant historic resources appear to be affected by this application.

Water comments:

At development: ☒ YES ☐ NO

Fire flow test required: ☒ YES ☐ NO

Size/location of existing water main(s): 6" on Clackum Rd & 12" on Old Canton Rd

Additional water comments:

Sewer comments:

In the drainage basin: ☒ YES ☐ NO

At development: ☒ YES ☐ NO*

Approx. distance to nearest sewer: On-site

Estimated waste generation (in G.P.D.): Average daily = 3,360

Peak flow = 8,400

Treatment plant: Sutton WRF

Plant capacity: ☒ Yes ☐ NO

Projected plant availability: ☐ 0-5 years ☐ 5-10 years ☒ over 10 years

Off-site easement required: ☐ YES* ☒ NO

Line capacity study required: ☐ YES ☒ NO

Letter of allocation issued: ☐ YES ☒ NO

Septic tank recommended by this department: ☐ YES ☒ NO

Subject to Health Department approval: ☐ YES ☒ NO

*If off-site easements are required, the developer/owner must submit easements to CCWS for review and approval as to form and stipulations prior to the execution of easements by the property owners. All easement acquisitions are the responsibility of the developer/owner.

Additional sewer comments:

Note: These comments only reflect what facilities were in existence at the time of this review. Developer may be required to install/upgrade water mains based on fire flow test results or Fire Department code. This will be addressed in the Plan Review process. The developer/owner will be responsible for connecting to the existing county water and sewer systems, installing and/or upgrading all outfalls & water mains, obtaining onsite and/or offsite easements, and dedication of onsite and/or offsite water and sewer to Cobb County as may be required. Rezoning does not guarantee water/sewer availability or capacity unless so stated in writing by the Cobb County Water System.

Roadway	Roadway classification	Speed limit (mph)	Jurisdictional control	Min. R.O.W. requirements
Old Canton Road	Arterial	35	Cobb County	100’
Clackum Road	Local	25	Cobb County	50’

Roadway	Location	Average daily trips (vpd)	Level of service
Old Canton Road	South of Clackum Road	8,090	C
Clackum Road	NA	NA	NA

vpd = vehicles per day
Based on 2024 AADT counting data taken by GDOT, as published on their website for Old Canton Road.
Planning Level of Service based on available Average Daily Trips using GRTA guideline thresholds. Classification thresholds for LOS A and LOS B are not available for arterial and major collector roads from this data source.
LOS C or D is acceptable based on GDOT Design Policy Manual criteria.

ITE Land Use	Description	Expected Size (DU)	AM			PM			Daily (vpd)
			In (vph)	Out (vph)	**Total (vph)**	In (vph)	Out (vph)	**Total (vph)**	
210	Single Family Homes	20	4	10	**14**	12	7	**19**	**189**

vph = vehicles per hour, DU = dwelling unit
Development gross trip generation based on available development size and rates from the Institute of Transportation Engineers (ITE) Trip Generation, 11th edition.

Comments and observations

Old Canton Road is classified as an arterial roadway and according to the available information the existing right-of-way does not meet the minimum requirements for this classification.

Clackum Road is classified as a local roadway and according to the available information the existing right-of-way does not meet the minimum requirements for this classification.

In accordance with Cobb County Code 134-121 and based on site plan dated March 3, 2026, this development does not require a traffic study submittal.

Cobb County DOT supports abandonment of the existing right of way as shown in the proposed site plan. This property owner must coordinate with Cobb County DOT regarding the abandonment and subsequent purchase of the Clackum Road right-of-way. This will need to be addressed between the applicant and the County before completion of the Plan Review process.

(continued)

Recommendations

THE RECOMMENDATIONS BELOW SHALL BECOME STIPULATED REQUIREMENTS UPON INCLUSION WITH AND APPROVAL BY THE BOARD OF COMMISSIONERS OF THIS APPLICATION:

1. Recommend applicant, **WITHIN 12 MONTHS OF ZONING APPROVAL**, donate right-of-way on the south side of Clackum Road, a minimum of 25' from the roadway centerline, in accordance with Cobb County Development Standard 401.2, Right-of-Way.

2. Recommend applicant, **WITHIN 12 MONTHS OF ZONING APPROVAL**, donate right-of-way on the west side of Old Canton Road, a minimum of 50' from the roadway centerline, in accordance with Cobb County Development Standard 401.2, Right-of-Way.

3. Recommend applicant verify that minimum intersection sight distance is available for the Old Canton Road access, and if it is not, implement remedial measures, subject to Cobb DOT's approval, to achieve the minimum requirement of 390'.

4. Recommend Old Canton Road access points include deceleration lane, taper and/or improved curve radius to address safety because Old Canton Road is an arterial roadway. This recommendation is pursuant to Cobb County Development Standard 402.9, Deceleration Lanes/Roadway Improvements Along Existing Streets, and Cobb County Development Standard Detail 401A, Deceleration Lanes. Recommend location and design be determined during plan review, subject to CCDOT approval.

5. If the development is approved by the Board of Commissioners, recommend applicant submit a plat of survey and legal description of proposed right of way abandonment area to Cobb DOT to abandon and dispose of right of way in accordance with OCGA Section 32-7.

6. Recommend replacing any disturbed curb, gutter, and sidewalk along the Old Canton Road frontage. Recommended all reconstructed sidewalks be installed at standard 5' width. This recommendation is to address pedestrian accessibility and safety pursuant to Cobb County Development Standard 401.15, Curbs and Gutters (including subsections), Cobb County Development Standard 404 Sidewalks and Pathways, Cobb County Development Standard 405 Accessibility Requirements, and Cobb County Development Standard Detail 106, Concrete Curbs, Medians.

(continued)

7. Recommend curb, gutter, and sidewalk along the entire frontage of Clackum Road to meet Cobb DOT standards. This recommendation is pursuant to Cobb County Development Standard 401.15, Curbs and Gutters (including subsections), Cobb County Development Standard 404 Sidewalks and Pathways, Cobb County Development Standard Detail 106, Concrete Curbs, Medians.

8. Recommend a minimum of 100' feet straight-line distance (from end of intersection curb return to start of driveway curb return) between any driveways and intersection of Old Canton Road and Clackum Road. This recommendation is pursuant to Cobb County Development Standard 402.2 and Cobb County Development Standard Detail 116R, Residential Driveway Standard. Possible mitigation measures to achieve this recommendation include, but are not limited to, the implementation of shared driveways or a shared access driveway. Final location and design will be determined by Cobb DOT as part of the driveway permit and/or Plan Review processes.

9. Recommend applicant confirm Clackum Road meets standard residential roadway requirements. Recommend the applicant be responsible for 100% of all costs to ensure that Clackum Road meets Cobb County public road standards from the Old Canton Road roadway centerline to the proposed development. Final design will be subject to Cobb County DOT approval as part of the Plan Review process. This recommendation is pursuant to Cobb County Development Standard 401, Streets and Access (including subsections) and Cobb County Development Standard Details, including the following: Detail 110A, Typical Section Residential Street; Detail 100B, Residential Street Grading; and Detail 113, Sidewalks.

10. Recommend curb and gutter along both sides and sidewalk along one side of proposed internal roadway.

11. Recommend mail kiosk for proposed development be located off the right-of-way and either on the inward traffic flow or adjacent to off-street guest parking. This recommendation is to address safety because of the potential of illegal parking movements crossing opposing traffic.

12. Recommend clearly labeling internal roadways as private on the site plan, and for the development roadways to remain as private in perpetuity.

(continued)

13. Recommend proposed streets, lighting, and utilities be constructed to the Cobb County Standard Specifications for public streets. Streets that do not meet Cobb DOT specifications for public streets cannot be considered for potential future transfer to Cobb County. This recommendation is pursuant to Cobb County Development Standard 401, Streets and Access (including subsections) and Cobb County Development Standard Details, including the following: Detail 110A, Typical Section Residential Street; Detail 100B, Residential Street Grading; Detail 104a, Typical Residential Cul-de-sac; Detail 104b, Typical Offset Cul-de-sac; and Detail 113, Sidewalks.

14. All signage and landscaping should be installed off county right-of-way and where it will not impede the line of sight for the driveways or roadways.

15. Recommend 10’ no access easement along on Old Canton Road and where lot 10 abuts Jacksons Square subdivision unless needed for stormwater detention access.

16. Recommend a minimum of 50 feet straight-line distance (from end of curb return to start of adjacent curb return) between any residential driveways and interior roadways, adjacent curves, on-street parking or driveways. This recommendation is pursuant to Cobb County Development Standard 402.7.1, Residential Driveways and Cobb County Development Standard Detail 116R, Residential Driveway Standard. However, because of the tight home spacing, Cobb DOT notes that this standard cannot be met for adjacent internal driveways with the proposed site plan (dated November 20, 2025). The failure to meet this standard for internal driveway spacing is noted because it will preclude the interior roadways from being accepted by the County as public streets at a future date.

17. Recommend applicant be required to meet all Cobb County Development Standards and Ordinances related to project improvements.

STAFF ANALYSIS

Per section 134-122 of the Official Code of Cobb County, below is a written zoning analysis relating to the following (question in bold; the answer is not bold):

A. **Whether the zoning proposal will permit a use that is suitable in view of the use and development of adjacent and nearby property;**
It is Staff's opinion that the applicant's rezoning proposal will permit a use that is not suitable in view of the use and development of adjacent and nearby properties. The OSC overlay district requires that primary conservation areas including floodplains, stream buffers, and steep slopes are required to be fully contained within designated open space. The proposal requests substantial variances from this requirement by excluding parts of these areas from the open space, proposing development within them, and reducing the total required open space. Staff believes that these variance requests indicate that the OSC overlay district is not a suitable application for this proposal.

B. **Whether the zoning proposal will adversely affect the existing use or usability of adjacent or nearby property;**
It is Staff's opinion that the applicant's proposal may have an adverse effect on the usability of adjacent or nearby properties. The proposed plan includes a number of substantial variances including developing within stream buffers and steep slopes, modifying landscape buffers along adjoining property lines, and a reduction to total open space, all of which would compromise the protection of natural resources in the area. Staff believes that these variances indicate that the proposal would not effectively conserve open space in accordance with OSC criteria and may adversely affect adjacent properties.

C. **Whether the zoning proposal will result in a use which will or could cause an excessive burdensome use of existing streets, transportation facilities, utilities, or schools;**
It is Staff's opinion that the applicant's rezoning proposal will result in a use which would cause an excessive or burdensome use of existing streets, transportation facilities, or utilities. This opinion can be supported by the department comments contained in this analysis.

D. **Whether the zoning proposal is in conformity with the policies and intent of the comprehensive plan;**
It is Staff's opinion that the applicant's rezoning proposal is in conformity with the policy and intent of the Cobb County Comprehensive Plan. The property is delineated in a Low Density Residential (LDR) future land use category. The LDR land use category has a density range of 1-2.5 units per acre. The applicant is proposing 2.17 units per acre.

E. Whether there are other existing or changing conditions affecting the use and development of the property which give supporting grounds for either approval or disapproval of the zoning proposal;

It is Staff's opinion that there are existing and changing conditions affecting the use and development of the property which give supporting grounds for denying the applicant's rezoning proposal. The proposal requires a number of substantial variances from the OSC code. Notably, it does not fully incorporate all primary conservations areas such as floodplains, streams, stream buffers, and steep slopes into the designated open space and proposes development within these sensitive areas. The OSC district is intended, among other purposes, to preserve these unique and sensitive natural resources and to minimize development on environmentally sensitive soils. By failing to include all primary conservation areas within the required open space and proposing to develop over them, Staff believes that the proposal does not meet the standards of the OSC code and is counter to the purposes of the OSC overlay district.

The staff analysis and recommendation made by the Planning and Zoning Staff are only the opinions of the Planning and Zoning Staff and are by no means the final decision. The Cobb County Board of Commissioners makes the final decisions on all Rezoning and Land Use Permits at an advertised public hearing.

Application No. _____

Summary of Intent for Rezoning

Part 1. Residential Rezoning Information (attach additional information if needed)

a) **Proposed unit square-footage(s):** 5,000 sqft per house

b) **Proposed building architecture:** Modern

c) **List all requested variances:** R-30 + R-20 to R-15 OSC

Rezone the 4 parcels with the current zoning R-30 + R-20 to 20 new lots zone R-15 OSC.

Part 2. Non-residential Rezoning Information (attach additional information if needed)

a) **Proposed use(s):** _____

b) **Proposed building architecture:** _____

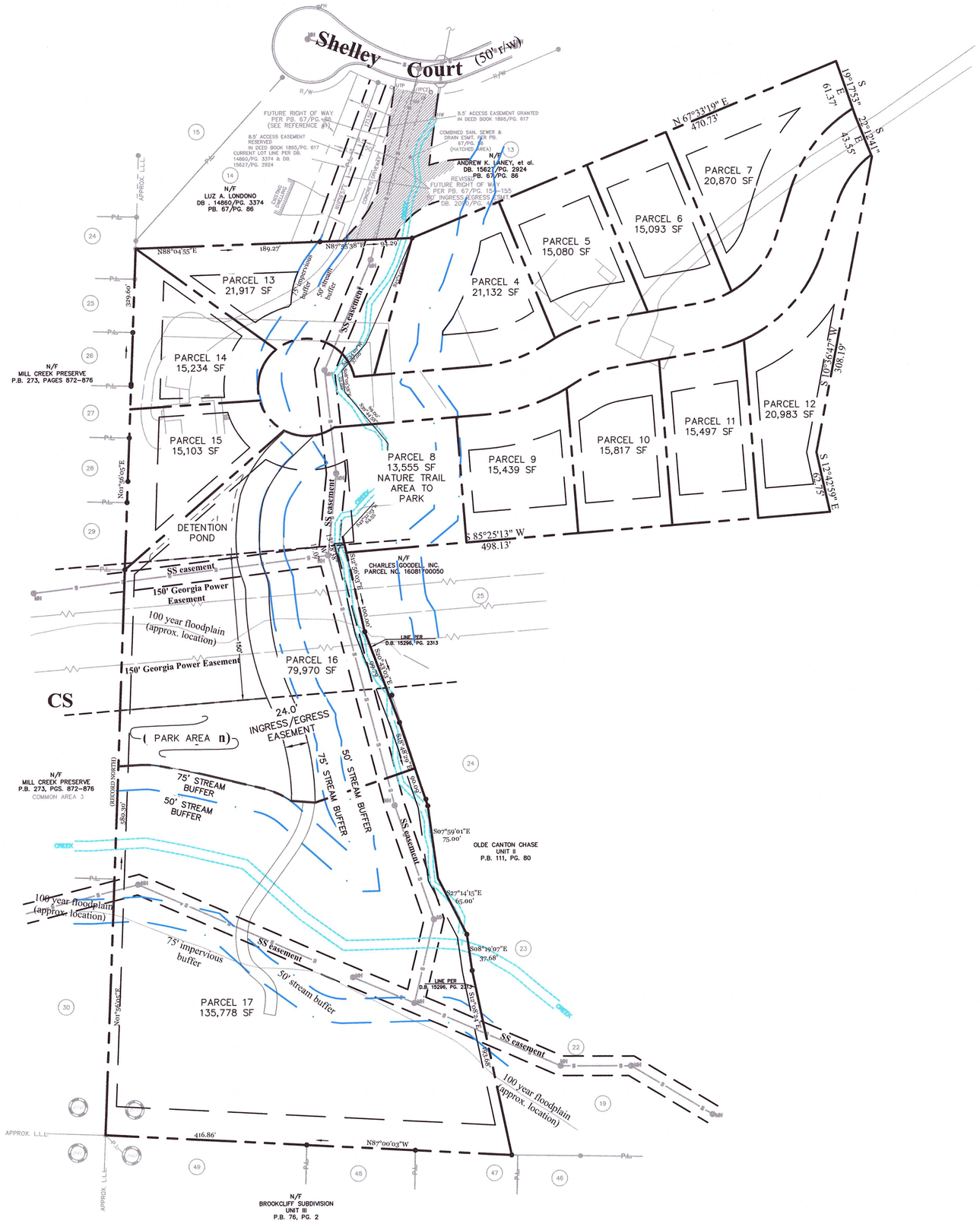
c) **Proposed hours/days of operation:** _____

d) **List all requested variances:** _____

Part 3. Other Pertinent Information (List or attach additional information if needed)

Part 4. Is any of the property included on the proposed site plan owned by the Local, State, or Federal Government? (Please list all Right-of-Ways, Government owned lots, County owned parcels and/or remnants, etc., and attach a plat clearly showing where these properties are located). No

RECEIVED
MAR 05 2026
COBB COUNTY ZONING



LEGEND

- PROPERTY LINE
- BUILDING SETBACK/ BUFFER
- EASEMENTS

DATA SUMMARY

EXISTING ZONING: R-30 & R-20

PROPOSED ZONING: R-15

R-15 BUILDING SETBACKS:

FRONT: 35'
SIDE: 10'
REAR: 30'

EXISTING EASEMENTS ONSITE:

115' GEORGIA POWER EASEMENT
20' SANITARY SEWER EASEMENT

No.	REVISIONS	DATE	BY

113 S PERRY STREET SUITE 206 13926
LAWRENCEVILLE, GA 30046

Blueprint Partners

NOT FOR CONSTRUCTION

BPE PROJECT

DATE 4/27/26
SCALE AS SHOWN
DESIGNED BY JR
DRAWN BY JR
CHECKED BY AB

PRELIMINARY PLAT

1788 SHELLY COURT
PRELIMINARY PARCEL LAYOUT

MARIETTA GA

SHEET NUMBER
PP1

NORTH

GRAPHIC SCALE IN FEET
0 40' 80' 160'
SCALE: 1" = 80'
WHEN PRINTED AT FULL SIZE 24"X36"

811 Know what's below. Call 811 before you dig.

RECEIVED
APR 27 2026
COBB COUNTY ZONING

Roadway	Roadway classification	Speed limit (mph)	Jurisdictional control	Min. R.O.W. requirements
Old Canton Road	Arterial	35	Cobb County	100’
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Clackum Road	NA	NA	NA

vpd = vehicles per day
Based on 2024 AADT counting data taken by GDOT, as published on their website for Old Canton Road.
Planning Level of Service based on available Average Daily Trips using GRTA guideline thresholds. Classification thresholds for LOS A and LOS B are not available for arterial and major collector roads from this data source.
LOS C or D is acceptable based on GDOT Design Policy Manual criteria.

ITE Land Use	Description	Expected Size (DU)	AM			PM			Daily (vpd)
			In (vph)	Out (vph)	**Total (vph)**	In (vph)	Out (vph)	**Total (vph)**	
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vph = vehicles per hour, DU = dwelling unit
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(continued)

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(continued)

7. Recommend curb, gutter, and sidewalk along the entire frontage of Clackum Road to meet Cobb DOT standards. This recommendation is pursuant to Cobb County Development Standard 401.15, Curbs and Gutters (including subsections), Cobb County Development Standard 404 Sidewalks and Pathways, Cobb County Development Standard Detail 106, Concrete Curbs, Medians.

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12. Recommend clearly labeling internal roadways as private on the site plan, and for the development roadways to remain as private in perpetuity.

(continued)

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14. All signage and landscaping should be installed off county right-of-way and where it will not impede the line of sight for the driveways or roadways.

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16. Recommend applicant be required to meet all Cobb County Development Standards and Ordinances related to project improvements.

Z-17-2026 DEPARTMENT COMMENTS – Stormwater Management

3/27/2026

Site Data

1. Address: 1795 & 1785 Old Canton Rd, 1788 Shelley Ct
2. District: 3
3. Existing Zoning: R-20 & R-30 — Existing Allowable Impervious Coverage: 35%
4. Proposed Zoning: R-15 OSC — Allowable Future Impervious Coverage: 35%
5. Future Land Use: LDR

Existing Conditions

Floodplain Information

1. Flood Damage Prevention Designated Flood Hazard: Yes; Zone: AE
2. FEMA Map Number: 13067 C 0126H (2012)

Stormwater Information

1. Drainage Basin: Sewell Mill Creek
2. State Stream Buffers: Yes; Georgia DNR Variance may be required to disturb within 25-foot streambank buffers. All stream buffers are to be located by the State's guidelines.
3. County Stream Buffer Ordinance: Yes. The County's Undisturbed Stream Buffer is 50', each side of the stream; with an additional 25' impervious setback from the undisturbed buffer line. All stream buffers are to be located by the State's guidelines.
4. Impaired Stream: Yes: If the site is within a one-mile radius of an impaired stream additional Erosion Control BMP's per the State's current requirements will be required. It is the Engineer's responsibility to verify Impaired Streams per the State EPD's list.
5. Hotspot: No.
6. Wetlands: Possibly, Not Verified — Location: Bed & Banks of Streams on-site.
7. Water Intake Zone: No.
8. Chattahoochee River Corridor: No
9. Existing Onsite Ponds / Lake: No

Topography Information

1. General site Description: The site is composed of two tracts, a smaller tract near Old Canton Rd, and the larger Tract, west at the end of Clackum Rd. Both Tracts drain generally south into Sewell Mill Creek.

2. Downstream Description: Stormwater discharges from the smaller Tract near Old Canton Road into the Clackum Rd R/W and onto residential lots in the neighborhoods downstream (Old Canton Chase and Old Canton Ridge).

Project Design Comments and Recommendations

The following comments and recommendations are typically required at the time of plan review and permitting.

(continued)

Existing Onsite and Offsite Ponds and/or Lakes Design Requirements

1. Dam Breach Zone Studies: (No residential structures are allowed within the hazard dam breach zone.)
    - Provide a Dam Breach Study for the existing Chestnut Spring Lake Dam.

Proposed Project Onsite Design Requirements

1. At the time of plan review provide a comprehensive Hydrology Study and Design for the Stormwater Management Design will be required. The design and study shall be in accordance with the Georgia Stormwater Management Manual and the current Cobb County Codes. The design and study shall include but not limited to stormwater detention, runoff reduction and/or water quality, channel protection, and downstream flood prevention.

2. At the time of plan review calculate and provide the percentage of impervious coverage for the project site on the plans.

3. Impervious calculations for residential subdivision design shall be based the maximum allowable percentage per lot based on the zoning category plus all additional impervious areas including but not limited to roads, sidewalks, and amenity areas.

4. Recommend a pre-design concept meeting with Cobb County Stormwater Management Division. At the time of the Concept Meeting a proposed concept stormwater management plan shall be presented.

5. The proposed onsite storm drain system and stormwater management facility(ies) is considered private. All annual inspections, maintenance and repairs are the responsibility of the property owner. A stormwater facility "Maintenance Agreement and Access Easement" will be required at the time of the land disturbance permit with the Cobb County Stormwater Management Division.

6. The proposed stormwater management facility(ies) within residential subdivisions with dedicated streets are to be located on a standalone parcel with a 20' minimum right-of-way frontage. All appurtenances of the storm management facility must be within the pond parcel.

7. The Owner/Developer is responsible for obtaining any required stream piping and wetland disturbance permits from the U.S. Army Corps of Engineers including any required mitigation. Copies of the Corps of Engineers approvals, permits, and proof of mitigation are to be furnished at the time of the Land Disturbance Permit and scanned onto the plan sheets of the project drawings.

(continued)

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9. Developer must secure drainage easement(s) to receive concentrated discharges where none naturally exist downstream.

10. Any spring activity discovered must be addressed by a qualified registered geotechnical professional engineer (PE) at the expense of the owner/developer.

11. Structural fill must be placed under the direction of a qualified registered geotechnical engineer (PE) at the expense of the owner/developer.

Special Conditions

1. In OSC, sensitive areas onsite, referred to as "primary conservation area" such as stream buffers and floodplains would be excluded from development and established as Open Space within the development. Lots 8-12 include a significant amount of stream buffer area on the lots while the cul-de-sac will require fill within the floodplain.
2. A concept of OSC is that the Open Space would interconnect "greenways" through the community, however this site is composed of two separated tracts with no interconnection of Open Space. Also, the separated tracts cannot use the same Stormwater Management Facility, so the four lots near Old Canton Road would need their own Stormwater Facility.
3. A minimum of 12,500sf of each lot must be 18" above the Base Flood Elevation (BFE).
4. No fill is allowed within the floodplain unless compensated by an equivalent volume of cut and substantiated by a Flood Study.
5. The Stormwater management pond beside Lot 3 would appear to discharge into the swale in the adjacent subdivision. The discharge location must be relocated to discharge into the creek and not create a new point discharge location.
6. The subdivision roadway must cross Sewell Mill Creek to access Lots 4-6. A Flood Study would be necessary to demonstrate that the constructed roadway will not create an increase in the Base Flood Elevation (BFE) outside the property boundary. Sewell Mill Creek has a significant drainage area at this location such that a bridge will likely be necessary to prevent increasing the BFE offsite.

LEGEND

- EXISTING PROPERTY LINE
- BUILDING SETBACK/ BUFFER
- EASEMENTS
- CONCRETE SIDWALK

SITE DATA CHART

EXISTING DATA	
TOTAL SITE AREA	11.81 ACRES +/-
CURRENT ZONING	R-30 & R-20
PROPOSED DATA	
ZONING	R-15
RESIDENTIAL LOT COUNT	14
MIN RESIDENTIAL LOT AREA	15,000 SF
TOTAL NET DENSITY	2.76 UNITS/AC
MIN RESIDENTIAL LOT WIDTH	75 FT
RESIDENTIAL LOT FRONT SETBACK	35'
RESIDENTIAL LOT REAR SETBACK	30'
RESIDENTIAL LOT SIDE SETBACK	10'
IMPERVIOUS SURFACE	2.25 (19%)

NOTE: SURVEY PENDING IN THIS AREA. ONCE RECEIVED CLACKUM RD IMPROVEMENTS WILL BE SHOWN

CONTINUATION OF SOUTH PARCEL
SCALE: 1" = 60'

RECEIVED
JUN 29 2026
COBB COUNTY ZONING

NORTH
GRAPHIC SCALE IN FEET
0 30 60 120
SCALE: 1" = 60'
WHEN PRINTED AT FULL SIZE 24"X36"

811 Know what's below. Call 811 before you dig.

No.	REVISIONS	DATE	BY

113 S PERRY STREET SUITE 206 13926
LAWRENCEVILLE, GA 30046
Blueprint Partners

NOT FOR CONSTRUCTION

BPE PROJECT
DATE 4/2726
SCALE AS SHOWN
DESIGNED BY JR
DRAWN BY JR
CHECKED BY AB

REZONING SITE PLAN

1788 SHELLY COURT PRELIMINARY PARCEL LAYOUT

MARIETTA GA

SHEET NUMBER
RZ1

Z-17-2026-revision DEPARTMENT COMMENTS – Fire Department

07/2/26

The proposed zoning case must address the comments listed below by prescriptive code or equivalency, as approved by the Cobb County Fire Marshal's Office

Approval will be based on Professional Engineer-stamped plans that signify overall plan conformance to all Georgia State and Cobb County Codes. Design Professional and Developer maintain the sole responsibility for the design and for correcting all errors, omissions, problems, and code violations (if any) exposed during construction AFTER authorization by Cobb County.

FIRE DEPARTMENT ACCESS:
All access roads shall meet the American Association of State and Highway Transportation Officials (AASHTO) design manual live load standard HS20 (75,000 lbs.) with an unobstructed width of not less than 20 feet, 35 foot inside radius, 50 foot outside turning radius and unobstructed vertical clearance of not less than 13 feet 6 inches. (Cobb County Development Standards 402.11)
Bridged access roads may require certification from structural engineers for load compliance.

Maximum slope of the access road in reference to the apparatus is 10% Front to Back and 5% Side to Side. Maximum grade of roadways leading to Fire Access roads refer to the Cobb County Development Standard Section 400: 14% for Non-Residential. Maximum angle of departure is 8.5%.

Single-Family cul-de-sac without island: 38-foot outside radius.

GUEST PARKING:
Occupant parking shall be installed as required by zoning and additional guest parking shall be required as follows:

- Where driveways to two car garages exceed 50 feet in length, no additional guest parking is required.
- Where driveways to two car garages are at least 22 feet long and 20 feet wide, additional parking shall be required at .5 spaces per dwelling unit.
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- Where only single car garages are provided, additional parking shall be required at 2 spaces per dwelling unit.
- Guest parking spaces must be evenly distributed throughout the project. (Cobb County Development Standards 401.8.2)

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The maximum distance of a hydrant to each structure shall be 500 feet. A 500-foot radius around the hydrant is not an acceptable measurement for distance. Hydrants on the opposite

(continued)
side of a main ROW is not an acceptable measurement of distance. (Cobb County Development Standards 410.5.2) (Cobb County Development Standards 410.5.2)

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Jeff Byrd
(678) 229-7059
Jeffrey.Byrd@cobbcounty.gov

Roadway	Roadway classification	Speed limit (mph)	Jurisdictional control	Min. R.O.W. requirements
Old Canton Road	Arterial	35	Cobb County	100’
Clackum Road	Local	25	Cobb County	50’

Roadway	Location	Average daily trips (vpd)	Level of service
Old Canton Road	South of Clackum Road	8,090	C
Clackum Road	NA	NA	NA

vpd = vehicles per day
Based on 2024 AADT counting data taken by GDOT, as published on their website for Old Canton Road.
Planning Level of Service based on available Average Daily Trips using GRTA guideline thresholds. Classification thresholds for LOS A and LOS B are not available for arterial and major collector roads from this data source.
LOS C or D is acceptable based on GDOT Design Policy Manual criteria.

ITE Land Use	Description	Expected Size (DU)	AM			PM			Daily (vpd)
			In (vph)	Out (vph)	**Total (vph)**	In (vph)	Out (vph)	**Total (vph)**	
210	Single Family Homes	14	3	7	**10**	8	5	**13**	**132**

vph = vehicles per hour, DU = dwelling unit
Development gross trip generation based on available development size and rates from the Institute of Transportation Engineers (ITE) Trip Generation, 11th edition.

Comments and observations

Old Canton Road is classified as an arterial roadway and according to the available information the existing right-of-way does not meet the minimum requirements for this classification.

Clackum Road is classified as a local roadway and according to the available information the existing right-of-way does not meet the minimum requirements for this classification.

In accordance with Cobb County Code 134-121 and based on site plan dated April 27, 2026, this development does not require a traffic study submittal.

Recommendations

THE RECOMMENDATIONS BELOW SHALL BECOME STIPULATED REQUIREMENTS UPON INCLUSION WITH AND APPROVAL BY THE BOARD OF COMMISSIONERS OF THIS APPLICATION:

1. Recommend applicant, **WITHIN 12 MONTHS OF ZONING APPROVAL**, donate right-of-way on the south side of Clackum Road, a minimum of 25’ from the roadway centerline, in accordance with Cobb County Development Standard 401.2, Right-of-Way.

(continued)

2. Recommend applicant, **WITHIN 12 MONTHS OF ZONING APPROVAL**, donate right-of-way on the west side of Old Canton Road, a minimum of 50' from the roadway centerline, in accordance with Cobb County Development Standard 401.2, Right-of-Way.

3. Recommend applicant verify that minimum intersection sight distance is available for the Old Canton Road access, and if it is not, implement remedial measures, subject to Cobb DOT's approval, to achieve the minimum requirement of 390'.

4. Recommend Old Canton Road access points include deceleration lane, taper and/or improved curve radius to address safety because Old Canton Road is an arterial roadway. This recommendation is pursuant to Cobb County Development Standard 402.9, Deceleration Lanes/Roadway Improvements Along Existing Streets, and Cobb County Development Standard Detail 401A, Deceleration Lanes. Recommend location and design be determined during plan review, subject to CCDOT approval.

5. Recommend replacing any disturbed curb, gutter, and sidewalk along the Old Canton Road frontage. Recommended all reconstructed sidewalks be installed at standard 5' width. This recommendation is to address pedestrian accessibility and safety pursuant to Cobb County Development Standard 401.15, Curbs and Gutters (including subsections), Cobb County Development Standard 404 Sidewalks and Pathways, Cobb County Development Standard 405 Accessibility Requirements, and Cobb County Development Standard Detail 106, Concrete Curbs, Medians.

6. Recommend curb, gutter, and sidewalk along the entire frontage of Clackum Road to meet Cobb DOT standards. This recommendation is pursuant to Cobb County Development Standard 401.15, Curbs and Gutters (including subsections), Cobb County Development Standard 404 Sidewalks and Pathways, Cobb County Development Standard Detail 106, Concrete Curbs, Medians.

7. Recommend a minimum of 100' feet straight-line distance (from end of intersection curb return to start of driveway curb return) between any driveways and intersection of Old Canton Road and Clackum Road. This recommendation is pursuant to Cobb County Development Standard 402.2 and Cobb County Development Standard Detail 116R, Residential Driveway Standard. Possible mitigation measures to achieve this recommendation include, but are not limited to, the implementation of shared driveways or a shared access driveway. Final location and design will be determined by Cobb DOT as part of the driveway permit and/or Plan Review processes.

(continued)

8. Recommend applicant confirm Clackum Road meets standard residential roadway requirements. Recommend the applicant be responsible for 100% of all costs to ensure that Clackum Road meets Cobb County public road standards from the Old Canton Road roadway centerline to the proposed development. Final design will be subject to Cobb County DOT approval as part of the Plan Review process. This recommendation is pursuant to Cobb County Development Standard 401, Streets and Access (including subsections) and Cobb County Development Standard Details, including the following: Detail 110A, Typical Section Residential Street; Detail 100B, Residential Street Grading; and Detail 113, Sidewalks.

9. Recommend curb and gutter along both sides and sidewalk along one side of proposed internal roadway.

10. Recommend mail kiosk for proposed development be located off the right-of-way and either on the inward traffic flow or adjacent to off-street guest parking. This recommendation is to address safety because of the potential of illegal parking movements crossing opposing traffic.

11. Recommend clearly labeling internal roadways as public or private.

12. Recommend proposed streets, lighting, and utilities be constructed to the Cobb County Standard Specifications for public streets. Streets that do not meet Cobb DOT specifications for public streets cannot be considered for potential future transfer to Cobb County. This recommendation is pursuant to Cobb County Development Standard 401, Streets and Access (including subsections) and Cobb County Development Standard Details, including the following: Detail 110A, Typical Section Residential Street; Detail 100B, Residential Street Grading; Detail 104a, Typical Residential Cul-de-sac; Detail 104b, Typical Offset Cul-de-sac; and Detail 113, Sidewalks.

13. All signage and landscaping should be installed off county right-of-way and where it will not impede the line of sight for the driveways or roadways.

14. Recommend 10’ no access easement along on Old Canton Road and where lot 14 abuts Jacksons Square subdivision unless needed for stormwater detention access.

15. Recommend applicant be required to meet all Cobb County Development Standards and Ordinances related to project improvements.

Community Development – Zoning Division
John Pederson – Division Manager

ZONING CASE

Z-17-2026

SITE BACKGROUND

Applicant	Jairo Murillo
Phone	Contact Zoning Office
Email	Contact Zoning Office
Representative Contact	Jairo Murillo
Phone	Contact Zoning Office
Email	Contact Zoning Office
Titleholder	Jairo A. Murillo; J. D. Clackum, Jr. and Helen M. Clackum; Tonya Clackum
Property Location	Located on the west side of Old Canton Road, and on the north and south sides of Clackum Road
Address	1785 & 1795 Old Canton Rd., 1797 Clackum Rd., 1788 Shelley Ct.
Access to Property	Old Canton Road, Clackum Road

QUICK FACTS

Commission District	3 - Birrell
Current Zoning	R-20, R-30
Current Use of Property	Single-family residences, vacant
Proposed Zoning	R-15
Proposed Use	Single-family subdivision
Future Land Use	LDR
Site Acreage	11.81
District	16
Land Lot	768, 817
Parcel #	16081700010, 16081700030, 16081700020, 16081700160
Taxes Paid	Yes

FINAL ZONING STAFF RECOMMENDATIONS

(Zoning Staff member: Jessica Berman, MPA, CNU-A

Based on the analysis of the case, Staff recommends **APPROVAL**, subject to the following:

1. Final Site Plan to be approved by the District Commissioner;
2. No construction access or any other access to Shelley Court;
3. Lot 15 and 16 be combined into one lot to still meet the stipulations for O.B. 23 of 2024;
4. Water and Sewer Division comments and recommendations;
5. Fire Department comments and recommendations;
6. Stormwater Management Division comments and recommendations; and
7. Department of Transportation comments and recommendations.

1788 SHELLY COURT
PRELIMINARY PARCEL LAYOUT
MARIETTA GA
REZONING SITE PLAN
NOT FOR CONSTRUCTION
SHEET NUMBER RZ1
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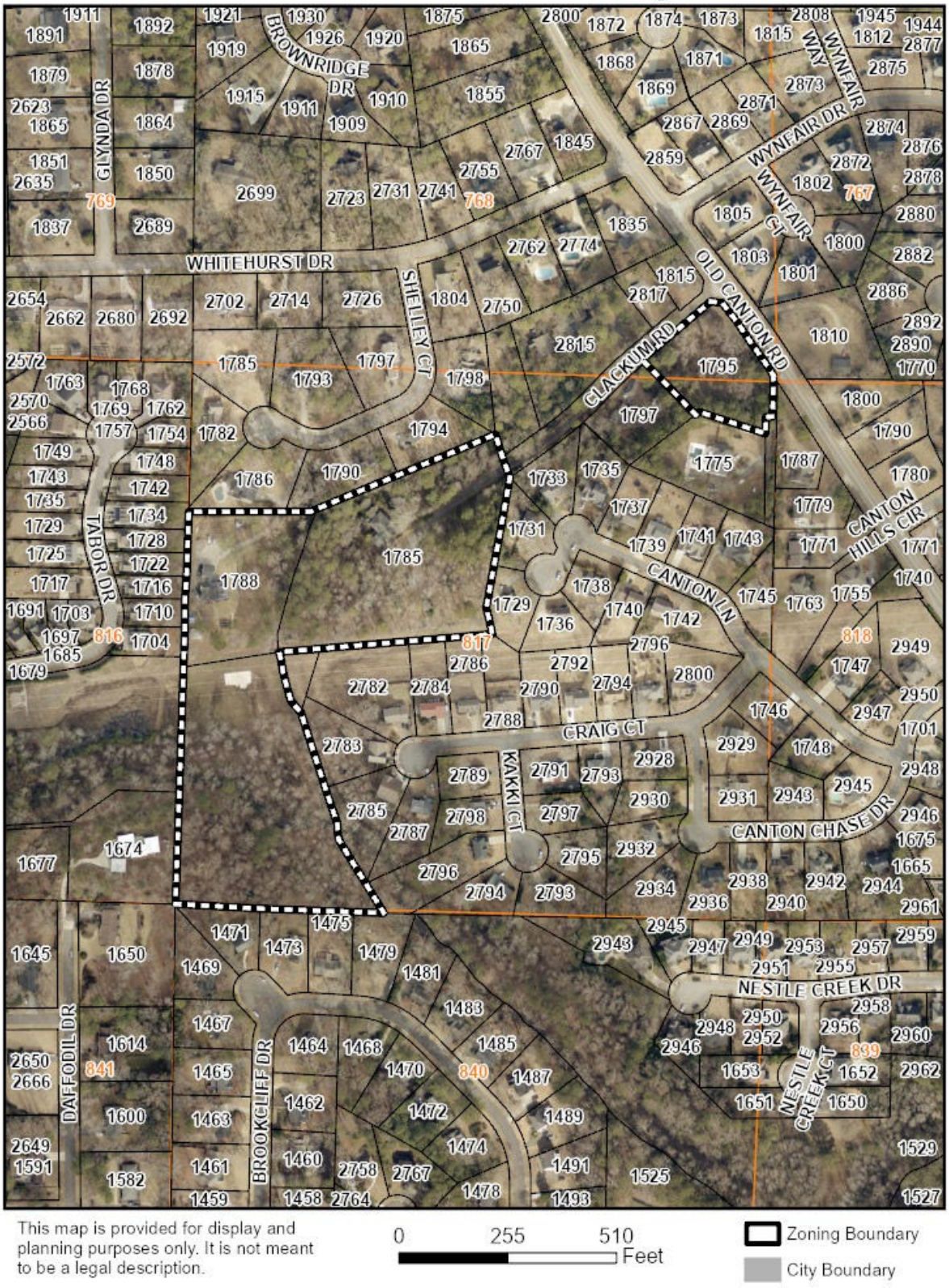
GRAPHIC SCALE IN FEET
SCALE: 1" = 60'
WHEN PRINTED AT FULL SIZE 24"X36"
RECEIVED
JUN 19 2026
COBB COUNTY ZONING
CONTINUATION OF SOUTH PARCEL
SCALE: 1" = 60'
50' STREAM BUFFER
75' STREAM BUFFER

Z-17 2026 Aerial Map



North

Zoning: R-20 / Single-family residences

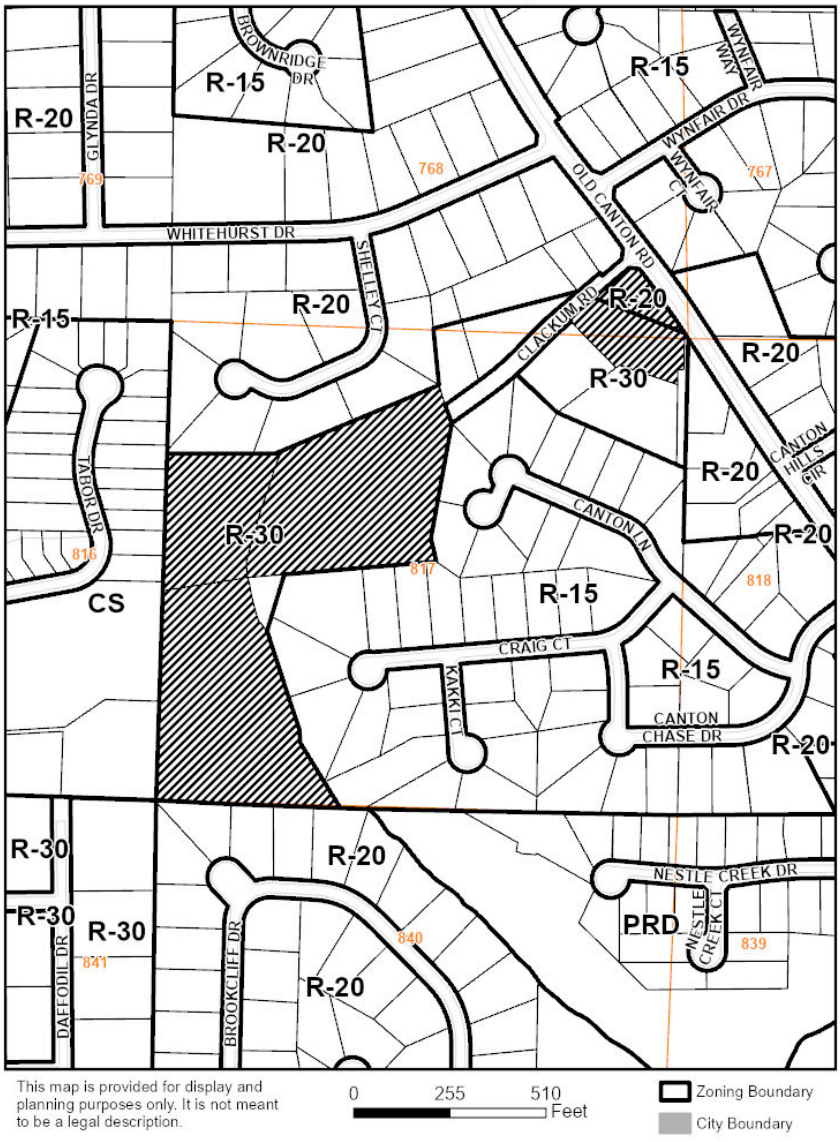
Future Land Use: LDR

WEST

Zoning: CS / Single-family residences

Future Land Use: LDR

Z-17 2026 Map



EAST

Zoning: R-15, R-20 / Single-family residences

Future Land Use: LDR

SOUTH

Zoning: R-15, R-30 / Single-family residences

Future Land Use: LDR

Current zoning district for the property

The R-20 district is established to provide locations for single-family residential uses or residentially compatible institutional and recreational uses which are within or on the edge of properties delineated for any residential category as defined and shown on the Cobb County Comprehensive Plan: A Policy Guide, adopted November 27, 1990. When residentially compatible institutional and recreational uses are developed within the R-20 district, they should be designed and built to ensure intensity and density compatibility with adjacent single-family detached dwellings and otherwise to implement the stated purpose and intent of this chapter.

The R-30 district is established to provide locations for single-family residential uses or residentially compatible institutional and recreational uses which are within or on the edge of properties delineated for any residential category as defined and shown on the Cobb County Comprehensive Plan: A Policy Guide, adopted November 27, 1990. When residentially compatible institutional and recreational uses are developed within the R-30 district, they should be designed and built to ensure intensity and density compatibility with adjacent single-family detached dwellings and otherwise to implement the stated purpose and intent of this chapter.

Requested zoning district for the property

The R-15 district is established to provide locations for single-family residential uses or residentially compatible institutional and recreational uses which are within or on the edge of properties delineated for any residential category as defined and shown on the Cobb County Comprehensive Plan: A Policy Guide, adopted November 27, 1990. When residentially compatible institutional and recreational uses are developed within the R-15 district, they should be designed and built to ensure intensity and density compatibility with adjacent single-family detached dwellings and otherwise to implement the stated purpose and intent of this chapter.

Summary of the applicant's proposal

The applicant is requesting a rezoning of the subject 11.81-acre site to the R-15 single-family residential district in order to develop a 16-unit single-family subdivision. The applicant has stated that the proposed homes will be 5,000 square feet in size and of modern architecture.

Residential criteria

Allowable units as zoned: 4
Proposed # of units: 16
Net density: 1.79
Increase of units: 12
Acres of floodplain/wetlands: 2.88
Impervious surface shown: Maximum Impervious 35%

Are there any zoning variances?

No.

Z-17-2026-revision DEPARTMENT COMMENTS – Fire Department

07/2/26

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Single-Family cul-de-sac without island: 38-foot outside radius.

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Z-17-2026 DEPARTMENT COMMENTS – Cemetery Preservation

No comment

5/5/2026

Approval of this petition will not have an impact on the enrollment of schools.

School	Student Capacity	School Enrollment	Capacity Status
Murdock ES	962	814	148 under capacity
Dodgen MS	1225	1129	96 under capacity
Pope HS	1912	1793	119 under capacity

Z-17-2026 DEPARTMENT COMMENTS – Stormwater Management

3/27/2026

Site Data

1. Address: 1795 & 1785 Old Canton Rd, 1788 Shelley Ct
2. District: 3
3. Existing Zoning: R-20 & R-30 — Existing Allowable Impervious Coverage: 35%
4. Proposed Zoning: R-15 OSC — Allowable Future Impervious Coverage: 35%
5. Future Land Use: LDR

Existing Conditions

Floodplain Information

1. Flood Damage Prevention Designated Flood Hazard: Yes; Zone: AE
2. FEMA Map Number: 13067 C 0126H (2012)

Stormwater Information

1. Drainage Basin: Sewell Mill Creek
2. State Stream Buffers: Yes; Georgia DNR Variance may be required to disturb within 25-foot streambank buffers. All stream buffers are to be located by the State's guidelines.
3. County Stream Buffer Ordinance: Yes. The County's Undisturbed Stream Buffer is 50', each side of the stream; with an additional 25' impervious setback from the undisturbed buffer line. All stream buffers are to be located by the State's guidelines.
4. Impaired Stream: Yes: If the site is within a one-mile radius of an impaired stream additional Erosion Control BMP's per the State's current requirements will be required. It is the Engineer's responsibility to verify Impaired Streams per the State EPD's list.
5. Hotspot: No.
6. Wetlands: Possibly, Not Verified — Location: Bed & Banks of Streams on-site.
7. Water Intake Zone: No.
8. Chattahoochee River Corridor: No
9. Existing Onsite Ponds / Lake: No

Topography Information

1. General site Description: The site is composed of two tracts, a smaller tract near Old Canton Rd, and the larger Tract, west at the end of Clackum Rd. Both Tracts drain generally south into Sewell Mill Creek.

2. Downstream Description: Stormwater discharges from the smaller Tract near Old Canton Road into the Clackum Rd R/W and onto residential lots in the neighborhoods downstream (Old Canton Chase and Old Canton Ridge).

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(continued)

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3/27/2026

Comprehensive Plan Future Land Use Designation: Low Density Residential
The subject tract is within the Low Density Residential (LDR) future land use category. The purpose of LDR is to provide for areas that are suitable for low density housing between one (1) and two and one-half (2.5) dwelling units per acre and non-supportive senior living housing that in certain circumstances may reach five (5) dwelling units per acre, depending on existing conditions such as product type and mix, structure/building height, tract size, topographic conditions, etc. in order to provide compatibility with adjacent residential uses. This category presents a range of densities.

Future Land Use Sub-Category? N/A

☒ Consistent ☐ Inconsistent

House Bill 489 Intergovernmental Agreement Zoning Amendment Notification

Is the proposal within one-half mile of a city boundary? ☐ Yes ☒ No
If yes, which City: N/A
Was the city notified? N/A

Specific Area Policy Guidelines: ☐ Yes ☒ No
Policy:

Masterplan/ Corridor Study: ☐ Yes ☒ No
Name of Masterplan/Corridor Study: N/A

Design guidelines area? ☐ Yes ☒ No
If yes, design guidelines area? N/A
Does the proposal plan comply with the design requirements? N/A

Is the property within an Opportunity Zone? ☐ Yes ☒ No
If yes, Opportunity Zone? N/A
(The Opportunity Zone is an incentive that provides $3,500 tax credit per job in eligible areas if two or more jobs are being created. This incentive is for new or existing businesses)

Is the property within an Enterprise Zone? ☐ Yes ☒ No
If yes, Enterprise Zone? N/A
(The Enterprise Zone is an incentive that provides tax abatements and other economic incentives for qualifying businesses locating or expanding within designated areas for new jobs and capital investment)

Is the property eligible for the Façade Improvement Program? ☐ Yes ☒ No

(continued)
(The Façade Improvement Program is an incentive for owners and tenants to enhance the appearance of buildings. The CDBG program provides the funding. Properties must be either on the current inventory of redevelopment sites or in a corridor study area and be in a census tract with at least 51% low and moderate income. The program serves to improve the economic viability of these areas.)

Is the property eligible for incentives through the Commercial and Industrial Property Rehabilitation Program? ☐ Yes ☒ No
(The Commercial and Industrial Property Rehabilitation Program Is an incentive that provides a reduction in ad valorem property taxes for qualifying redevelopment in eligible areas)

Note: For more information on incentives, please call the Community Development Agency- Economic Development Division at 770-528-2018 or find information online at www.cobbcounty.org/econdev**.**

Special District:

Is this property within the Cumberland Special District #1 (hotel/motel fee)?	☐ Yes	☒ No
Is this property within the Cumberland Special District #2 (ad valorem tax)?	☐ Yes	☒ No
Is this property within the Six Flags Special Service District?	☐ Yes	☒ No

Dobbins Air Reserve Base Zones:

Is the property within the Dobbins Airfield Safety Zone?	☐ Yes	☒ No
Is the property within the Clear Zone (CZ)?	☐ Yes	☒ No
Is the property within 3000' of Dobbins ARB?	☐ Yes	☒ No
Is the property within the Accident Potential Zone (APZ I)?	☐ Yes	☒ No
Is the property within the Accident Potential Zone II (APZ II)?	☐ Yes	☒ No
Is the property within the Noise Zone?	☐ Yes	☒ No
Is the property within the Bird/Wildlife Air Strike Hazard Area (BASH)?	☐ Yes	☒ No

Historic Preservation:
After consulting various county historic resources surveys, historic maps, archaeology surveys and Civil War trench location maps, staff finds that no known significant historic resources appear to be affected by this application.

Water comments:

At development: ☒ YES ☐ NO

Fire flow test required: ☒ YES ☐ NO

Size/location of existing water main(s): 6" on Clackum Rd & 12" on Old Canton Rd

Additional water comments:

Sewer comments:

In the drainage basin: ☒ YES ☐ NO

At development: ☒ YES ☐ NO*

Approx. distance to nearest sewer: On-site

Estimated waste generation (in G.P.D.): Average daily = 3,360

Peak flow = 8,400

Treatment plant: Sutton WRF

Plant capacity: ☒ Yes ☐ NO

Projected plant availability: ☐ 0-5 years ☐ 5-10 years ☒ over 10 years

Off-site easement required: ☐ YES* ☒ NO

Line capacity study required: ☐ YES ☒ NO

Letter of allocation issued: ☐ YES ☒ NO

Septic tank recommended by this department: ☐ YES ☒ NO

Subject to Health Department approval: ☐ YES ☒ NO

*If off-site easements are required, the developer/owner must submit easements to CCWS for review and approval as to form and stipulations prior to the execution of easements by the property owners. All easement acquisitions are the responsibility of the developer/owner.

Additional sewer comments:

Note: These comments only reflect what facilities were in existence at the time of this review. Developer may be required to install/upgrade water mains based on fire flow test results or Fire Department code. This will be addressed in the Plan Review process. The developer/owner will be responsible for connecting to the existing county water and sewer systems, installing and/or upgrading all outfalls & water mains, obtaining onsite and/or offsite easements, and dedication of onsite and/or offsite water and sewer to Cobb County as may be required. Rezoning does not guarantee water/sewer availability or capacity unless so stated in writing by the Cobb County Water System.

Roadway	Roadway classification	Speed limit (mph)	Jurisdictional control	Min. R.O.W. requirements
Old Canton Road	Arterial	35	Cobb County	100’
Clackum Road	Local	25	Cobb County	50’

Roadway	Location	Average daily trips (vpd)	Level of service
Old Canton Road	South of Clackum Road	8,090	C
Clackum Road	NA	NA	NA

vpd = vehicles per day
Based on 2024 AADT counting data taken by GDOT, as published on their website for Old Canton Road.
Planning Level of Service based on available Average Daily Trips using GRTA guideline thresholds. Classification thresholds for LOS A and LOS B are not available for arterial and major collector roads from this data source.
LOS C or D is acceptable based on GDOT Design Policy Manual criteria.

ITE Land Use	Description	Expected Size (DU)	AM			PM			Daily (vpd)
			In (vph)	Out (vph)	**Total (vph)**	In (vph)	Out (vph)	**Total (vph)**	
210	Single Family Homes	14	3	7	**10**	8	5	**13**	**132**

vph = vehicles per hour, DU = dwelling unit
Development gross trip generation based on available development size and rates from the Institute of Transportation Engineers (ITE) Trip Generation, 11th edition.

Comments and observations

Old Canton Road is classified as an arterial roadway and according to the available information the existing right-of-way does not meet the minimum requirements for this classification.

Clackum Road is classified as a local roadway and according to the available information the existing right-of-way does not meet the minimum requirements for this classification.

In accordance with Cobb County Code 134-121 and based on site plan dated April 27, 2026, this development does not require a traffic study submittal.

Recommendations

THE RECOMMENDATIONS BELOW SHALL BECOME STIPULATED REQUIREMENTS UPON INCLUSION WITH AND APPROVAL BY THE BOARD OF COMMISSIONERS OF THIS APPLICATION:

1. Recommend applicant, **WITHIN 12 MONTHS OF ZONING APPROVAL**, donate right-of-way on the south side of Clackum Road, a minimum of 25’ from the roadway centerline, in accordance with Cobb County Development Standard 401.2, Right-of-Way.

(continued)

2. Recommend applicant, **WITHIN 12 MONTHS OF ZONING APPROVAL**, donate right-of-way on the west side of Old Canton Road, a minimum of 50' from the roadway centerline, in accordance with Cobb County Development Standard 401.2, Right-of-Way.

3. Recommend applicant verify that minimum intersection sight distance is available for the Old Canton Road access, and if it is not, implement remedial measures, subject to Cobb DOT's approval, to achieve the minimum requirement of 390'.

4. Recommend Old Canton Road access points include deceleration lane, taper and/or improved curve radius to address safety because Old Canton Road is an arterial roadway. This recommendation is pursuant to Cobb County Development Standard 402.9, Deceleration Lanes/Roadway Improvements Along Existing Streets, and Cobb County Development Standard Detail 401A, Deceleration Lanes. Recommend location and design be determined during plan review, subject to CCDOT approval.

5. Recommend replacing any disturbed curb, gutter, and sidewalk along the Old Canton Road frontage. Recommended all reconstructed sidewalks be installed at standard 5' width. This recommendation is to address pedestrian accessibility and safety pursuant to Cobb County Development Standard 401.15, Curbs and Gutters (including subsections), Cobb County Development Standard 404 Sidewalks and Pathways, Cobb County Development Standard 405 Accessibility Requirements, and Cobb County Development Standard Detail 106, Concrete Curbs, Medians.

6. Recommend curb, gutter, and sidewalk along the entire frontage of Clackum Road to meet Cobb DOT standards. This recommendation is pursuant to Cobb County Development Standard 401.15, Curbs and Gutters (including subsections), Cobb County Development Standard 404 Sidewalks and Pathways, Cobb County Development Standard Detail 106, Concrete Curbs, Medians.

7. Recommend a minimum of 100' feet straight-line distance (from end of intersection curb return to start of driveway curb return) between any driveways and intersection of Old Canton Road and Clackum Road. This recommendation is pursuant to Cobb County Development Standard 402.2 and Cobb County Development Standard Detail 116R, Residential Driveway Standard. Possible mitigation measures to achieve this recommendation include, but are not limited to, the implementation of shared driveways or a shared access driveway. Final location and design will be determined by Cobb DOT as part of the driveway permit and/or Plan Review processes.

(continued)

8. Recommend applicant confirm Clackum Road meets standard residential roadway requirements. Recommend the applicant be responsible for 100% of all costs to ensure that Clackum Road meets Cobb County public road standards from the Old Canton Road roadway centerline to the proposed development. Final design will be subject to Cobb County DOT approval as part of the Plan Review process. This recommendation is pursuant to Cobb County Development Standard 401, Streets and Access (including subsections) and Cobb County Development Standard Details, including the following: Detail 110A, Typical Section Residential Street; Detail 100B, Residential Street Grading; and Detail 113, Sidewalks.

9. Recommend curb and gutter along both sides and sidewalk along one side of proposed internal roadway.

10. Recommend mail kiosk for proposed development be located off the right-of-way and either on the inward traffic flow or adjacent to off-street guest parking. This recommendation is to address safety because of the potential of illegal parking movements crossing opposing traffic.

11. Recommend clearly labeling internal roadways as public or private.

12. Recommend proposed streets, lighting, and utilities be constructed to the Cobb County Standard Specifications for public streets. Streets that do not meet Cobb DOT specifications for public streets cannot be considered for potential future transfer to Cobb County. This recommendation is pursuant to Cobb County Development Standard 401, Streets and Access (including subsections) and Cobb County Development Standard Details, including the following: Detail 110A, Typical Section Residential Street; Detail 100B, Residential Street Grading; Detail 104a, Typical Residential Cul-de-sac; Detail 104b, Typical Offset Cul-de-sac; and Detail 113, Sidewalks.

13. All signage and landscaping should be installed off county right-of-way and where it will not impede the line of sight for the driveways or roadways.

14. Recommend 10’ no access easement along on Old Canton Road and where lot 14 abuts Jacksons Square subdivision unless needed for stormwater detention access.

15. Recommend applicant be required to meet all Cobb County Development Standards and Ordinances related to project improvements.

STAFF ANALYSIS

Per section 134-122 of the Official Code of Cobb County, below is a written zoning analysis relating to the following (question in bold; the answer is not bold):

A. **Whether the zoning proposal will permit a use that is suitable in view of the use and development of adjacent and nearby property;**
It is Staff's opinion that the applicant's rezoning proposal will permit a use that is suitable in view of the use and development of adjacent and nearby properties. Other properties in the area are similarly zoned and have similar densities. Olde Canton Chase Unit II to the east has an approximate density of 2.21 units per acre and Mill Creek Preserve to the west has an approximate density of 1.73 units per acre.

B. **Whether the zoning proposal will adversely affect the existing use or usability of adjacent or nearby property;**
It is Staff's opinion that the applicant's proposal may have an adverse effect on the usability of adjacent or nearby properties. Special consideration must be given to issues identified by Stormwater Management.

C. **Whether the zoning proposal will result in a use which will or could cause an excessive burdensome use of existing streets, transportation facilities, utilities, or schools;**
It is Staff's opinion that the applicant's rezoning proposal may result in a use which would cause an excessive or burdensome use of existing streets, transportation facilities, or utilities. This opinion can be supported by the department comments contained in this analysis.

D. **Whether the zoning proposal is in conformity with the policies and intent of the comprehensive plan;**
It is Staff's opinion that the applicant's rezoning proposal is in conformity with the policy and intent of the Cobb County Comprehensive Plan. The property is delineated in a Low Density Residential (LDR) future land use category. The LDR land use category has a density range of 1-2.5 units per acre. The applicant is proposing 1.67 units per acre.

E. Whether there are other existing or changing conditions affecting the use and development of the property which give supporting grounds for either approval or disapproval of the zoning proposal;

It is Staff's opinion that there are existing and changing conditions affecting the use and development of the property which give supporting grounds for approving the applicant's rezoning proposal. Other properties in the area are similarly zoned and have similar densities. However, because of the presence of a stream on site, particular care should be taken to ensure the design fully addresses the comments and recommendations of the Stormwater Management division to minimize potential downstream impacts.

The staff analysis and recommendation made by the Planning and Zoning Staff are only the opinions of the Planning and Zoning Staff and are by no means the final decision. The Cobb County Board of Commissioners makes the final decisions on all Rezoning and Land Use Permits at an advertised public hearing.

Application No. _____

Summary of Intent for Rezoning

Part 1. Residential Rezoning Information (attach additional information if needed)

a) **Proposed unit square-footage(s):** 5,000 sqft per house

b) **Proposed building architecture:** Modern

c) **List all requested variances:** R-30 + R-20 to R-15 OSC

Rezone the 4 parcels with the current zoning R-30 + R-20 to 20 new lots zone R-15 OSC.

Part 2. Non-residential Rezoning Information (attach additional information if needed)

a) **Proposed use(s):** _____

b) **Proposed building architecture:** _____

c) **Proposed hours/days of operation:** _____

d) **List all requested variances:** _____

Part 3. Other Pertinent Information (List or attach additional information if needed)

Part 4. Is any of the property included on the proposed site plan owned by the Local, State, or Federal Government? (Please list all Right-of-Ways, Government owned lots, County owned parcels and/or remnants, etc., and attach a plat clearly showing where these properties are located). No

RECEIVED
MAR 05 2026
COBB COUNTY ZONING

CONSENT AGENDA (CONT.)

OTHER BUSINESS (CONT.)

O.B. 22 **(CONT.)**

To **approve** O.B. 22, subject to:

1. **Lattice tower permitted**
2. **All previous stipulations and conditions, *not otherwise in conflict with this amendment*, to remain in effect**

O.B. 23 To consider a reduction of required public road frontage from 75-feet to 0-feet for Jairo A. Murillo. Property is located on the south side of Shelley Court in land lot 817 of the 16th district (1788 Shelley Court).

To **approve** O.B. 23, subject to:

1. **Fire Department comments and recommendations**
2. **Cobb DOT comments and recommendations**
3. **Site Plan Review comments and recommendations**

O.B. 24 To consider a stipulation and site plan amendment for Goldenrod Services, LLC regarding case Z-69 of 2020 in land lots 914, 915, 945, and 946 of the 17th district. Property is located on the southwest side of I-75, northeast of Cobb Parkway, and on the northwest side of I-285 (1000 Circle 75 Parkway).

To **approve** O.B. 24, subject to:

1. **Updated shared parking study dated April 11, 2024, from May S. Smith (attached and made a part of these minutes)**
2. **Site Plans for "Phase II" contained in the Other Business packet, received by the Zoning Division on April 15, 2024 (attached and made a part of these minutes)**
3. **Fire Department comments and recommendations**
4. **Cobb DOT comments and recommendations**
5. **All previous stipulations and conditions, *not otherwise in conflict with this amendment*, to remain in effect**

O.B. 26 To consider a reduction of required public road frontage from 75-feet to 0-feet and to consider variances for accessory structures and a gravel driveway for Kristoff Jones. Property is located on the south side of South Gordon Road, east of Shady Ridge Lane in land lot 382 of the 18th district (South Gordon Road).

To **approve** O.B. 26, subject to:

1. **The parcel may not be subdivided in the future**

MAY 21, 2024 ZONING HEARING
"OTHER BUSINESS"
COMMISSION DISTRICT 2

ITEM OB-23-2024

PURPOSE

To consider a reduction of required public road frontage from 75-feet to 0-feet for Jairo A. Murillo. The property is located on the south side of Shelley Court in Land Lot 817 of the 16th District (1788 Shelley Court).

BACKGROUND

The property is zoned R-20 and is required to have 75-feet of public road frontage. The applicant has 0-feet of public road frontage with a proposed lot size of 6.3 acres. The applicant is trying to combine his two lots into one lot for tax purposes (1.8 acres + 4.5 acres), but cannot due to the road frontage issue. The 1.8-acre lot has a 3,000 square-foot house that was built in 1979, and the 4.5 acre lot is wooded. The proposal meets other zoning criteria such as impervious surface, lot size, setbacks, and house size.

STAFF COMMENTS

Stormwater Management: No comments.
Water and Sewer: No comments.
Fire Department: See attached.
Cobb DOT: 1) Recommend providing an access easement to remaining tract of land. 2) Recommend applicant be required to meet all Cobb County Development Standards and Ordinances related to project improvements.
Site Plan Review: The plat which was submitted along with the OB application was originally submitted to Site Plan Review for review and recording in October 2023. Zoning staff comments indicated the parcel lacked sufficient road frontage, and thus Other Business approval was required. If this OB request is approved, all outstanding staff comments from the original plat review, as well as any OB approval stipulations, must be addressed before the plat can be approved and recorded. Contact Site Plan Review. 770-528-1074.

RECOMMENDATION

The Board of Commissioners conduct a Public Hearing and consider the proposed reduction of public road frontage.

ATTACHMENTS

Other Business Application.

FIRE COMMENTS:

RESIDENTIAL SINGLE FAMILY ACCESS:
Driveway must have a minimum 12 foot driving surface width (CCDS 402.07.01) with a minimum 25 foot inside turning radius.

Fully developed landscaping shall be at least 7 feet 0 inches from center of drive (14 foot clear width) and 13 foot 6 inches vertical clearance.

Maximum grade shall not exceed 18%, angle of departure shall not exceed 8.5%.

Driveway must extend within 150 feet of the most remote portion of the structure.

Driveway is limited to 1000 feet maximum from roadway unless an approved turn-around is provided:

a) Residential cul-de-sac without an island shall have a 38 foot outside radius. A cul-de-sac with an island reverts to the commercial standards, refer to www.cobbfire.org for dimensions.

b) Hammerhead turn-around: total of 102 feet needed (45 feet + 12 foot drive + 45 feet) with the turn-around leg to be a minimum of 20 feet wide.

Driveway must support 25 Tons (50,000 lbs.).

GATES:
Gates securing fire apparatus access shall be a minimum 14 feet in clear width for a single lane and 20 feet for a double lane. The gates shall not reduce the operating width of the roadway. Double lane gates shall be a minimum of 20 feet in clear width. Gates shall be of the swinging or sliding type. Electric gates shall be equipped with a means of opening the gate by fire department personnel for emergency access. Emergency opening devices shall be approved by the Cobb County Fire Marshal's Office. (Cobb County Development Standards 401.8.2) Visit www.knoxbox.com.

Jeff Byrd
(770) 528-8814
jeffrey.byrd@cobbcounty.org

MAY 21, 2024 ZONING HEARING
"OTHER BUSINESS"
COMMISSION DISTRICT 2

ITEM OB-23-2024

PURPOSE

To consider a reduction of required public road frontage from 75-feet to 0-feet for Jairo A. Murillo. The property is located on the south side of Shelley Court in Land Lot 817 of the 16th District (1788 Shelley Court).

BACKGROUND

The property is zoned R-20 and is required to have 75-feet of public road frontage. The applicant has 0-feet of public road frontage with a proposed lot size of 6.3 acres. The applicant is trying to combine his two lots into one lot for tax purposes (1.8 acres + 4.5 acres), but cannot due to the road frontage issue. The 1.8-acre lot has a 3,000 square-foot house that was built in 1979, and the 4.5 acre lot is wooded. The proposal meets other zoning criteria such as impervious surface, lot size, setbacks, and house size.

STAFF COMMENTS

Stormwater Management: No comments.
Water and Sewer: No comments.
Fire Department: See attached.
Cobb DOT: 1) Recommend providing an access easement to remaining tract of land. 2) Recommend applicant be required to meet all Cobb County Development Standards and Ordinances related to project improvements.
Site Plan Review: The plat which was submitted along with the OB application was originally submitted to Site Plan Review for review and recording in October 2023. Zoning staff comments indicated the parcel lacked sufficient road frontage, and thus Other Business approval was required. If this OB request is approved, all outstanding staff comments from the original plat review, as well as any OB approval stipulations, must be addressed before the plat can be approved and recorded. Contact Site Plan Review. 770-528-1074.

RECOMMENDATION

The Board of Commissioners conduct a Public Hearing and consider the proposed reduction of public road frontage.

ATTACHMENTS

Other Business Application.

FIRE COMMENTS:

RESIDENTIAL SINGLE FAMILY ACCESS:
Driveway must have a minimum 12 foot driving surface width (CCDS 402.07.01) with a minimum 25 foot inside turning radius.

Fully developed landscaping shall be at least 7 feet 0 inches from center of drive (14 foot clear width) and 13 foot 6 inches vertical clearance.

Maximum grade shall not exceed 18%, angle of departure shall not exceed 8.5%.

Driveway must extend within 150 feet of the most remote portion of the structure.

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Driveway must support 25 Tons (50,000 lbs.).

GATES:
Gates securing fire apparatus access shall be a minimum 14 feet in clear width for a single lane and 20 feet for a double lane. The gates shall not reduce the operating width of the roadway. Double lane gates shall be a minimum of 20 feet in clear width. Gates shall be of the swinging or sliding type. Electric gates shall be equipped with a means of opening the gate by fire department personnel for emergency access. Emergency opening devices shall be approved by the Cobb County Fire Marshal's Office. (Cobb County Development Standards 401.8.2) Visit www.knoxbox.com.

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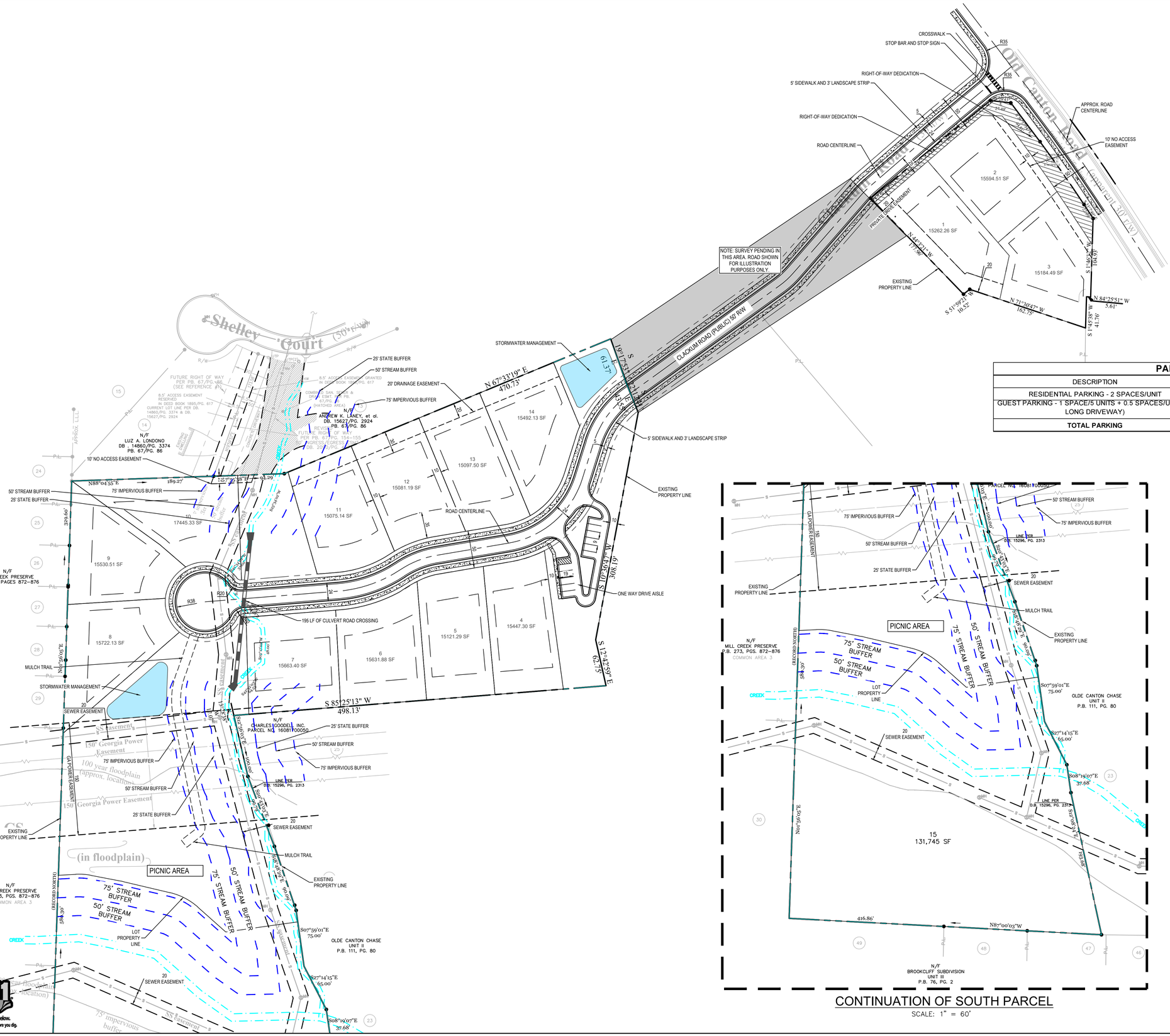


CONTINUATION OF SOUTH PARCEL

SCALE: 1" = 60'

SITE DATA CHART

EXISTING DATA	
TOTAL SITE AREA	11.81 ACRES +/-
CURRENT ZONING	R-30 & R-20
PROPOSED DATA	
ZONING	R-15
RESIDENTIAL LOT COUNT	15
MIN RESIDENTIAL LOT AREA	15,000 SF
TOTAL NET DENSITY	2.76 UNITS/AC
MIN RESIDENTIAL LOT WIDTH	75 FT
RESIDENTIAL LOT FRONT SETBACK	35'
RESIDENTIAL LOT REAR SETBACK	30'
RESIDENTIAL LOT SIDE SETBACK	10'
IMPERVIOUS SURFACE	2.26 (19.1%)

IMPERVIOUS SURFACE CALCULATIONS (AC)

ESTIMATED IMPERVIOUS LOT AREA (14 LOTS)	0.93
SIDEWALK	0.36
ROADS	0.97
TOTAL IMPERVIOUS	2.26
PERCENT IMPERVIOUS	19.1%

PARKING CHART

DESCRIPTION	REQUIRED SPACES	PROVIDED SPACES
RESIDENTIAL PARKING - 2 SPACES/UNIT	28	56 (2-CAR GARAGE/2 CAR DRIVEWAY)
GUEST PARKING - 1 SPACE/5 UNITS + 0.5 SPACES/UNIT (35' LONG DRIVEWAY)	10	11
TOTAL PARKING	**38**	**67**

LEGEND

- EXISTING PROPERTY LINE
- BUILDING SETBACK/ BUFFER
- EASEMENTS
- CONCRETE SIDWALK

NORTH

GRAPHIC SCALE IN FEET
0 30 60 120

SCALE: 1" = 60'
WHEN PRINTED AT FULL SIZE 24"X36"

No.	REVISIONS	DATE	BY

113 S PERRY STREET SUITE 206 13926
LAWRENCEVILLE, GA 30046

Blueprint Partners Registered LLC

NOT FOR CONSTRUCTION

BPE PROJECT

DATE 7/23/26
SCALE AS SHOWN
DESIGNED BY JR
DRAWN BY JR
CHECKED BY AB

REZONING SITE PLAN

1788 SHELLY COURT PRELIMINARY PARCEL LAYOUT

MARIETTA GA

SHEET NUMBER
RZ1

Shelley Court (50' R/W)

Old Canton Road (Variable 30' R/W)

Court Road

N/F
LUZ A. LONDONO
DB. 14860/PG. 3374
PB. 67/PG. 86

N/F
ANDREW K. LANEY, et al.
DB. 15627/PG. 2924
PB. 67/PG. 86

N/F
MILL CREEK PRESERVE
P.B. 273, PAGES 872-876

N/F
CHARLES GOODELL INC.
PARCEL NO. 16081700050

N/F
MILL CREEK PRESERVE
P.B. 273, PGS. 872-876
COMMON AREA 3

N/F
BROOKCLIFF SUBDIVISION
UNIT III
P.B. 76, PG. 2

OLDE CANTON CHASE
UNIT II
P.B. 111, PG. 80

FUTURE RIGHT OF WAY
PER PB. 67/PG. 86
(SEE REFERENCE #)

8.5' ACCESS EASEMENT
RECEIVED
IN DEED BOOK 1895/PG. 617
CURRENT NOT LINE PER DB.
14860/PG. 3374 & DB.
15627/PG. 2924

8.5' ACCESS EASEMENT GRANTED
IN DEED BOOK 1895/PG. 617

COMBINED SAN. SEWER &
DRAINAGE EASEMENT PB.
67/PG. 86
(HATCHED AREA)

FUTURE RIGHT OF WAY
PER PB. 67/PG. 144-185
AS SURVEYED 07/26/2023
DB. 20XXX/PG. XXXX

LINE PER
D.B. 15296, PG. 2313

N 67°33'19" E
470.73'

S 19°23'31" E
61.37'

S 12°42'59" E
627.75'

S 85°25'13" W
498.13'

N 44°29'11" W
177.96'

S 51°59'29" W
10.52'

N 71°30'47" W
162.75'

S 14°45'58" W
41.76'

N 84°25'51" W
3.61'

S 10°46'02" W
104.49'

S 10°58'44" W
308.19'

N88°04'55"E
189.27'

N87°55'28"E
0.29'

N00°26'05"E
329.60'

S00°26'05"W
100.00'

S07°59'01"E
75.00'

S27°14'15"E
65.00'

S08°19'07"E
37.68'

N87°00'03"W
416.86'

N00°26'05"E
584.30'

1
15262.26 SF

2
15594.51 SF

3
15184.49 SF

4
15447.30 SF

5
15121.29 SF

6
15631.88 SF

7
15663.40 SF

8
15722.13 SF

9
15530.51 SF

10
17445.33 SF

11
15075.14 SF

12
15081.19 SF

13
15097.50 SF

14
15492.13 SF

CREEK

100 year floodplain
(approx. location)

50' stream buffer

75' impervious buffer

SS easement

150' Georgia Power Easement

CS

(in floodplain)

Know what's below.
Call 811 before you dig.

CONTINUATION OF SOUTH PARCEL

SCALE: 1" = 60'

NORTH

GRAPHIC SCALE IN FEET
0 30 60 120

SCALE: 1" = 60'
WHEN PRINTED AT FULL
SIZE 24"X36"

No.	REVISIONS	DATE	BY

113 S PERRY STREET SUITE 206 13926
LAWRENCEVILLE, GA 30046

Blueprint Partners
Engineering LLC

NOT FOR CONSTRUCTION

BPE PROJECT	
DATE	7/23/26
SCALE	AS SHOWN
DESIGNED BY	JR
DRAWN BY	JR
CHECKED BY	AB

REZONING SITE PLAN

1788 SHELLY COURT PRELIMINARY PARCEL LAYOUT

MARIETTA GA

SHEET NUMBER
RZ2

Roadway	Roadway classification	Speed limit (mph)	Jurisdictional control	Min. R.O.W. requirements
Old Canton Road	Arterial	35	Cobb County	100’
Clackum Road	Local	25	Cobb County	50’

Roadway	Location	Average daily trips (vpd)	Level of service
Old Canton Road	South of Clackum Road	8,090	C
Clackum Road	NA	NA	NA

vpd = vehicles per day
Based on 2024 AADT counting data taken by GDOT, as published on their website for Old Canton Road.
Planning Level of Service based on available Average Daily Trips using GRTA guideline thresholds. Classification thresholds for LOS A and LOS B are not available for arterial and major collector roads from this data source.
LOS C or D is acceptable based on GDOT Design Policy Manual criteria.

ITE Land Use	Description	Expected Size (DU)	AM			PM			Daily (vpd)
			In (vph)	Out (vph)	**Total (vph)**	In (vph)	Out (vph)	**Total (vph)**	
210	Single Family Homes	15	3	8	**11**	9	5	**14**	**141**

vph = vehicles per hour, DU = dwelling unit
Development gross trip generation based on available development size and rates from the Institute of Transportation Engineers (ITE) Trip Generation, 11th edition.

Comments and observations

Old Canton Road is classified as an arterial roadway and according to the available information the existing right-of-way does not meet the minimum requirements for this classification.

Clackum Road is classified as a local roadway and according to the available information the existing right-of-way does not meet the minimum requirements for this classification.

Cobb County DOT supports abandonment of the existing right of way as shown in the proposed site plan. This property owner must coordinate with Cobb County DOT regarding the abandonment and subsequent purchase of the Clackum Road right-of-way. This will need to be addressed between the applicant and the County before completion of the Plan Review process.

In accordance with Cobb County Code 134-121 and based on site plan dated July 23, 2026, this development does not require a traffic study submittal.

Recommendations

THE RECOMMENDATIONS BELOW SHALL BECOME STIPULATED REQUIREMENTS UPON INCLUSION WITH AND APPROVAL BY THE BOARD OF COMMISSIONERS OF THIS APPLICATION:

(continued)

1. Recommend applicant, **WITHIN 12 MONTHS OF ZONING APPROVAL**, donate right-of-way on the south side of Clackum Road, a minimum of 25' from the roadway centerline, in accordance with Cobb County Development Standard 401.2, Right-of-Way.

2. Recommend applicant, **WITHIN 12 MONTHS OF ZONING APPROVAL**, donate right-of-way on the west side of Old Canton Road, a minimum of 50' from the roadway centerline, in accordance with Cobb County Development Standard 401.2, Right-of-Way.

3. Recommend applicant verify that minimum intersection sight distance is available for the Old Canton Road access, and if it is not, implement remedial measures, subject to Cobb DOT's approval, to achieve the minimum requirement of 390'.

4. Recommend Old Canton Road access points include deceleration lane, taper and/or improved curve radius to address safety because Old Canton Road is an arterial roadway. This recommendation is pursuant to Cobb County Development Standard 402.9, Deceleration Lanes/Roadway Improvements Along Existing Streets, and Cobb County Development Standard Detail 401A, Deceleration Lanes. Recommend location and design be determined during plan review, subject to CCDOT approval.

5. If the development is approved by the Board of Commissioners, recommend applicant submit a plat of survey and legal description of proposed right of way abandonment area to Cobb DOT to abandon and dispose of right of way in accordance with OCGA Section 32-7.

6. Recommend replacing any disturbed curb, gutter, and sidewalk along the Old Canton Road frontage. Recommended all reconstructed sidewalks be installed at standard 5' width. This recommendation is to address pedestrian accessibility and safety pursuant to Cobb County Development Standard 401.15, Curbs and Gutters (including subsections), Cobb County Development Standard 404 Sidewalks and Pathways, Cobb County Development Standard 405 Accessibility Requirements, and Cobb County Development Standard Detail 106, Concrete Curbs, Medians.

7. Recommend curb, gutter, and sidewalk along the entire frontage of Clackum Road to meet Cobb DOT standards. This recommendation is pursuant to Cobb County Development Standard 401.15, Curbs and Gutters (including subsections), Cobb County Development Standard 404 Sidewalks and Pathways, Cobb County Development Standard Detail 106, Concrete Curbs, Medians.

(continued)

8. Recommend a minimum of 100’ feet straight-line distance (from end of intersection curb return to start of driveway curb return) between any driveways and intersection of Old Canton Road and Clackum Road. This recommendation is pursuant to Cobb County Development Standard 402.2 and Cobb County Development Standard Detail 116R, Residential Driveway Standard. Possible mitigation measures to achieve this recommendation include, but are not limited to, the implementation of shared driveways or a shared access driveway. Final location and design will be determined by Cobb DOT as part of the driveway permit and/or Plan Review processes.

9. Recommend applicant confirm Clackum Road meets standard residential roadway requirements. Recommend the applicant be responsible for 100% of all costs to ensure that Clackum Road meets Cobb County public road standards from the Old Canton Road roadway centerline to the proposed development. Final design will be subject to Cobb County DOT approval as part of the Plan Review process. This recommendation is pursuant to Cobb County Development Standard 401, Streets and Access (including subsections) and Cobb County Development Standard Details, including the following: Detail 110A, Typical Section Residential Street; Detail 100B, Residential Street Grading; and Detail 113, Sidewalks.

10. Recommend curb and gutter along both sides and sidewalk along one side of proposed internal roadway.

11. Recommend mail kiosk for proposed development be located off the right-of-way and either on the inward traffic flow or adjacent to off-street guest parking. This recommendation is to address safety because of the potential of illegal parking movements crossing opposing traffic.

12. Recommend clearly labeling internal roadways as public or private.

13. Recommend proposed streets, lighting, and utilities be constructed to the Cobb County Standard Specifications for public streets. Streets that do not meet Cobb DOT specifications for public streets cannot be considered for potential future transfer to Cobb County. This recommendation is pursuant to Cobb County Development Standard 401, Streets and Access (including subsections) and Cobb County Development Standard Details, including the following: Detail 110A, Typical Section Residential Street; Detail 100B, Residential Street Grading; Detail 104a, Typical Residential Cul-de-sac; Detail 104b, Typical Offset Cul-de-sac; and Detail 113, Sidewalks.

(continued)

14. All signage and landscaping should be installed off county right-of-way and where it will not impede the line of sight for the driveways or roadways.

15. Recommend 10’ no access easement along on Old Canton Road and where lot 10 abuts Jacksons Square subdivision unless needed for stormwater detention access.

16. Recommend applicant be required to meet all Cobb County Development Standards and Ordinances related to project improvements.

Z-17-2026 DEPARTMENT COMMENTS (Revised Comments) – Stormwater Management

7/24/2026

Site Data

1. Address: 1795 & 1785 Old Canton Rd, 1788 Shelley Ct
2. District: 3
3. Existing Zoning: R-20 & R-30 — Existing Allowable Impervious Coverage: 35%
4. Proposed Zoning: R-15 — Allowable Future Impervious Coverage: 35%
5. Future Land Use: LDR

Existing Conditions

Floodplain Information

1. Flood Damage Prevention Designated Flood Hazard: Yes; Zone: AE
2. FEMA Map Number: 13067 C 0126H (2012)

Stormwater Information

1. Drainage Basin: Sewell Mill Creek
2. State Stream Buffers: Yes; Georgia DNR Variance may be required to disturb within 25-foot streambank buffers. All stream buffers are to be located by the State's guidelines.
3. County Stream Buffer Ordinance: Yes. The County's Undisturbed Stream Buffer is 50', each side of the stream; with an additional 25' impervious setback from the undisturbed buffer line. All stream buffers are to be located by the State's guidelines.
4. Impaired Stream: Yes: If the site is within a one-mile radius of an impaired stream additional Erosion Control BMP's per the State's current requirements will be required. It is the Engineer's responsibility to verify Impaired Streams per the State EPD's list.
5. Hotspot: No.
6. Wetlands: Possibly, Not Verified — Location: Bed & Banks of Streams on-site.
7. Water Intake Zone: No.
8. Chattahoochee River Corridor: No
9. Existing Onsite Ponds / Lake: No

Topography Information

1. General site Description: The site is composed of two tracts, a smaller tract near Old Canton Rd, and the larger Tract, west at the end of Clackum Rd. Both Tracts drain generally south into Sewell Mill Creek.

2. Downstream Description: Stormwater discharges from the smaller Tract near Old Canton Road into the Clackum Rd R/W and onto residential lots in the neighborhoods downstream (Old Canton Chase and Old Canton Ridge).

Project Design Comments and Recommendations

The following comments and recommendations are typically required at the time of plan

(continued)

review and permitting.

Existing Onsite and Offsite Ponds and/or Lakes Design Requirements

1. Dam Breach Zone Studies: (No residential structures are allowed within the hazard dam breach zone.)
    - Provide a Dam Breach Study for the existing Chestnut Spring Lake Dam.

Proposed Project Onsite Design Requirements

1. At the time of plan review provide a comprehensive Hydrology Study and Design for the Stormwater Management Design will be required. The design and study shall be in accordance with the Georgia Stormwater Management Manual and the current Cobb County Codes. The design and study shall include but not limited to stormwater detention, runoff reduction and/or water quality, channel protection, and downstream flood prevention.

2. At the time of plan review calculate and provide the percentage of impervious coverage for the project site on the plans.

3. Impervious calculations for residential subdivision design shall be based the maximum allowable percentage per lot based on the zoning category plus all additional impervious areas including but not limited to roads, sidewalks, and amenity areas.

4. Recommend a pre-design concept meeting with Cobb County Stormwater Management Division. At the time of the Concept Meeting a proposed concept stormwater management plan shall be presented.

5. The proposed onsite storm drain system and stormwater management facility(ies) is considered private. All annual inspections, maintenance and repairs are the responsibility of the property owner. A stormwater facility "Maintenance Agreement and Access Easement" will be required at the time of the land disturbance permit with the Cobb County Stormwater Management Division.

6. The proposed stormwater management facility(ies) within residential subdivisions with dedicated streets are to be located on a standalone parcel with a 20' minimum right-of-way frontage. All appurtenances of the storm management facility must be within the pond parcel. A pond's 100-yr. pool limits must be 12' (min.) from the property lines.

7. The Owner/Developer is responsible for obtaining any required stream piping and wetland disturbance permits from the U.S. Army Corps of Engineers including any required mitigation. Copies of the Corps of Engineers approvals, permits, and proof of mitigation are to be furnished at the time of the Land Disturbance Permit and scanned

(continued)

onto the plan sheets of the project drawings.

8. The Owner/Developer is responsible for obtaining any required stream piping and buffer variances from the Georgia EPD including any mitigation. Copies of the State's approvals, permits, and proof of mitigation are to be furnished at the time of the Land Disturbance Permit and scanned onto the plan sheets of the project drawings.

9. Developer must secure drainage easement(s) to receive concentrated discharges where none naturally exist downstream.

10. Any spring activity discovered must be addressed by a qualified registered geotechnical professional engineer (PE) at the expense of the owner/developer.

11. Structural fill must be placed under the direction of a qualified registered geotechnical engineer (PE) at the expense of the owner/developer.

Special Conditions

1. Note that the revised site plan dated 7/23/2026 has many of the lots renumbered.
2. A minimum of 12,500sf of each lot must be 18" above the Base Flood Elevation (BFE).
3. No fill is allowed within the floodplain unless compensated by an equivalent volume of cut and substantiated by a Flood Study.
4. The Stormwater management pond beside Lot 14 must control runoff rates onto adjacent properties so as not to increase the pre-development runoff rates. The pond's discharge location must be located so as not to create a new point discharge location. While the pond is shown conceptually in size on the revised site plan, the actual required size/volume of the pond will be determined during plan review and could enlarge in a way that would impact Lot # 14.
5. The subdivision roadway is no longer show to cross Sewell Mill Creek. Lots 15 & 16 at the southern most portion of the site are now shown as one lot (Lot 15). This new Lot 15 would also have access from an easement off Daffodil Drive and does not have public road frontage.
6. The detention pond adjacent to Lot 11 has been removed from the revised site plan.
7. An access "mulch trail" is shown leading to a "picnic area" from the cul-de-sac onto Lot 15.
8. The pipe under the extended Clackum Road near the cul-de-sac has been lengthened on the revised site plan. It is not yet clear if the presence of stream buffers or wetlands will allow the pipe to be lengthened as proposed.

Community Development – Zoning Division
John Pederson – Division Manager

ZONING CASE

Z-17-2026

SITE BACKGROUND

Applicant	Jairo Murillo
Phone	Contact Zoning Office
Email	Contact Zoning Office
Representative Contact	Jairo Murillo
Phone	Contact Zoning Office
Email	Contact Zoning Office
Titleholder	Jairo A. Murillo; J. D. Clackum, Jr. and Helen M. Clackum; Tonya Clackum
Property Location	Located on the west side of Old Canton Road, and on the north and south sides of Clackum Road
Address	1785 & 1795 Old Canton Rd., 1797 Clackum Rd., 1788 Shelley Ct.
Access to Property	Old Canton Road, Clackum Road

QUICK FACTS

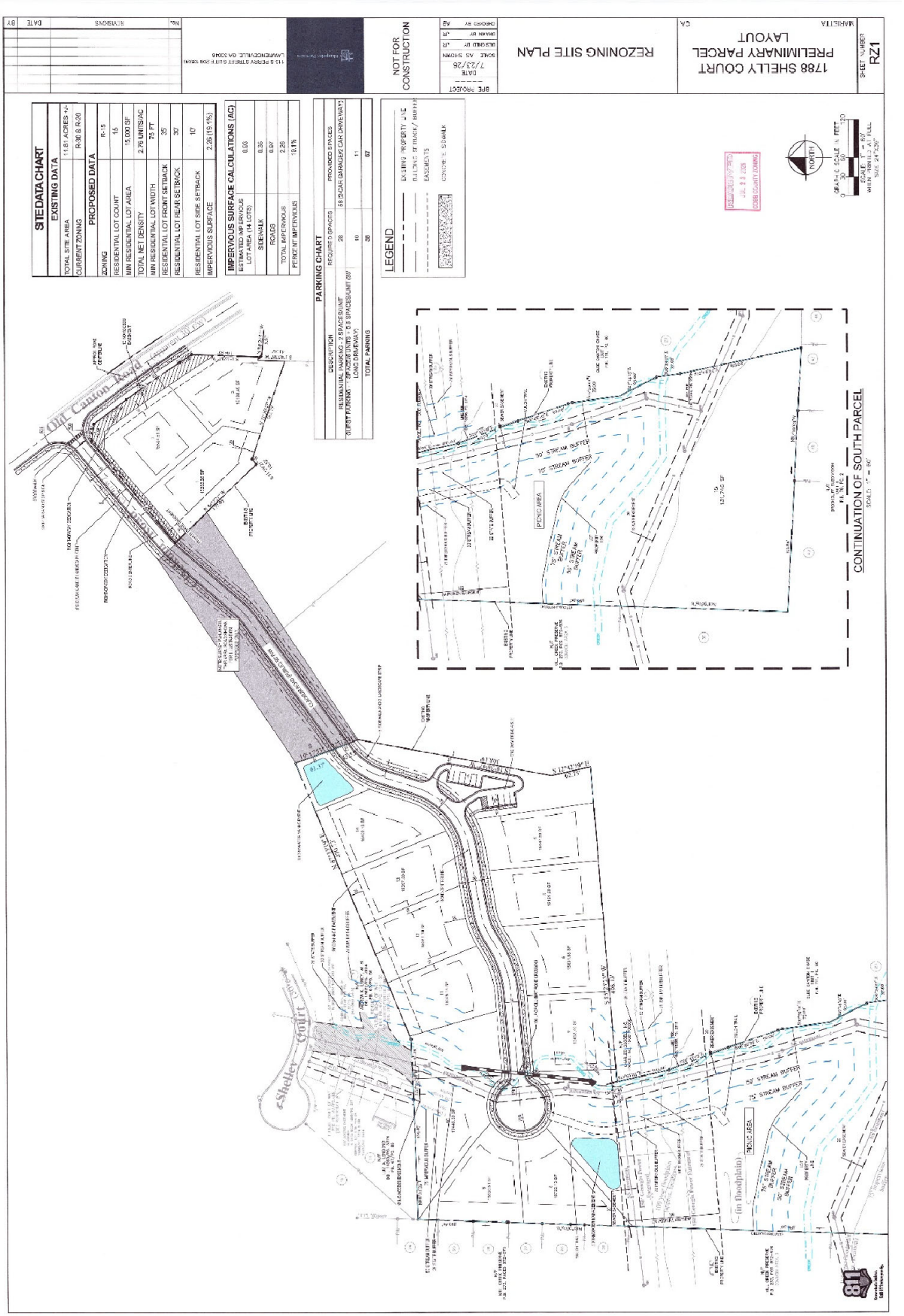
Commission District	3 - Birrell
Current Zoning	R-20, R-30
Current Use of Property	Single-family residences, vacant
Proposed Zoning	R-15
Proposed Use	Single-family subdivision
Future Land Use	LDR
Site Acreage	11.81
District	16
Land Lot	768, 817
Parcel #	16081700010, 16081700030, 16081700020, 16081700160
Taxes Paid	Yes

FINAL ZONING STAFF RECOMMENDATIONS

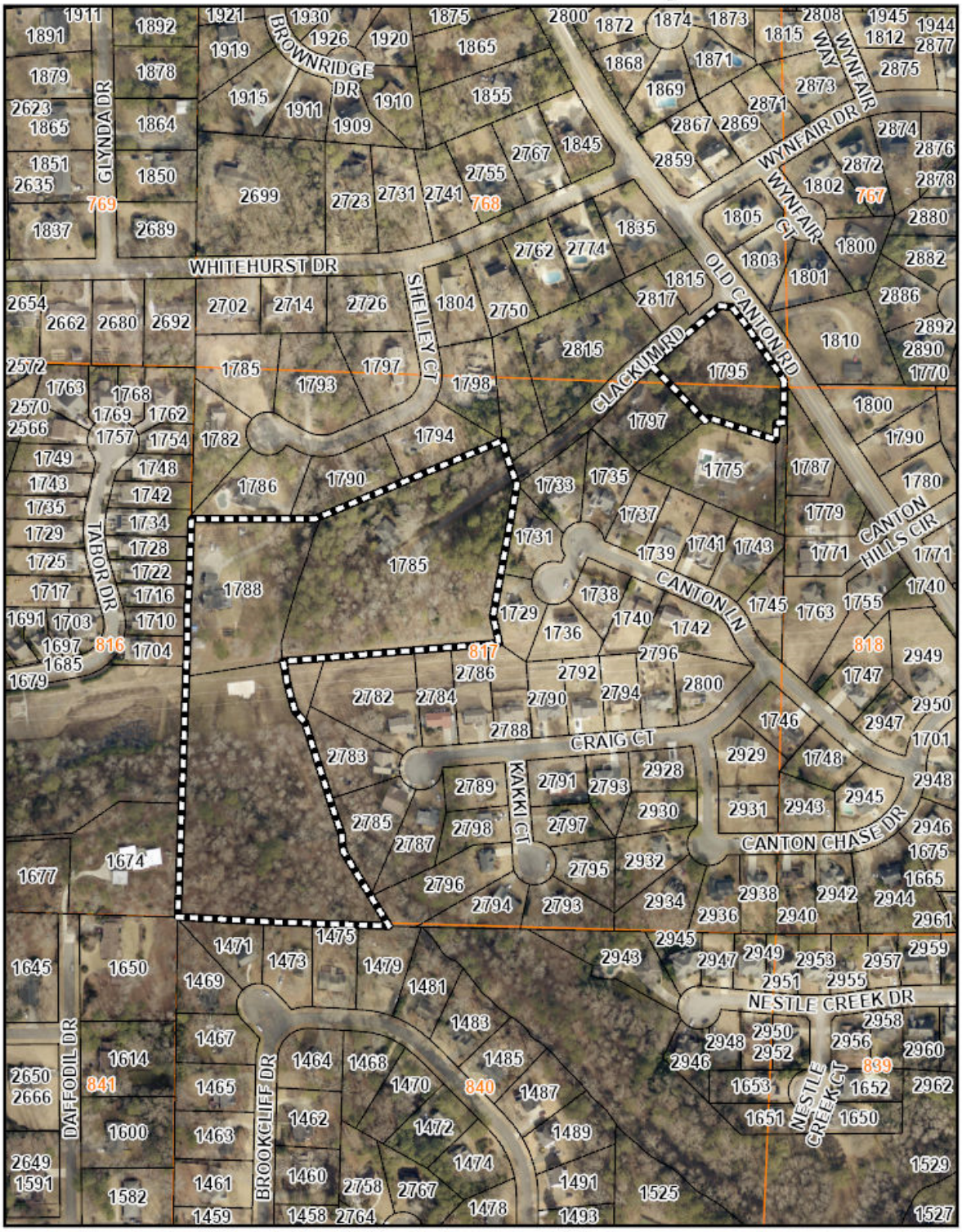
(Zoning Staff member: Jessica Berman, MPA, CNU-A

Based on the analysis of the case, Staff recommends **APPROVAL**, subject to the following:

1. Final Site Plan to be approved by the District Commissioner;
2. Access easement to Shelley Court be extinguished prior to final plat;
3. No construction access or any other access to Shelley Court;
4. Lot 15 to still meet the stipulations for O.B. 23 of 2024;
5. Water and Sewer Division comments and recommendations;
6. Fire Department comments and recommendations;
7. Stormwater Management Division comments and recommendations; and
8. Department of Transportation comments and recommendations.


SITE DATA CHART
EXISTING DATA
TOTAL SITE AREA 11.81 ACRES +/-
CURRENT ZONING R-30 & R-20
PROPOSED DATA
ZONING R-15
RESIDENTIAL LOT COUNT 15
MIN RESIDENTIAL LOT AREA 15,000 SF
TOTAL NET DENSITY 2.76 UNITS/AC
MIN RESIDENTIAL LOT WIDTH 75 FT
RESIDENTIAL LOT FRONT SETBACK 35'
RESIDENTIAL LOT REAR SETBACK 30'
RESIDENTIAL LOT SIDE SETBACK 10'
IMPERVIOUS SURFACE 2.26 (19.1%)
IMPERVIOUS SURFACE CALCULATIONS (AC)
ESTIMATED IMPERVIOUS LOT AREA (14 LOTS) 0.03
SIDEWALK 0.36
ROADS 0.87
TOTAL IMPERVIOUS 2.26
PERCENT IMPERVIOUS 19.1%
PARKING CHART
DESCRIPTION
REQUIRED SPACES
PROVIDED SPACES
RESIDENTIAL PARKING - 2 SPACES/UNIT 28 58 (2-CAR GARAGE/2 CAR DRIVEWAY)
GUEST PARKING - 3 SPACES/UNIT (35' LONG DRIVEWAY) 10 11
TOTAL PARKING 38 67
LEGEND
EXISTING PROPERTY LINE
BUILDING SETBACK / BUFFER
EASEMENTS
CONCRETE SIDEWALK
NOT FOR CONSTRUCTION
REZONING SITE PLAN
1788 SHELLY COURT PRELIMINARY PARCEL LAYOUT
MARIETTA
SHEET NUMBER RZ1
CONTINUATION OF SOUTH PARCEL
Old Canton Road
Shelley Court
PICNIC AREA
50' STREAM BUFFER
75' STREAM BUFFER
(in floodplain)
811

Z-17 2026 Aerial Map



North

Zoning: R-20 / Single-family residences

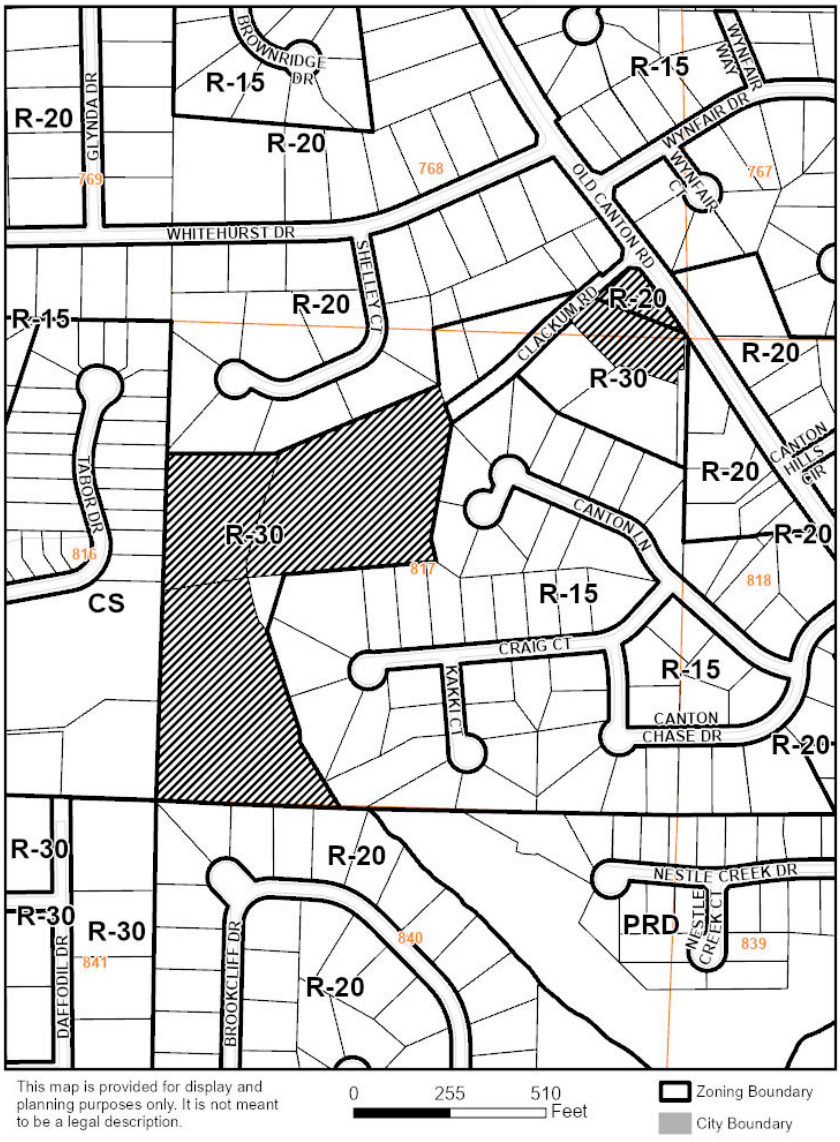
Future Land Use: LDR

WEST

Zoning: CS / Single-family residences

Future Land Use: LDR

Z-17 2026 Map



EAST

Zoning: R-15, R-20 / Single-family residences

Future Land Use: LDR

SOUTH

Zoning: R-15, R-30 / Single-family residences

Future Land Use: LDR

Current zoning district for the property

The R-20 district is established to provide locations for single-family residential uses or residentially compatible institutional and recreational uses which are within or on the edge of properties delineated for any residential category as defined and shown on the Cobb County Comprehensive Plan: A Policy Guide, adopted November 27, 1990. When residentially compatible institutional and recreational uses are developed within the R-20 district, they should be designed and built to ensure intensity and density compatibility with adjacent single-family detached dwellings and otherwise to implement the stated purpose and intent of this chapter.

The R-30 district is established to provide locations for single-family residential uses or residentially compatible institutional and recreational uses which are within or on the edge of properties delineated for any residential category as defined and shown on the Cobb County Comprehensive Plan: A Policy Guide, adopted November 27, 1990. When residentially compatible institutional and recreational uses are developed within the R-30 district, they should be designed and built to ensure intensity and density compatibility with adjacent single-family detached dwellings and otherwise to implement the stated purpose and intent of this chapter.

Requested zoning district for the property

The R-15 district is established to provide locations for single-family residential uses or residentially compatible institutional and recreational uses which are within or on the edge of properties delineated for any residential category as defined and shown on the Cobb County Comprehensive Plan: A Policy Guide, adopted November 27, 1990. When residentially compatible institutional and recreational uses are developed within the R-15 district, they should be designed and built to ensure intensity and density compatibility with adjacent single-family detached dwellings and otherwise to implement the stated purpose and intent of this chapter.

Summary of the applicant's proposal

The applicant is requesting a rezoning of the subject 11.81-acre site to the R-15 single-family residential district in order to develop a 15-unit single-family subdivision. The applicant has stated that the proposed homes will be 5,000 square feet in size and of modern architecture. A portion of the subject property was approved for a public road frontage reduction per O.B. 23 of 2024, reducing the required frontage from 75 feet to zero (0) feet in order to combine two (2) lots into one (1) 6.3-acre lot. That same area is now proposed to be developed as Lots 8, 9, 10, and 15, together with a stormwater management lot and an amenity lot.

Residential criteria

Allowable units as zoned: 4
Proposed # of units: 15
Net density: 1.27
Increase of units: 11
Acres of floodplain/wetlands: 2.88
Impervious surface shown: Maximum Impervious 35%

Are there any zoning variances?

No.

Z-17-2026-revision DEPARTMENT COMMENTS – Fire Department

07/2/26

The proposed zoning case must address the comments listed below by prescriptive code or equivalency, as approved by the Cobb County Fire Marshal's Office

Approval will be based on Professional Engineer-stamped plans that signify overall plan conformance to all Georgia State and Cobb County Codes. Design Professional and Developer maintain the sole responsibility for the design and for correcting all errors, omissions, problems, and code violations (if any) exposed during construction AFTER authorization by Cobb County.

FIRE DEPARTMENT ACCESS:
All access roads shall meet the American Association of State and Highway Transportation Officials (AASHTO) design manual live load standard HS20 (75,000 lbs.) with an unobstructed width of not less than 20 feet, 35 foot inside radius, 50 foot outside turning radius and unobstructed vertical clearance of not less than 13 feet 6 inches. (Cobb County Development Standards 402.11)
Bridged access roads may require certification from structural engineers for load compliance.

Maximum slope of the access road in reference to the apparatus is 10% Front to Back and 5% Side to Side. Maximum grade of roadways leading to Fire Access roads refer to the Cobb County Development Standard Section 400: 14% for Non-Residential. Maximum angle of departure is 8.5%.

Single-Family cul-de-sac without island: 38-foot outside radius.

GUEST PARKING:
Occupant parking shall be installed as required by zoning and additional guest parking shall be required as follows:

- Where driveways to two car garages exceed 50 feet in length, no additional guest parking is required.
- Where driveways to two car garages are at least 22 feet long and 20 feet wide, additional parking shall be required at .5 spaces per dwelling unit.
- Where driveways to two car garages are less than 22 feet long and 20 feet wide, additional parking shall be required at 1 space per dwelling unit.
- Where only single car garages are provided, additional parking shall be required at 2 spaces per dwelling unit.
- Guest parking spaces must be evenly distributed throughout the project. (Cobb County Development Standards 401.8.2)

FIRE HYDRANT:
The maximum distance of a hydrant to each structure shall be 500 feet. A 500-foot radius around the hydrant is not an acceptable measurement for distance. Hydrants on the opposite

(continued)
side of a main ROW is not an acceptable measurement of distance. (Cobb County Development Standards 410.5.2) (Cobb County Development Standards 410.5.2)

Where a fire hydrant is located on a fire apparatus access road, the minimum road width shall be 26 feet for a 40-foot length centered on the fire hydrant, exclusive of shoulders (see Figure D103.1 in Appendix D).

Jeff Byrd
(678) 229-7059
Jeffrey.Byrd@cobbcounty.gov

Z-17-2026 DEPARTMENT COMMENTS – Cemetery Preservation

No comment

5/5/2026

Approval of this petition will not have an impact on the enrollment of schools.

School	Student Capacity	School Enrollment	Capacity Status
Murdock ES	962	814	148 under capacity
Dodgen MS	1225	1129	96 under capacity
Pope HS	1912	1793	119 under capacity

Z-17-2026 DEPARTMENT COMMENTS (Revised Comments) – Stormwater Management

7/24/2026

Site Data

1. Address: 1795 & 1785 Old Canton Rd, 1788 Shelley Ct
2. District: 3
3. Existing Zoning: R-20 & R-30 — Existing Allowable Impervious Coverage: 35%
4. Proposed Zoning: R-15 — Allowable Future Impervious Coverage: 35%
5. Future Land Use: LDR

Existing Conditions

Floodplain Information

1. Flood Damage Prevention Designated Flood Hazard: Yes; Zone: AE
2. FEMA Map Number: 13067 C 0126H (2012)

Stormwater Information

1. Drainage Basin: Sewell Mill Creek
2. State Stream Buffers: Yes; Georgia DNR Variance may be required to disturb within 25-foot streambank buffers. All stream buffers are to be located by the State's guidelines.
3. County Stream Buffer Ordinance: Yes. The County's Undisturbed Stream Buffer is 50', each side of the stream; with an additional 25' impervious setback from the undisturbed buffer line. All stream buffers are to be located by the State's guidelines.
4. Impaired Stream: Yes: If the site is within a one-mile radius of an impaired stream additional Erosion Control BMP's per the State's current requirements will be required. It is the Engineer's responsibility to verify Impaired Streams per the State EPD's list.
5. Hotspot: No.
6. Wetlands: Possibly, Not Verified — Location: Bed & Banks of Streams on-site.
7. Water Intake Zone: No.
8. Chattahoochee River Corridor: No
9. Existing Onsite Ponds / Lake: No

Topography Information

1. General site Description: The site is composed of two tracts, a smaller tract near Old Canton Rd, and the larger Tract, west at the end of Clackum Rd. Both Tracts drain generally south into Sewell Mill Creek.

2. Downstream Description: Stormwater discharges from the smaller Tract near Old Canton Road into the Clackum Rd R/W and onto residential lots in the neighborhoods downstream (Old Canton Chase and Old Canton Ridge).

Project Design Comments and Recommendations

The following comments and recommendations are typically required at the time of plan

(continued)

review and permitting.

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1. Dam Breach Zone Studies: (No residential structures are allowed within the hazard dam breach zone.)
    - Provide a Dam Breach Study for the existing Chestnut Spring Lake Dam.

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(continued)

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8. The pipe under the extended Clackum Road near the cul-de-sac has been lengthened on the revised site plan. It is not yet clear if the presence of stream buffers or wetlands will allow the pipe to be lengthened as proposed.

3/27/2026

Comprehensive Plan Future Land Use Designation: Low Density Residential
The subject tract is within the Low Density Residential (LDR) future land use category. The purpose of LDR is to provide for areas that are suitable for low density housing between one (1) and two and one-half (2.5) dwelling units per acre and non-supportive senior living housing that in certain circumstances may reach five (5) dwelling units per acre, depending on existing conditions such as product type and mix, structure/building height, tract size, topographic conditions, etc. in order to provide compatibility with adjacent residential uses. This category presents a range of densities.

Future Land Use Sub-Category? N/A

☒ Consistent ☐ Inconsistent

House Bill 489 Intergovernmental Agreement Zoning Amendment Notification

Is the proposal within one-half mile of a city boundary? ☐ Yes ☒ No
If yes, which City: N/A
Was the city notified? N/A

Specific Area Policy Guidelines: ☐ Yes ☒ No
Policy:

Masterplan/ Corridor Study: ☐ Yes ☒ No
Name of Masterplan/Corridor Study: N/A

Design guidelines area? ☐ Yes ☒ No
If yes, design guidelines area? N/A
Does the proposal plan comply with the design requirements? N/A

Is the property within an Opportunity Zone? ☐ Yes ☒ No
If yes, Opportunity Zone? N/A
(The Opportunity Zone is an incentive that provides $3,500 tax credit per job in eligible areas if two or more jobs are being created. This incentive is for new or existing businesses)

Is the property within an Enterprise Zone? ☐ Yes ☒ No
If yes, Enterprise Zone? N/A
(The Enterprise Zone is an incentive that provides tax abatements and other economic incentives for qualifying businesses locating or expanding within designated areas for new jobs and capital investment)

Is the property eligible for the Façade Improvement Program? ☐ Yes ☒ No

(continued)
(The Façade Improvement Program is an incentive for owners and tenants to enhance the appearance of buildings. The CDBG program provides the funding. Properties must be either on the current inventory of redevelopment sites or in a corridor study area and be in a census tract with at least 51% low and moderate income. The program serves to improve the economic viability of these areas.)

Is the property eligible for incentives through the Commercial and Industrial Property Rehabilitation Program? ☐ Yes ☒ No
(The Commercial and Industrial Property Rehabilitation Program Is an incentive that provides a reduction in ad valorem property taxes for qualifying redevelopment in eligible areas)

Note: For more information on incentives, please call the Community Development Agency- Economic Development Division at 770-528-2018 or find information online at www.cobbcounty.org/econdev**.**

Special District:

Is this property within the Cumberland Special District #1 (hotel/motel fee)? ☐ Yes ☒ No

Is this property within the Cumberland Special District #2 (ad valorem tax)? ☐ Yes ☒ No

Is this property within the Six Flags Special Service District? ☐ Yes ☒ No

Dobbins Air Reserve Base Zones:

Is the property within the Dobbins Airfield Safety Zone? ☐ Yes ☒ No

Is the property within the Clear Zone (CZ)? ☐ Yes ☒ No

Is the property within 3000' of Dobbins ARB? ☐ Yes ☒ No

Is the property within the Accident Potential Zone (APZ I)? ☐ Yes ☒ No

Is the property within the Accident Potential Zone II (APZ II)? ☐ Yes ☒ No

Is the property within the Noise Zone? ☐ Yes ☒ No

Is the property within the Bird/Wildlife Air Strike Hazard Area (BASH)? ☐ Yes ☒ No

Historic Preservation:

After consulting various county historic resources surveys, historic maps, archaeology surveys and Civil War trench location maps, staff finds that no known significant historic resources appear to be affected by this application.

Water comments:

At development: ☒ YES ☐ NO

Fire flow test required: ☒ YES ☐ NO

Size/location of existing water main(s): 6" on Clackum Rd & 12" on Old Canton Rd

Additional water comments:

Sewer comments:

In the drainage basin: ☒ YES ☐ NO

At development: ☒ YES ☐ NO*

Approx. distance to nearest sewer: On-site

Estimated waste generation (in G.P.D.): Average daily = 3,360

Peak flow = 8,400

Treatment plant: Sutton WRF

Plant capacity: ☒ Yes ☐ NO

Projected plant availability: ☐ 0-5 years ☐ 5-10 years ☒ over 10 years

Off-site easement required: ☐ YES* ☒ NO

Line capacity study required: ☐ YES ☒ NO

Letter of allocation issued: ☐ YES ☒ NO

Septic tank recommended by this department: ☐ YES ☒ NO

Subject to Health Department approval: ☐ YES ☒ NO

*If off-site easements are required, the developer/owner must submit easements to CCWS for review and approval as to form and stipulations prior to the execution of easements by the property owners. All easement acquisitions are the responsibility of the developer/owner.

Additional sewer comments:

Note: These comments only reflect what facilities were in existence at the time of this review. Developer may be required to install/upgrade water mains based on fire flow test results or Fire Department code. This will be addressed in the Plan Review process. The developer/owner will be responsible for connecting to the existing county water and sewer systems, installing and/or upgrading all outfalls & water mains, obtaining onsite and/or offsite easements, and dedication of onsite and/or offsite water and sewer to Cobb County as may be required. Rezoning does not guarantee water/sewer availability or capacity unless so stated in writing by the Cobb County Water System.

Roadway	Roadway classification	Speed limit (mph)	Jurisdictional control	Min. R.O.W. requirements
Old Canton Road	Arterial	35	Cobb County	100’
Clackum Road	Local	25	Cobb County	50’

Roadway	Location	Average daily trips (vpd)	Level of service
Old Canton Road	South of Clackum Road	8,090	C
Clackum Road	NA	NA	NA

vpd = vehicles per day
Based on 2024 AADT counting data taken by GDOT, as published on their website for Old Canton Road.
Planning Level of Service based on available Average Daily Trips using GRTA guideline thresholds. Classification thresholds for LOS A and LOS B are not available for arterial and major collector roads from this data source.
LOS C or D is acceptable based on GDOT Design Policy Manual criteria.

ITE Land Use	Description	Expected Size (DU)	AM			PM			Daily (vpd)
			In (vph)	Out (vph)	**Total (vph)**	In (vph)	Out (vph)	**Total (vph)**	
210	Single Family Homes	15	3	8	**11**	9	5	**14**	**141**

vph = vehicles per hour, DU = dwelling unit
Development gross trip generation based on available development size and rates from the Institute of Transportation Engineers (ITE) Trip Generation, 11th edition.

Comments and observations

Old Canton Road is classified as an arterial roadway and according to the available information the existing right-of-way does not meet the minimum requirements for this classification.

Clackum Road is classified as a local roadway and according to the available information the existing right-of-way does not meet the minimum requirements for this classification.

Cobb County DOT supports abandonment of the existing right of way as shown in the proposed site plan. This property owner must coordinate with Cobb County DOT regarding the abandonment and subsequent purchase of the Clackum Road right-of-way. This will need to be addressed between the applicant and the County before completion of the Plan Review process.

In accordance with Cobb County Code 134-121 and based on site plan dated July 23, 2026, this development does not require a traffic study submittal.

Recommendations

THE RECOMMENDATIONS BELOW SHALL BECOME STIPULATED REQUIREMENTS UPON INCLUSION WITH AND APPROVAL BY THE BOARD OF COMMISSIONERS OF THIS APPLICATION:

(continued)

1. Recommend applicant, **WITHIN 12 MONTHS OF ZONING APPROVAL**, donate right-of-way on the south side of Clackum Road, a minimum of 25' from the roadway centerline, in accordance with Cobb County Development Standard 401.2, Right-of-Way.

2. Recommend applicant, **WITHIN 12 MONTHS OF ZONING APPROVAL**, donate right-of-way on the west side of Old Canton Road, a minimum of 50' from the roadway centerline, in accordance with Cobb County Development Standard 401.2, Right-of-Way.

3. Recommend applicant verify that minimum intersection sight distance is available for the Old Canton Road access, and if it is not, implement remedial measures, subject to Cobb DOT's approval, to achieve the minimum requirement of 390'.

4. Recommend Old Canton Road access points include deceleration lane, taper and/or improved curve radius to address safety because Old Canton Road is an arterial roadway. This recommendation is pursuant to Cobb County Development Standard 402.9, Deceleration Lanes/Roadway Improvements Along Existing Streets, and Cobb County Development Standard Detail 401A, Deceleration Lanes. Recommend location and design be determined during plan review, subject to CCDOT approval.

5. If the development is approved by the Board of Commissioners, recommend applicant submit a plat of survey and legal description of proposed right of way abandonment area to Cobb DOT to abandon and dispose of right of way in accordance with OCGA Section 32-7.

6. Recommend replacing any disturbed curb, gutter, and sidewalk along the Old Canton Road frontage. Recommended all reconstructed sidewalks be installed at standard 5' width. This recommendation is to address pedestrian accessibility and safety pursuant to Cobb County Development Standard 401.15, Curbs and Gutters (including subsections), Cobb County Development Standard 404 Sidewalks and Pathways, Cobb County Development Standard 405 Accessibility Requirements, and Cobb County Development Standard Detail 106, Concrete Curbs, Medians.

7. Recommend curb, gutter, and sidewalk along the entire frontage of Clackum Road to meet Cobb DOT standards. This recommendation is pursuant to Cobb County Development Standard 401.15, Curbs and Gutters (including subsections), Cobb County Development Standard 404 Sidewalks and Pathways, Cobb County Development Standard Detail 106, Concrete Curbs, Medians.

(continued)

8. Recommend a minimum of 100' feet straight-line distance (from end of intersection curb return to start of driveway curb return) between any driveways and intersection of Old Canton Road and Clackum Road. This recommendation is pursuant to Cobb County Development Standard 402.2 and Cobb County Development Standard Detail 116R, Residential Driveway Standard. Possible mitigation measures to achieve this recommendation include, but are not limited to, the implementation of shared driveways or a shared access driveway. Final location and design will be determined by Cobb DOT as part of the driveway permit and/or Plan Review processes.

9. Recommend applicant confirm Clackum Road meets standard residential roadway requirements. Recommend the applicant be responsible for 100% of all costs to ensure that Clackum Road meets Cobb County public road standards from the Old Canton Road roadway centerline to the proposed development. Final design will be subject to Cobb County DOT approval as part of the Plan Review process. This recommendation is pursuant to Cobb County Development Standard 401, Streets and Access (including subsections) and Cobb County Development Standard Details, including the following: Detail 110A, Typical Section Residential Street; Detail 100B, Residential Street Grading; and Detail 113, Sidewalks.

10. Recommend curb and gutter along both sides and sidewalk along one side of proposed internal roadway.

11. Recommend mail kiosk for proposed development be located off the right-of-way and either on the inward traffic flow or adjacent to off-street guest parking. This recommendation is to address safety because of the potential of illegal parking movements crossing opposing traffic.

12. Recommend clearly labeling internal roadways as public or private.

13. Recommend proposed streets, lighting, and utilities be constructed to the Cobb County Standard Specifications for public streets. Streets that do not meet Cobb DOT specifications for public streets cannot be considered for potential future transfer to Cobb County. This recommendation is pursuant to Cobb County Development Standard 401, Streets and Access (including subsections) and Cobb County Development Standard Details, including the following: Detail 110A, Typical Section Residential Street; Detail 100B, Residential Street Grading; Detail 104a, Typical Residential Cul-de-sac; Detail 104b, Typical Offset Cul-de-sac; and Detail 113, Sidewalks.

(continued)

14. All signage and landscaping should be installed off county right-of-way and where it will not impede the line of sight for the driveways or roadways.

15. Recommend 10’ no access easement along on Old Canton Road and where lot 10 abuts Jacksons Square subdivision unless needed for stormwater detention access.

16. Recommend applicant be required to meet all Cobb County Development Standards and Ordinances related to project improvements.

STAFF ANALYSIS

Per section 134-122 of the Official Code of Cobb County, below is a written zoning analysis relating to the following (question in bold; the answer is not bold):

A. **Whether the zoning proposal will permit a use that is suitable in view of the use and development of adjacent and nearby property;**
It is Staff's opinion that the applicant's rezoning proposal will permit a use that is suitable in view of the use and development of adjacent and nearby properties. Other properties in the area are similarly zoned and have similar densities. Olde Canton Chase Unit II to the east has an approximate density of 2.21 units per acre and Mill Creek Preserve to the west has an approximate density of 1.73 units per acre.

B. **Whether the zoning proposal will adversely affect the existing use or usability of adjacent or nearby property;**
It is Staff's opinion that the applicant's proposal may have an adverse effect on the usability of adjacent or nearby properties. Special consideration must be given to issues identified by Stormwater Management.

C. **Whether the zoning proposal will result in a use which will or could cause an excessive burdensome use of existing streets, transportation facilities, utilities, or schools;**
It is Staff's opinion that the applicant's rezoning proposal may result in a use which would cause an excessive or burdensome use of existing streets, transportation facilities, or utilities. This opinion can be supported by the department comments contained in this analysis.

D. **Whether the zoning proposal is in conformity with the policies and intent of the comprehensive plan;**
It is Staff's opinion that the applicant's rezoning proposal is in conformity with the policy and intent of the Cobb County Comprehensive Plan. The property is delineated in a Low Density Residential (LDR) future land use category. The LDR land use category has a density range of 1-2.5 units per acre. The applicant is proposing 1.27 units per acre.

E. Whether there are other existing or changing conditions affecting the use and development of the property which give supporting grounds for either approval or disapproval of the zoning proposal;

It is Staff's opinion that there are existing and changing conditions affecting the use and development of the property which give supporting grounds for approving the applicant's rezoning proposal. Other properties in the area are similarly zoned and have similar densities. However, because of the presence of a stream on site, particular care should be taken to ensure the design fully addresses the comments and recommendations of the Stormwater Management division to minimize potential downstream impacts.

The staff analysis and recommendation made by the Planning and Zoning Staff are only the opinions of the Planning and Zoning Staff and are by no means the final decision. The Cobb County Board of Commissioners makes the final decisions on all Rezoning and Land Use Permits at an advertised public hearing.

Application No. _____

Summary of Intent for Rezoning

Part 1. Residential Rezoning Information (attach additional information if needed)

a) **Proposed unit square-footage(s):** 5,000 sqft per house

b) **Proposed building architecture:** Modern

c) **List all requested variances:** R-30 + R-20 to R-15 OSC

Rezone the 4 parcels with the current zoning R-30 + R-20 to 20 new lots zone R-15 OSC.

Part 2. Non-residential Rezoning Information (attach additional information if needed)

a) **Proposed use(s):** _____

b) **Proposed building architecture:** _____

c) **Proposed hours/days of operation:** _____

d) **List all requested variances:** _____

Part 3. Other Pertinent Information (List or attach additional information if needed)

Part 4. Is any of the property included on the proposed site plan owned by the Local, State, or Federal Government? (Please list all Right-of-Ways, Government owned lots, County owned parcels and/or remnants, etc., and attach a plat clearly showing where these properties are located). No

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MAR 05 2026
COBB COUNTY ZONING

CONSENT AGENDA (CONT.)

OTHER BUSINESS (CONT.)

O.B. 22 **(CONT.)**

To **approve** O.B. 22, subject to:

1. **Lattice tower permitted**
2. **All previous stipulations and conditions, *not otherwise in conflict with this amendment*, to remain in effect**

O.B. 23 To consider a reduction of required public road frontage from 75-feet to 0-feet for Jairo A. Murillo. Property is located on the south side of Shelley Court in land lot 817 of the 16th district (1788 Shelley Court).

To **approve** O.B. 23, subject to:

1. **Fire Department comments and recommendations**
2. **Cobb DOT comments and recommendations**
3. **Site Plan Review comments and recommendations**

O.B. 24 To consider a stipulation and site plan amendment for Goldenrod Services, LLC regarding case Z-69 of 2020 in land lots 914, 915, 945, and 946 of the 17th district. Property is located on the southwest side of I-75, northeast of Cobb Parkway, and on the northwest side of I-285 (1000 Circle 75 Parkway).

To **approve** O.B. 24, subject to:

1. **Updated shared parking study dated April 11, 2024, from May S. Smith (attached and made a part of these minutes)**
2. **Site Plans for "Phase II" contained in the Other Business packet, received by the Zoning Division on April 15, 2024 (attached and made a part of these minutes)**
3. **Fire Department comments and recommendations**
4. **Cobb DOT comments and recommendations**
5. **All previous stipulations and conditions, *not otherwise in conflict with this amendment*, to remain in effect**

O.B. 26 To consider a reduction of required public road frontage from 75-feet to 0-feet and to consider variances for accessory structures and a gravel driveway for Kristoff Jones. Property is located on the south side of South Gordon Road, east of Shady Ridge Lane in land lot 382 of the 18th district (South Gordon Road).

To **approve** O.B. 26, subject to:

1. **The parcel may not be subdivided in the future**

MAY 21, 2024 ZONING HEARING
"OTHER BUSINESS"
COMMISSION DISTRICT 2

ITEM OB-23-2024

PURPOSE

To consider a reduction of required public road frontage from 75-feet to 0-feet for Jairo A. Murillo. The property is located on the south side of Shelley Court in Land Lot 817 of the 16th District (1788 Shelley Court).

BACKGROUND

The property is zoned R-20 and is required to have 75-feet of public road frontage. The applicant has 0-feet of public road frontage with a proposed lot size of 6.3 acres. The applicant is trying to combine his two lots into one lot for tax purposes (1.8 acres + 4.5 acres), but cannot due to the road frontage issue. The 1.8-acre lot has a 3,000 square-foot house that was built in 1979, and the 4.5 acre lot is wooded. The proposal meets other zoning criteria such as impervious surface, lot size, setbacks, and house size.

STAFF COMMENTS

Stormwater Management: No comments.
Water and Sewer: No comments.
Fire Department: See attached.
Cobb DOT: 1) Recommend providing an access easement to remaining tract of land. 2) Recommend applicant be required to meet all Cobb County Development Standards and Ordinances related to project improvements.
Site Plan Review: The plat which was submitted along with the OB application was originally submitted to Site Plan Review for review and recording in October 2023. Zoning staff comments indicated the parcel lacked sufficient road frontage, and thus Other Business approval was required. If this OB request is approved, all outstanding staff comments from the original plat review, as well as any OB approval stipulations, must be addressed before the plat can be approved and recorded. Contact Site Plan Review. 770-528-1074.

RECOMMENDATION

The Board of Commissioners conduct a Public Hearing and consider the proposed reduction of public road frontage.

ATTACHMENTS

Other Business Application.

FIRE COMMENTS:

RESIDENTIAL SINGLE FAMILY ACCESS:
Driveway must have a minimum 12 foot driving surface width (CCDS 402.07.01) with a minimum 25 foot inside turning radius.

Fully developed landscaping shall be at least 7 feet 0 inches from center of drive (14 foot clear width) and 13 foot 6 inches vertical clearance.

Maximum grade shall not exceed 18%, angle of departure shall not exceed 8.5%.

Driveway must extend within 150 feet of the most remote portion of the structure.

Driveway is limited to 1000 feet maximum from roadway unless an approved turn-around is provided:

a) Residential cul-de-sac without an island shall have a 38 foot outside radius. A cul-de-sac with an island reverts to the commercial standards, refer to www.cobbfire.org for dimensions.

b) Hammerhead turn-around: total of 102 feet needed (45 feet + 12 foot drive + 45 feet) with the turn-around leg to be a minimum of 20 feet wide.

Driveway must support 25 Tons (50,000 lbs.).

GATES:
Gates securing fire apparatus access shall be a minimum 14 feet in clear width for a single lane and 20 feet for a double lane. The gates shall not reduce the operating width of the roadway. Double lane gates shall be a minimum of 20 feet in clear width. Gates shall be of the swinging or sliding type. Electric gates shall be equipped with a means of opening the gate by fire department personnel for emergency access. Emergency opening devices shall be approved by the Cobb County Fire Marshal's Office. (Cobb County Development Standards 401.8.2) Visit www.knoxbox.com.

Jeff Byrd
(770) 528-8814
jeffrey.byrd@cobbcounty.org

ITEM OB-23-2024

PURPOSE

To consider a reduction of required public road frontage from 75-feet to 0-feet for Jairo A. Murillo. The property is located on the south side of Shelley Court in Land Lot 817 of the 16th District (1788 Shelley Court).

BACKGROUND

The property is zoned R-20 and is required to have 75-feet of public road frontage. The applicant has 0-feet of public road frontage with a proposed lot size of 6.3 acres. The applicant is trying to combine his two lots into one lot for tax purposes (1.8 acres + 4.5 acres), but cannot due to the road frontage issue. The 1.8-acre lot has a 3,000 square-foot house that was built in 1979, and the 4.5 acre lot is wooded. The proposal meets other zoning criteria such as impervious surface, lot size, setbacks, and house size.

STAFF COMMENTS

Stormwater Management: No comments.
Water and Sewer: No comments.
Fire Department: See attached.
Cobb DOT: 1) Recommend providing an access easement to remaining tract of land. 2) Recommend applicant be required to meet all Cobb County Development Standards and Ordinances related to project improvements.
Site Plan Review: The plat which was submitted along with the OB application was originally submitted to Site Plan Review for review and recording in October 2023. Zoning staff comments indicated the parcel lacked sufficient road frontage, and thus Other Business approval was required. If this OB request is approved, all outstanding staff comments from the original plat review, as well as any OB approval stipulations, must be addressed before the plat can be approved and recorded. Contact Site Plan Review. 770-528-1074.

RECOMMENDATION

The Board of Commissioners conduct a Public Hearing and consider the proposed reduction of public road frontage.

ATTACHMENTS

Other Business Application.

FIRE COMMENTS:

RESIDENTIAL SINGLE FAMILY ACCESS:
Driveway must have a minimum 12 foot driving surface width (CCDS 402.07.01) with a minimum 25 foot inside turning radius.

Fully developed landscaping shall be at least 7 feet 0 inches from center of drive (14 foot clear width) and 13 foot 6 inches vertical clearance.

Maximum grade shall not exceed 18%, angle of departure shall not exceed 8.5%.

Driveway must extend within 150 feet of the most remote portion of the structure.

Driveway is limited to 1000 feet maximum from roadway unless an approved turn-around is provided:

a) Residential cul-de-sac without an island shall have a 38 foot outside radius. A cul-de-sac with an island reverts to the commercial standards, refer to www.cobbfire.org for dimensions.

b) Hammerhead turn-around: total of 102 feet needed (45 feet + 12 foot drive + 45 feet) with the turn-around leg to be a minimum of 20 feet wide.

Driveway must support 25 Tons (50,000 lbs.).

GATES:
Gates securing fire apparatus access shall be a minimum 14 feet in clear width for a single lane and 20 feet for a double lane. The gates shall not reduce the operating width of the roadway. Double lane gates shall be a minimum of 20 feet in clear width. Gates shall be of the swinging or sliding type. Electric gates shall be equipped with a means of opening the gate by fire department personnel for emergency access. Emergency opening devices shall be approved by the Cobb County Fire Marshal's Office. (Cobb County Development Standards 401.8.2) Visit www.knoxbox.com.

Jeff Byrd
(770) 528-8814
jeffrey.byrd@cobbcounty.org

Z-17-2026-revision DEPARTMENT COMMENTS – Fire Department

07/29/26

The proposed zoning case must address the comments listed below by prescriptive code or equivalency, as approved by the Cobb County Fire Marshal's Office

Approval will be based on Professional Engineer-stamped plans that signify overall plan conformance to all Georgia State and Cobb County Codes. Design Professional and Developer maintain the sole responsibility for the design and for correcting all errors, omissions, problems, and code violations (if any) exposed during construction AFTER authorization by Cobb County.

FIRE DEPARTMENT ACCESS:
All access roads shall meet the American Association of State and Highway Transportation Officials (AASHTO) design manual live load standard HS20 (75,000 lbs.) with an unobstructed width of not less than 20 feet, 35 foot inside radius, 50 foot outside turning radius and unobstructed vertical clearance of not less than 13 feet 6 inches. (Cobb County Development Standards 402.11)
Bridged access roads may require certification from structural engineers for load compliance.

Maximum slope of the access road in reference to the apparatus is 10% Front to Back and 5% Side to Side. Maximum grade of roadways leading to Fire Access roads refer to the Cobb County Development Standard Section 400: 14% for Non-Residential. Maximum angle of departure is 8.5%.

Single-Family cul-de-sac without island: 38-foot outside radius.

GUEST PARKING:
Occupant parking shall be installed as required by zoning and additional guest parking shall be required as follows:

- Where driveways to two car garages exceed 50 feet in length, no additional guest parking is required.
- Where driveways to two car garages are at least 22 feet long and 20 feet wide, additional parking shall be required at .5 spaces per dwelling unit.
- Where driveways to two car garages are less than 22 feet long and 20 feet wide, additional parking shall be required at 1 space per dwelling unit.
- Where only single car garages are provided, additional parking shall be required at 2 spaces per dwelling unit.
- **Guest parking spaces must be evenly distributed throughout the project. (Cobb County Development Standards 401.8.2)**

FIRE HYDRANT:
The maximum distance of a hydrant to each structure shall be 500 feet. A 500-foot radius around the hydrant is not an acceptable measurement for distance. Hydrants on the opposite

(continued)
side of a main ROW is not an acceptable measurement of distance. (Cobb County Development Standards 410.5.2) (Cobb County Development Standards 410.5.2)

Where a fire hydrant is located on a fire apparatus access road, the minimum road width shall be 26 feet for a 40-foot length centered on the fire hydrant, exclusive of shoulders (see Figure D103.1 in Appendix D).

Jeff Byrd
(678) 229-7059
Jeffrey.Byrd@cobbcounty.gov

Community Development – Zoning Division
John Pederson – Division Manager

ZONING CASE

Z-21-2026

SITE BACKGROUND

Applicant	Branch Acquisition Company, LLC
Phone	Contact Zoning Office
Email	Contact Zoning Office
Representative Contact	J. Kevin Moore
Phone	Contact Zoning Office
Email	Contact Zoning Office
Titleholder	Branch Atlanta Road Associates
Property Location	Located on the southwest corner of Plant Atkinson Road and Atlanta Road
Address	2840 Plant Atkinson Road
Access to Property	Plant Atkinson Road

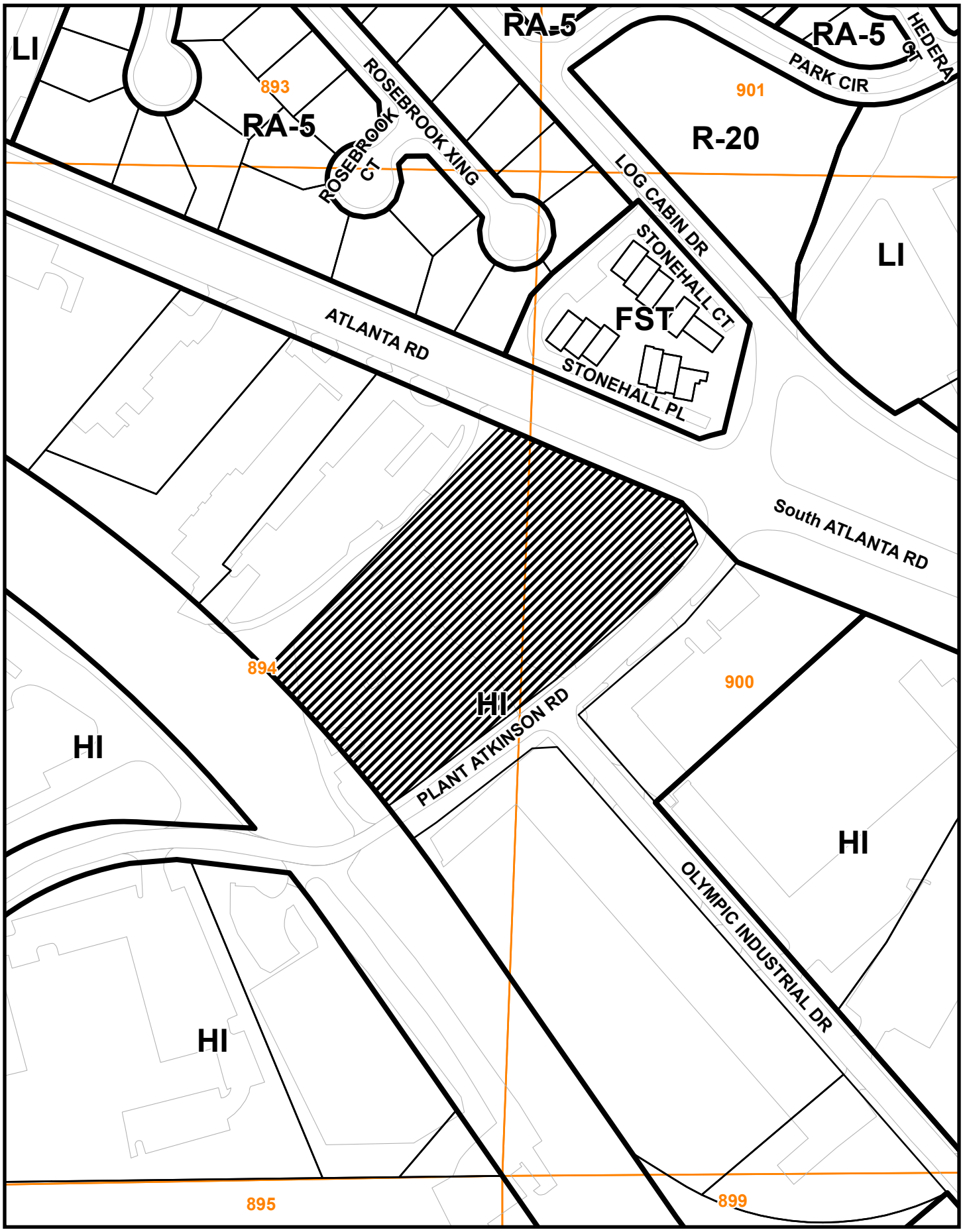
QUICK FACTS

Commission District	2 - Allen
Current Zoning	HI
Current Use of Property	Church
Proposed Zoning	RRC
Proposed Use	Mixed-use development
Future Land Use	PI
Site Acreage	3.47
District	17
Land Lot	894, 900
Parcel #	17089400020
Taxes Paid	Yes

FINAL ZONING STAFF RECOMMENDATIONS

Click here to enter text.

Z-21 2026 Map

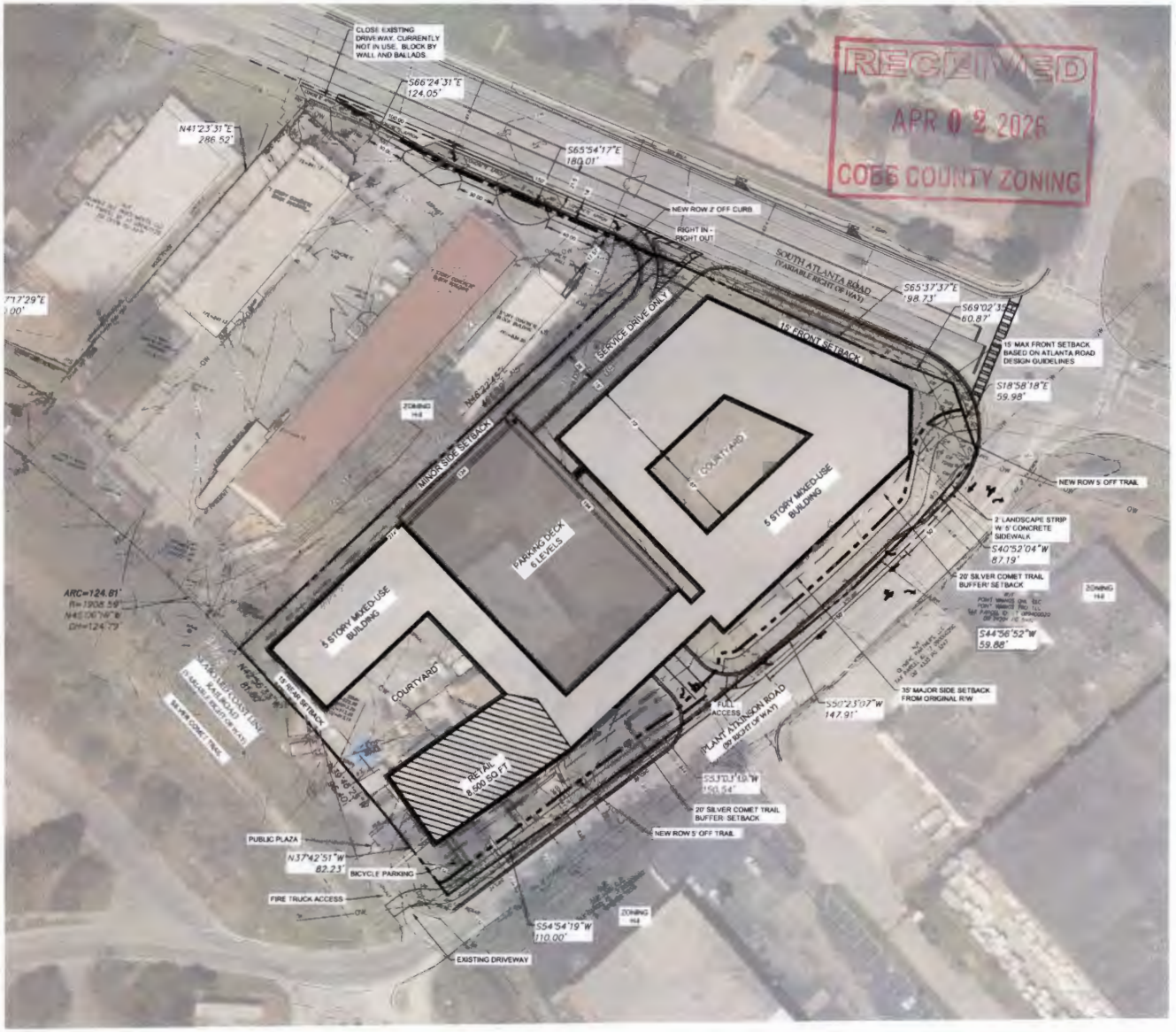


This map is provided for display and planning purposes only. It is not meant to be a legal description.

0 145 290 Feet

Zoning Boundary

City Boundary



FEMA FIRM MAP
NOT TO SCALE

SITE LOCATION MAP
NOT TO SCALE

TOTAL SITE AREA	3.472 ACRES
EXISTING ZONING	HI (HEAVY INDUSTRIAL)
PROPOSED ZONING	RRC (REGIONAL RETAIL COMMERCIAL)
ZONING JURISDICTION	COBB COUNTY, GEORGIA
FRONT SETBACK	15 FEET MAX PER ATLANTA RD GUIDELINES
MAJOR SIDE SETBACK	35 OR 35 FEET (FROM CURRENT ROW)
MINOR SIDE SETBACK	15 FEET (10 FEET VARIANCE REQUESTED)
REAR SETBACK	30 FEET (15 FEET VARIANCE REQUESTED)
REQUIRED BUFFERS	20' SILVER COMET TRAIL BUFFER/ SETBACK ALONG PLANT ATKINSON ROAD
MAX. BUILDING HEIGHT	75 FEET
TOTAL IMPERVIOUS COVERAGE PROPOSED	2.62 ACRES (76%) (80% MAX ALLOWED)
RESIDENTIAL FLOOR AREA PROVIDED	316,089 SQ FT
RETAIL FLOOR AREA PROVIDED	6,089 SQ FT
MAX FLOOR AREA RATIO	5.0
RESIDENTIAL UNITS PROVIDED	288 UNITS (200 SF AVG UNIT)
TOTAL SITE DENSITY PROVIDED	2.08 FAR
MIN. RETAIL PARKING REQUIRED	24 SPACES (4 SP/ 1,000 SF)
MIN. RESIDENTIAL PARKING REQUIRED	315 SPACES (1.09 SPACES PER DWELLING UNIT)
TOTAL RETAIL/ RESIDENTIAL PARKING REQUIRED	377 SPACES
TOTAL RETAIL/ RESIDENTIAL PARKING PROVIDED	377 SPACES

VARIANCES:

VARIANCE #1 TO REDUCE REQUIRED 30' REAR SETBACK TO 15'
VARIANCE #2 TO REDUCE REQUIRED 15' SIDE SETBACK TO 10'

IMPERVIOUS COVER NOTE:

IMPERVIOUS COVERAGE IS BASED ON SITE AREA AT TIME OF ZONING

GEORGIA 811
Know what's below. Call before you dig.

24 HOUR CONTACT:
JACK HAYLETT

P: (770) 451-2741 F: (770) 451-3915
WWW.PEC.PLUS
PEC+
Planners & Engineers Collaborative+
LAND PLANNING + LANDSCAPE ARCHITECTURE + CIVIL ENGINEERING
ARCHITECTS + SURVEYING & CONSTRUCTION + WATER RESOURCES
350 RESEARCH COURT STE 200
PEACHTREE CORNERS, GA 30092

PROJECT
PLANT ATKINSON RD. at SOUTH ATLANTA RD.

A MASTER PLANNED RESIDENTIAL DEVELOPMENT
at
2840 PLANT ATKINSON ROAD, SE
ATLANTA, GEORGIA 30339
COBB COUNTY JURISDICTION

FOR
BRANCH PROPERTIES

REVISIONS

NO.	DATE	BY	DESCRIPTION

THIS SEAL IS ONLY VALID IF COUNTER SIGNED AND DATED WITH AN ORIGINAL SIGNATURE.

GEORGIA REGISTERED PROFESSIONAL ENGINEER KENNETH J. BROWN

GSWCC LEVEL II DESIGN PROFESSIONAL CERTIFICATION # 0000059389 EXP. 10/28/2024

ZONING MASTER PLAN

0 20 40 80 120

SCALE: 1" = 40'
DATE: 03/31/2026
PROJECT: 21155.02

Z1
SHEET

Z-21 2026 Aerial Map

This map is provided for display and planning purposes only. It is not meant to be a legal description.

0 145 290 Feet

Zoning Boundary

City Boundary

Application No. Z-___ (2026)
Hearing Dates: PC: 06/02/2026
BOC: 06/16/2026

Summary of Intent for Rezoning*

Part 1. Residential Rezoning Information (attach additional information if needed)

a) **Proposed unit square-footage(s):** 650 to 1,250 square feet

b) **Proposed building architecture:** Warehouse Modern Residential

c) **List all requested variances:** To be determined during the rezoning process.

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APR 02 2026
COBB COUNTY ZONING

Part 2. Non-residential Rezoning Information (attach additional information if needed)

a) **Proposed use(s):** Retail/Restaurant/Office

b) **Proposed building architecture:** Warehouse Modern Residential

c) **Proposed hours/days of operation:** To be determined.

d) **List all requested variances:** To be determined during the rezoning process.

Part 3. Other Pertinent Information (List or attach additional information if needed)

Part 4. Is any of the property included on the proposed site plan owned by the Local, State, or Federal Government? (Please list all Right-of-Ways, Government owned lots, County owned parcels and/or remnants, etc. and attach a plat clearly showing where these properties are located). None known at this time.

*Applicant specifically reserves the right to amend any information set forth in this Summary of Intent for Rezoning, or any other portion of the Application for Rezoning, or documentation attached thereto, at any time during the rezoning process.

IMPACT ANALYSIS STATEMENT

ATTACHMENT TO APPLICATION FOR REZONING

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APR 02 2026
COBB COUNTY ZONING

Application No.: **Z-_____ (2026)**
Hearing Dates: **June 2, 2026**
June 16, 2026

Applicant: **Branch Acquisition Company, LLC, a Georgia limited liability company**
Titleholders: **Branch Atlanta Road Associates II, L.P., a Georgia limited partnership;**

Analysis of impact of the proposed rezoning with respect to the following:

(a) This Application for Rezoning seeks rezoning of approximately 3.47 acres located on the southerly side of South Atlanta Road and the northwesterly side of Plant Atkinson Road, and along the northeasterly side of the Seaboard Coast Line Railroad, Land Lots 894 and 900, 17th District, 2nd Section, Cobb County, Georgia (hereinafter the "Property" or the "Subject Property"). The Property is currently zoned Heavy Industrial. Applicant is seeking rezoning of the Property to the Regional Retail Commercial ("RRC") zoning category for the purpose of a mixed-use development. The requested category of RRC will permit a use for the Property that is more suitable in view of its location and development of properties in close proximity, and will allow the Property to be utilized to its highest and most reasonable potential. Zoning and uses of properties in the area vary from residential to office, retail, commercial, and industrial purposes. The location of the Subject Property makes it uniquely suited for the proposed development; as well as, its location to Atlanta Road and interstate connectivity. The proposed RRC zoning classification and development for mixed-use would be compatible and beneficial to surrounding properties and the area as a whole.

(b) This zoning proposal should have no adverse effect on the existing use or usability of adjacent or nearby property. The proposed development should have a minimal, if any, impact on surrounding properties. If approved and developed according to the request, the adjacent and nearby property owners would benefit in higher land values. Cobb County will benefit from increased tax revenue.

(c) The property, as zoned, does not have a reasonable economic use. Rezoning the Property to the proposed RRC classification would allow the Property to be developed and utilized to its highest and best potential, and consistent with properties in the immediate proximity.

(d) This zoning proposal will not cause excessive or burdensome use of existing streets, transportation facilities, utilities, or schools. Development, as proposed, would have minimal effect on utilities and transportation facilities. The Property has convenient access to the interstate highway and major thoroughfares within the County. Roadway

improvements in and around the Subject Property in recent years have eased access and traffic concerns related to the proposed development.

(e) The zoning proposal is not in conformity with the Future Land Use Map of Cobb County, Georgia.

(f) This zoning proposal is consistent with the current conditions affecting the development of this Property. Improvements to the area roadways and major thoroughfares and interstates have been made in recent years to ease traffic flow in order to accommodate development in and around the Subject Property.

01 | RENDERINGS

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COBB COUNTY ZONING

02 | RENDERINGS

SOUTHEAST CORNER AT PLANT ATKINSON RD

MARCH 25th 2026

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COBB COUNTY ZONING

03 | RENDERINGS

VIEW ALONG PLANT ATKINSON RD.

MARCH 25th 2026

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COBB COUNTY ZONING

04 | RENDERINGS

PRESTON

NORTHEAST CORNER AT ATLANTA RD & PLANT ATKINSON RD

MARCH 25th 2026

RECEIVED
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COBB COUNTY ZONING

05 | RENDERINGS

BRANCH

PRESTON

NORTHEAST CORNER AT ATLANTA RD & PLANT ATKINSON RD

MARCH 25th 2026

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COBB COUNTY ZONING

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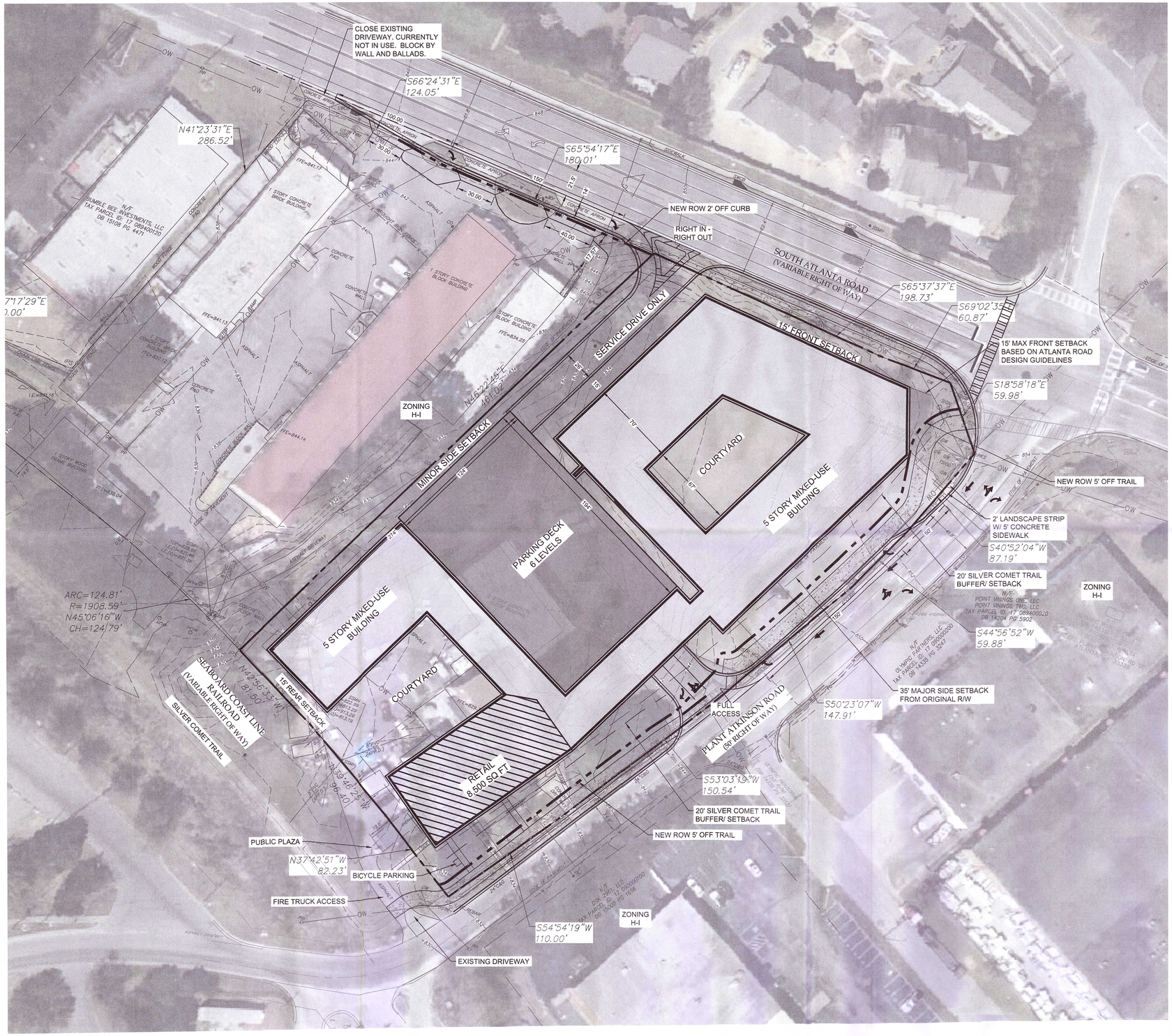
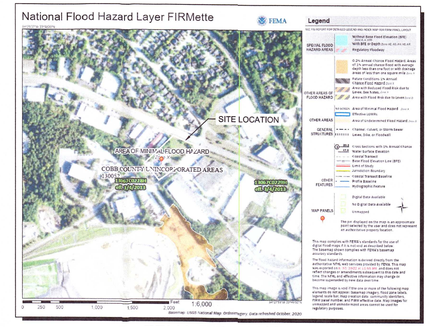


National Flood Hazard Layer FIRMette



FEMA FIRM MAP
NOT TO SCALE

SITE LOCATION MAP
NOT TO SCALE

SITE DATA:	
TOTAL SITE AREA	3.472 ACRES
ZONING	
EXISTING ZONING	HI (HEAVY INDUSTRIAL)
PROPOSED ZONING	RRC (REGIONAL RETAIL COMMERCIAL)
ZONING JURISDICTION	COBB COUNTY, GEORGIA
SETBACK REQUIREMENTS	
FRONT SETBACK	15 FEET MAX PER ATLANTA RD GUIDELINES
MAJOR SIDE SETBACK	25 OR 35 FEET (FROM CURRENT ROW)
MINOR SIDE SETBACK	15 FEET (10 FEET VARIANCE REQUESTED)
REAR SETBACK	30 FEET (15 FEET VARIANCE REQUESTED)
REQUIRED BUFFERS	20' SILVER COMET TRIAL BUFFER/ SETBACK ALONG PLANT ATKINSON ROAD
DEVELOPMENT STANDARDS	
MAX. BUILDING HEIGHT	75 FEET
TOTAL IMPERVIOUS COVERAGE PROPOSED	2.62 ACRES (76%) (80% MAX ALLOWED)
RESIDENTIAL FLOOR AREA PROVIDED	315,000 SQ FT
RETAIL FLOOR AREA PROVIDED	8,500 SQ FT
MAX FLOOR AREA RATIO	N/A
RESIDENTIAL UNITS PROVIDED	250 UNITS (900 SF AVG./UNIT)
TOTAL SITE DENSITY PROVIDED	2.08 FAR
PARKING REQUIREMENTS	
MIN. RETAIL PARKING REQUIRED	64 SPACES (8 SP/ 1,000 SF)
MIN. RESIDENTIAL PARKING REQUIRED	313 SPACES (1.25 SP/ DWELLING UNIT)
TOTAL RETAIL/ RESIDENTIAL PARKING REQUIRED	377 SPACES
TOTAL RETAIL/ RESIDENTIAL PARKING PROVIDED	377 SPACES

VARIANCES:

VARIANCE #1 TO REDUCE REQUIRED 30' REAR SETBACK TO 15'
VARIANCE #2 TO REDUCE REQUIRED 15' SIDE SETBACK TO 10'

IMPERVIOUS COVER NOTE:

IMPERVIOUS COVERAGE IS BASED ON SITE AREA AT TIME OF ZONING

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APR 02 2026
COBB COUNTY ZONING

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24 HOUR CONTACT:
JACK HAYLETT

P: (770) 451-2741 F: (770) 451-3915
WWW.PEC.PLUS
Planners & Engineers Collaborative+
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ARBORISTS + SURVEYING & CONSTRUCTION + WATER RESOURCES
350 RESEARCH COURT STE 200
PEACHTREE CORNERS, GA 30092

PROJECT

PLANT ATKINSON RD. at SOUTH ATLANTA RD.

A MASTER PLANNED RESIDENTIAL DEVELOPMENT
AT
2840 PLANT ATKINSON ROAD, SE
ATLANTA, GEORGIA 30339
COBB COUNTY JURISDICTION

FOR
BRANCH PROPERTIES

REVISIONS

NO.	DATE	BY	DESCRIPTION

THIS SEAL IS ONLY VALID IF COUNTER SIGNED AND DATED WITH AN ORIGINAL SIGNATURE.

GEORGIA REGISTERED No. 34333 ENGINEER KENNETH J WOOD

GSWCC LEVEL II DESIGN PROFESSIONAL CERTIFICATION # 0000059389 EXP. 10/28/2024

ZONING MASTER PLAN

0 20 40 80 120

SCALE: 1" = 40'
DATE: 03/31/2026
PROJECT: 21155.02

GRID NORTH
GEORGIA WEST ZONE

Z1
SHEET

J:\2021\21155\2Dix\Concepts & Exhibits\Zoning\21155.02-Site Zone-B.dwg - JPrice - 3/31/2026 2:32 PM

Community Development – Zoning Division
John Pederson – Division Manager

ZONING CASE

Z-21-2026

SITE BACKGROUND

Applicant	Branch Acquisition Company, LLC
Phone	Contact Zoning Office
Email	Contact Zoning Office
Representative Contact	J. Kevin Moore
Phone	Contact Zoning Office
Email	Contact Zoning Office
Titleholder	Branch Atlanta Road Associates
Property Location	Located on the southwest corner of Plant Atkinson Road and Atlanta Road
Address	2840 Plant Atkinson Road
Access to Property	Plant Atkinson Road

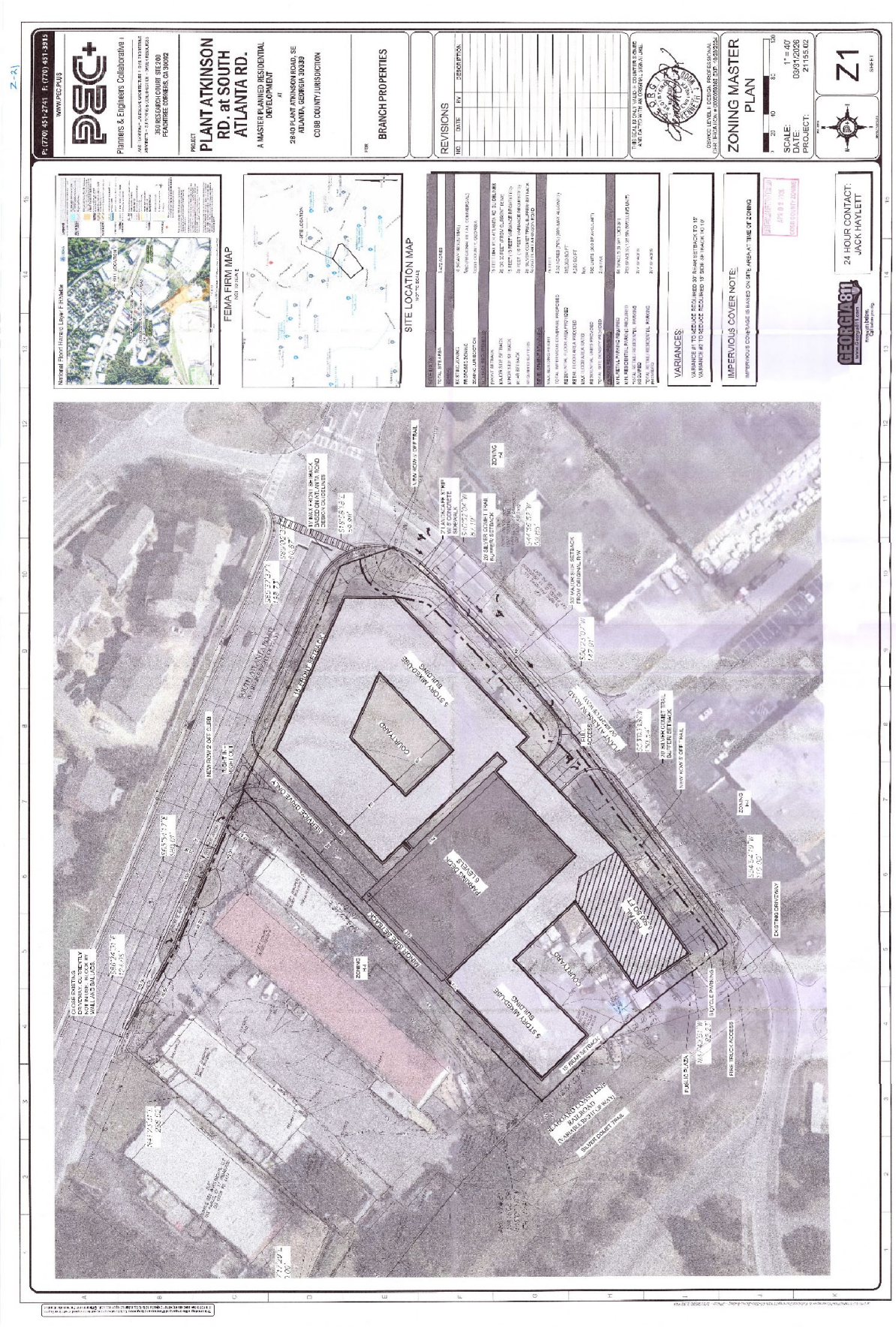
QUICK FACTS

Commission District	2 - Allen
Current Zoning	HI
Current Use of Property	Church
Proposed Zoning	RRC
Proposed Use	Mixed-use development
Future Land Use	PI
Site Acreage	3.47
District	17
Land Lot	894, 900
Parcel #	17089400020
Taxes Paid	Yes

FINAL ZONING STAFF RECOMMENDATIONS

(Zoning staff member: Jessica Berman, MPA, CNU-A)

Based on the analysis of this case, Staff recommends **DENIAL**.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PROJECT
PLANT ATKINSON RD. at SOUTH ATLANTA RD.
A MASTER PLANNED RESIDENTIAL DEVELOPMENT
AT
2840 PLANT ATKINSON ROAD, SE
ATLANTA, GEORGIA 30339
COBB COUNTY JURISDICTION
BRANCH PROPERTIES
REVISIONS
ZONING MASTER PLAN
SCALE: 1" = 40'
DATE: 03/31/2026
PROJECT: 21155.02
Z1
FEMA FIRM MAP
SITE LOCATION MAP
VARIANCES:
IMPERVIOUS COVER NOTE:
24 HOUR CONTACT:
JACK HAYLETT
GEORGIA 811

Z-21 2026 Aerial Map

North

Zoning: RA-5, FST / Single-family Residences, Townhomes

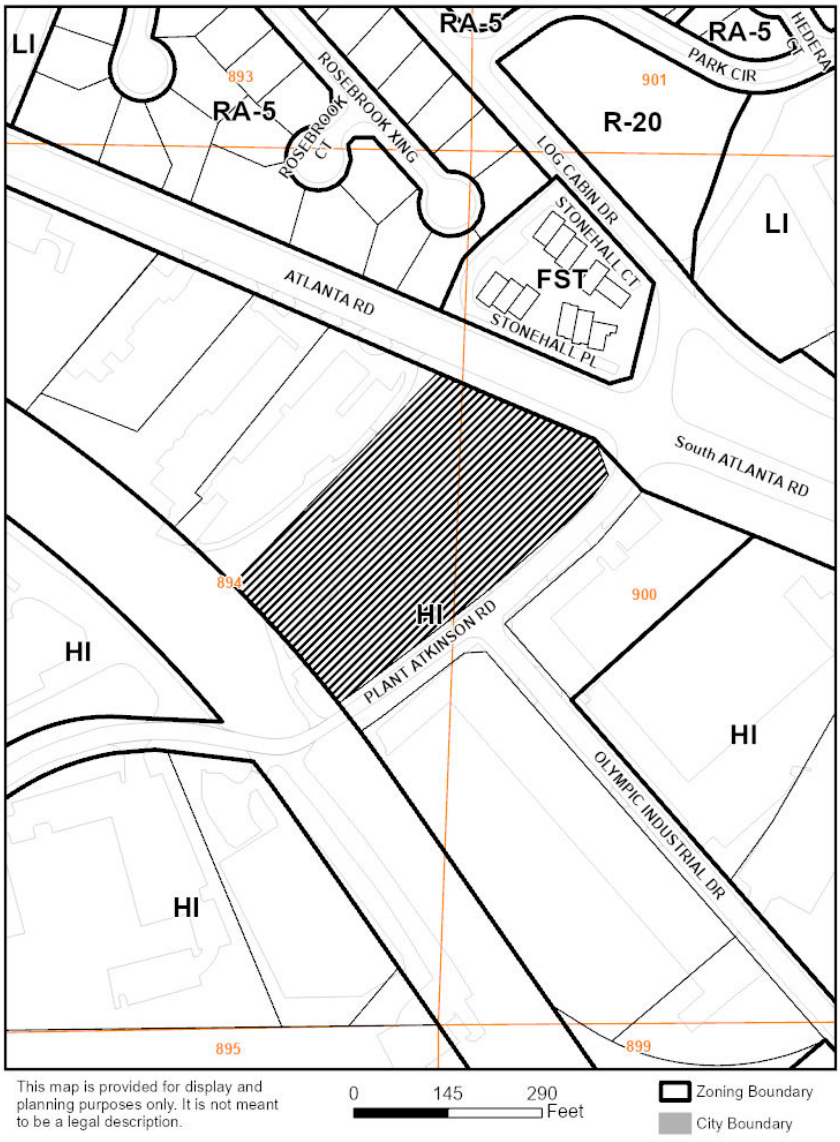
Future Land Use: MDR

WEST

Zoning: HI / Industrial Uses

Future Land Use: IND

Z-21 2026 Map



EAST

Zoning: HI / Building Materials Stores, Boarding Kennel

Future Land Use: IND

SOUTH

Zoning: HI / Industrial Uses

Future Land Use: IND

Current zoning district for the property

The HI district is established to provide locations for heavy industrial uses such as intensive automobile repair and service, heavy manufacturing, chemical manufacturing and storage, petroleum or petrochemical storage, and warehousing and storage, which are on properties delineated within an industrial category as defined and shown on the Cobb County Comprehensive Land Use Plan: A Policy Guide, adopted November 27, 1990. When located on the perimeter of an industrial node, the HI district should provide for uses that are lower in intensity and scale such as to ensure compatibility with surrounding properties.

Requested zoning district for the property

The RRC district is established to provide locations for intense retail commercial, office or mixed uses which exceed 500,000 net square feet and which are designed and oriented to serve a regional market making up a community. Projects developed within the RRC district should be done so as compact unified centers. Ideally, projects developed within the RRC district should occupy an area adjacent to or having good access to interstate highways, which is delineated within a regional activity center as defined and shown on the Cobb County Comprehensive Plan: A Policy Guide, adopted November 27, 1990.

Summary of the applicant's proposal

The applicant is requesting to rezone the 3.47-acre site to the RRC regional retail commercial district in order to develop the property as a mixed-use development consisting of 250 residential units (315,000 square feet) and 8,500 square feet of retail, restaurant, and office uses. The mixed-use building will be five (5) stories in height with ground-floor commercial space beneath the residential units. Parking will be provided in a six (6)-level internal deck wrapped on three (3) sides by the principal building. Residential units will range from 650 to 1,250 square feet, with an average of 900 square feet, and will include studio, one (1)-, two (2)- and three (3)-bedroom units, with three (3)-bedroom units comprising five (5) percent of the total. The proposed architecture is described as "warehouse modern residential."

Residential criteria

Allowable units as zoned: 0
Proposed # of units: 250
Net density: 72.05
Increase of units: 250
Acres of floodplain/wetlands: 0
Impervious surface shown: 76% (Maximum allowed 80%-RAC, 70%-CAC and NAC)

Non-residential criteria

Proposed # of buildings**:** 1
Proposed # of stories: 5 (ground-floor retail)
Total sq. footage of development: 323,500
Floor area ratio: 2.14
Square footage per acre: 93,227
Required parking spaces: 523
Proposed parking spaces: 377
Acres in floodplain or wetlands: 0
Impervious surface shown: 76% (Maximum allowed 80%-RAC, 70%-CAC and NAC)

Are there any zoning variances?

Yes,

1. Increase the maximum floor area ratio allowed from 1.00 to 2.14;
2. Reduce the front setback from required 50 feet to 15 feet;
3. Reduce the minor side setback from required 15 feet to 10 feet;
4. Reduce the major side setback from required 25 feet to 10 feet;
5. Reduce the required parking ratio for multifamily units from 1.75 parking spaces per unit to 1.25 parking spaces per unit; and
6. Reduce the required parking ratio for retail (eating and drinking establishments) from 1 space per 100 square feet to 0.8 spaces per 100 square feet.

Are there any environmental conditions existing or proposed on the site?

Environmental Site Analysis not provided.

04/14/26

The proposed zoning case must address the comments listed below by prescriptive code or equivalency, as approved by the Cobb County Fire Marshal's Office

Approval will be based on Professional Engineer-stamped plans that signify overall plan conformance to all Georgia State and Cobb County Codes. Design Professional and Developer maintain the sole responsibility for the design and for correcting all errors, omissions, problems, and code violations (if any) exposed during construction AFTER authorization by Cobb County.

IFC 510- EMERGENCY RESPONDER RADIO COVERAGE:
New buildings are required to provide radio coverage for emergency responders per the International Fire Code. Testing is required by a third party and when deemed necessary amplification systems are required before the building will be issued a certificate of occupancy. This serves as an early notification to owners and developers for budgeting purposes.

FIRE PROTECTION:
Automatic sprinkler protection must be provided where mandated by the applicable codes.

FIRE DEPARTMENT ACCESS:
Fire apparatus access roads shall extend to within 150 feet of all portions of the facility or any portion of the exterior wall of the first floor including the parking deck. (State Modifications IFC 503.1 2024 Edition and Cobb County Development Standards 402.11). (CCDS 402.11)

All access roads shall meet the American Association of State and Highway Transportation Officials (AASHTO) design manual live load standard HS20 (75,000 lbs.) with an unobstructed width of not less than 20 feet, 35 foot inside radius, 50 foot outside turning radius and unobstructed vertical clearance of not less than 13 feet 6 inches. (Cobb County Development Standards 402.11)

Maximum slope of the access road in reference to the apparatus is 10% Front to Back and 5% Side to Side. Maximum grade of roadways leading to Fire Access roads refer to the Cobb County Development Standard Section 400: 14% for Non-Residential. Maximum angle of departure is 8.5%.

Dead-end access roads more than 150 feet shall be provided with a turn-around (IFC Chapter-5, 120-3-3 Rules and Regulations, CCDS Section-401 & 402). Refer to APPENDIX-D for dimensional criteria for turn-arounds in commercial developments.

(continued)
Aerial apparatus access shall be required for all structures over 30 feet in height measured from the lowest level of fire department access to the ceiling height of the highest occupied floor level.

- Aerial fire apparatus access roads shall have a minimum width of 26 feet
- Aerial fire apparatus access roads shall be at least 15 feet but no more than 30 ft from the structure
- Aerial fire apparatus access roads shall be positioned parallel to one entire side of the building.
- No overhead utility and power lines shall be located within the aerial fire apparatus access. (IFC Appendix D105)

CERTIFICATE OF OCCUPANCY:
Plans must be submitted to the Cobb County Fire Marshal's Office to initiate the Certificate of Occupancy process.

FIRE HYDRANT:
The maximum distance of a hydrant to the most remote portion of a structure shall be 500 feet. Distance shall be measured around the structure and from the fire apparatus access road. A 500-foot radius around the hydrant is not an acceptable measurement for distance. Hydrants on the opposite side of a main ROW is not an acceptable measurement of distance. (Cobb County Development Standards 410.5.2) (Cobb County Development Standards 410.5.2)

Where a fire hydrant is located on a fire apparatus access road, the minimum road width shall be 26 feet for a 40-foot length centered on the fire hydrant, exclusive of shoulders (see Figure D103.1 in Appendix D).

Jeff Byrd
(678) 229-7059
Jeffrey.Byrd@cobbcounty.gov

Z-21-2026 DEPARTMENT COMMENTS – Cemetery Preservation

No comment

6/2/2026

Approval of this petition may have an impact on the enrollment, Nickajack Elementary and Campbell High are both over capacity.

School	Student Capacity	School Enrollment	Capacity Status
Nickajack ES	1075	1237	162 over capacity
Campbell MS	1437	1445	8 over capacity
Campbell HS	3303	3246	57 under capacity

4/24/2026

Comprehensive Plan Future Land Use Designation: Public Institutional
The subject tract is within the Public Institutional (PI) future land use category. The purpose of PI is to provide for certain state, federal or local government use and institutional land uses such as government building complexes, police and fire stations, colleges, churches, hospitals, etc. While the future land use map reflects existing uses, it is important to realize that uses in this category have the potential to be developed at a regional, community or neighborhood scale. Any use in this category should be developed in a manner consistent with other policies in this plan.

Future Land Use Sub-Category? N/A

☐ Consistent ☒ Inconsistent

House Bill 489 Intergovernmental Agreement Zoning Amendment Notification

Is the proposal within one-half mile of a city boundary? ☐ Yes ☒ No
If yes, which City: N/A
Was the city notified? N/A

Specific Area Policy Guidelines: ☐ Yes ☒ No
Policy:

Masterplan/ Corridor Study: ☐ Yes ☒ No
Name of Masterplan/Corridor Study: N/A

Design guidelines area? ☒ Yes ☐ No
If yes, design guidelines area? Atlanta Road
Does the proposal plan comply with the design requirements? No

Is the property within an Opportunity Zone? ☐ Yes ☒ No
If yes, Opportunity Zone? N/A
(The Opportunity Zone is an incentive that provides $3,500 tax credit per job in eligible areas if two or more jobs are being created. This incentive is for new or existing businesses)

Is the property within an Enterprise Zone? ☐ Yes ☒ No
If yes, Enterprise Zone? N/A
(The Enterprise Zone is an incentive that provides tax abatements and other economic incentives for qualifying businesses locating or expanding within designated areas for new jobs and capital investment)

Is the property eligible for the Façade Improvement Program? ☐ Yes ☒ No
(The Façade Improvement Program is an incentive for owners and tenants to enhance the appearance of buildings. The CDBG program provides the funding. Properties must be either on the current inventory of redevelopment sites

(continued)
or in a corridor study area and be in a census tract with at least 51% low and moderate income. The program serves to improve the economic viability of these areas.)

Is the property eligible for incentives through the Commercial and Industrial Property Rehabilitation Program? ☐ Yes ☒ No

(The Commercial and Industrial Property Rehabilitation Program Is an incentive that provides a reduction in ad valorem property taxes for qualifying redevelopment in eligible areas)

Note: For more information on incentives, please call the Community Development Agency- Economic Development Division at 770-528-2018 or find information online at www.cobbcounty.org/econdev.

Special District:

Is this property within the Cumberland Special District #1 (hotel/motel fee)? ☐ Yes ☒ No

Is this property within the Cumberland Special District #2 (ad valorem tax)? ☐ Yes ☒ No

Is this property within the Six Flags Special Service District? ☐ Yes ☒ No

Dobbins Air Reserve Base Zones:

Is the property within the Dobbins Airfield Safety Zone? ☐ Yes ☒ No

Is the property within the Clear Zone (CZ)? ☐ Yes ☒ No

Is the property within 3000' of Dobbins ARB? ☐ Yes ☒ No

Is the property within the Accident Potential Zone (APZ I)? ☐ Yes ☒ No

Is the property within the Accident Potential Zone II (APZ II)? ☐ Yes ☒ No

Is the property within the Noise Zone? ☐ Yes ☒ No

Is the property within the Bird/Wildlife Air Strike Hazard Area (BASH)? ☐ Yes ☒ No

Historic Preservation:

After consulting various county historic resources surveys, historic maps, archaeology surveys and Civil War trench location maps, staff finds that no known significant historic resources appear to be affected by this application.

Water comments:

At development: ☒ YES ☐ NO

Fire flow test required: ☒ YES ☐ NO

Size/location of existing water main(s): 8" on Atlanta Rd

Additional water comments:

Sewer comments:

In the drainage basin: ☒ YES ☐ NO

At development: ☐ YES ☒ NO*

Approx. distance to nearest sewer: Silver Comet Trail right-of-way

Estimated waste generation (in G.P.D.): Average daily = 48,750

Peak flow = 121,875

Treatment plant: Sutton WRF

Plant capacity: ☒ Yes ☐ NO

Projected plant availability: ☐ 0-5 years ☐ 5-10 years ☒ over 10 years

Off-site easement required: ☒ YES* ☐ NO

Line capacity study required: ☐ YES ☒ NO

Letter of allocation issued: ☐ YES ☒ NO

Septic tank recommended by this department: ☐ YES ☒ NO

Subject to Health Department approval: ☐ YES ☒ NO

Additional sewer comments:

*If off-site easements are required, the developer/owner must submit easements to CCWS for review and approval as to form and stipulations prior to the execution of easements by the property owners. All easement acquisitions are the responsibility of the developer/owner.

Note: These comments only reflect what facilities were in existence at the time of this review. Developer may be required to install/upgrade water mains based on fire flow test results or Fire Department code. This will be addressed in the Plan Review process. The developer/owner will be responsible for connecting to the existing county water and sewer systems, installing and/or upgrading all outfalls & water mains, obtaining onsite and/or offsite easements, and dedication of onsite and/or offsite water and sewer to Cobb County as may be required. Rezoning does not guarantee water/sewer availability or capacity unless so stated in writing by the Cobb County Water System.

Roadway	Roadway classification	Speed limit (MPH)	Jurisdictional control	Min. R.O.W. requirements
Atlanta Road	Arterial	45	Cobb County	100’
Plant Atkinson Road	Minor Collector	35	Cobb County	60’

Roadway	Location	Average daily trips	Level of service
Atlanta Road	West of Plant Atkinson Road	21,100	D
Plant Atkinson Road	West of Maner Road	5,650	C

Based on 2024 AADT count data taken by GDOT, as published on their website, for Atlanta Road and Plant Atkinson Road.
Planning Level of Service based on available Average Daily Trips using GRTA guideline thresholds. Classification thresholds for LOS A and LOS B are not available for arterial or minor collector roads from this data source.
LOS C or D is acceptable based on GDOT Design Policy Manual criteria.

ITE Land Use	Description	Expected Size	AM			PM			Daily (vpd)
			In (vph)	Out (vph)	**Total (vph)**	In (vph)	Out (vph)	**Total (vph)**	
221	Multifamily Housing (Mid Rise)	250 (DU)	22	73	95	61	34	95	1,115
822	Shopping Strip Plaza	8.5 (KSF)	18	15	33	27	26	53	463
	TOTAL		**40**	**88**	**128**	**88**	**60**	**148**	**1,578**

vph = vehicles per hour, vpd = vehicles per day, DU = dwelling unit, KSF = thousand square feet
Development gross trip generation based on available development size and rates from the Institute of Transportation Engineers (ITE) Trip Generation, 12th edition.

Comments and observations

Atlanta Road is classified as an arterial roadway and according to the available information the existing right-of-way does not meet the minimum requirements for this classification.

Plant Atkinson Road is classified as a minor collector roadway and according to the available information the existing right-of-way does not meet the minimum requirements for this classification.

Cobb DOT has a planned SPLOST project in coordination with Georgia DOT and the PATH Foundation, for a 10’ multi-use trail connecting to a proposed trail section along the existing railroad right-of-way. The SPLOST project extends from the existing railroad right-of-way along the west side of Plant Atkinson Road and continues along the south side of Atlanta Road east of Plant Atkinson Road.

An existing guard rail parallels Atlanta Road adjacent to the property. This guard rail will need to be removed and the shoulder grade improved as part of this development.

This development requires a traffic study submittal based on Cobb County Code 134-121. A traffic Submittal 1 (dated April 1, 2026) was received for this proposed mixed-use development. Cobb DOT provided comments and recommended a full traffic study (Submittal 2) on April 10, 2026. The following comments may be revised after the study's receipt.

Recommendations

THE RECOMMENDATIONS BELOW SHALL BECOME STIPULATED REQUIREMENTS UPON INCLUSION WITH AND APPROVAL BY THE BOARD OF COMMISSIONERS OF THIS APPLICATION:

1. Recommend a traffic study pursuant to Code Section 134-121(b)(8). Study assumptions (such as study intersections, trip distribution, future analysis years, and annual growth rate) should be submitted in a memorandum (Submittal 1) and agreed to by Cobb DOT before continuing the full traffic study (Submittal 2). A traffic Submittal 1 (dated April 1, 2026) was received for this proposed mixed-use development. Cobb DOT provided comments and recommended a full traffic study (Submittal 2) on April 10, 2026. Cobb DOT recommendations may be revised after the study's receipt.

2. Recommend applicant, WITHIN 12 MONTHS OF ZONING APPROVAL, donate right-of-way on the south side of Atlanta Road, a minimum of 50' from the roadway centerline or 3' behind the sidewalk location anticipated as part of the eastbound right turn lane installation project, whichever is further. This recommendation is pursuant to Cobb County Development Standard 401.2, Right-of-Way.

3. Recommend applicant, WITHIN 12 MONTHS OF ZONING APPROVAL, donate right-of-way on the west side of Plant Atkinson Road, a minimum of 50' from the roadway centerline. This dedication will ensure the proposed trail project along the Plant Atkinson Road property frontage is located within County right-of-way. This recommendation is pursuant to Cobb County Development Standard 401.2, Right-of-Way.

4. Recommend developer construct an eastbound right turn lane from Atlanta Road to southbound Plant Atkinson Road. Recommend final design be determined during plan review, subject to Cobb County DOT approval.

5. Recommend applicant verify that minimum intersection sight distance is available for Atlanta Road and Plant Atkinson Road access points and, if it is not, implement remedial measures, subject to the Department's approval, to achieve the minimum requirements. This recommendation is pursuant to Cobb County Development Standard Detail 401B, Intersection Sight Distance.

6. Recommend the access on Atlanta Road be a minimum of 250’ straight-line distance as measure from the signalized intersection curb return to the driveway curb return or be restricted to mitigation measures as approved by Cobb DOT. The typical mitigation measure is restricting the driveway to right-in right-out operations. Driveways with turn restrictions should include design elements such as, but not limited to, raised concrete guidance islands, geometric design and/or centerline raised median. Recommend final location and design be determined during plan review, subject to Cobb County DOT approval.

7. Recommend Plant Atkinson Road access include a deceleration (right turn) lane. This recommendation is pursuant to Cobb County Development Standard 402.9, Deceleration Lanes/Roadway Improvements Along Existing Streets, and Cobb County Development Standard Detail 401A, Deceleration Lanes. The design should include a landscape strip buffer between the proposed trail and deceleration lane in order to separate pedestrian traffic from southbound vehicular traffic. Recommend final design be determined during plan review, subject to Cobb County DOT approval.

8. Recommend Plant Atkinson Road access include left turn lane to address safety because Plant Atkinson Road is a minor collector roadway. This recommendation is pursuant to Cobb County Development Standard 402.10, Left Turn Lane Design Guidelines, and Cobb County Development Standard Detail 401F, Left Turn Lane. Cobb DOT also follows Table 9-24 and Figure 9-35 recommendations published in the American Association of State Highway and Transportation Officials (AASHTO) A Policy on Geometric Design of Highways and Streets (Green Book), 7th Edition. Recommend location and design of the left turn lane be determined during plan review, subject to Cobb DOT approval.

9. Recommend installing curb, gutter, and installing sidewalk along the Atlanta Road frontages to meet Cobb DOT standards. This recommendation is pursuant to Cobb County Development Standard 401.15, Curbs and Gutters (including subsections), Cobb County Development Standard 404 Sidewalks and Pathways, Cobb County Development Standard 405 Accessibility Requirements, and Cobb County Development Standard Detail 106, Concrete Curbs, Medians.

10. Recommend curb, gutter, and 10’ multi-use trail along the Plant Atkinson Road frontage. The existing curb and gutter should be removed and reconstructed to an 11’ wide travel lane along Plant Atkinson along with the new curb, gutter, drainage and trail. This recommendation is pursuant to Cobb County Development Standard 401.15, Curbs and Gutters (including subsections), Cobb County Development Standard 404 Sidewalks and

Pathways, Cobb County Development Standard 405 Accessibility Requirements, and Cobb County Development Standard Detail 106, Concrete Curbs, Medians.

11. Recommend removing and closing driveway aprons along the Atlanta Road and Plant Atkinson Road frontages that the development renders unnecessary.

12. Recommend gate and all parts of be set back a minimum of 50' from the right-of-way and meet Cobb County Development Standards. This recommendation addresses safety by giving sufficient distance for vehicles to access gate without impacting the adjacent roadway.

13. Recommend no on-street parking along the Atlanta Road and Plant Atkinson Road property frontages.

14. Recommend all crosswalks be installed parallel to the adjacent roadway.

15. Recommend the developer install all required pedestrian accommodations at the traffic signal, as reviewed and approved by Cobb DOT. These accommodations will include any needed ramps for the crosswalk and audible pedestrian signals.

16. Recommend the developer be responsible for all signal modifications, as reviewed and approved by Cobb DOT. These modifications will include but are not limited to the following: reconfiguring the vehicle detection outputs as required per signal phasing revisions utilizing a certified programmer for reconfiguration and reconfiguring pedestrian signals, as per PROWAG.

17. Recommend applicant coordinate with Cobb DOT to ensure compatibility with Silver Comet Connector project. This will need to be addressed between the applicant and the County as part of the Plan Review process.

18. Cobb County DOT Airport Manager may require additional information from the developer as part of Plan Review. This requirement is triggered by having a building 40' or taller or is located within 4,000’ of a runway for Cobb County International Airport-McCollum Field, Dobbin ARB, or Fulton County Airport – Brown Field.

19. Recommend applicant be required to meet all Cobb County Development Standards and Ordinances related to project improvements.

STAFF ANALYSIS

Per section 134-122 of the Official Code of Cobb County, below is a written zoning analysis relating to the following (question in bold; the answer is not bold):

A. **Whether the zoning proposal will permit a use that is suitable in view of the use and development of adjacent and nearby property;**
It is Staff's opinion that the zoning proposal will not permit a use that is suitable in view of the use and development of adjacent and nearby property. Development in the surrounding area includes some residential neighborhoods as well as industrially zoned properties to the north across Atlanta Road with immediately adjacent properties south of Atlanta Road and along Plant Atkinson Road being exclusively industrial properties and usages such as a waste transfer station and concrete plant.

B. **Whether the zoning proposal will adversely affect the existing use or usability of adjacent or nearby property;**
The proposed use is located in an area that is an established industrial corridor with nearby access to railways and I-285. To establish such a large residential development in this area would have the potential to create conflict between such dissimilar uses that currently exist in the area such as Georgia Power and the County's R.L. Sutton Water Reclamation facility as well as the many other industrial users in the area.

C. **Whether the zoning proposal will result in a use which will or could cause an excessive burdensome use of existing streets, transportation facilities, utilities, or schools;**
It is Staff's opinion that the applicant's zoning proposal will result in a use which will or could cause an excessive burdensome use of existing streets, transportation facilities, utilities, or schools. This opinion is supported by the departmental comments contained in this analysis.

D. **Whether the zoning proposal is in conformity with the policies and intent of the comprehensive plan;**
It is Staff's opinion that the applicant's zoning proposal is not in conformity with the policies and intent of the comprehensive plan which delineates this property to be within the PI public/institutional future land use category. This PI designation reflects the site's current or former use and has the potential to be developed at a regional, community, or neighborhood scale. Immediately adjacent parcels are categorized as IND industrial on the future land use map. The plan states that the purpose of the industrial category is to "provide for areas that can support heavy industrial and manufacturing uses" while the public/institutional category "provide(s) for certain state, federal or local government and institutional uses…" Policy Guidelines call for "the primary uses within IND area [to be] industrial or manufacturing (IND-P1)" and "not be located immediately adjacent to residential uses (IND-P3)." The Code forecasts RRC developments to be located within RAC regional activity centers, to locate one so

near to industrial areas would create undue pressure upon these industrial centers within the County and result in a potential conflict between new residents and established industrial users.

E. Whether there are other existing or changing conditions affecting the use and development of the property which give supporting grounds for either approval or disapproval of the zoning proposal;

It is Staff's opinion that there are existing and changing conditions affecting the use and development of the property which give supporting grounds for denying the zoning request. The applicant's proposal requires several variances from the requested RRC code. These variances, pertaining to setbacks, FAR, and parking, highlight the extent to which the proposal outpaces even a typical RRC development. In this case, the request is also not supported by the site's future land use categorization of public/institutional; the Code recommends the RRC district for regional activity centers. To allow such an overly intense, by even RRC standards, residential development in a recognized industrial area would threaten the County's established industrial areas as well as set up a potential future conflict between new residents and existing industrial users.

The staff analysis and recommendation made by the Planning and Zoning Staff are only the opinions of the Planning and Zoning Staff and are by no means the final decision. The Cobb County Board of Commissioners makes the final decisions on all Rezoning and Land Use Permits at an advertised public hearing.

Application No. Z-___ (2026)
Hearing Dates: PC: 06/02/2026
BOC: 06/16/2026

Summary of Intent for Rezoning*

Part 1. Residential Rezoning Information (attach additional information if needed)

a) **Proposed unit square-footage(s):** 650 to 1,250 square feet

b) **Proposed building architecture:** Warehouse Modern Residential

c) **List all requested variances:** To be determined during the rezoning process.

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COBB COUNTY ZONING

Part 2. Non-residential Rezoning Information (attach additional information if needed)

a) **Proposed use(s):** Retail/Restaurant/Office

b) **Proposed building architecture:** Warehouse Modern Residential

c) **Proposed hours/days of operation:** To be determined.

d) **List all requested variances:** To be determined during the rezoning process.

Part 3. Other Pertinent Information (List or attach additional information if needed)

Part 4. Is any of the property included on the proposed site plan owned by the Local, State, or Federal Government? (Please list all Right-of-Ways, Government owned lots, County owned parcels and/or remnants, etc. and attach a plat clearly showing where these properties are located). None known at this time.

*Applicant specifically reserves the right to amend any information set forth in this Summary of Intent for Rezoning, or any other portion of the Application for Rezoning, or documentation attached thereto, at any time during the rezoning process.

IMPACT ANALYSIS STATEMENT

ATTACHMENT TO APPLICATION FOR REZONING

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COBB COUNTY ZONING

Application No.: **Z-_____ (2026)**
Hearing Dates: **June 2, 2026**
June 16, 2026

Applicant: **Branch Acquisition Company, LLC, a Georgia limited liability company**
Titleholders: **Branch Atlanta Road Associates II, L.P., a Georgia limited partnership;**

Analysis of impact of the proposed rezoning with respect to the following:

(a) This Application for Rezoning seeks rezoning of approximately 3.47 acres located on the southerly side of South Atlanta Road and the northwesterly side of Plant Atkinson Road, and along the northeasterly side of the Seaboard Coast Line Railroad, Land Lots 894 and 900, 17th District, 2nd Section, Cobb County, Georgia (hereinafter the "Property" or the "Subject Property"). The Property is currently zoned Heavy Industrial. Applicant is seeking rezoning of the Property to the Regional Retail Commercial ("RRC") zoning category for the purpose of a mixed-use development. The requested category of RRC will permit a use for the Property that is more suitable in view of its location and development of properties in close proximity, and will allow the Property to be utilized to its highest and most reasonable potential. Zoning and uses of properties in the area vary from residential to office, retail, commercial, and industrial purposes. The location of the Subject Property makes it uniquely suited for the proposed development; as well as, its location to Atlanta Road and interstate connectivity. The proposed RRC zoning classification and development for mixed-use would be compatible and beneficial to surrounding properties and the area as a whole.

(b) This zoning proposal should have no adverse effect on the existing use or usability of adjacent or nearby property. The proposed development should have a minimal, if any, impact on surrounding properties. If approved and developed according to the request, the adjacent and nearby property owners would benefit in higher land values. Cobb County will benefit from increased tax revenue.

(c) The property, as zoned, does not have a reasonable economic use. Rezoning the Property to the proposed RRC classification would allow the Property to be developed and utilized to its highest and best potential, and consistent with properties in the immediate proximity.

(d) This zoning proposal will not cause excessive or burdensome use of existing streets, transportation facilities, utilities, or schools. Development, as proposed, would have minimal effect on utilities and transportation facilities. The Property has convenient access to the interstate highway and major thoroughfares within the County. Roadway

improvements in and around the Subject Property in recent years have eased access and traffic concerns related to the proposed development.

(e) The zoning proposal is not in conformity with the Future Land Use Map of Cobb County, Georgia.

(f) This zoning proposal is consistent with the current conditions affecting the development of this Property. Improvements to the area roadways and major thoroughfares and interstates have been made in recent years to ease traffic flow in order to accommodate development in and around the Subject Property.

01 | RENDERINGS

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COBB COUNTY ZONING

02 | RENDERINGS

SOUTHEAST CORNER AT PLANT ATKINSON RD

MARCH 25th 2026

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COBB COUNTY ZONING

03 | RENDERINGS

VIEW ALONG PLANT ATKINSON RD.

MARCH 25th 2026

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COBB COUNTY ZONING

04 | RENDERINGS

NORTHEAST CORNER AT ATLANTA RD & PLANT ATKINSON RD

MARCH 25th 2026

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COBB COUNTY ZONING

05 | RENDERINGS

BRANCH

PRESTON

NORTHEAST CORNER AT ATLANTA RD & PLANT ATKINSON RD

MARCH 25th 2026

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COBB COUNTY ZONING

5/14/2026

Re: **Environmental Site Analysis – RRC Rezoning**
2840 Plant Atkinson Rd SE – 3.472 acres
PEC+ Project No. 21155.02

Dear Community Development Officials,

See below for the anticipated impact of the proposed rezoning for the approximately 3.47-acre site located at 2840 Plant Atkinson Rd SE (the "Subject Property").

Conformance with Comprehensive Plan

The subject property at 2840 Plant Atkinson Rd SE at the intersection of Atlanta Rd SE and Plant Atkinson Rd SE. The site bordered by retail uses to the West, Silver Comet Trail/ Seaboard Coastline ROW to the South and street frontages on Plant Atkinson and Atlanta Rd to the East and North. The subject property is partially developed with a church building, homeless ministry housing and impervious area for parking. For this reason the future land use is Public Institutional. However the Future land use for the surrounding area includes medium density residential to the North, High Density Residential to the West and Industrial to the South and East. The proposed rezoning of the site to RRC would facilitate a mixed use including 250 residential units and a retail/ restaurant area of 8,500 sq ft fronting the Silver Comet Trail to the South.

The goal of the RRC (Regional Retail Commercial) is this:
"The RRC district is established to provide locations for intense retail commercial, office or mixed uses which exceed 500,000 net square feet and which are designed and oriented to serve a regional market making up a community. Projects developed within the RRC district should be done so as compact unified centers. Ideally, projects developed within the RRC district should occupy an area adjacent to or having good access to interstate highways, which is delineated within a regional activity center as defined and shown on the Cobb County Comprehensive Plan."

See also Cobb County Land Use Goals LU1-P10 - LU1-P12:
"Ensure a variety of residential land uses that support all types and densities of housing to meet the needs of a growing and diverse population"
"Promote infill development and ensure compatibility with adjacent land uses"
"Encourage appropriate transitions between lower and higher density residential uses and from residential to non-residential uses"

And Cobb County Housing Goals HO-P4 & HO-P9
"Focus housing near locations accessible to services and employment"
"Promote development of higher density housing, including attainable housing, as part of redevelopment efforts within Regional Activity Centers"

The proposed rezoning supports the intent of the comprehensive plan by providing additional housing and commercial uses in an area already accessible to public utilities, transportation, jobs and amenities. The location of this mixed use development also helps create a transition between the high density residential and industrial uses and is in line with the redevelopment of industrial uses in the area. Most importantly, the plan emphasizes housing, which is sorely needed not only is Cobb but in the greater

Atlanta Metropolitan Area. Housing would be located in a major job hub which speaks to the Comprehensive Plan's desire for "live work."

Environmental Impacts of the Proposed Project

1. **Wetlands**
   According to the National Wetlands Inventory, there are no wetlands located onsite. The proposed project is not anticipated to adversely affect any wetlands located near the site. We have also surveyed the site and walked the premises and no wetlands were observed.

2. **Floodplains**
   According to FEMA National Flood Hazard FIRMette Map No 13067C0228H (effective 3/4/2013 – shown on site plan) there is no Flood Hazard Area on site. The proposed project is not anticipated to encroach on or adversely affect any floodplains.

3. **Streams/Buffers**
   According to the site survey and field observation, no stream exist on site. The development will not adversely affect any nearby streams. We have also surveyed the site and walked the premises and no state water streams were observed.

4. **Slopes**
   According to the site survey no steep slopes exist on site.

5. **Vegetation**
   The site is currently developed with a minimal number of interior landscape trees and pines along the property line. No endangered flora exists on site.

6. **Wildlife species**
   According to the U.S. Fish and Wildlife Service IPaC resource, there are no known endangered species or habitats on site nor were any encountered during the site walk.

7. **Archaeological / Historical Sites**
   According to Georgia's Natural, Archaeological, and Historical Resources GIS, there are no relevant cultural, historic, or archaeological resources located on site.

Project Implementation Measures

See below how the project implements each of the measures to protect environmental features.

a. Protection of environmentally sensitive areas, i.e., floodplain, slopes exceeding 25 percent, river corridors:
   The proposed development will not impact any environmentally sensitive areas and will use all best construction practices to avoid an adverse effects offsite.

b. Protection of water quality:
   The proposed site plan will propose capturing all stormwater on site and will also implement best erosion control practices. These improvements will prevent flooding on adjacent properties and potential pollution. The site will follow Cobb County stormwater standards.

c. Minimization of negative impacts on existing infrastructure:
The proposed rezoning will not result in uses which will or could cause an excessive or burdensome use of existing streets, transportation facilities, utilities, or schools. The Atlanta Rd corridor already provides infrastructure to a variety of uses including industrial, commercial, retail and residential.

d. Minimization on archaeological/historically significant areas:
According to Georgia's Natural, Archaeological, and Historical Resources GIS, there are no relevant cultural, historic, or archaeological resources located on site.

e. Minimization of negative impacts on environmentally stressed communities where environmentally stressed communities are defined as communities exposed to a minimum of two environmentally adverse conditions resulting from public and private municipal (i.e. solid waste and wastewater treatment facilities, utilities, airports and railroads) and industrial (i.e., landfills, quarries and manufacturing facilities) uses:
There are no environmentally stressed communities on site. The site is currently developed with buildings and impervious surfaces. The new site plan will redevelop the site while meeting required open space, landscape and stormwater regulations.

f. Creation and preservation of open space:
The project will redevelop impervious surfaces and existing buildings to minimize additional disturbance to natural areas while creating needed housing in the area.

g. Protection of citizens from the negative impacts of noise and lighting:
Many of the nearby properties are already developed with retail or industrial uses and will not be disturbed by noise and lighting from residential uses, which tend to have opposite hours. The proposed new use would be in harmony with the use and usability of existing properties.

h. Protection of parks and recreational green space:
The project site plan proposes to support the adjacent Silver Comet Trail by providing usable outdoor space and amenities complementary to trail users.

i. Minimization of impacts to wildlife habitats:
As noted by the U.S. Fish and Wildlife Service IPaC resource and site walk, there are minimal wildlife habitats on-site with the potential to be disturbed. The redevelopment will assure that housing is constructed on an already-developed site and not elsewhere, on vacant land, in the City.

Sincerely,

Kenneth Wood PE, LEED AP

CEO / **Planners and Engineers Collaborative, Inc.**

MOORE INGRAM JOHNSON & STEELE

A LIMITED LIABILITY PARTNERSHIP
WWW.MIJS.COM

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

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

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

BRENTWOOD, TENNESSEE
12 CADILLAC DRIVE
SUITE 200
BRENTWOOD, TENNESSEE 37027
TELEPHONE (615) 425-7347

LEXINGTON, KENTUCKY
2408 SIR BARTON WAY
SUITE 375
LEXINGTON, KENTUCKY 40509
TELEPHONE (859) 309-0026

ORLANDO, FLORIDA
1000 LEGION PLACE
SUITE 701
ORLANDO, FLORIDA 32801
TELEPHONE (407) 367-6233

HARRISBURG, PENNSYLVANIA
101 ERFORD ROAD
SUITE 300
CAMP HILL, PENNSYLVANIA 17011
TELEPHONE (717) 790-2854

FAIRFIELD, NEW JERSEY
165 PASSAIC AVENUE
SUITE 205
FAIRFIELD, NEW JERSEY 07004
TELEPHONE 201-602-4082

May 21, 2026

Via E-mail Only

Mr. John P. Pederson, AICP
Zoning Division Manager
Zoning Division
Cobb County Community Development Agency
Suite 400
1150 Powder Springs Road
Marietta, Georgia 30064

RE: Application for Rezoning - Application No. Z-21 (2026)
Applicant: Branch Acquisition Company, LLC
Property Owner: Branch Atlanta Road Associates II, L.P.
Property: 3.47 acres, more or less, located at the intersection of the southerly side of South Atlanta Road and the northwesterly side of Plant Atkinson Road; along the northeasterly side of the Seaboard Coast Line Railroad, being more particularly known as 2840 Plant Atkinson Road, Land Lots 894 and 900, 17th District, 2nd Section, Cobb County, Georgia

Dear John:

On behalf of the Applicant, Branch Acquisition Company, LLC (hereinafter "Applicant"), and Branch Atlanta Road Associates II, L.P., the Property Owner, please accept this correspondence as our formal request for a continuance of the above-referenced Application for Rezoning from the currently scheduled hearings before the Cobb County Planning Commission and the Cobb County Board of Commissioners on June 2, 2026, and June 16, 2026, respectively. The continuance to the July 2026 zoning hearing agendas will allow Applicant time necessary to complete the traffic study and coordinate with Cobb County Department of Transportation. We would very much appreciate Staff's consideration of continuing the hearings to July 7, 2026, before the Cobb County Planning Commission, and July 21, 2026, before the Cobb County Board of Commissioners.

Thank you for your consideration in this request. If you should have any questions or require additional information at this time, please do not hesitate to contact me.

With kindest regards, I remain

Very truly yours,

MOORE, INGRAM, JOHNSON & STEELE, LLP

J. Kevin Moore

JKM:cc
c: Terry L. Martin, AICP, CNU-A
Senior Planner
Zoning Division
Cobb County Community Development Agency

Cameron Jones, CNU-A
Planner III
Zoning Division
Cobb County Community Development Agency

Bill Millkey
Vinings Homeowners Association

Branch Acquisition Company, LLC

MOORE INGRAM JOHNSON & STEELE

A LIMITED LIABILITY PARTNERSHIP
WWW.MIJS.COM

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

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

JACKSONVILLE, FLORIDA
10201 CENTURION PARKWAY N.
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TELEPHONE (717) 790-2854

FAIRFIELD, NEW JERSEY
165 PASSAIC AVENUE
SUITE 205
FAIRFIELD, NEW JERSEY 07004
TELEPHONE 201-602-4082

July 1, 2026

Via E-mail Only

Mr. John P. Pederson, AICP
Zoning Division Manager
Zoning Division
Cobb County Community Development Agency
Suite 400
1150 Powder Springs Road
Marietta, Georgia 30064

RE: Application for Rezoning - Application No. Z-21 (2026)
Applicant: Branch Acquisition Company, LLC
Property Owner: Branch Atlanta Road Associates II, L.P.
Property: 3.47 acres, more or less, located at the intersection of the southerly side of South Atlanta Road and the northwesterly side of Plant Atkinson Road; along the northeasterly side of the Seaboard Coast Line Railroad, being more particularly known as 2840 Plant Atkinson Road, Land Lots 894 and 900, 17th District, 2nd Section, Cobb County, Georgia

Dear John:

The undersigned and this firm represent Branch Acquisition Company, LLC, the Applicant (hereinafter referred to as "Applicant"), and Branch Atlanta Road Associates II, L.P., the Property Owner (hereinafter referred to as "Owner" or "Property Owner"), in this Application for Rezoning with regard to a total tract of 3.47 acres, more or less, located at the intersection of the southerly side of South Atlanta Road and the northwesterly side of Plant Atkinson Road, and along the northeasterly side of the Seaboard Coast Line Railroad, and being known as 2840 Plant Atkinson Road, Land Lots 894 and 900, 17th District, 2nd Section, Cobb County, Georgia (hereinafter referred to as the "Property" or the "Subject Property"). After meetings with Planning and Zoning Staff, ongoing meetings and communications with Cobb County Staff, meetings and discussions with area residents and homeowner representatives, reviewing the Departmental Comments and

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

(1) The stipulations and conditions set forth herein shall replace and supersede in full any and all prior stipulations and conditions, in whatsoever form, which are currently in place on the Subject Property; together with any and all prior Departmental Comments and Staff Recommendations submitted by Planning, Fire, Water, Sewer, and Drainage, relating to the Subject Property from any previous zoning actions.

(2) Rezoning of the Subject Property shall be from the existing Heavy Industrial ("HI") zoning category to the Regional Retail Commercial ("RRC"), with reference to the revised Zoning Master Plan ("Site Plan") prepared for Applicant by Planners & Engineers Collaborative, dated March 31, 2026, last revised May 11, 2026, and submitted contemporaneously with this letter of agreeable stipulations and conditions. A reduced copy of the revised Site Plan is attached as Exhibit "A" and incorporated herein by reference.

(3) The Subject Property consists of approximately 3.47 acres of total site area and shall be developed for a mixed-use development consisting of office/retail/ restaurant uses and residential.

(4) Signage for the proposed development shall have finishes, materials, and color consistent with the architecture and design of the components within the overall development.

(5) Lighting within the proposed development shall be environmentally sensitive, decorative, and themed to the architecture and style of the various components of the overall development.

(6) Setbacks and impervious surface area for the proposed development shall be as more particularly shown and reflected on the referenced, revised Site Plan and shall be measured from existing property lines prior to any dedication of right-of-way.

(7) Minor modifications to the within stipulations, the revised Site Plan, lighting, signage, landscaping, architecture, site features, and the like, may be approved by the District Commissioner, as needed or necessary, except for those that:

(a) Increase the density of a residential project or the overall square footage of a non-residential project;

(b) Reduce the size of an approved buffer adjacent to a property that is zoned the same or in a more restrictive zoning district;

(c) Relocate a structure closer to the property line of an adjacent property that is zoned the same or in a more restrictive zoning district;

(d) Increase the height of a building that is adjacent to a property that is zoned the same or in a more restrictive zoning district;

(e) Change an access location to a different roadway;

(f) Would be in direct contradiction or conflict with any of the stipulations of this rezoning;

(g) Would be in direct contradiction or conflict with Cobb County Code and Ordinances; or

(h) Would be in direct contradiction or conflict with any Staff Recommendations that were adopted into the final zoning decision.

(8) All setbacks and buffer areas may be penetrated for purposes of access, utilities, and stormwater management, including, but not limited to, detention/retention facilities, drainage facilities, sanitary sewer, water, fire protection, power, surface parking, and any and all slopes or other required engineering features of the foregoing.

(9) The residential component of the proposed development shall have a maximum of two hundred fifty (250) residential units.

(10) Building architecture and exterior façade of the proposed residential buildings shall be substantially similar to the renderings reflected on Exhibit "B" attached and incorporated herein by reference.

(11) All residents of the proposed residential community shall have access to and use and enjoyment of the amenity areas, which will include, at a minimum, the following:

(a) Pool;
(b) Fitness center;
(c) Clubroom;
(d) Business center;
(e) Electric vehicle charging stations (or other alternate power source); and
(f) Bicycle racks.

(12) There shall be a maximum of 8,500 square feet of office, restaurant, and retail space within the proposed overall development.

(13) Applicant agrees to comply with all Cobb County Stormwater Management requirements applicable to the Subject Property.

(14) Residential parking shall be provided at a minimum ratio of 1.25 parking spaces per unit. All retail and restaurant parking shall be provided at a ratio of 8 spaces per 1000 square feet.

(15) Applicant agrees to dedicate to Cobb County the right-of-way necessary to construct the extension of the Silver Comet Trail along the Subject Property. Further, Applicant agrees to construct the portion of the Trail extension located upon the Subject Property as identified and shown on the revised Site Plan.

(16) Applicant agrees to incorporate dedicated Trail parking within the parking structure for a minimum of twelve (12) spaces.

(17) The following recital shall be contained within all marketing documents and materials, all contractual documents concerning the conveyance of Property from the Developer, all deeds of conveyance from the Developer, including, but not limited to, warranty deeds and quitclaim deeds, and all leases, Covenants, Conditions, and Restrictions from the Developer:

"The property contained and referenced in this document is located in close proximity to a Heavy Industrial area which may, at times, house dangerous equipment, materials, and terrain, trespass upon which could cause serious injuries.

Also, said properties may produce loud noises, noxious odors, and sounds. Owner and/or Lessee acknowledges and accepts that the Heavy Industrial land uses, including their necessary ancillary activities, are recognized and acceptable conditions concerning which the parties herein have no control over the use of such industrial properties. Owner and/or Lessee hereby waives any right to file a cause of action for nuisance that may arise out of the lawful use of the above-referenced current Heavy Industrial properties."

We believe the development of the project, pursuant to the revised Site Plan and the stipulations set forth herein, is an appropriate use of the Subject Property. The proposed development is an exciting project which fits together various types of product into one community. The proposed development shall be of the highest quality; shall be compatible with and complementary to developments, businesses, and venues in the area; and shall be an enhancement to the Subject Property and Cobb County as a whole. Thank you for your consideration in this request.

With kindest regards, I remain

Very truly yours,

MOORE, INGRAM, JOHNSON & STEELE, LLP

J. Kevin Moore

JKM:cc
Attachments

c: Cobb County Board of Commissioners:
Lisa N. Cupid, Chairwoman
Erick Allen
JoAnn Birrell
Keli A. Gambrill
Monique Sheffield
(With Copies of Attachments)

Cobb County Planning Commission:
Nadia Faucette, Chairwoman
Fred Beloin
Deborah Dance
Deidra Massey
Sara Micheletto
(With Copies of Attachments)

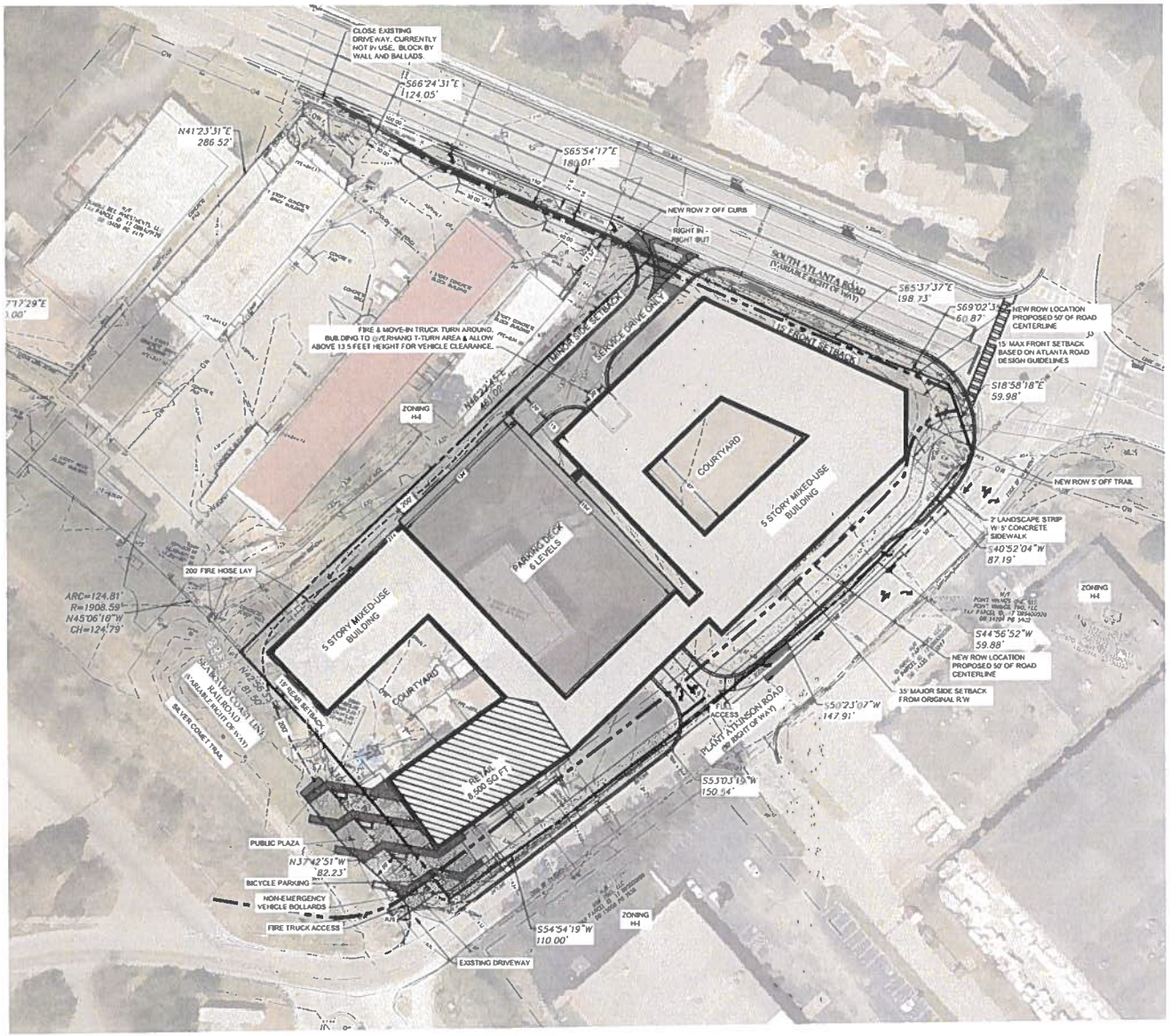
Terry L. Martin, AICP, CNU-A
Senior Planner
Zoning Division
Cobb County Community Development Agency
(With Copies of Attachments)

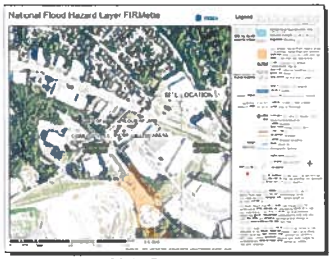
Cameron Jones, CNU-A
Planner III
Zoning Division
Cobb County Community Development Agency
(With Copies of Attachments)

Vinings Homeowners Association
(With Copies of Attachments)

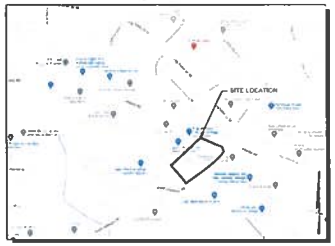
Branch Acquisition Company, LLC
(With Copies of Attachments)

EXHIBIT "A"





FEMA FIRM MAP
NOT TO SCALE



SITE LOCATION MAP
NOT TO SCALE

SITE DATA	
TOTAL SITE AREA	3.472 ACRES
ZONING	
EXISTING ZONING	HI (HEAVY INDUSTRIAL)
PROPOSED ZONING	RNC (PERSONAL RETAIL COMMERCIAL)
ZONING JURISDICTION	COBB COUNTY, GEORGIA
SETBACK REQUIREMENTS	
FRONT SETBACK	15 FEET MAX PER ATLANTA RD GUIDELINES
MAJOR SIDE SETBACK	25 OR 35 FEET (FROM CURBLINE / ROW)
MINOR SIDE SETBACK	15 FEET (10 FEET VARIANCE REQUESTED)
REAR SETBACK	30 FEET (15 FEET VARIANCE REQUESTED)
REQUIRED BUFFERS	25' SILVER COMET TRAIL BUFFER SETBACK ALONG PLANT ATKINSON ROAD
DEVELOPMENT STANDARDS	
MAX. BUILDING HEIGHT	75 FEET
TOTAL IMPERVIOUS COVERAGE PROPOSED	2.82 ACRES (79%) (80% MAX ALLOWED)
RESIDENTIAL FLOOR AREA PROVIDED	315,000 SQ FT
RETAIL FLOOR AREA PROVIDED	6,000 SQ FT
MAX FLOOR AREA RATIO	N/A
RESIDENTIAL UNITS PROVIDED	750 UNITS (600 SF AVG/UNIT)
TOTAL SITE DENSITY PROVIDED	2.08 FAR
PARKING REQUIREMENTS	
MIN. RETAIL PARKING REQUIRED	64 SPACES (6 SPACES / 1,000 SF)
MIN. RESIDENTIAL PARKING REQUIRED	313 SPACES (1.25 SPACES PER DWELLING UNIT)
TOTAL RETAIL/RESIDENTIAL PARKING REQUIRED	377 SPACES
TOTAL RETAIL/RESIDENTIAL PARKING PROVIDED	377 SPACES

VARIANCES:

VARIANCE #1 TO REDUCE REQUIRED 30' REAR SETBACK TO 15'
VARIANCE #2 TO REDUCE REQUIRED 15' SIDE SETBACK TO 10'

IMPERVIOUS COVER NOTE:

IMPERVIOUS COVERAGE IS BASED ON SITE AREA AT TIME OF ZONING

GEORGIA 811 www.Georgia811.com Know what's below. Call before you dig.

24 HOUR CONTACT:
JACK HAYLETT

P: (770) 451-2741 F: (770) 451-3915
WWW.PEC.PLUS
PEC+
Planners & Engineers Collaborative +
LAND PLANNING + LANDSCAPE ARCHITECTURE + CIVIL ENGINEERING
ARCHITECTS + SURVEYING & CONSTRUCTION + REAL ESTATE SERVICES
350 RESEARCH COURT STE 200
PEACHTREE CORNERS, GA 30092

PROJECT
PLANT ATKINSON RD. at SOUTH ATLANTA RD.

A MASTER PLANNED RESIDENTIAL DEVELOPMENT
AT
2840 PLANT ATKINSON ROAD, SE
ATLANTA, GEORGIA 30339
COBB COUNTY JURISDICTION

FOR
BRANCH PROPERTIES

REVISIONS

NO.	DATE	BY	DESCRIPTION
0*	03/13/2026	JP	TRAFFIC NOTES ADDED

THIS SEAL IS ONLY VALID IF COUNTER SIGNED AND DATED WITH AN ORIGINAL SIGNATURE

GSWCC LEVEL II DESIGN PROFESSIONAL
CERTIFICATION # 0000059389 EXP. 10/28/2024

ZONING MASTER PLAN

0 20 40 80 120

SCALE: 1" = 40'
DATE: 03/31/2026
PROJECT: 21155.02

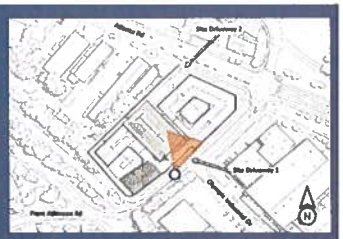
Z1
SHEET

EXHIBIT "B"

01 | RENDERINGS

02 | RENDERINGS

03 | RENDERINGS



BRANCH

PRESTON

VIEW ALONG PLANT ATKINSON RD.

MARCH 25th 2026

04 | RENDERINGS

NORTHEAST CORNER AT ATLANTA RD & PLANT ATKINSON RD

MARCH 25th 2026

05 | RENDERINGS

BRANCH

PRESTON

NORTHEAST CORNER AT ATLANTA RD & PLANT ATKINSON RD

MARCH 25, 2026

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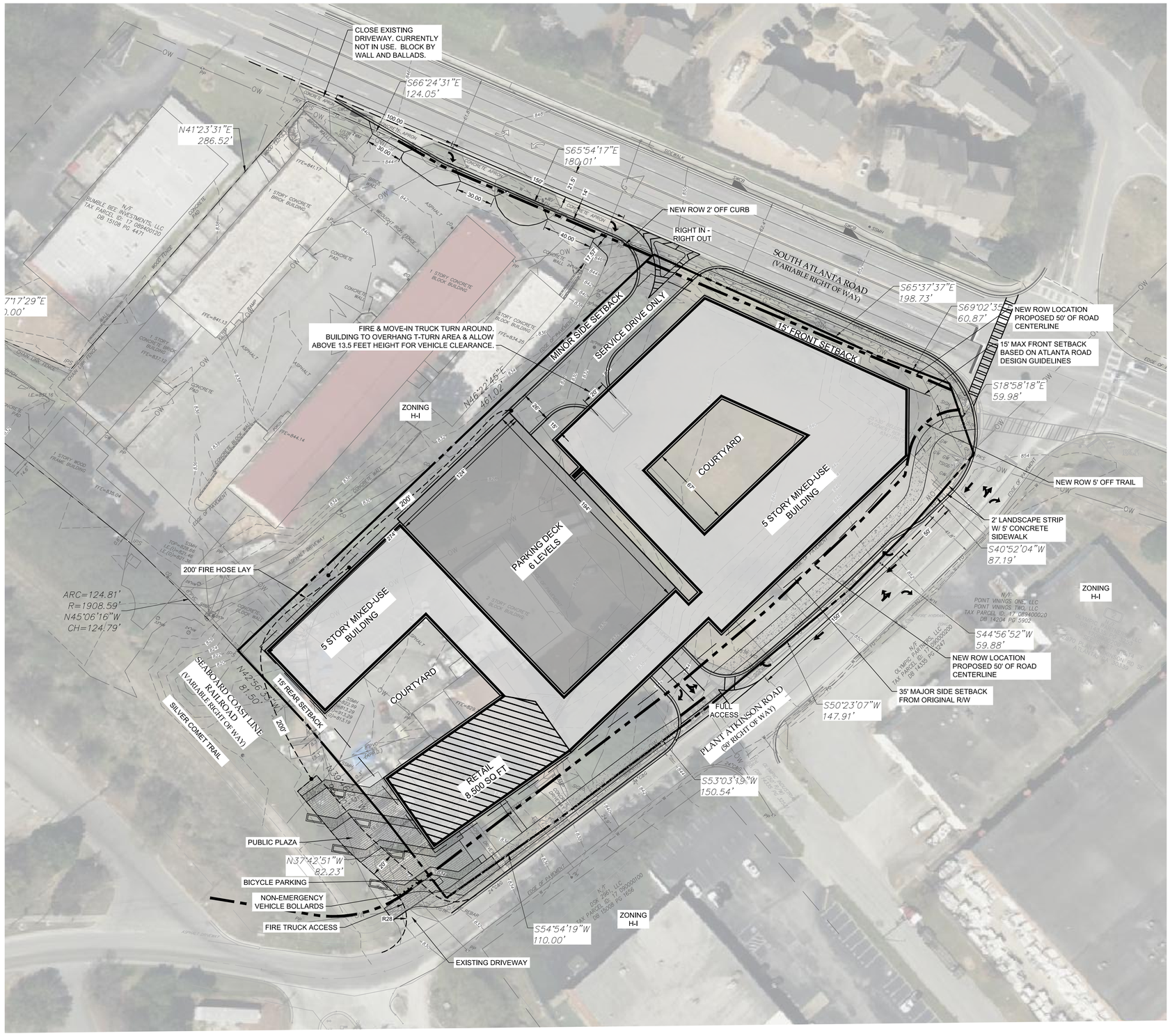
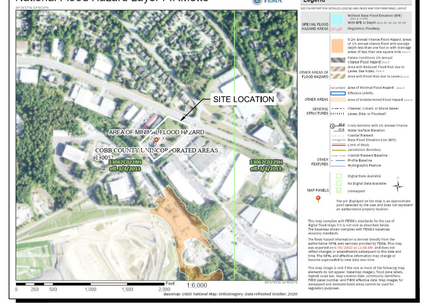
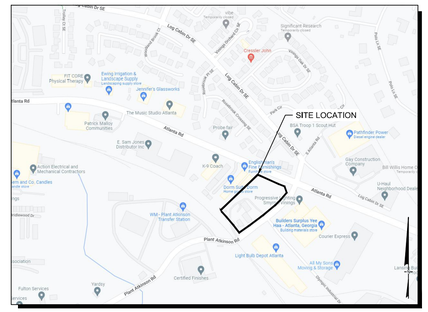


National Flood Hazard Layer FIRMette



FEMA FIRM MAP
NOT TO SCALE



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DEVELOPMENT STANDARDS	
MAX. BUILDING HEIGHT	75 FEET
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AT
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COBB COUNTY JURISDICTION

FOR
BRANCH PROPERTIES

REVISIONS

NO.	DATE	BY	DESCRIPTION
01	05/11/2026	JP	TRAFFIC NOTES ADDED

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GEORGIA REGISTERED No. 27197 PROFESSIONAL ENGINEER KENNETH J WOOD

GSWCC LEVEL II DESIGN PROFESSIONAL CERTIFICATION # 0000059389 EXP. 10/28/2024

ZONING MASTER PLAN

0 20 40 80 120

SCALE: 1" = 40'
DATE: 03/31/2026
PROJECT: 21155.02

GRID NORTH
GEORGIA WEST ZONE

Z1
SHEET

Community Development – Zoning Division
John Pederson – Division Manager

ZONING CASE

Z-22-2026

SITE BACKGROUND

Applicant	The Haven at Eastside, Incorporated
Phone	Contact Zoning Office
Email	Contact Zoning Office
Representative Contact	J. Kevin Moore
Phone	Contact Zoning Office
Email	Contact Zoning Office
Titleholder	Eastside Baptist Church, Inc.
Property Location	Located on the southeast corner of Lower Roswell Road and Little Road, on the north side of Freydale Road, and at the northern terminus of Lucky Court
Address	2450 Lower Roswell Road, 386 Lucky Court, 385 Lucky Court, 2495 Freydale road
Access to Property	Lower Roswell Road, Little Road, Freydale Road, Lucky Court

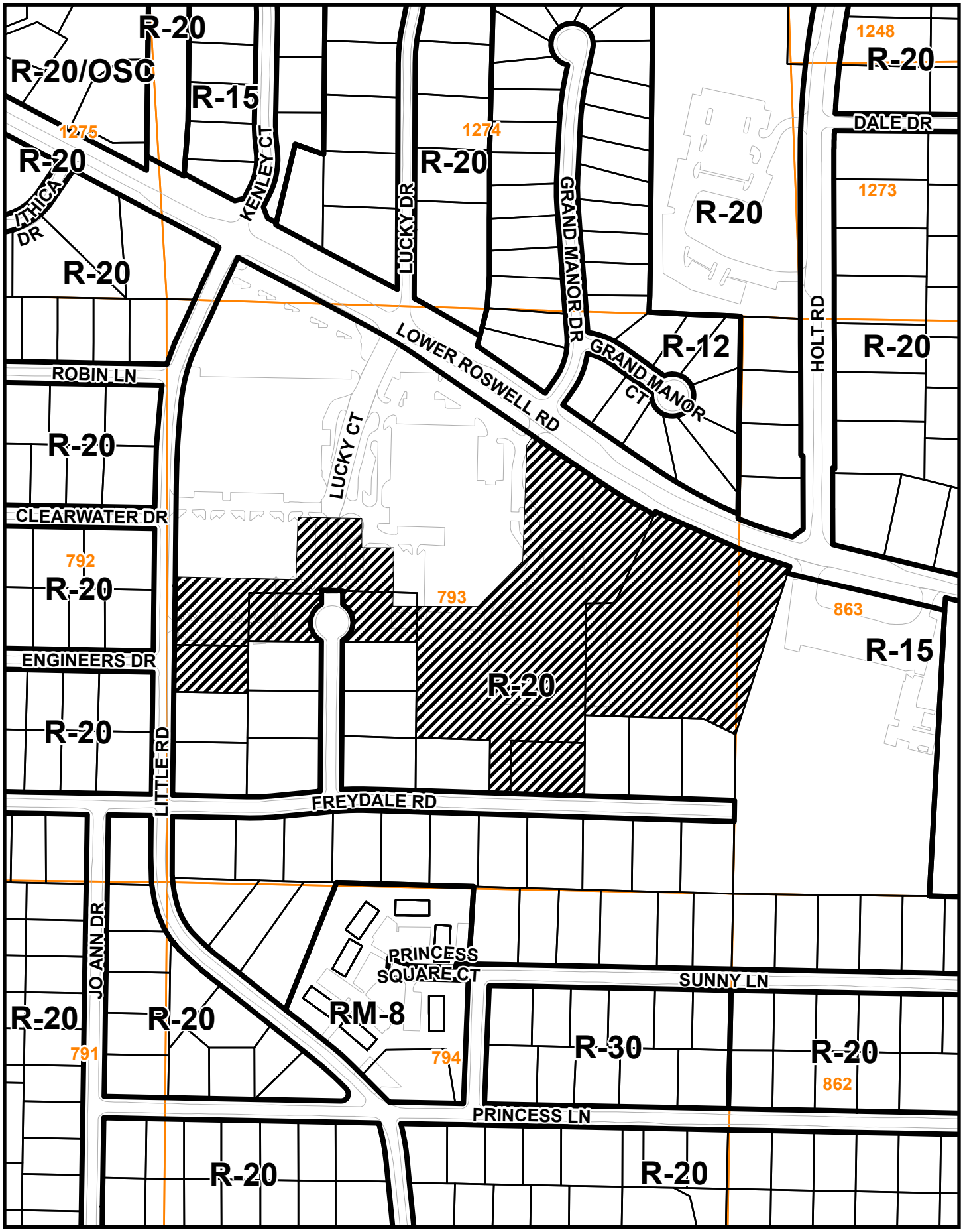
QUICK FACTS

Commission District	3 - Birrell
Current Zoning	R-20
Current Use of Property	Church property and single-family residences
Proposed Zoning	RSL
Proposed Use	Supportive and nonsupportive residential senior living
Future Land Use	PI, LDR
Site Acreage	10.10
District	17
Land Lot	793, 863
Parcel #	17079300040 (portion), 17079300280 (portion), 1707930080, 17079300140, 17079300200, 17079300210
Taxes Paid	Exempt

FINAL ZONING STAFF RECOMMENDATIONS

Click here to enter text.

Z-22 2026 Map



This map is provided for display and planning purposes only. It is not meant to be a legal description.

0 260 520 Feet

Zoning Boundary

City Boundary

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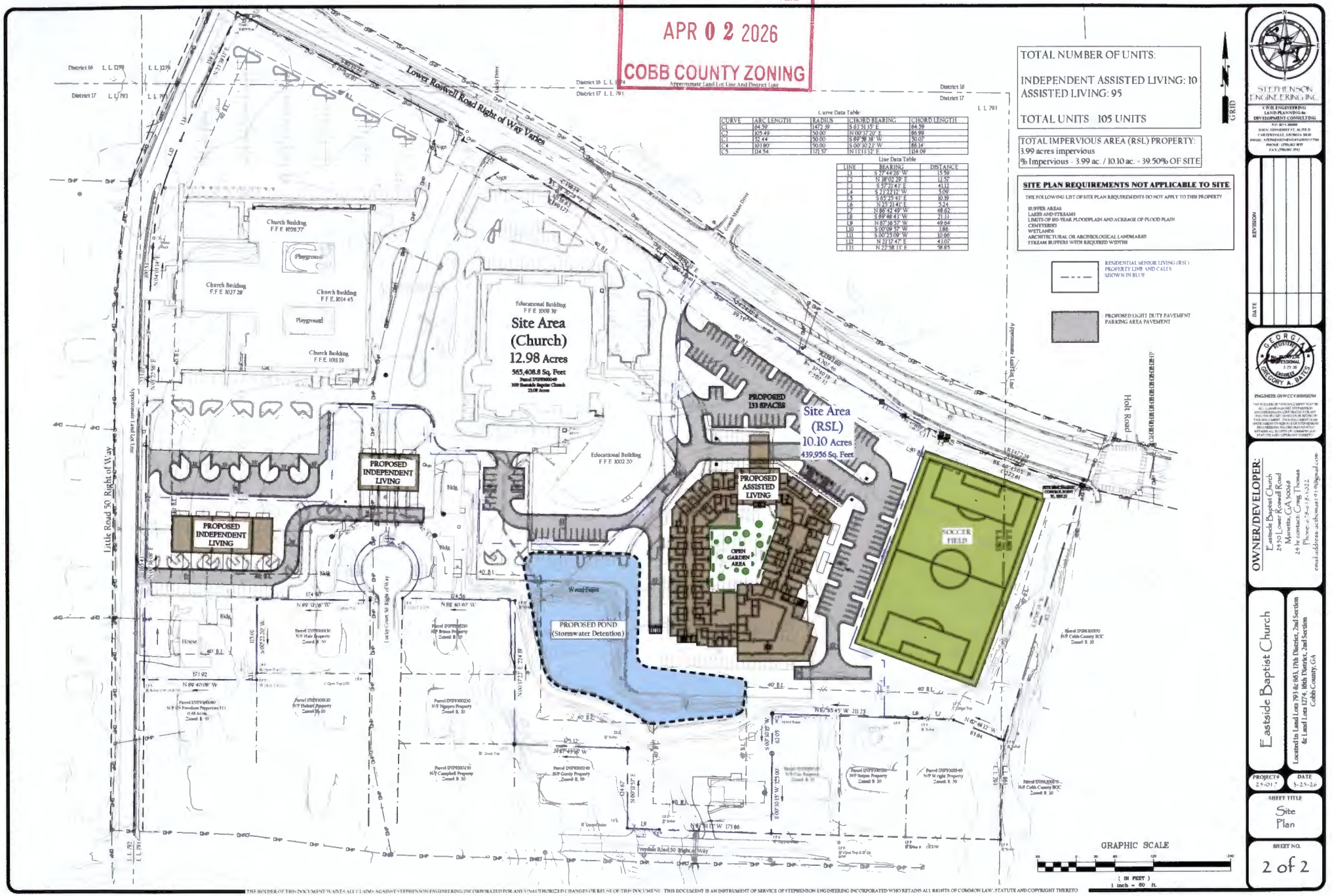
COBB COUNTY ZONING



CURVE	ARC LENGTH	RADIUS	CHORD BEARING	CHORD LENGTH
C1	64.59'	1472.39'	S 61°31'35" E	64.59'
C2	105.49'	50.00'	N 00°37'20" E	86.99'
C3	52.44'	50.00'	S 89°58'38" W	50.07'
C4	103.80'	50.00'	S 00°30'22" W	86.14'
C5	114.54'	171.57'	N 13°13'32" E	114.09'

Curve Data Table

LINE	BEARING	DISTANCE
L1	S 29°44'28" W	13.59'
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L5	S 65°25'43" E	10.19'
L6	N 25°21'41" E	9.24'
L7	N 88°42'49" W	68.62'
L8	S 89°48'43" W	51.33'
L9	N 87°36'57" W	69.64'
L10	S 00°09'57" W	1.86'
L11	S 00°25'09" W	10.66'
L12	N 21°17'47" E	41.07'
L13	N 22°58'35" E	58.85'

Line Data Table

TOTAL NUMBER OF UNITS:

INDEPENDENT ASSISTED LIVING: 10
ASSISTED LIVING: 95

TOTAL UNITS 105 UNITS

TOTAL IMPERVIOUS AREA (RSL) PROPERTY:
3.99 acres impervious
% Impervious - 3.99 ac. / 10.10 ac. - 39.50% OF SITE

SITE PLAN REQUIREMENTS NOT APPLICABLE TO SITE

THE FOLLOWING LIST OF SITE PLAN REQUIREMENTS DO NOT APPLY TO THIS PROPERTY

BUFFER AREAS
LAKES AND STREAMS
LIMITS OF 100-YEAR FLOODPLAIN AND ACREAGE OF FLOOD PLAIN
CEMETERIES
WETLANDS
ARCHITECTURAL OR ARCHEOLOGICAL LANDMARKS
STREAM BUFFERS WITH REQUIRED WIDTHS

RESIDENTIAL SENIOR LIVING (RSL) PROPERTY LINE AND CALLS SHOWN IN BLUE

PROPOSED LIGHT DUTY PAVEMENT PARKING AREA PAVEMENT

STEPHENSON ENGINEERING
CIVIL ENGINEERING
LAND PLANNING &
DEVELOPMENT CONSULTING
PHONE (770) 962-8777
FAX (770) 962-1743

GEORGIA REGISTERED PROFESSIONAL ENGINEER GREGORY A. BATES

ENGINEER OF WORK'S DESIGNATION

REVISION

DATE

OWNER/DEVELOPER:
Eastside Baptist Church
2593 Lower Roswell Road
Marietta, GA 30068
Attn: contact: Craig Thomas
Phone: 770-421-1222
email address: acthomas1983@gmail.com

Eastside Baptist Church

Located in Land Lots 793 & 903, 17th District, 2nd Section & Land Lots 1274, 16th District, 2nd Section
Cobb County, GA

PROJECT# 25-017
DATE 3-25-26

SHEET TITLE
Site Plan

SHEET NO.
2 of 2

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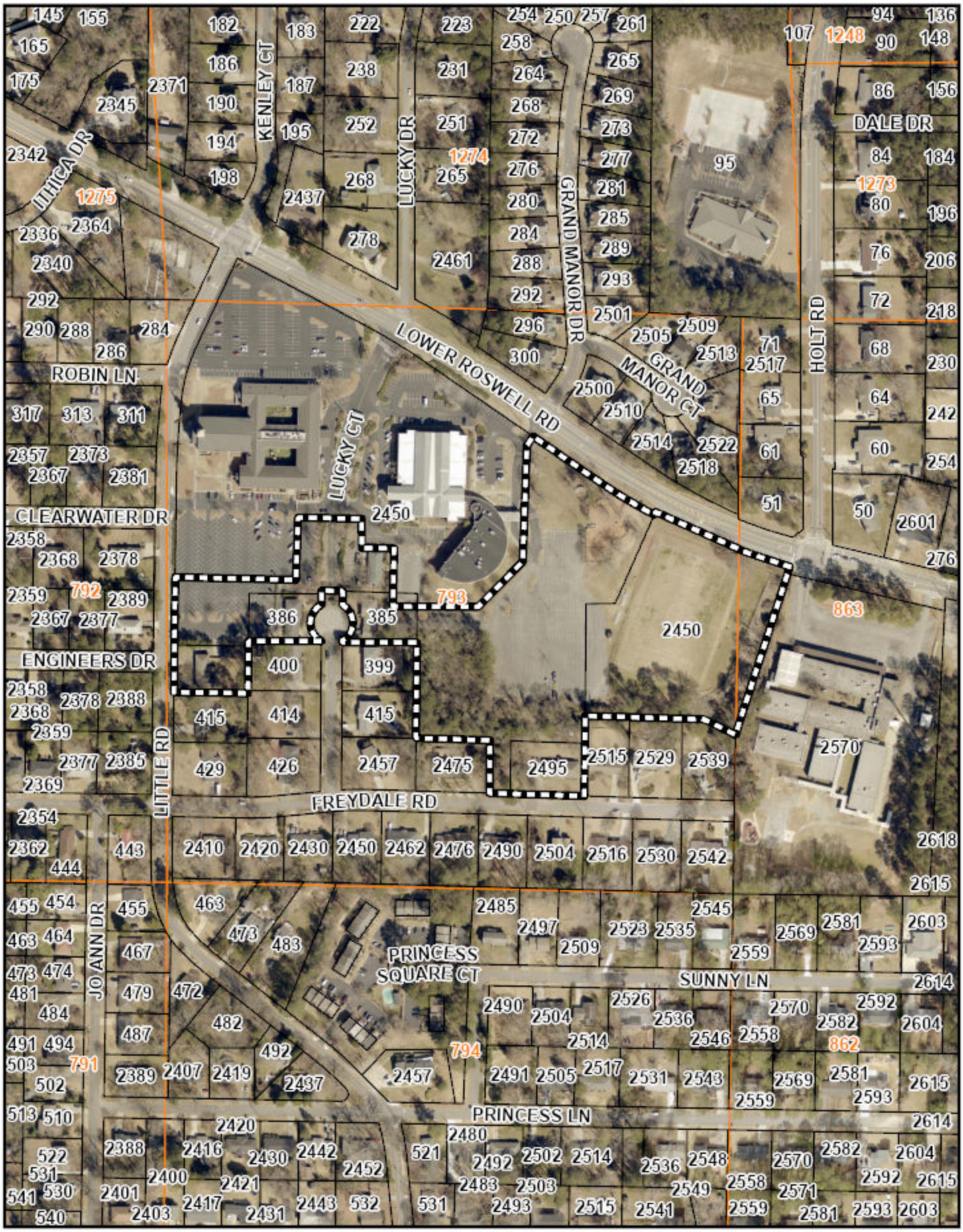
Z-22 2026 Aerial Map



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0 260 520 Feet

Zoning Boundary

City Boundary

Application No. Z- (2026)

Hearing Dates: PC: 06/02/2026
BOC: 06/16/2026

Summary of Intent for Rezoning*

Part 1. Residential Rezoning Information (attach additional information if needed)

a) **Proposed unit square-footage(s):** 109,000 sf main building/15,000 sf cottages (total)

b) **Proposed building architecture:** Vernacular Mountain Lodge design with English influence

c) **List all requested variances:** None known at this time

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Part 2. Non-residential Rezoning Information (attach additional information if needed)

a) **Proposed use(s):** Senior Housing

b) **Proposed building architecture:** See Part 1, (b) above

c) **Proposed hours/days of operation:** 365 days per year; 24/7

d) **List all requested variances:** None known at this time

Part 3. Other Pertinent Information (List or attach additional information if needed)

Applicant proposes to remodel four existing homes to match proposed building design and architecture.

Part 4. Is any of the property included on the proposed site plan owned by the Local, State, or Federal Government? (Please list all Right-of-Ways, Government owned lots, County owned parcels and/or remnants, etc., and attach a plat clearly showing where these properties are located). None known at this time.

*Applicant specifically reserves the right to amend any information set forth in this Summary of Intent for Rezoning, or any other portion of the Application for Rezoning, or documentation attached thereto, at any time during the rezoning process.

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COBB COUNTY ZONING

Executive Summary
Proposed Assisted Living Community for Eastside Church

Founded in 1961, Eastside Church located in Marietta Georgia is a well established and thriving faith based organization in the northwest sector of Atlanta. For generations, Eastside has demonstrated a commitment to serving its local community as well as ministering to countless people throughout the world.

Building on the success of launching Eastside Christian School in 1983 and Eastside Kids Academy in 2023, the church is now addressing the growing need for quality senior housing within the local area. This initiative aligns with the church's long standing mission to serve and uplift individuals across all stages of life, offering compassionate care rooted in faith-based values. This new residence will include a mix of assisted living, memory care, independent living apartments, beautiful common areas inside and out, physical therapy, onsite medical care, pastoral and wellness support, along with many other amenities. Located on church-owned property, this new community will enhance regional partnerships, create jobs, and contribute to the local neighborhood and businesses. Recognizing the 1,473-unit deficit for senior care from recent feasibility studies in the area, this proposed facility will address a critical gap in the continuum of care available to seniors. Our East Cobb seniors will now be able to age in place with dignity while staying connected to their faith-based community. Eastside Church envisions this project as both a ministry opportunity and a practical solution to a very pressing need for more senior care options.

With a proven track record in community development and education, Eastside is well positioned to bring this vision to life and is now seeking the necessary support, funding and resources to move forward with planning and implementation.

2-22

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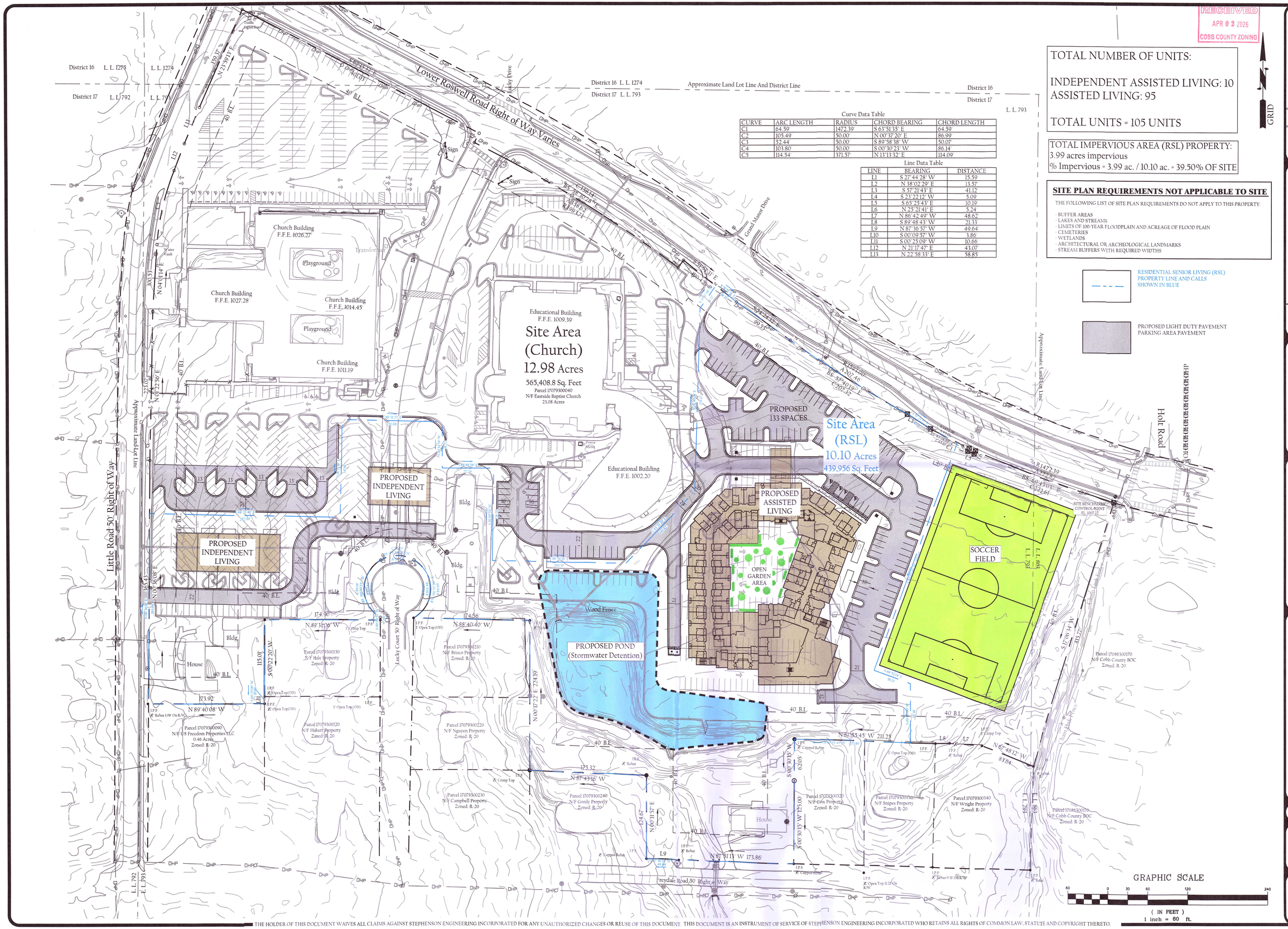

Curve Data Table

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INDEPENDENT ASSISTED LIVING: 10
ASSISTED LIVING: 95

TOTAL UNITS = 105 UNITS

TOTAL IMPERVIOUS AREA (RSL) PROPERTY:
3.99 acres impervious
% Impervious = 3.99 ac. / 10.10 ac. = 39.50% OF SITE

SITE PLAN REQUIREMENTS NOT APPLICABLE TO SITE

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- LAKES AND STREAMS
- LIMITS OF 100-YEAR FLOODPLAIN AND ACREAGE OF FLOOD PLAIN
- CEMETERIES
- WETLANDS
- ARCHITECTURAL OR ARCHEOLOGICAL LANDMARKS
- STREAM BUFFERS WITH REQUIRED WIDTHS

RESIDENTIAL SENIOR LIVING (RSL) PROPERTY LINE AND CALLS SHOWN IN BLUE

PROPOSED LIGHT DUTY PAVEMENT PARKING AREA PAVEMENT

STEPHENSON ENGINEERING, INC.
CIVIL ENGINEERING, LAND PLANNING & DEVELOPMENT CONSULTING
P.O. BOX 201088
1130 N. TENNESSEE ST., SUITE D
CARTERSVILLE, GEORGIA 30120
EMAIL: STEPHENSONENG@YAHOO.COM
PHONE: (770)382-7877
FAX: (770)382-3742

REVISION

DATE

GEORGIA REGISTERED PROFESSIONAL ENGINEER No. PE047236 3-25-26 GREGORY A. BATES

ENGINEER GSWCC# 0000111704

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Located in Land Lots 793 & 863, 17th District, 2nd Section & Land Lots 1274, 16th District, 2nd Section Cobb County, GA

PROJECT# 25-017

DATE 3-25-26

SHEET TITLE
Site Plan

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Community Development – Zoning Division
John Pederson – Division Manager

ZONING CASE

Z-22-2026

SITE BACKGROUND

Applicant	The Haven at Eastside, Incorporated
Phone	Contact Zoning Office
Email	Contact Zoning Office
Representative Contact	J. Kevin Moore
Phone	Contact Zoning Office
Email	Contact Zoning Office
Titleholder	Eastside Baptist Church, Inc.
Property Location	Located on the southeast corner of Lower Roswell Road and Little Road, on the north side of Freydale Road, and at the northern terminus of Lucky Court
Address	2450 Lower Roswell Road, 386 Lucky Court, 385 Lucky Court, 2495 Freydale Road
Access to Property	Lower Roswell Road, Little Road, Freydale Road, Lucky Court

QUICK FACTS

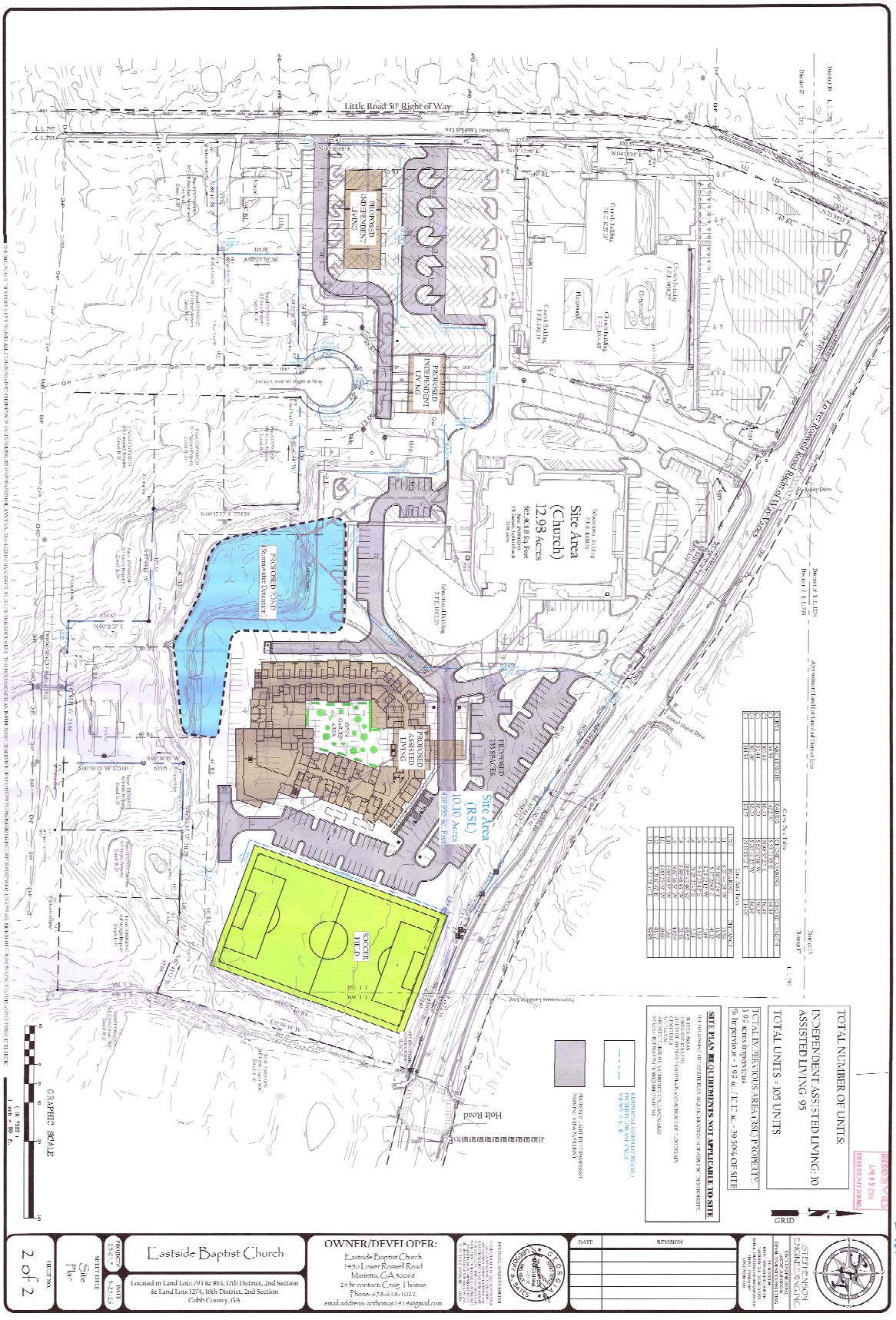
Commission District	3 - Birrell
Current Zoning	R-20
Current Use of Property	Church property and single-family residences
Proposed Zoning	RSL
Proposed Use	Supportive and nonsupportive residential senior living
Future Land Use	PI, LDR
Site Acreage	10.10
District	17
Land Lot	793, 863
Parcel #	17079300040 (portion), 17079300280 (portion), 1707930080, 17079300140, 17079300200, 17079300210
Taxes Paid	Exempt

FINAL ZONING STAFF RECOMMENDATIONS

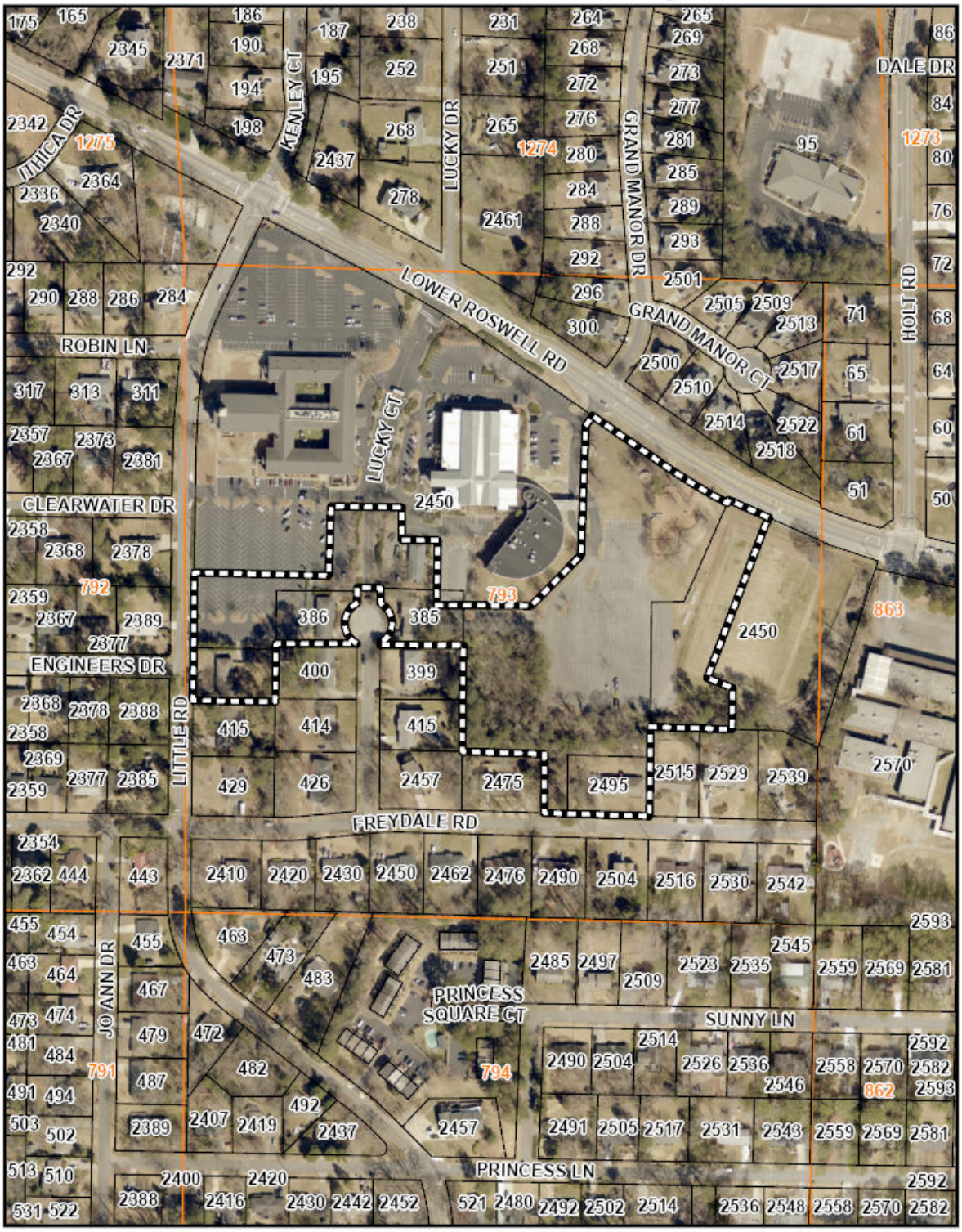
(Zoning staff member: Cameron Jones, CNU-A)

Based on the analysis of this case, Staff recommends **APPROVAL**, subject to the following:

1. Final Site Plan to be approved by District Commissioner;
2. Building elevations for nonsupportive and supportive units to be approved by District Commissioner;
3. Variances stated in the Zoning comments;
4. Fire Department comments and recommendations;
5. Water and Sewer Division comments and recommendations;
6. Stormwater Management Division comments and recommendations; and
7. Department of Transportation comments and recommendations.


Little Road 50' Right of Way
Holt Road
PROPOSED INDEPENDENT LIVING
PROPOSED ASSISTED LIVING
PROPOSED 153 SPACE RV
Site Area (Church) 12.98 Acres
Site Area (RSL) 10.10 Acres
PROPOSED POND (Stormwater Detention)
SOCCER FIELD
TOTAL NUMBER OF UNITS:
INDEPENDENT ASSISTED LIVING: 10
ASSISTED LIVING: 95
TOTAL UNITS - 105 UNITS
TOTAL IMPERVIOUS AREA (RSL PROPERTY)
3.92 acres impervious
% Impervious = 3.92 ac. / 10.1 ac. = 39.50% OF SITE
SITE PLAN REQUIREMENTS NOT APPLICABLE TO SITE
GRAPHIC SCALE
GRID
Eastside Baptist Church
Located in Land Lots 793 & 865, 1/th District, 2nd Section & Land Lots 1274, 16th District, 2nd Section Cobb County, GA
OWNER/DEVELOPER:
Eastside Baptist Church
3450 Lower Roswell Road
Marietta, GA 30068
24 hr contact: Craig Thomas
Phone: 678-618-1022
email address: acthomas1819@gmail.com
Site Plan
2 of 2
STEPHENSON ENGINEERING

Z-22 2026 Aerial Map



North

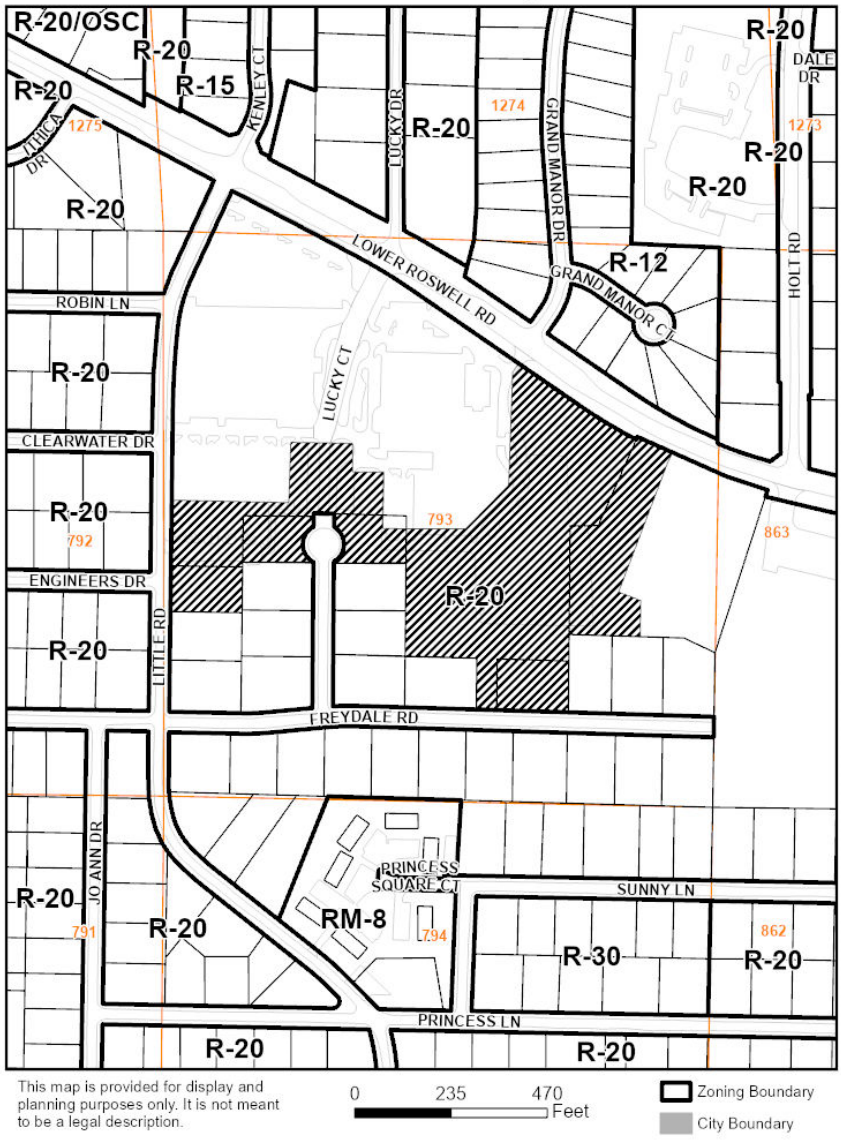
Zoning: R-20, R-12 / Church, Single-Family Homes
Future Land Use: PI, LDR

WEST

Zoning: R-20 / Church, Single-Family Homes

Future Land Use: PI, LDR

Z-22 2026 Map



EAST

Zoning: R-20 / Elementary School, Single-Family Homes

Future Land Use: PI, LDR

SOUTH

Zoning: R-20 / Single-Family Homes
Future Land Use: LDR

Current zoning district for the property

The R-20 district is established to provide locations for single-family residential uses or residentially compatible institutional and recreational uses which are within or on the edge of properties delineated for any residential category as defined and shown on the Cobb County Comprehensive Plan: A Policy Guide, adopted November 27, 1990. When residentially compatible institutional and recreational uses are developed within the R-20 district, they should be designed and built to ensure intensity and density compatibility with adjacent single-family detached dwellings and otherwise to implement the stated purpose and intent of this chapter.

Requested zoning district for the property

The RSL supportive residential facilities district is established to provide locations for the development of supportive residential living facilities, for tenants age 55 and older which shall not be established as a precedent for any other residential or nonresidential district. This residential use is designed to be located within properties delineated as a regional activity center, community activity center, neighborhood activity center, or high density residential as defined and shown on the Cobb County Comprehensive Plan: A Policy Guide, adopted November 27, 1990. This residential use is also designed to function as a cut-off for nonresidential uses within an activity center and a transitional use to residential uses adjoining activity centers.

The RSL nonsupportive residential units is established to provide locations for the development of attached and detached dwelling units limited to those persons age 55 and older as defined by the Fair Housing Act as may be amended from time to time and shall not be established as a precedent for any other residential or nonresidential district. This residential use is designed to be located within any land use category other than industrial, industrial compatible, rural residential and very low density residential as defined by the Cobb County Comprehensive Plan, as may be amended from time to time, provided that it must be located along an arterial or collector roadway (as defined by the Cobb County Major Thoroughfare Plan, as may be amended from time to time). A non-supportive RSL may only be located on a collector road if the following criteria is met: a minimum of ten acres and a density maximum of four units per acre. The board of commissioner may reduce the density based on the surrounding density, topography, deforestation, drainage concerns, or other similar factor.

Summary of the applicant's proposal

The applicant is requesting a rezoning of the subject 10.10-acre site for the development of a RSL nonsupportive and RSL supportive residential complex. The applicant will develop a 109,000-square-foot, three (3)-story (with exposed basement in rear) multifamily-style building with 95 units for a supportive senior living community. There will also be 12 nonsupportive units that are one and a half stories and have one car garages. The proposed density for the overall development is 10.59 units per acre. The FAR for the supportive units is 0.25 with acreage of the entire development and would be higher if calculated by just the acreage of the portion only with the supportive units. The proposal includes an open garden/courtyard space and a soccer field east of the proposed development. The architecture will be "vernacular mountain lodge design with English influence".

Residential criteria

Allowable units as zoned: 17
Proposed # of units: 107
Net density: 10.59
Increase of units: 90
Acres of floodplain/wetlands: 0
Impervious surface shown: 39.5%

Are there any zoning variances?

Yes;

1. Reduce the landscape buffer from require 40 feet 11 feet adjacent to the southern property lines (for existing house being incorporated);
2. Reduce the building setbacks from required 40 feet to 11 feet adjacent to the southern property lines (for existing house being incorporated); and
3. Allow more than four units attached for nonsupportive units.

04/14/26

The proposed zoning case must address the comments listed below by prescriptive code or equivalency, as approved by the Cobb County Fire Marshal's Office

Approval will be based on Professional Engineer-stamped plans that signify overall plan conformance to all Georgia State and Cobb County Codes. Design Professional and Developer maintain the sole responsibility for the design and for correcting all errors, omissions, problems, and code violations (if any) exposed during construction AFTER authorization by Cobb County.

IFC 510- EMERGENCY RESPONDER RADIO COVERAGE:
New buildings are required to provide radio coverage for emergency responders per the International Fire Code. Testing is required by a third party and when deemed necessary amplification systems are required before the building will be issued a certificate of occupancy. This serves as an early notification to owners and developers for budgeting purposes.

FIRE HYDRANT:
The maximum distance of a hydrant to the most remote portion of a structure shall be 500 feet. Distance shall be measured around the structure and from the fire apparatus access road. A 500-foot radius around the hydrant is not an acceptable measurement for distance. Hydrants on the opposite side of a main ROW is not an acceptable measurement of distance. (Cobb County Development Standards 410.5.2) (Cobb County Development Standards 410.5.2)

Where a fire hydrant is located on a fire apparatus access road, the minimum road width shall be 26 feet for a 40-foot length centered on the fire hydrant, exclusive of shoulders (see Figure D103.1 in Appendix D).

FIRE DEPARTMENT ACCESS:
Fire apparatus access roads shall extend to within 150 feet of all portions of the facility or any portion of the exterior wall of the first floor (State Modifications IFC 503.1 2024 Edition and Cobb County Development Standards 402.11). (CCDS 402.11)

All access roads shall meet the American Association of State and Highway Transportation Officials (AASHTO) design manual live load standard HS20 (75,000 lbs.) with an unobstructed width of not less than 20 feet, 35 foot inside radius, 50 foot outside turning radius and unobstructed vertical clearance of not less than 13 feet 6 inches. (Cobb County Development Standards 402.11)

Maximum slope of the access road in reference to the apparatus is 10% Front to Back and 5% Side to Side. Maximum grade of roadways leading to Fire Access roads refer to the Cobb County Development Standard Section 400: 14% for Non-Residential. Maximum angle of departure is 8.5%.

(continued)
Dead-end access roads more than 150 feet shall be provided with a turn-around (IFC Chapter-5, 120-3-3 Rules and Regulations, CCDS Section-401 & 402). Refer to APPENDIX-D for dimensional criteria for turn-arounds in commercial developments.

Aerial apparatus access shall be required for all structures over 30 feet in height measured from the lowest level of fire department access to the ceiling height of the highest occupied floor level.

- Aerial fire apparatus access roads shall have a minimum width of 26 feet
- Aerial fire apparatus access roads shall be at least 15 feet but no more than 30 ft from the structure
- Aerial fire apparatus access roads shall be positioned parallel to one entire side of the building.
- No overhead utility and power lines shall be located within the aerial fire apparatus access. (IFC Appendix D105)

FIRE PROTECTION:
Automatic sprinkler protection must be provided where mandated by the applicable codes.

CERTIFICATE OF OCCUPANCY:
Plans must be submitted to the Cobb County Fire Marshal's Office to initiate the Certificate of Occupancy process.

ONE- OR TWO-FAMILY RESIDENTIAL TOWNHOUSE DEVELOPMENTS:
Without 2hr fire wall separation, automatic sprinkler protection must be provided.

GUEST PARKING:
Occupant parking shall be installed as required by zoning and additional guest parking shall be required as follows:

- Where driveways to two car garages exceed 50 feet in length, no additional guest parking is required.
- Where driveways to two car garages are at least 22 feet long and 20 feet wide, additional parking shall be required at .5 spaces per dwelling unit.
- Where driveways to two car garages are less than 22 feet long and 20 feet wide, additional parking shall be required at 1 space per dwelling unit.
- Where only single car garages are provided, additional parking shall be required at 2 spaces per dwelling unit.
- Guest parking spaces must be evenly distributed throughout the project. (Cobb County Development Standards 401.8.2)

Jeff Byrd
(678) 229-7059
Jeffrey.Byrd@cobbcounty.gov

4/24/26

The submitted site plan does not appear to satisfy the minimum parking lot tree standards of the Cobb County Tree Ordinance. Additional parking lot peninsulas may be required, as determined by the Cobb County Arborist during the Site Plan Review process.

Per Cobb County Development Standards section 409.03.02, any detention facility proposed for the exterior boundary of a project which will abut an existing, residential property, or public right of way exterior to the development being constructed shall provide a 10-foot landscape buffer. The landscape buffer may not coincide with any underground or overhead public or private easement or line of sight easement. Pond access easements may not coincide with the buffer except that the buffer may be interrupted for an access easement perpendicular to the buffer. Stabilizing components of the detention pond may not encroach into the buffer. The required perimeter fencing must be located behind the landscape buffer.

Z-22-2026 DEPARTMENT COMMENTS – Cemetery Preservation

No comment

6/2/2026

Approval of this petition will not have an impact on the enrollment of schools.

4/24/2026

Comprehensive Plan Future Land Use Designation: Public Institutional & Low Density Residential

The subject tract is within the Public Institutional (PI) future land use category. The purpose of PI is to provide for certain state, federal or local government use and institutional land uses such as government building complexes, police and fire stations, colleges, churches, hospitals, etc. While the future land use map reflects existing uses, it is important to realize that uses in this category have the potential to be developed at a regional, community or neighborhood scale. Any use in this category should be developed in a manner consistent with other policies in this plan.

The subject tract is also within the Low Density Residential (LDR) future land use category. The purpose of LDR is to provide for areas that are suitable for low density housing between one (1) and two and one-half (2.5) dwelling units per acre and non-supportive senior living housing that in certain circumstances may reach five (5) dwelling units per acre, depending on existing conditions such as product type and mix, structure/building height, tract size, topographic conditions, etc. in order to provide compatibility with adjacent residential uses. This category presents a range of densities.

Future Land Use Sub-Category? N/A

☒ Consistent ☐ Inconsistent

House Bill 489 Intergovernmental Agreement Zoning Amendment Notification

Is the proposal within one-half mile of a city boundary? ☐ Yes ☒ No
If yes, which City: N/A
Was the city notified? N/A

Specific Area Policy Guidelines: ☐ Yes ☒ No
Policy:

Masterplan/ Corridor Study: ☐ Yes ☒ No
Name of Masterplan/Corridor Study: N/A

Design guidelines area? ☐ Yes ☒ No
If yes, design guidelines area? N/A
Does the proposal plan comply with the design requirements? N/A

Is the property within an Opportunity Zone? ☐ Yes ☒ No
If yes, Opportunity Zone? N/A
(The Opportunity Zone is an incentive that provides $3,500 tax credit per job in eligible areas if two or more jobs are being created. This incentive is for new or existing businesses)

(continued)

Is the property within an Enterprise Zone? ☐ Yes ☒ No
If yes, Enterprise Zone? N/A
(The Enterprise Zone is an incentive that provides tax abatements and other economic incentives for qualifying businesses locating or expanding within designated areas for new jobs and capital investment)

Is the property eligible for the Façade Improvement Program? ☐ Yes ☒ No
(The Façade Improvement Program is an incentive for owners and tenants to enhance the appearance of buildings. The CDBG program provides the funding. Properties must be either on the current inventory of redevelopment sites or in a corridor study area and be in a census tract with at least 51% low and moderate income. The program serves to improve the economic viability of these areas.)

Is the property eligible for incentives through the Commercial and Industrial Property Rehabilitation Program? ☐ Yes ☒ No
(The Commercial and Industrial Property Rehabilitation Program Is an incentive that provides a reduction in ad valorem property taxes for qualifying redevelopment in eligible areas)

Note: For more information on incentives, please call the Community Development Agency- Economic Development Division at 770-528-2018 or find information online at www.cobbcounty.org/econdev.

Special District:

Is this property within the Cumberland Special District #1 (hotel/motel fee)? ☐ Yes ☒ No

Is this property within the Cumberland Special District #2 (ad valorem tax)? ☐ Yes ☒ No

Is this property within the Six Flags Special Service District? ☐ Yes ☒ No

Dobbins Air Reserve Base Zones:

Is the property within the Dobbins Airfield Safety Zone? ☐ Yes ☒ No

Is the property within the Clear Zone (CZ)? ☐ Yes ☒ No

Is the property within 3000' of Dobbins ARB? ☐ Yes ☒ No

Is the property within the Accident Potential Zone (APZ I)? ☐ Yes ☒ No

Is the property within the Accident Potential Zone II (APZ II)? ☐ Yes ☒ No

Is the property within the Noise Zone? ☐ Yes ☒ No

(continued)

Is the property within the Bird/Wildlife Air Strike Hazard Area (BASH)? ☒ Yes ☐ No

Historic Preservation:

After consulting various county historic resources surveys, historic maps, archaeology surveys and Civil War trench location maps, staff finds that no known significant historic resources appear to be affected by this application.

Water comments:

At development: ☐ YES ☐ NO

Fire flow test required: ☐ YES ☐ NO

Size/location of existing water main(s): Contact City of Marietta

Additional water comments: City of Marietta's water/sewer service boundary

Sewer comments:

In the drainage basin: ☐ YES ☐ NO

At development: ☐ YES ☐ NO*

Approx. distance to nearest sewer: Contact City of Marietta

Estimated waste generation (in G.P.D.): Average daily = 13,650

Peak flow = 34,125

Treatment plant: Sutton WRF

Plant capacity: ☒ Yes ☐ NO

Projected plant availability: ☐ 0-5 years ☐ 5-10 years ☒ over 10 years

Off-site easement required: ☐ YES* ☐ NO

Line capacity study required: ☐ YES ☐ NO

Letter of allocation issued: ☐ YES ☒ NO

Septic tank recommended by this department: ☐ YES ☐ NO

Subject to Health Department approval: ☐ YES ☐ NO

*If off-site easements are required, the developer/owner must submit easements to CCWS for review and approval as to form and stipulations prior to the execution of easements by the property owners. All easement acquisitions are the responsibility of the developer/owner.

Additional sewer comments: City of Marietta's water/sewer service boundary

Note: These comments only reflect what facilities were in existence at the time of this review. Developer may be required to install/upgrade water mains based on fire flow test results or Fire Department code. This will be addressed in the Plan Review process. The developer/owner will be responsible for connecting to the existing county water and sewer systems, installing and/or upgrading all outfalls & water mains, obtaining onsite and/or offsite easements, and dedication of onsite and/or offsite water and sewer to Cobb County as may be required. Rezoning does not guarantee water/sewer availability or capacity unless so stated in writing by the Cobb County Water System.

Roadway	Roadway classification	Speed limit (mph)	Jurisdictional control	Min. R.O.W. requirements
Little Road	Minor Collector	25	Cobb County	60’
Lower Roswell Road	Arterial	35	Cobb County	100’

Roadway	Location	Average daily trips (vpd)	Level of service
Little Road	NA	NA	NA
Lower Roswell Road	East of Smithstone	13,100	D

vpd = vehicles per day

Based on 2024 AADT counting data taken by GDOT, as published on their website, for Lower Roswell Road.

Planning Level of Service based on available Average Daily Trips using GRTA guideline thresholds. Classification thresholds for LOS A and LOS B are not available for arterial roads from this data source.

LOS C or D is acceptable based on GDOT Design Policy Manual criteria.

ITE Land Use	Description	Expected Size	AM			PM			Daily (vpd)
			In (vph)	Out (vph)	**Total (vph)**	In (vph)	Out (vph)	**Total (vph)**	
252	Senior Adult Housing- Multifamily	10 units	1	1	2	1	2	3	33
254	Assisted Living	95 beds	11	7	18	9	14	23	393
Total Trips			12	8	**20**	10	16	**26**	**426**

vph = vehicles per hour,

Development gross trip generation based on available development size and rates from the Institute of Transportation Engineers (ITE) Trip Generation, 12th edition.

Comments and observations

Little Road is classified as a minor collector roadway and according to the available information the existing right-of-way does not meet the minimum requirements for this classification.

Lower Roswell Road is classified an arterial roadway and according to the available information the existing right-of-way does not meet the minimum requirements for this classification.

In accordance with Cobb County Code 134-121 and based on the site plan received April 2, 2026, this development does not require a traffic impact study submittal.

(continued)

Recommendations

THE RECOMMENDATIONS BELOW SHALL BECOME STIPULATED REQUIREMENTS UPON INCLUSION WITH AND APPROVAL BY THE BOARD OF COMMISSIONERS OF THIS APPLICATION:

1. Recommend applicant, WITHIN 12 MONTHS OF ZONING APPROVAL, donate right-of-way on the East side of Little Road, a minimum of 30’ from the roadway centerline, in accordance with Cobb County Development Standard 401.2, Right-of-Way.

2. Recommend applicant, WITHIN 12 MONTHS OF ZONING APPROVAL, donate right-of-way on the south side of Lower Roswell Road, a minimum of 50’ from the roadway centerline, in accordance with Cobb County Development Standard 401.2, Right-of-Way.

3. Recommend replacing any disturbed curb, gutter, and sidewalk along the development frontage. This recommendation is to address pedestrian accessibility and safety pursuant to Cobb County Development Standard 401.15, Curbs and Gutters (including subsections), Cobb County Development Standard 404 Sidewalks and Pathways, Cobb County Development Standard 405 Accessibility Requirements, and Cobb County Development Standard Detail 106, Concrete Curbs, Medians.

4. Recommend all crosswalks be installed parallel to the adjacent roadway.

5. Recommend applicant be required to meet all Cobb County Development Standards and Ordinances related to project improvements.

STAFF ANALYSIS

Per section 134-122 of the Official Code of Cobb County, below is a written zoning analysis relating to the following (question in bold; the answer is not bold):

A. **Whether the zoning proposal will permit a use that is suitable in view of the use and development of adjacent and nearby property;**
It is Staff's opinion that the applicant's rezoning proposal will permit a use that is suitable in view of the use and development of adjacent and nearby properties. The property is in an area with residential uses, a high-density RM-8 development south of the property, and churches.

B. **Whether the zoning proposal will adversely affect the existing use or usability of adjacent or nearby property;**
It is Staff's opinion that the applicant's rezoning proposal will not adversely affect the existing use or usability of adjacent or nearby properties. The property is surrounded by residential with the Princess Square Community allowing up to 8 units per acre nearby the subject property.

C. **Whether the zoning proposal will result in a use which will or could cause an excessive burdensome use of existing streets, transportation facilities, utilities, or schools;**
It is Staff's opinion that the applicant's rezoning proposal will not result in a use which would cause an excessive burdensome use of existing streets, transportation facilities, utilities, or schools. This opinion is supported by the departmental comments contained in this analysis.

D. **Whether the zoning proposal is in conformity with the policies and intent of the comprehensive plan;**
It is Staff's opinion that the applicant's rezoning proposal is in conformity with the policies and intent of the Cobb County Comprehensive Plan. The property is delineated in a Public Institution (PI) and Low Density Residential (LDR) future land use category. The requested zoning district and proposed use are consistent with the PI and LDR land use designation. The LDR-P2 and LDR-P3 future land use calls for proposals at the high end of the range of densities should be encouraged in areas where adequate services and facilities can accommodate such densities and where such proposed densities do not adversely affect the stability of existing residential areas.

E. **Whether there are other existing or changing conditions affecting the use and development of the property which give supporting grounds for either approval or disapproval of the zoning proposal;**
It is Staff's opinion that there are existing and changing conditions affecting the use and development of the property which give grounds for approving the applicant's rezoning proposal for the use as a supportive and nonsupportive residential senior living facility.

The current rezoning proposal would remain consistent with the PI and LDR future land use categories while providing buffers from existing single-family neighborhoods except the existing homes that will be renovated along Little Road and Lucky Court.

The staff analysis and recommendation made by the Planning and Zoning Staff are only the opinions of the Planning and Zoning Staff and are by no means the final decision. The Cobb County Board of Commissioners makes the final decisions on all Rezoning and Land Use Permits at an advertised public hearing.

Application No. Z- (2026)

Hearing Dates: PC: 06/02/2026
BOC: 06/16/2026

Summary of Intent for Rezoning*

Part 1. Residential Rezoning Information (attach additional information if needed)

a) **Proposed unit square-footage(s):** 109,000 sf main building/15,000 sf cottages (total)

b) **Proposed building architecture:** Vernacular Mountain Lodge design with English influence

c) **List all requested variances:** None known at this time

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COBB COUNTY ZONING

Part 2. Non-residential Rezoning Information (attach additional information if needed)

a) **Proposed use(s):** Senior Housing

b) **Proposed building architecture:** See Part 1, (b) above

c) **Proposed hours/days of operation:** 365 days per year; 24/7

d) **List all requested variances:** None known at this time

Part 3. Other Pertinent Information (List or attach additional information if needed)

Applicant proposes to remodel four existing homes to match proposed building design and architecture.

Part 4. Is any of the property included on the proposed site plan owned by the Local, State, or Federal Government? (Please list all Right-of-Ways, Government owned lots, County owned parcels and/or remnants, etc., and attach a plat clearly showing where these properties are located). None known at this time.

*Applicant specifically reserves the right to amend any information set forth in this Summary of Intent for Rezoning, or any other portion of the Application for Rezoning, or documentation attached thereto, at any time during the rezoning process.

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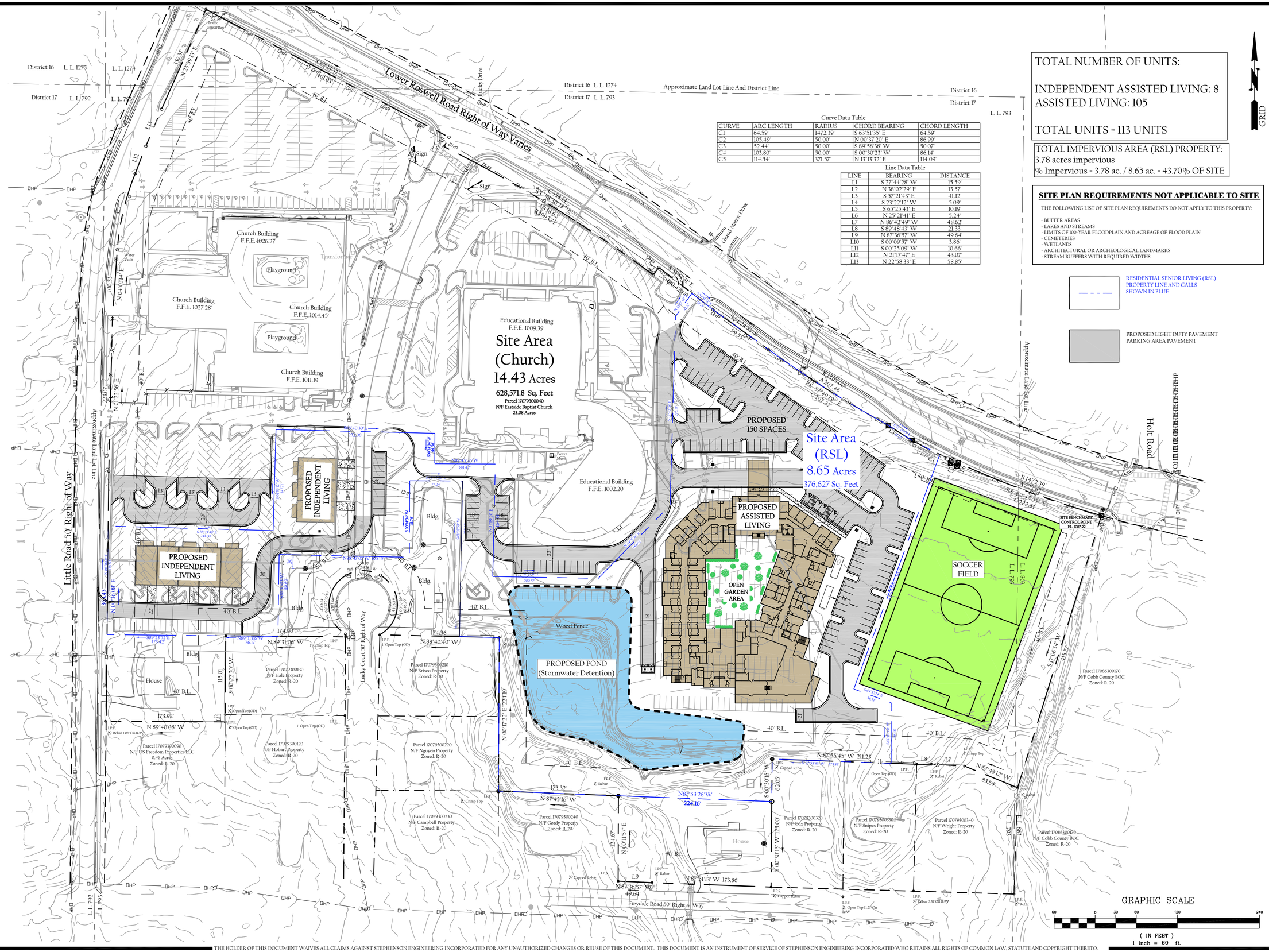
COBB COUNTY ZONING

Executive Summary
Proposed Assisted Living Community for Eastside Church

Founded in 1961, Eastside Church located in Marietta Georgia is a well established and thriving faith based organization in the northwest sector of Atlanta. For generations, Eastside has demonstrated a commitment to serving its local community as well as ministering to countless people throughout the world.

Building on the success of launching Eastside Christian School in 1983 and Eastside Kids Academy in 2023, the church is now addressing the growing need for quality senior housing within the local area. This initiative aligns with the church's long standing mission to serve and uplift individuals across all stages of life, offering compassionate care rooted in faith-based values. This new residence will include a mix of assisted living, memory care, independent living apartments, beautiful common areas inside and out, physical therapy, onsite medical care, pastoral and wellness support, along with many other amenities. Located on church-owned property, this new community will enhance regional partnerships, create jobs, and contribute to the local neighborhood and businesses. Recognizing the 1,473-unit deficit for senior care from recent feasibility studies in the area, this proposed facility will address a critical gap in the continuum of care available to seniors. Our East Cobb seniors will now be able to age in place with dignity while staying connected to their faith-based community. Eastside Church envisions this project as both a ministry opportunity and a practical solution to a very pressing need for more senior care options.

With a proven track record in community development and education, Eastside is well positioned to bring this vision to life and is now seeking the necessary support, funding and resources to move forward with planning and implementation.



CURVE	ARC LENGTH	RADIUS	CHORD BEARING	CHORD LENGTH
C1	64.59'	1472.39'	S 63°51'35" E	64.59'
C2	105.49'	50.00'	N 00°37'20" E	86.99'
C3	52.44'	50.00'	S 89°58'38" W	50.07'
C4	103.80'	50.00'	S 00°30'23" W	86.14'
C5	114.54'	371.57'	N 13°13'32" E	114.09'

LINE	BEARING	DISTANCE
L1	S 27°44'28" W	15.59'
L2	N 38°02'29" E	13.57'
L3	S 57°21'43" E	41.12'
L4	S 23°22'12" W	5.09'
L5	S 65°25'43" E	10.19'
L6	N 25°21'41" E	5.24'
L7	N 86°42'49" W	48.62'
L8	S 89°48'43" W	21.33'
L9	N 87°36'57" W	49.64'
L10	S 00°09'57" W	3.86'
L11	S 00°25'09" W	10.66'
L12	N 21°17'47" E	43.07'
L13	N 22°58'33" E	58.85'

TOTAL NUMBER OF UNITS:

INDEPENDENT ASSISTED LIVING: 8
ASSISTED LIVING: 105

TOTAL UNITS = 113 UNITS

TOTAL IMPERVIOUS AREA (RSL) PROPERTY:
3.78 acres impervious
% Impervious = 3.78 ac. / 8.65 ac. = 43.70% OF SITE

SITE PLAN REQUIREMENTS NOT APPLICABLE TO SITE

THE FOLLOWING LIST OF SITE PLAN REQUIREMENTS DO NOT APPLY TO THIS PROPERTY:

- BUFFER AREAS
- LAKES AND STREAMS
- LIMITS OF 100-YEAR FLOODPLAIN AND ACREAGE OF FLOOD PLAIN
- CEMETERIES
- WETLANDS
- ARCHITECTURAL OR ARCHEOLOGICAL LANDMARKS
- STREAM BUFFERS WITH REQUIRED WIDTHS

RESIDENTIAL SENIOR LIVING (RSL) PROPERTY LINE AND CALLS SHOWN IN BLUE

PROPOSED LIGHT DUTY PAVEMENT PARKING AREA PAVEMENT

STEPHENSON ENGINEERING, INC.
CIVIL ENGINEERING, LAND PLANNING & DEVELOPMENT CONSULTING
P.O. BOX 209088
1130 N. TENNESSEE ST., SUITE D
CARTERSVILLE, GEORGIA 30120
EMAIL: STEPHENSONENG@YAHOO.COM
PHONE: (770) 382-7977
FAX: (770) 382- 3742

REVISION

DATE

GEORGIA REGISTERED No. PE0017235 PROFESSIONAL 3-25-26 ENGINEER GREGORY A. BATES

ENGINEER GSWCC# 0000111704

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2450 Lower Roswell Road
Marietta, GA 30068
24 hr contact: Craig Thomas
Phone: 678-618-1022
email address: acthomas1919@gmail.com

Eastside Baptist Church

Located in Land Lots 793 & 863, 17th District, 2nd Section & Land Lots 1274, 16th District, 2nd Section Cobb County, GA

PROJECT# 25-017

DATE 3-25-26

SHEET TITLE
Site Plan

SHEET NO.
2 of 2

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24 Hr Emergency Contact:
Craig Thomas
678-618-1022

***** ELEVATION NOTE *****

TOPOGRAPHIC INFORMATION PROVIDED BY NORTH GEORGIA SURVEYING . IT IS CONTRACTORS RESPONSIBILITY TO FIELD VERIFY ALL EXISTING AND PROPOSED ELEVATIONS AND GRADES ON STREET, STORM DRAINS, AND UTILITIES PRIOR TO CONSTRUCTION. IF AN DISCREPANCY IS FOUND THEN IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO NOTIFY THE ENGINEER.

***** CAUTION *****

THE UTILITIES SHOWN HEREON ARE FOR THE CONTRACTORS CONVENIENCE ONLY. THERE MAY BE OTHER UTILITIES NOT SHOWN ON THESE PLANS. THE ENGINEER ASSUMES NO RESPONSIBILITY FOR THE LOCATIONS SHOWN AND IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO VERIFY ALL UTILITIES WITHIN THE LIMITS OF THE WORK. IF THERE ARE ANY DISCREPANCIES THE ENGINEER MUST BE NOTIFIED. ALL DAMAGE MAIDE TO EXISTING UTILITIES BY THE CONTRACTOR SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR.

SITE PLAN REQUIREMENTS NOT APPLICABLE TO SITE

THE FOLLOWING LIST OF SITE PLAN REQUIREMENTS DO NOT APPLY TO THIS PROPERTY:

- BUFFER AREAS
- LAKES AND STREAMS
- LIMITS OF 100-YEAR FLOODPLAIN AND ACREAGE OF FLOOD PLAIN
- CEMETERIES
- WETLANDS
- ARCHITECTURAL OR ARCHEOLOGICAL LANDMARKS
- STREAM BUFFERS WITH REQUIRED WIDTHS

PROPOSED LIGHT DUTY PAVEMENT
PARKING AREA PAVEMENT

RESIDENTIAL SENIOR LIVING (RSL)
PROPERTY LINE AND CALLS
SHOWN IN BLUE

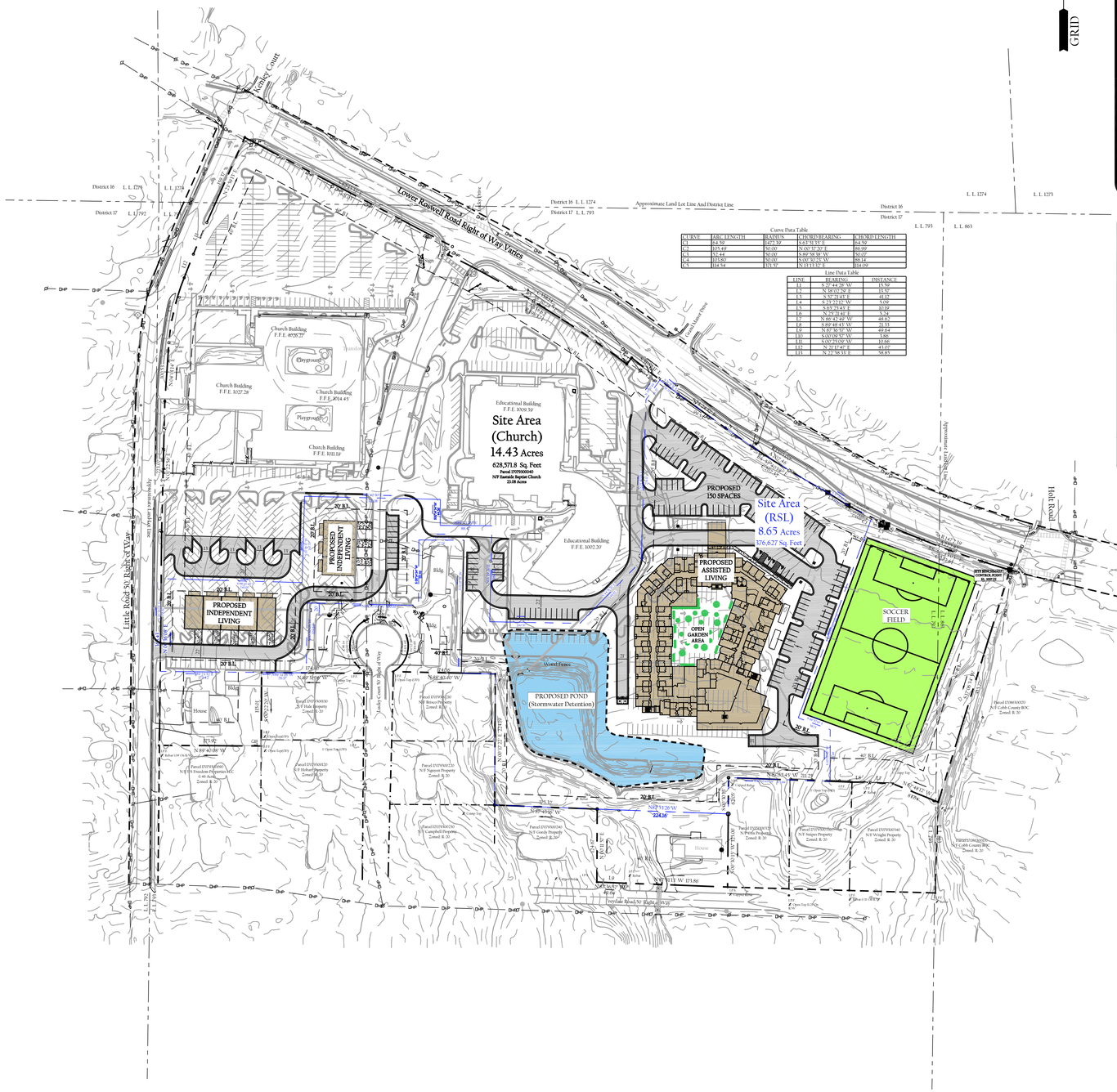
TOTAL IMPERVIOUS AREA (RSL) PROPERTY:
3.78 acres impervious
% Impervious = 3.78 ac. / 8.65 ac. = 43.70% OF SITE

TOTAL NUMBER OF UNITS:

INDEPENDENT LIVING: 18
ASSISTED LIVING: 95

TOTAL UNITS = 113 UNITS

INDEPENDANT LIVING INTERNAL SETBACK
INDEPENDANT LIVING SETBACK SHAL BE 20' FROM THE PROPOSED RSL ZONING LINE



GRID N

LOCATION MAP

SITE DATA:

OWNER/DEVELOPER:	EASTSIDE BAPTIST CHURCH 2450 LOWER ROSWELL ROAD MARIETTA, GA 30068 24 HR CONTACT: CRAIG THOMAS PHONE: 678-618-1022 email address: acthomas1919@gmail.com
ENGINEER:	STEPHENSON ENGINEERING, INC. P.O. BOX 200088 CARTERSVILLE, GEORGIA 30120 PHONE: 770-382-7877 EMAIL: stephensoneng@yahoo.com
BOUNDARY SURVEYOR:	NORTH GEORGIA SURVEYING 262 ERWIN ROAD S.E. CALHOUN, GEORGIA 30701 PHONE: 706-625-1046 EMAIL: mpbunch@northgeorgiasurveying.com
TOPOGRAPHIC INFORMATION:	NORTH GEORGIA SURVEYING 262 ERWIN ROAD S.E. CALHOUN, GEORGIA 30701 PHONE: 706-625-1046 EMAIL: mpbunch@northgeorgiasurveying.com
SITE AREA:	+/- 23.08 ACRES (CHURCH = 14.43 AC., RSL = 8.65 AC.)
CURRENT ZONING:	R-20
PROPOSED ZONING:	RSL - FOR PORTION OF THE PROPERTY TO BE PROPOSED RESIDENTIAL SENIOR LIVING
FLOOD NOTE:	THIS TRACT OF LAND DOES NOT LIE WITHIN THE 100 YEAR FLOOD INTERMEDIATE FLOOD ZONE AS PER FEMA COMMUNITY PANEL #13067C0128H LAST REVISED NOVEMBER 2, 2012.

SHEET INDEX

1	Overall Site Plan
2	Site Plan

GRAPHIC SCALE
100 0 50 100 200 400
(IN FEET)
1 inch = 100 ft.

STEPHENSON ENGINEERING, INC.
CIVIL ENGINEERING, LAND PLANNING & DEVELOPMENT CONSULTING
P.O. BOX 200088
1130 N. TENNESSEE ST., SUITE D
CARTERSVILLE, GEORGIA 30120
EMAIL: STEPHENSONENG@YAHOO.COM
PHONE - (770)382-7877
FAX: (770)382-3742

REVISION

DATE

GEORGIA REGISTERED No. PE007235 PROFESSIONAL 5-27-26 ENGINEER GREGORY A. BATES

ENGINEER GSWCC# 0000111704

THE HOLDER OF THIS DOCUMENT WAIVES ALL CLAIMS AGAINST STEPHENSON ENGINEERING INCORPORATED FOR ANY UNAUTHORIZED CHANGES OR REUSE OF THIS DOCUMENT. THIS DOCUMENT IS AN INSTRUMENT OF SERVICE OF STEPHENSON ENGINEERING INCORPORATED WHO RETAINS ALL RIGHTS OF COMMON LAW, STATUTE AND COPYRIGHT THERETO.

OWNER/DEVELOPER:
Eastside Baptist Church
2450 Lower Roswell Road
Marietta, GA 30068
24 hr contact: Craig Thomas
Phone: 678-618-1022
email address: acthomas1919@gmail.com

Eastside Baptist Church

Located in Land Lots 793 & 865, 17th District, 2nd Section & Land Lots 1274, 16th District, 2nd Section
Cobb County, GA

PROJECT# 25-017

DATE 5-27-26

SHEET TITLE
Overall Site Plan

SHEET NO.
1 of 2

INDEPENDANT LIVING INTERNAL SETBACK
INDEPENDANT LIVING SETBACK SHAL BE 20' FROM THE PROPOSED RSL ZONING LINE

TOTAL NUMBER OF UNITS:

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ASSISTED LIVING: 95

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- ARCHITECTURAL OR ARCHEOLOGICAL LANDMARKS
- STREAM BUFFERS WITH REQUIRED WIDTHS

RESIDENTIAL SENIOR LIVING (RSL) PROPERTY LINE AND CALLS SHOWN IN BLUE

PROPOSED LIGHT DUTY PAVEMENT PARKING AREA PAVEMENT

GRID

Curve Data Table

CURVE	ARC LENGTH	RADIUS	CHORD BEARING	CHORD LENGTH
C1	64.59'	1472.39'	S 63°51'35" E	64.59'
C2	105.49'	50.00'	N 00°37'20" E	86.99'
C3	52.44'	50.00'	S 89°58'38" W	50.07'
C4	103.80'	50.00'	S 00°30'23" W	86.14'
C5	114.54'	371.57'	N 13°13'32" E	114.09'

Line Data Table

LINE	BEARING	DISTANCE
L1	S 27°44'28" W	15.59'
L2	N 38°02'29" E	13.57'
L3	S 57°21'43" E	41.12'
L4	S 23°22'12" W	5.09'
L5	S 65°25'43" E	10.19'
L6	N 25°21'41" E	5.24'
L7	N 86°42'49" W	48.62'
L8	S 89°48'43" W	21.33'
L9	N 87°36'57" W	49.64'
L10	S 00°09'57" W	3.86'
L11	S 00°25'09" W	10.66'
L12	N 21°17'47" E	43.07'
L13	N 22°58'33" E	58.85'

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PHONE: (770) 382-7977
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REVISION

DATE

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Cobb County, GA

PROJECT# 25-017

DATE 5-27-26

SHEET TITLE
Site Plan

SHEET NO.
2 of 2

GRAPHIC SCALE
60 0 30 60 120 240
(IN FEET)
1 inch = 60 ft.

Community Development – Zoning Division
John Pederson – Division Manager

ZONING CASE

Z-22-2026

SITE BACKGROUND

Applicant	The Haven at Eastside, Incorporated
Phone	Contact Zoning Office
Email	Contact Zoning Office
Representative Contact	J. Kevin Moore
Phone	Contact Zoning Office
Email	Contact Zoning Office
Titleholder	Eastside Baptist Church, Inc.
Property Location	Located on the southeast corner of Lower Roswell Road and Little Road, on the north side of Freydale Road, and at the northern terminus of Lucky Court
Address	2450 Lower Roswell Road, 386 Lucky Court, 385 Lucky Court
Access to Property	Lower Roswell Road, Little Road, Freydale Road, Lucky Court

QUICK FACTS

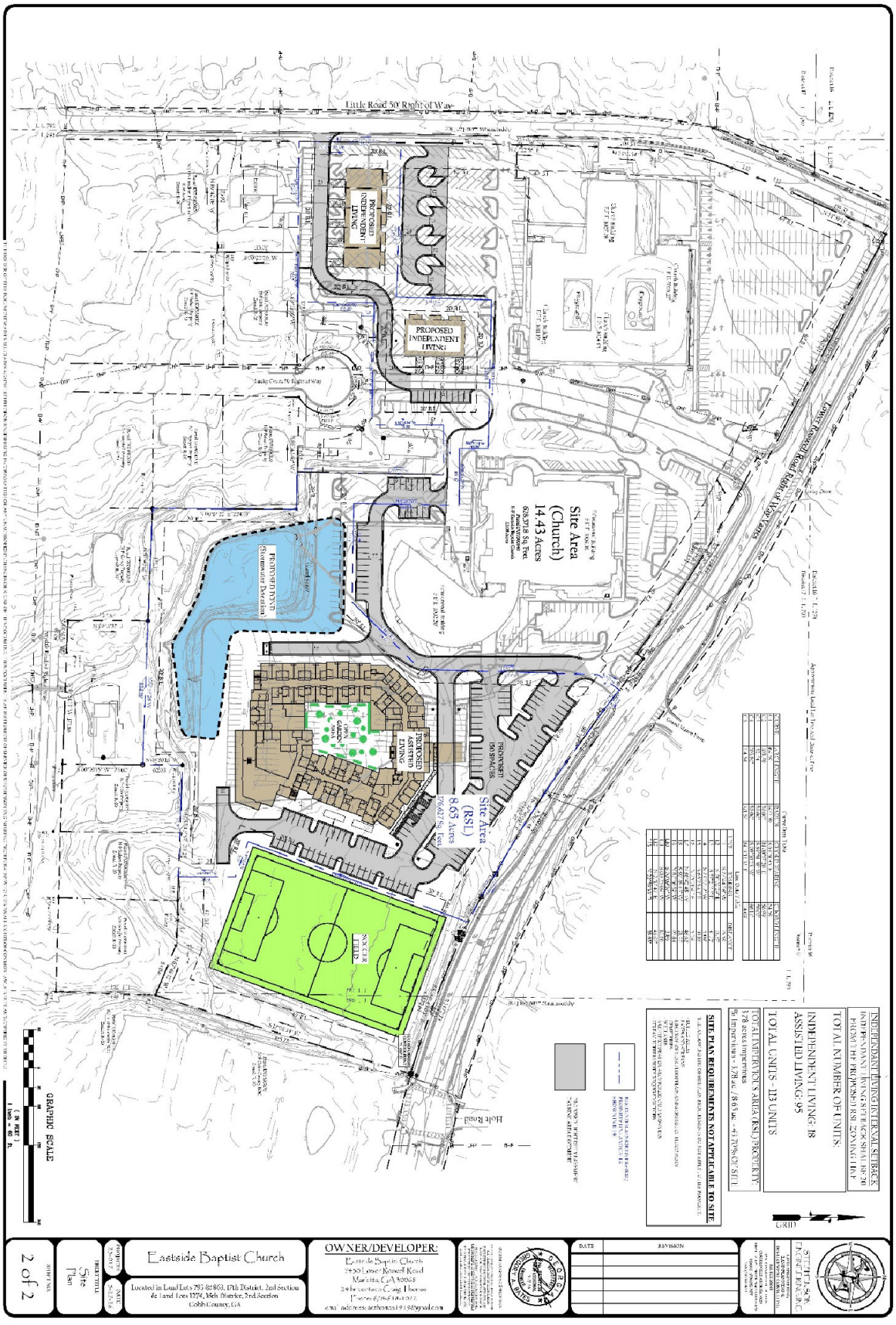
Commission District	3 - Birrell
Current Zoning	R-20
Current Use of Property	Church property and single-family residences
Proposed Zoning	RSL
Proposed Use	Supportive and nonsupportive residential senior living
Future Land Use	PI, LDR
Site Acreage	8.65
District	17
Land Lot	793, 863
Parcel #	17079300040 (portion), 17079300280 (portion), 17079300140, 17079300200, 17079300210
Taxes Paid	Exempt

FINAL ZONING STAFF RECOMMENDATIONS

(Zoning staff member: Cameron Jones, CNU-A)

Based on the analysis of this case, Staff recommends **APPROVAL**, subject to the following:

1. Final Site Plan to be approved by District Commissioner;
2. Building elevations for nonsupportive and supportive units to be approved by District Commissioner;
3. Variances stated in the Zoning comments;
4. Fire Department comments and recommendations;
5. Water and Sewer Division comments and recommendations;
6. Stormwater Management Division comments and recommendations; and
7. Department of Transportation comments and recommendations.


Little Road 50' Right of Way
PROPOSED INDEPENDENT LIVING
PROPOSED INDEPENDENT LIVING
Site Area (Church) 14.43 Acres
PROPOSED POND (Stormwater Detention)
PROPOSED ASSISTED LIVING
PROPOSED 150 SPACES
Site Area (RSL) 8.65 Acres
Lower Roswell Road Right of Way Varies
Holt Road
GRAPHIC SCALE
INDEPENDANT LIVING INTERNAL SETBACK
TOTAL NUMBER OF UNITS:
INDEPENDENT LIVING: 18
ASSISTED LIVING: 95
TOTAL UNITS - 113 UNITS
SITE PLAN REQUIREMENTS NOT APPLICABLE TO SITE
GRID
Eastside Baptist Church
OWNER/DEVELOPER:
Site Plan
2 of 2

Z-22 2026 Aerial Map

North

Zoning: R-20, R-12 / Church, Single-Family Homes

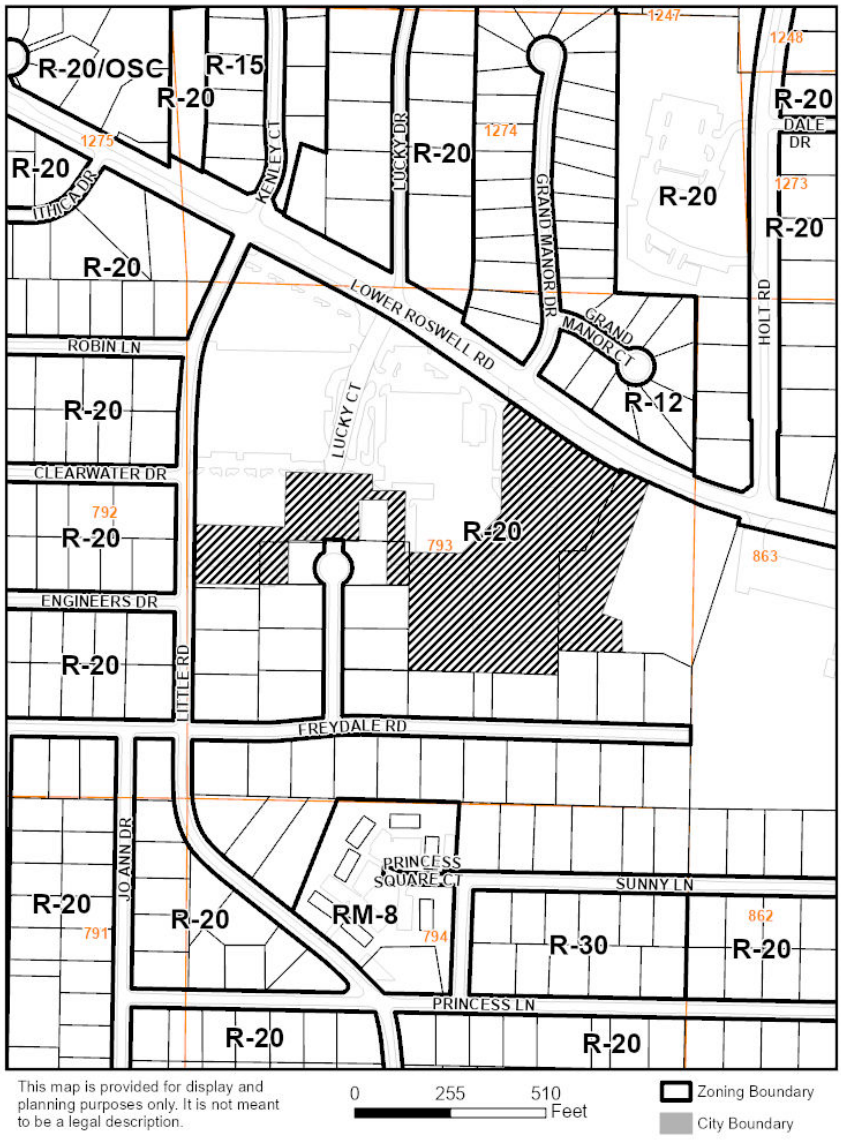
Future Land Use: PI, LDR

WEST

Zoning: R-20 / Church, Single-Family Homes

Future Land Use: PI, LDR

Z-22 2026 Map



EAST

Zoning: R-20 / Elementary School, Single-Family Homes

Future Land Use: PI, LDR

SOUTH

Zoning: R-20 / Single-Family Homes

Future Land Use: LDR

Current zoning district for the property

The R-20 district is established to provide locations for single-family residential uses or residentially compatible institutional and recreational uses which are within or on the edge of properties delineated for any residential category as defined and shown on the Cobb County Comprehensive Plan: A Policy Guide, adopted November 27, 1990. When residentially compatible institutional and recreational uses are developed within the R-20 district, they should be designed and built to ensure intensity and density compatibility with adjacent single-family detached dwellings and otherwise to implement the stated purpose and intent of this chapter.

Requested zoning district for the property

The RSL supportive residential facilities district is established to provide locations for the development of supportive residential living facilities, for tenants age 55 and older which shall not be established as a precedent for any other residential or nonresidential district. This residential use is designed to be located within properties delineated as a regional activity center, community activity center, neighborhood activity center, or high density residential as defined and shown on the Cobb County Comprehensive Plan: A Policy Guide, adopted November 27, 1990. This residential use is also designed to function as a cut-off for nonresidential uses within an activity center and a transitional use to residential uses adjoining activity centers.

The RSL nonsupportive residential units is established to provide locations for the development of attached and detached dwelling units limited to those persons age 55 and older as defined by the Fair Housing Act as may be amended from time to time and shall not be established as a precedent for any other residential or nonresidential district. This residential use is designed to be located within any land use category other than industrial, industrial compatible, rural residential and very low density residential as defined by the Cobb County Comprehensive Plan, as may be amended from time to time, provided that it must be located along an arterial or collector roadway (as defined by the Cobb County Major Thoroughfare Plan, as may be amended from time to time). A non-supportive RSL may only be located on a collector road if the following criteria is met: a minimum of ten acres and a density maximum of four units per acre. The board of commissioner may reduce the density based on the surrounding density, topography, deforestation, drainage concerns, or other similar factor.

Summary of the applicant's proposal

The applicant is requesting a rezoning of the subject 8.65-acre site for the development of a RSL nonsupportive and RSL supportive residential complex. The applicant will develop a 109,000-square-foot, three (3)-story (with exposed basement in rear) multifamily-style building with 95 units for a supportive senior living community and 10 units for a nonsupportive senior living community. There will also be 8 nonsupportive units that are one and a half stories and have one car garages. The proposed density for the overall development is 13.06 units per acre. The FAR for the supportive units is 0.25 with acreage of the entire development and would be higher if calculated by just the acreage of the portion only with the supportive units. The proposal includes an open garden/courtyard space and a soccer field east of the proposed development. The architecture will be "vernacular mountain lodge design with English influence".

Residential criteria

Allowable units as zoned: 15
Proposed # of units: 113
Net density: 13.06
Increase of units: 98
Acres of floodplain/wetlands: 0
Impervious surface shown: 43.7%

Are there any zoning variances?

Yes;

1. Reduce the building setbacks from required 40 feet to 20 feet for the supportive units and from required 30 feet to 20 feet for the nonsupportive units across the entire development;
2. Reduce the landscape buffer from required 40 feet to zero (0) feet for the supportive units and from 20 feet to zero (0) feet for the nonsupportive units across the entire development; and
3. Allow more than four units attached for nonsupportive units.

04/14/26

The proposed zoning case must address the comments listed below by prescriptive code or equivalency, as approved by the Cobb County Fire Marshal's Office

Approval will be based on Professional Engineer-stamped plans that signify overall plan conformance to all Georgia State and Cobb County Codes. Design Professional and Developer maintain the sole responsibility for the design and for correcting all errors, omissions, problems, and code violations (if any) exposed during construction AFTER authorization by Cobb County.

IFC 510- EMERGENCY RESPONDER RADIO COVERAGE:
New buildings are required to provide radio coverage for emergency responders per the International Fire Code. Testing is required by a third party and when deemed necessary amplification systems are required before the building will be issued a certificate of occupancy. This serves as an early notification to owners and developers for budgeting purposes.

FIRE HYDRANT:
The maximum distance of a hydrant to the most remote portion of a structure shall be 500 feet. Distance shall be measured around the structure and from the fire apparatus access road. A 500-foot radius around the hydrant is not an acceptable measurement for distance. Hydrants on the opposite side of a main ROW is not an acceptable measurement of distance. (Cobb County Development Standards 410.5.2) (Cobb County Development Standards 410.5.2)

Where a fire hydrant is located on a fire apparatus access road, the minimum road width shall be 26 feet for a 40-foot length centered on the fire hydrant, exclusive of shoulders (see Figure D103.1 in Appendix D).

FIRE DEPARTMENT ACCESS:
Fire apparatus access roads shall extend to within 150 feet of all portions of the facility or any portion of the exterior wall of the first floor (State Modifications IFC 503.1 2024 Edition and Cobb County Development Standards 402.11). (CCDS 402.11)

All access roads shall meet the American Association of State and Highway Transportation Officials (AASHTO) design manual live load standard HS20 (75,000 lbs.) with an unobstructed width of not less than 20 feet, 35 foot inside radius, 50 foot outside turning radius and unobstructed vertical clearance of not less than 13 feet 6 inches. (Cobb County Development Standards 402.11)

Maximum slope of the access road in reference to the apparatus is 10% Front to Back and 5% Side to Side. Maximum grade of roadways leading to Fire Access roads refer to the Cobb County Development Standard Section 400: 14% for Non-Residential. Maximum angle of departure is 8.5%.

(continued)
Dead-end access roads more than 150 feet shall be provided with a turn-around (IFC Chapter-5, 120-3-3 Rules and Regulations, CCDS Section-401 & 402). Refer to APPENDIX-D for dimensional criteria for turn-arounds in commercial developments.

Aerial apparatus access shall be required for all structures over 30 feet in height measured from the lowest level of fire department access to the ceiling height of the highest occupied floor level.

- Aerial fire apparatus access roads shall have a minimum width of 26 feet
- Aerial fire apparatus access roads shall be at least 15 feet but no more than 30 ft from the structure
- Aerial fire apparatus access roads shall be positioned parallel to one entire side of the building.
- No overhead utility and power lines shall be located within the aerial fire apparatus access. (IFC Appendix D105)

FIRE PROTECTION:
Automatic sprinkler protection must be provided where mandated by the applicable codes.

CERTIFICATE OF OCCUPANCY:
Plans must be submitted to the Cobb County Fire Marshal's Office to initiate the Certificate of Occupancy process.

ONE- OR TWO-FAMILY RESIDENTIAL TOWNHOUSE DEVELOPMENTS:
Without 2hr fire wall separation, automatic sprinkler protection must be provided.

GUEST PARKING:
Occupant parking shall be installed as required by zoning and additional guest parking shall be required as follows:

- Where driveways to two car garages exceed 50 feet in length, no additional guest parking is required.
- Where driveways to two car garages are at least 22 feet long and 20 feet wide, additional parking shall be required at .5 spaces per dwelling unit.
- Where driveways to two car garages are less than 22 feet long and 20 feet wide, additional parking shall be required at 1 space per dwelling unit.
- Where only single car garages are provided, additional parking shall be required at 2 spaces per dwelling unit.
- Guest parking spaces must be evenly distributed throughout the project. (Cobb County Development Standards 401.8.2)

Jeff Byrd
(678) 229-7059
Jeffrey.Byrd@cobbcounty.gov

4/24/26

The submitted site plan does not appear to satisfy the minimum parking lot tree standards of the Cobb County Tree Ordinance. Additional parking lot peninsulas may be required, as determined by the Cobb County Arborist during the Site Plan Review process.

Per Cobb County Development Standards section 409.03.02, any detention facility proposed for the exterior boundary of a project which will abut an existing, residential property, or public right of way exterior to the development being constructed shall provide a 10-foot landscape buffer. The landscape buffer may not coincide with any underground or overhead public or private easement or line of sight easement. Pond access easements may not coincide with the buffer except that the buffer may be interrupted for an access easement perpendicular to the buffer. Stabilizing components of the detention pond may not encroach into the buffer. The required perimeter fencing must be located behind the landscape buffer.

Z-22-2026 DEPARTMENT COMMENTS – Cemetery Preservation

No comment

6/2/2026

Approval of this petition will not have an impact on the enrollment of schools.

4/24/2026

Comprehensive Plan Future Land Use Designation: Public Institutional & Low Density Residential

The subject tract is within the Public Institutional (PI) future land use category. The purpose of PI is to provide for certain state, federal or local government use and institutional land uses such as government building complexes, police and fire stations, colleges, churches, hospitals, etc. While the future land use map reflects existing uses, it is important to realize that uses in this category have the potential to be developed at a regional, community or neighborhood scale. Any use in this category should be developed in a manner consistent with other policies in this plan.

The subject tract is also within the Low Density Residential (LDR) future land use category. The purpose of LDR is to provide for areas that are suitable for low density housing between one (1) and two and one-half (2.5) dwelling units per acre and non-supportive senior living housing that in certain circumstances may reach five (5) dwelling units per acre, depending on existing conditions such as product type and mix, structure/building height, tract size, topographic conditions, etc. in order to provide compatibility with adjacent residential uses. This category presents a range of densities.

Future Land Use Sub-Category? N/A

☒ Consistent ☐ Inconsistent

House Bill 489 Intergovernmental Agreement Zoning Amendment Notification

Is the proposal within one-half mile of a city boundary? ☐ Yes ☒ No
If yes, which City: N/A
Was the city notified? N/A

Specific Area Policy Guidelines: ☐ Yes ☒ No
Policy:

Masterplan/ Corridor Study: ☐ Yes ☒ No
Name of Masterplan/Corridor Study: N/A

Design guidelines area? ☐ Yes ☒ No
If yes, design guidelines area? N/A
Does the proposal plan comply with the design requirements? N/A

Is the property within an Opportunity Zone? ☐ Yes ☒ No
If yes, Opportunity Zone? N/A
(The Opportunity Zone is an incentive that provides $3,500 tax credit per job in eligible areas if two or more jobs are being created. This incentive is for new or existing businesses)

(continued)

Is the property within an Enterprise Zone? ☐ Yes ☒ No
If yes, Enterprise Zone? N/A
(The Enterprise Zone is an incentive that provides tax abatements and other economic incentives for qualifying businesses locating or expanding within designated areas for new jobs and capital investment)

Is the property eligible for the Façade Improvement Program? ☐ Yes ☒ No
(The Façade Improvement Program is an incentive for owners and tenants to enhance the appearance of buildings. The CDBG program provides the funding. Properties must be either on the current inventory of redevelopment sites or in a corridor study area and be in a census tract with at least 51% low and moderate income. The program serves to improve the economic viability of these areas.)

Is the property eligible for incentives through the Commercial and Industrial Property Rehabilitation Program? ☐ Yes ☒ No
(The Commercial and Industrial Property Rehabilitation Program Is an incentive that provides a reduction in ad valorem property taxes for qualifying redevelopment in eligible areas)

Note: For more information on incentives, please call the Community Development Agency- Economic Development Division at 770-528-2018 or find information online at www.cobbcounty.org/econdev.

Special District:

Is this property within the Cumberland Special District #1 (hotel/motel fee)? ☐ Yes ☒ No

Is this property within the Cumberland Special District #2 (ad valorem tax)? ☐ Yes ☒ No

Is this property within the Six Flags Special Service District? ☐ Yes ☒ No

Dobbins Air Reserve Base Zones:

Is the property within the Dobbins Airfield Safety Zone? ☐ Yes ☒ No

Is the property within the Clear Zone (CZ)? ☐ Yes ☒ No

Is the property within 3000’ of Dobbins ARB? ☐ Yes ☒ No

Is the property within the Accident Potential Zone (APZ I)? ☐ Yes ☒ No

Is the property within the Accident Potential Zone II (APZ II)? ☐ Yes ☒ No

Is the property within the Noise Zone? ☐ Yes ☒ No

(continued)

Is the property within the Bird/Wildlife Air Strike Hazard Area (BASH)? ☒ Yes ☐ No

Historic Preservation:

After consulting various county historic resources surveys, historic maps, archaeology surveys and Civil War trench location maps, staff finds that no known significant historic resources appear to be affected by this application.

Water comments:

At development: ☐ YES ☐ NO

Fire flow test required: ☐ YES ☐ NO

Size/location of existing water main(s): Contact City of Marietta

Additional water comments: City of Marietta's water/sewer service boundary

Sewer comments:

In the drainage basin: ☐ YES ☐ NO

At development: ☐ YES ☐ NO*

Approx. distance to nearest sewer: Contact City of Marietta

Estimated waste generation (in G.P.D.): Average daily = 13,650

Peak flow = 34,125

Treatment plant: Sutton WRF

Plant capacity: ☒ Yes ☐ NO

Projected plant availability: ☐ 0-5 years ☐ 5-10 years ☒ over 10 years

Off-site easement required: ☐ YES* ☐ NO

Line capacity study required: ☐ YES ☐ NO

Letter of allocation issued: ☐ YES ☒ NO

Septic tank recommended by this department: ☐ YES ☐ NO

Subject to Health Department approval: ☐ YES ☐ NO

*If off-site easements are required, the developer/owner must submit easements to CCWS for review and approval as to form and stipulations prior to the execution of easements by the property owners. All easement acquisitions are the responsibility of the developer/owner.

Additional sewer comments: City of Marietta's water/sewer service boundary

Note: These comments only reflect what facilities were in existence at the time of this review. Developer may be required to install/upgrade water mains based on fire flow test results or Fire Department code. This will be addressed in the Plan Review process. The developer/owner will be responsible for connecting to the existing county water and sewer systems, installing and/or upgrading all outfalls & water mains, obtaining onsite and/or offsite easements, and dedication of onsite and/or offsite water and sewer to Cobb County as may be required. Rezoning does not guarantee water/sewer availability or capacity unless so stated in writing by the Cobb County Water System.

Roadway	Roadway classification	Speed limit (mph)	Jurisdictional control	Min. R.O.W. requirements
Little Road	Minor Collector	25	Cobb County	60’
Lower Roswell Road	Arterial	35	Cobb County	100’

Roadway	Location	Average daily trips (vpd)	Level of service
Little Road	NA	NA	NA
Lower Roswell Road	East of Smithstone	13,100	D

vpd = vehicles per day

Based on 2024 AADT counting data taken by GDOT, as published on their website, for Lower Roswell Road.

Planning Level of Service based on available Average Daily Trips using GRTA guideline thresholds. Classification thresholds for LOS A and LOS B are not available for arterial roads from this data source.

LOS C or D is acceptable based on GDOT Design Policy Manual criteria.

ITE Land Use	Description	Expected Size	AM			PM			Daily (vpd)
			In (vph)	Out (vph)	**Total (vph)**	In (vph)	Out (vph)	**Total (vph)**	
252	Senior Adult Housing- Multifamily	10 units	1	1	2	1	2	3	33
254	Assisted Living	95 beds	11	7	18	9	14	23	393
Total Trips			12	8	**20**	10	16	**26**	**426**

vph = vehicles per hour,

Development gross trip generation based on available development size and rates from the Institute of Transportation Engineers (ITE) Trip Generation, 12th edition.

Comments and observations

Little Road is classified as a minor collector roadway and according to the available information the existing right-of-way does not meet the minimum requirements for this classification.

Lower Roswell Road is classified an arterial roadway and according to the available information the existing right-of-way does not meet the minimum requirements for this classification.

In accordance with Cobb County Code 134-121 and based on the site plan received April 2, 2026, this development does not require a traffic impact study submittal.

(continued)

Recommendations

THE RECOMMENDATIONS BELOW SHALL BECOME STIPULATED REQUIREMENTS UPON INCLUSION WITH AND APPROVAL BY THE BOARD OF COMMISSIONERS OF THIS APPLICATION:

1. Recommend applicant, WITHIN 12 MONTHS OF ZONING APPROVAL, donate right-of-way on the East side of Little Road, a minimum of 30’ from the roadway centerline, in accordance with Cobb County Development Standard 401.2, Right-of-Way.

2. Recommend applicant, WITHIN 12 MONTHS OF ZONING APPROVAL, donate right-of-way on the south side of Lower Roswell Road, a minimum of 50’ from the roadway centerline, in accordance with Cobb County Development Standard 401.2, Right-of-Way.

3. Recommend replacing any disturbed curb, gutter, and sidewalk along the development frontage. This recommendation is to address pedestrian accessibility and safety pursuant to Cobb County Development Standard 401.15, Curbs and Gutters (including subsections), Cobb County Development Standard 404 Sidewalks and Pathways, Cobb County Development Standard 405 Accessibility Requirements, and Cobb County Development Standard Detail 106, Concrete Curbs, Medians.

4. Recommend all crosswalks be installed parallel to the adjacent roadway.

5. Recommend applicant be required to meet all Cobb County Development Standards and Ordinances related to project improvements.

STAFF ANALYSIS

Per section 134-122 of the Official Code of Cobb County, below is a written zoning analysis relating to the following (question in bold; the answer is not bold):

A. **Whether the zoning proposal will permit a use that is suitable in view of the use and development of adjacent and nearby property;**
It is Staff's opinion that the applicant's rezoning proposal will permit a use that is suitable in view of the use and development of adjacent and nearby properties. The property is in an area with residential uses, a high-density RM-8 development south of the property, and churches.

B. **Whether the zoning proposal will adversely affect the existing use or usability of adjacent or nearby property;**
It is Staff's opinion that the applicant's rezoning proposal will not adversely affect the existing use or usability of adjacent or nearby properties. The property is surrounded by residential with the Princess Square Community allowing up to 8 units per acre nearby the subject property.

C. **Whether the zoning proposal will result in a use which will or could cause an excessive burdensome use of existing streets, transportation facilities, utilities, or schools;**
It is Staff's opinion that the applicant's rezoning proposal will not result in a use which would cause an excessive burdensome use of existing streets, transportation facilities, utilities, or schools. This opinion is supported by the departmental comments contained in this analysis.

D. **Whether the zoning proposal is in conformity with the policies and intent of the comprehensive plan;**
It is Staff's opinion that the applicant's rezoning proposal is in conformity with the policies and intent of the Cobb County Comprehensive Plan. The property is delineated in a Public Institution (PI) and Low Density Residential (LDR) future land use category. The requested zoning district and proposed use are consistent with the PI and LDR land use designation. The LDR-P2 and LDR-P3 future land use calls for proposals at the high end of the range of densities should be encouraged in areas where adequate services and facilities can accommodate such densities and where such proposed densities do not adversely affect the stability of existing residential areas.

E. **Whether there are other existing or changing conditions affecting the use and development of the property which give supporting grounds for either approval or disapproval of the zoning proposal;**
It is Staff's opinion that there are existing and changing conditions affecting the use and development of the property which give grounds for approving the applicant's rezoning proposal for the use as a supportive and nonsupportive residential senior living facility.

The current rezoning proposal would remain consistent with the PI and LDR future land use categories while providing buffers from existing single-family neighborhoods except the existing homes that will be renovated along Little Road and Lucky Court.

The staff analysis and recommendation made by the Planning and Zoning Staff are only the opinions of the Planning and Zoning Staff and are by no means the final decision. The Cobb County Board of Commissioners makes the final decisions on all Rezoning and Land Use Permits at an advertised public hearing.

Application No. Z- (2026)

Hearing Dates: PC: 06/02/2026
BOC: 06/16/2026

Summary of Intent for Rezoning*

Part 1. Residential Rezoning Information (attach additional information if needed)

a) **Proposed unit square-footage(s):** 109,000 sf main building/15,000 sf cottages (total)

b) **Proposed building architecture:** Vernacular Mountain Lodge design with English influence

c) **List all requested variances:** None known at this time

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COBB COUNTY ZONING

Part 2. Non-residential Rezoning Information (attach additional information if needed)

a) **Proposed use(s):** Senior Housing

b) **Proposed building architecture:** See Part 1, (b) above

c) **Proposed hours/days of operation:** 365 days per year; 24/7

d) **List all requested variances:** None known at this time

Part 3. Other Pertinent Information (List or attach additional information if needed)

Applicant proposes to remodel four existing homes to match proposed building design and architecture.

Part 4. Is any of the property included on the proposed site plan owned by the Local, State, or Federal Government? (Please list all Right-of-Ways, Government owned lots, County owned parcels and/or remnants, etc., and attach a plat clearly showing where these properties are located). None known at this time.

*Applicant specifically reserves the right to amend any information set forth in this Summary of Intent for Rezoning, or any other portion of the Application for Rezoning, or documentation attached thereto, at any time during the rezoning process.

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COBB COUNTY ZONING

Executive Summary
Proposed Assisted Living Community for Eastside Church

Founded in 1961, Eastside Church located in Marietta Georgia is a well established and thriving faith based organization in the northwest sector of Atlanta. For generations, Eastside has demonstrated a commitment to serving its local community as well as ministering to countless people throughout the world.

Building on the success of launching Eastside Christian School in 1983 and Eastside Kids Academy in 2023, the church is now addressing the growing need for quality senior housing within the local area. This initiative aligns with the church's long standing mission to serve and uplift individuals across all stages of life, offering compassionate care rooted in faith-based values. This new residence will include a mix of assisted living, memory care, independent living apartments, beautiful common areas inside and out, physical therapy, onsite medical care, pastoral and wellness support, along with many other amenities. Located on church-owned property, this new community will enhance regional partnerships, create jobs, and contribute to the local neighborhood and businesses. Recognizing the 1,473-unit deficit for senior care from recent feasibility studies in the area, this proposed facility will address a critical gap in the continuum of care available to seniors. Our East Cobb seniors will now be able to age in place with dignity while staying connected to their faith-based community. Eastside Church envisions this project as both a ministry opportunity and a practical solution to a very pressing need for more senior care options.

With a proven track record in community development and education, Eastside is well positioned to bring this vision to life and is now seeking the necessary support, funding and resources to move forward with planning and implementation.

MOORE INGRAM JOHNSON & STEELE

A LIMITED LIABILITY PARTNERSHIP
WWW.MIJS.COM

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

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

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

BRENTWOOD, TENNESSEE
12 CADILLAC DRIVE
SUITE 200
BRENTWOOD, TENNESSEE 37027
TELEPHONE (615) 425-7347

LEXINGTON, KENTUCKY
2408 SIR BARTON WAY
SUITE 375
LEXINGTON, KENTUCKY 40509
TELEPHONE (859) 309-0026

ORLANDO, FLORIDA
1000 LEGION PLACE
SUITE 701
ORLANDO, FLORIDA 32801
TELEPHONE (407) 367-6233

HARRISBURG, PENNSYLVANIA
101 ERFORD ROAD
SUITE 300
CAMP HILL, PENNSYLVANIA 17011
TELEPHONE (717) 790-2854

FAIRFIELD, NEW JERSEY
165 PASSAIC AVENUE
SUITE 205
FAIRFIELD, NEW JERSEY 07004
TELEPHONE 201-602-4082

May 26, 2026

Via E-mail Only

Mr. John P. Pederson, AICP
Zoning Division Manager
Zoning Division
Cobb County Community Development Agency
Suite 400
1150 Powder Springs Road
Marietta, Georgia 30064

RE: Application for Rezoning - Application No. Z-22 (2026)
Applicant: The Haven at Eastside, Incorporated
Property Owner: Eastside Baptist Church, Inc.
Property: 8.65 acres, more or less, located along a portion of the southwesterly side of Lower Roswell Road, along a portion of the easterly side of Little Road, and the terminus of Lucky Court, being a portion of 2450 Lower Roswell Road, unnumbered Little Road, and 385 and 386 Lucky Court, Land Lot 793, 17th District, 2nd Section, Cobb County, Georgia

Dear John:

The undersigned and this firm represent The Haven at Eastside, Incorporated, the Applicant (hereinafter referred to as "Applicant"), and Eastside Baptist Church, Inc., the Property Owner (hereinafter referred to as "Owner" or "Property Owner"), in this Application for Rezoning with regard to an amended total tract of 8.65 acres, more or less, located along a portion of the southwesterly side of Lower Roswell Road, along a portion of the easterly side of Little Road, and the terminus of Lucky Court, being a portion of 2450 Lower Roswell Road, unnumbered Little Road, and 385 and 386 Lucky Court, located in Land Lot 793, 17th District, 2nd Section, Cobb County, Georgia (hereinafter collectively referred to as the "Property" or the "Subject Property"). After meetings and communications with Planning and Zoning Staff and various Cobb County Departmental Representatives, ongoing meetings and discussions with area residents and homeowner representatives, and reviewing the Departmental Comments and Staff

Recommendations and the uses of surrounding properties, we have been authorized by the Applicant to submit this letter of agreeable stipulations and conditions which, if the Application for Rezoning is approved, as submitted, shall become a part of the grant of the requested zoning and shall be binding upon the Subject Property. The proposed stipulations are as follows:

AMENDMENT TO APPLICATION FOR REZONING
FILED ON APRIL 2, 2026

(1) Applicant deletes the property denoted as Cobb County Tax Parcel No. 17079300310, being more particularly identified as 2495 Freydale Road, from the original Application for Rezoning filed on April 2, 2026;

(2) Applicant further deletes a portion of the property located within Cobb County Tax Parcel No. 17079300040, and within property located at 2450 Lower Roswell Road, located immediately adjacent to 2495 Freydale Road and having approximately 47.2 feet of frontage on Freydale Road, from the original Application for Rezoning filed on April 2, 2026;

(3) Applicant further amends the overall acreage of the Property to be rezoned from 10.10 acres, as shown in the original Application for Rezoning filed on April 2, 2026, to 8.65 acres as shown on the revised Site Plan submitted herewith;

(4) Applicant submits an amended Legal Description reflecting the revised acreage of 8.65 acres; and

(5) Submitted is the revised Site Plan consisting of two sheets, prepared for Applicant by Stephenson Engineering, Inc., dated March 25, 2026, for the proposed Residential Senior Living (assisted and independent) with regard to the Amended Application for Rezoning. The revised Preliminary Site Plan reflects development pursuant to the amendments set forth above and supersedes the Site Plan submitted with the original Application for Rezoning on April 2, 2026.

(6) The balance and remainder of the original, pending Application for Rezoning filed on April 2, 2026, is unchanged by the amendments requested above.

STIPULATIONS APPLICABLE TO PROPOSED DEVELOPMENT

(1) Rezoning of the Subject Property shall be from the existing zoning category of R-20 to the proposed zoning category of Residential Senior Living ("RSL") (both independent and assisted living), with reference to the revised Site Plan prepared for Applicant by Stephenson Engineering, Inc., dated March 25, 2026, and filed contemporaneously with this letter of agreeable stipulations and conditions. A reduced copy of the revised Site Plan, consisting of two sheets, is attached collectively as Exhibit "A" and incorporated herein by reference.

(2) The Subject Property consists of approximately 8.65 acres of site area and shall be developed for a residential senior living community, including independent and assisted living facilities.

(3) The main senior living structure shall consist of a maximum of one hundred five (105) units, as follows:

(a)	Independent Living:	10 units;
(b)	Assisted Living:	95 units.

(4) There shall also be a maximum of eight (8) independent living cottages, separate from the main senior living facility, as more particularly shown and reflected on the referenced, revised Site Plan.

(5) The main entrance signage for the proposed community shall be ground based, monument-style signage, and shall consist of brick, stone, stacked stone, stucco, or combinations thereof, with accents, complementary to materials used in the construction of the senior residential building and cottages. Any signage lighting shall be low-level, and shall not contain any flashing, glaring, LED, or automation components. Any signage lighting shall be turned off between the hours of 10:00 p.m. to 8:00 a.m. daily.

(6) The entrance areas, together with all islands and planted areas, park area, plaza areas, and streetscape areas along Lower Roswell Road and Little Road will be professionally designed, landscaped, and maintained, and shall be incorporated into the overall Landscape Plan to be presented to the Cobb County Arborist for final approval.

(7) There shall be no vehicles of any type parked on any road frontage of the proposed facilities containing identification signage or advertising signage. Additionally, there shall be no vehicles parked on or along any road frontages of the facilities with "for sale" signs, or any type of advertising or solicitation signage posted thereon.

(8) The dumpsters servicing the proposed senior living community shall be enclosed within a minimum six (6) foot high enclosure on three sides with a solid wooden screen gate or doors on the access side. All dumpsters shall contain rubber lids to minimize noise.

(9) Dumpsters may only be emptied Monday through Friday from between the hours of 8:00 a.m. and 6:00 p.m.

(10) Applicant agrees there shall be no outside storage at either the main senior living facility or the independent living cottages.

(11) Lighting fixtures for parking areas shall be environmentally sensitive, shoe-box style and shall be fitted with non-glare lenses and cut off shields to prevent light from extending beyond the property line, with all downlighting limited to no more than twenty (20) feet. Any light poles used in parking areas shall not exceed eight (8) feet in height.

(12) Security lighting on the proposed senior living facility and independent living cottages shall be wall packs, hooded, environmentally sensitive and shall be fitted with non-glare lenses and cut off shields to prevent light from extending beyond the property line.

(13) There shall be no parking of construction vehicles or equipment of any kind along public streets surrounding or in close proximity to the Subject Property. There shall be no stacking of construction trucks on or along Lower Roswell Road, Little Road, Lucky Court, or Freydale Road. All construction trucks, equipment, and employee subcontractor vehicles shall be kept on Applicant's property at all times.

(14) Demolition, development, and construction hours for the project shall be limited to the following:

(a) 7:00 a.m. to 8:00 p.m. - Monday – Friday,

(b) 9:00 a.m. to 6:00 p.m. - Saturday; and

(c) No work will be permitted on Sunday unless approved by the District Commissioner.

(15) Applicant agrees that a truck/vehicle tire washing station will be provided at all exits from the Property during development and construction of the project.

(16) Applicant agrees grounds, including buffers, grass, irrigation, and fencing, will be landscaped and maintained by the Owner at all times and dead plants and/or trees will be replaced with new ones in a timely manner.

(17) Applicant agrees to comply with all Cobb County Stormwater Management requirements applicable to the Subject Property.

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

(19) Applicant agrees to the Cobb County Department of Transportation Comments and Recommendations.

(20) Minor modifications to the within stipulations, the revised Site Plan, lighting, signage, landscaping, architecture, site features, and the like, may be approved by the District Commissioner, as needed or necessary, except for those that:

(a) Increase the density of a residential project or the overall square footage of a non-residential project;

(b) Reduce the size of an approved buffer adjacent to a property that is zoned the same or in a more restrictive zoning district;

(c) Relocate a structure closer to the property line of an adjacent property that is zoned the same or in a more restrictive zoning district;

(d) Increase the height of a building that is adjacent to a property that is zoned the same or in a more restrictive zoning district;

(e) Change an access location to a different roadway;

(f) Would be in direct contradiction or conflict with any of the stipulations of this rezoning;

(g) Would be in direct contradiction or conflict with Cobb County Code and Ordinances; or

(h) Would be in direct contradiction or conflict with any Staff Recommendations that were adopted into the final zoning decision.

(21) The above stipulations shall bind the Subject Property and the Applicant, and any other future or potential developer of the Subject Property; however, in the event development (defined as the issuance of a Land Disturbance Permit) has not commenced within sixty (60) months of the final rezoning, the zoning category shall revert to its existing R-20 zoning classification.

We believe the requested zoning, together with the revised Site Plan and the stipulations set forth herein, is an appropriate use of the Subject Property while taking into consideration the area and existing neighborhoods and residents surrounding the proposed development. The proposed senior living community shall be a quality development in every respect and shall provide a much-needed and sought-after service to residents of Cobb County. Applicant has made many concessions to minimize any impact on the surrounding residents and neighborhoods and to have the proposed senior living facility compatible with surrounding neighborhoods and an enhancement to the Subject Property and the community as a whole. Thank you for your consideration in this request.

[Balance of page 6 left intentionally blank]

[Signature contained on page 7]

With kindest regards, I remain

Very truly yours,

MOORE, INGRAM, JOHNSON & STEELE, LLP

J. Kevin Moore

JKM:cc
Attachment
c: Cobb County Board of Commissioners:
Lisa N. Cupid, Chairwoman
Erick Allen
JoAnn Birrell
Keli A. Gambrill
Monique Sheffield
(With Copy of Attachment)

Cobb County Planning Commission:
Nadia Faucette, Chairwoman
Fred Beloin
Deborah Dance
Deidra Massey
Sara Micheletto
(With Copy of Attachment)

Terry L. Martin, AICP, CNU-A
Senior Planner
Zoning Division
Cobb County Community Development Agency
(With Copy of Attachment)

c: Cameron Jones, CNU-A
Planner III
Zoning Division
Cobb County Community Development Agency
(With Copy of Attachment)

Ric Grome, President
East Cobb Civic Association, Inc.
(With Copy of Attachment)

The Haven at Eastside, Incorporated
(With Copy of Attachment)

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CONTACT 811
BEFORE YOU DIG
811 or 1-800-282-7411
It's The Law!

24 Hr Emergency Contact:
Craig Thomas
678-618-1022

***** ELEVATION NOTE *****

***** CAUTION *****

SITE PLAN REQUIREMENTS NOT APPLICABLE TO SITE

THE FOLLOWING LIST OF SITE PLAN REQUIREMENTS DO NOT APPLY TO THIS PROPERTY

BUFFER AREAS
TAKES AND STREAMS
LIMITS OF 100 YEAR FLOODPLAIN AND ACREAGE OF FLOOD PLAIN
CEMETERIES
WETLANDS
ARCHITECTURAL OR ARCHEOLOGICAL LANDMARKS
STREAM BUFFERS WITH REQUIRED WIDTHS

PROPOSED LIGHT DUTY PAVEMENT
PARKING AREA PAVEMENT

RESIDENTIAL SENIOR LIVING (RSL)
PROPERTY LINE AND CALLS
SHOWN IN BLUE

TOTAL IMPERVIOUS AREA (RSL) PROPERTY
3.78 acres impervious
% Impervious = 3.78 ac. / 8.65 ac. = 43.70% OF SITE

TOTAL NUMBER OF UNITS:

INDEPENDENT ASSISTED LIVING: 8
ASSISTED LIVING: 105

TOTAL UNITS = 113 UNITS

SITE DATA:

OWNER/DEVELOPER:	EASTSIDE BAPTIST CHURCH 2450 LOWER ROSWELL ROAD MARIETTA, GA 30068 24 HR CONTACT: CRAIG THOMAS PHONE: 678-618-1022 email address: [illegible]
ENGINEER:	STEPHENSON ENGINEERING INC P.O. BOX 20094 CARTERSVILLE, GEORGIA 30120 PHONE: 706-632-7477 EMAIL: [illegible]
BOUNDARY SURVEYOR:	SOUTH GEORGIA SURVEYING 262 EAST IVY ROAD S.E. CALHOUN, GEORGIA 30701 PHONE: 706-623-3046 EMAIL: [illegible]
TOPOGRAPHIC INFORMATION:	SOUTH GEORGIA SURVEYING 262 EAST IVY ROAD S.E. CALHOUN, GEORGIA 30701 PHONE: 706-623-3046 EMAIL: [illegible]
SITE AREA:	[illegible] ACRES (CHURCH = 14.43 AC., RSL = 8.65 AC.)
CURRENT ZONING:	R-20
PROPOSED ZONING:	RSL - FOR PORTION OF THE PROPERTY TO BE PROPOSED RESIDENTIAL SENIOR LIVING
FLOOD NOTE:	THIS FACTOR DOES NOT SUBSTITUTE FOR THE FIRM AND DOES NOT REPRESENT FLOOD ZONE AS FIRM FIRM COMMUNITY PANEL [illegible]

LOCATION MAP

SHEET INDEX

1	Overall Site Plan
2	Site Plan

GRAPHIC SCALE
(IN FEET)
1 inch = 100 ft.

STEPHENSON ENGINEERING INC
CIVIL ENGINEERING
LAND PLANNING for
DEVELOPMENT CONSULTING

REVISION
DATE

GEORGIA REGISTERED PROFESSIONAL ENGINEER GREGORY A. BATES

ENGINEER OF WORK

OWNER/DEVELOPER:
Eastside Baptist Church
2450 Lower Roswell Road
Marietta, GA 30068
24 hr contact: Craig Thomas
Phone: 678-618-1022
email address: [illegible]@gmail.com

Eastside Baptist Church

Located in Land Lots 793 & 863, 17th District, 2nd Section
& Land Lots 1274, 16th District, 2nd Section
Cobb County, GA

PROJECT # 25-017
DATE 3-25-26

SHEET TITLE
Overall Site Plan

SHEET NO
1 of 2

THE HOLDER OF THIS DOCUMENT WAIVES ALL CLAIMS AGAINST STEPHENSON ENGINEERING INCORPORATED FOR ANY UNAUTHORIZED CHANGES OR REUSE OF THIS DOCUMENT. THIS DOCUMENT IS AN INSTRUMENT OF SERVICE OF STEPHENSON ENGINEERING INCORPORATED WHO RETAINS ALL RIGHTS OF COMMON LAW, STATUTE AND COPYRIGHT THERETO.

EXHIBIT "A"

TOTAL NUMBER OF UNITS:
INDEPENDENT ASSISTED LIVING: 8
ASSISTED LIVING 105
TOTAL UNITS - 113 UNITS
TOTAL IMPERVIOUS AREA (RSL) PROPERTY:
3.78 acres impervious
% Impervious - 3.78 ac. / 8.65 ac. - 43.70% OF SITE
SITE PLAN REQUIREMENTS NOT APPLICABLE TO SITE
GRID
GRAPHIC SCALE
Holt Road
Site Area (RSL) 8.65 Acres 376,627 Sq. Feet
Site Area (Church) 14.43 Acres 628,751 Sq. Feet
PROPOSED INDEPENDENT LIVING
PROPOSED ASSISTED LIVING
PROPOSED POND (Stormwater Detention)
SOCCER FIELD
Lower Roswell Road Right of Way Varies
Little Road 50 Right of Way
Eastside Baptist Church
Site Plan
2 of 2

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CONTACT 811 BEFORE YOU DIG
811 or 1-800-282-7411
It's The Law !

24 Hr Emergency Contact:
Craig Thomas
678-618-1022

***** ELEVATION NOTE *****

TOPOGRAPHIC INFORMATION PROVIDED BY NORTH GEORGIA SURVEYING . IT IS CONTRACTORS RESPONSIBILITY TO FIELD VERIFY ALL EXISTING AND PROPOSED ELEVATIONS AND GRADES ON STREET, STORM DRAINS, AND UTILITIES PRIOR TO CONSTRUCTION. IF AN DISCREPANCY IS FOUND THEN IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO NOTIFY THE ENGINEER.

***** CAUTION *****

THE UTILITIES SHOWN HEREON ARE FOR THE CONTRACTORS CONVENIENCE ONLY. THERE MAY BE OTHER UTILITIES NOT SHOWN ON THESE PLANS. THE ENGINEER ASSUMES NO RESPONSIBILITY FOR THE LOCATIONS SHOWN AND IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO VERIFY ALL UTILITIES WITHIN THE LIMITS OF THE WORK. IF THERE ARE ANY DISCREPANCIES THE ENGINEER MUST BE NOTIFIED. ALL DAMAGE MAIDE TO EXISTING UTILITIES BY THE CONTRACTOR SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR.

SITE PLAN REQUIREMENTS NOT APPLICABLE TO SITE

THE FOLLOWING LIST OF SITE PLAN REQUIREMENTS DO NOT APPLY TO THIS PROPERTY:

- BUFFER AREAS
- LAKES AND STREAMS
- LIMITS OF 100-YEAR FLOODPLAIN AND ACREAGE OF FLOOD PLAIN
- CEMETERIES
- WETLANDS
- ARCHITECTURAL OR ARCHEOLOGICAL LANDMARKS
- STREAM BUFFERS WITH REQUIRED WIDTHS

PROPOSED LIGHT DUTY PAVEMENT
PARKING AREA PAVEMENT

RESIDENTIAL SENIOR LIVING (RSL)
PROPERTY LINE AND CALLS
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TOTAL NUMBER OF UNITS:

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SITE DATA:

OWNER/DEVELOPER:	EASTSIDE BAPTIST CHURCH 2450 LOWER ROSWELL ROAD MARIETTA, GA 30068 24 HR CONTACT: CRAIG THOMAS PHONE: 678-618-1022 email address: acthomas1919@gmail.com
ENGINEER:	STEPHENSON ENGINEERING, INC. P.O. BOX 200088 CARTERSVILLE, GEORGIA 30120 PHONE: 770-382-7877 EMAIL: stephensoneng@yahoo.com
BOUNDARY SURVEYOR:	NORTH GEORGIA SURVEYING 262 ERWIN ROAD S.E. CALHOUN, GEORGIA 30701 PHONE: 706-625-1046 EMAIL: mpbunch@northgeorgiasurveying.com
TOPOGRAPHIC INFORMATION:	NORTH GEORGIA SURVEYING 262 ERWIN ROAD S.E. CALHOUN, GEORGIA 30701 PHONE: 706-625-1046 EMAIL: mpbunch@northgeorgiasurveying.com
SITE AREA:	+/- 23.08 ACRES (CHURCH = 14.43 AC., RSL = 8.65 AC.)
CURRENT ZONING:	R-20
PROPOSED ZONING:	RSL - FOR PORTION OF THE PROPERTY TO BE PROPOSED RESIDENTIAL SENIOR LIVING
FLOOD NOTE:	THIS TRACT OF LAND DOES NOT LIE WITHIN THE 100 YEAR FLOOD INTERMEDIATE FLOOD ZONE AS PER FEMA COMMUNITY PANEL #13067C0128H LAST REVISED NOVEMBER 2, 2012.

SHEET INDEX

1	Overall Site Plan
2	Site Plan

GRAPHIC SCALE
100 0 50 100 200 400
(IN FEET)
1 inch = 100 ft.

STEPHENSON ENGINEERING, INC.
CIVIL ENGINEERING, LAND PLANNING & DEVELOPMENT CONSULTING
P.O. BOX 200088
1130 N. TENNESSEE ST., SUITE D
CARTERSVILLE, GEORGIA 30120
EMAIL: STEPHENSONENG@YAHOO.COM
PHONE - (770) 382-7877
FAX: (770) 382- 3742

REVISION
DATE

GEORGIA REGISTERED No. PE007235 PROFESSIONAL 3-25-26 ENGINEER GREGORY A. BATES

ENGINEER GSWCC# 0000111704

THE HOLDER OF THIS DOCUMENT WAIVES ALL CLAIMS AGAINST STEPHENSON ENGINEERING INCORPORATED FOR ANY UNAUTHORIZED CHANGES OR REUSE OF THIS DOCUMENT. THIS DOCUMENT IS AN INSTRUMENT OF SERVICE OF STEPHENSON ENGINEERING INCORPORATED WHO RETAINS ALL RIGHTS OF COMMON LAW, STATUTE AND COPYRIGHT THERETO.

OWNER/DEVELOPER:
Eastside Baptist Church
2450 Lower Roswell Road
Marietta, GA 30068
24 hr contact: Craig Thomas
Phone: 678-618-1022
email address: acthomas1919@gmail.com

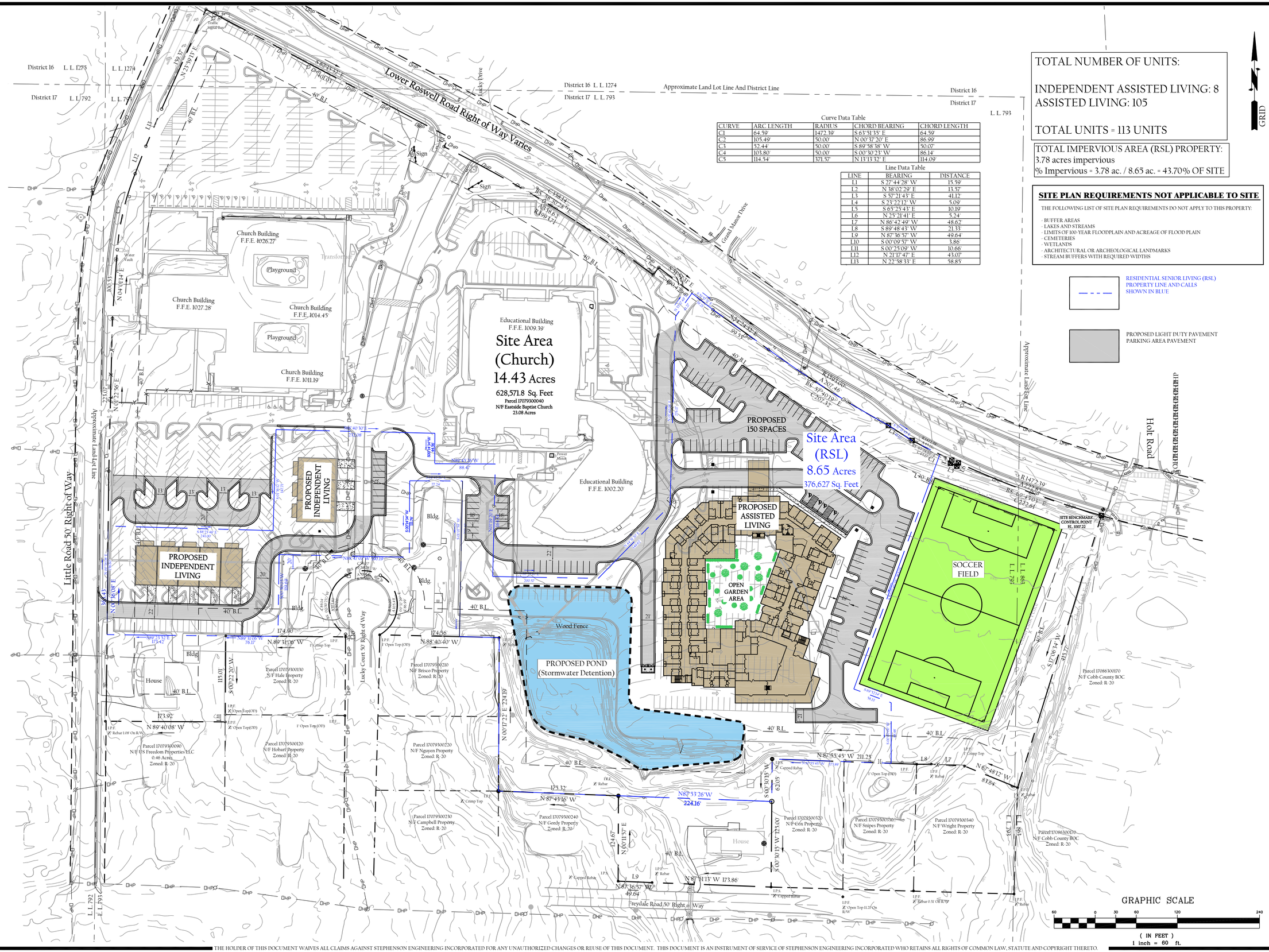
Eastside Baptist Church

Located in Land Lots 793 & 865, 17th District, 2nd Section & Land Lots 1274, 16th District, 2nd Section Cobb County, GA

PROJECT# 25-017
DATE 3-25-26

SHEET TITLE
Overall Site Plan

SHEET NO.
1 of 2



Curve Data Table

CURVE	ARC LENGTH	RADIUS	CHORD BEARING	CHORD LENGTH
C1	64.59'	1472.39'	S 63°51'35" E	64.59'
C2	105.49'	50.00'	N 00°37'20" E	86.99'
C3	52.44'	50.00'	S 89°58'38" W	50.07'
C4	103.80'	50.00'	S 00°30'23" W	86.14'
C5	114.54'	371.57'	N 13°13'32" E	114.09'

Line Data Table

LINE	BEARING	DISTANCE
L1	S 27°44'28" W	15.59'
L2	N 38°02'29" E	13.57'
L3	S 57°21'43" E	41.12'
L4	S 23°22'12" W	5.09'
L5	S 65°25'43" E	10.19'
L6	N 25°21'41" E	5.24'
L7	N 86°42'49" W	48.62'
L8	S 89°48'43" W	21.33'
L9	N 87°36'57" W	49.64'
L10	S 00°09'57" W	3.86'
L11	S 00°25'09" W	10.66'
L12	N 21°17'47" E	43.07'
L13	N 22°58'33" E	58.85'

TOTAL NUMBER OF UNITS:

INDEPENDENT ASSISTED LIVING: 8
ASSISTED LIVING: 105

TOTAL UNITS = 113 UNITS

TOTAL IMPERVIOUS AREA (RSL) PROPERTY:
3.78 acres impervious
% Impervious = 3.78 ac. / 8.65 ac. = 43.70% OF SITE

SITE PLAN REQUIREMENTS NOT APPLICABLE TO SITE

THE FOLLOWING LIST OF SITE PLAN REQUIREMENTS DO NOT APPLY TO THIS PROPERTY:

- BUFFER AREAS
- LAKES AND STREAMS
- LIMITS OF 100-YEAR FLOODPLAIN AND ACREAGE OF FLOOD PLAIN
- CEMETERIES
- WETLANDS
- ARCHITECTURAL OR ARCHEOLOGICAL LANDMARKS
- STREAM BUFFERS WITH REQUIRED WIDTHS

RESIDENTIAL SENIOR LIVING (RSL) PROPERTY LINE AND CALLS SHOWN IN BLUE

PROPOSED LIGHT DUTY PAVEMENT PARKING AREA PAVEMENT

GRID

STEPHENSON ENGINEERING, INC.
CIVIL ENGINEERING, LAND PLANNING & DEVELOPMENT CONSULTING
P.O. BOX 209088
1130 N. TENNESSEE ST., SUITE D
CARTERSVILLE, GEORGIA 30120
EMAIL: STEPHENSONENG@YAHOO.COM
PHONE: (770) 382-7977
FAX: (770) 382-3742

REVISION

DATE

GEORGIA REGISTERED No. PE0017235 PROFESSIONAL 3-25-26 ENGINEER GREGORY A. BATES

ENGINEER GSWCC# 0000111704

THE HOLDER OF THIS DOCUMENT WAIVES ALL CLAIMS AGAINST STEPHENSON ENGINEERING INCORPORATED FOR ANY UNAUTHORIZED CHANGES OR REUSE OF THIS DOCUMENT. THIS DOCUMENT IS AN INSTRUMENT OF SERVICE OF STEPHENSON ENGINEERING INCORPORATED WHO RETAINS ALL RIGHTS OF COMMON LAW, STATUTE AND COPYRIGHT THERETO.

OWNER/DEVELOPER:
Eastside Baptist Church
2450 Lower Roswell Road
Marietta, GA 30068
24 hr contact: Craig Thomas
Phone: 678-618-1022
email address: acthomas1919@gmail.com

Eastside Baptist Church

Located in Land Lots 793 & 863, 17th District, 2nd Section & Land Lots 1274, 16th District, 2nd Section Cobb County, GA

PROJECT# 25-017

DATE 3-25-26

SHEET TITLE
Site Plan

SHEET NO.
2 of 2

THE HOLDER OF THIS DOCUMENT WAIVES ALL CLAIMS AGAINST STEPHENSON ENGINEERING INCORPORATED FOR ANY UNAUTHORIZED CHANGES OR REUSE OF THIS DOCUMENT. THIS DOCUMENT IS AN INSTRUMENT OF SERVICE OF STEPHENSON ENGINEERING INCORPORATED WHO RETAINS ALL RIGHTS OF COMMON LAW, STATUTE AND COPYRIGHT THERETO.

MOORE INGRAM JOHNSON & STEELE

A LIMITED LIABILITY PARTNERSHIP
WWW.MIJS.COM

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

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

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

BRENTWOOD, TENNESSEE
12 CADILLAC DRIVE
SUITE 200
BRENTWOOD, TENNESSEE 37027
TELEPHONE (615) 425-7347

LEXINGTON, KENTUCKY
2408 SIR BARTON WAY
SUITE 375
LEXINGTON, KENTUCKY 40509
TELEPHONE (859) 309-0026

ORLANDO, FLORIDA
1000 LEGION PLACE
SUITE 701
ORLANDO, FLORIDA 32801
TELEPHONE (407) 367-6233

HARRISBURG, PENNSYLVANIA
101 ERFORD ROAD
SUITE 300
CAMP HILL, PENNSYLVANIA 17011
TELEPHONE (717) 790-2854

FAIRFIELD, NEW JERSEY
165 PASSAIC AVENUE
SUITE 205
FAIRFIELD, NEW JERSEY 07004
TELEPHONE 201-602-4082

June 25, 2026

Via E-mail Only

Mr. John P. Pederson, AICP
Zoning Division Manager
Zoning Division
Cobb County Community Development Agency
Suite 400
1150 Powder Springs Road
Marietta, Georgia 30064

RE: Application for Rezoning - Application No. Z-22 (2026)
Applicant: The Haven at Eastside, Incorporated
Property Owner: Eastside Baptist Church, Inc.
Property: 8.65 acres, more or less, located along a portion of the southwesterly side of Lower Roswell Road, along a portion of the easterly side of Little Road, and the terminus of Lucky Court, being a portion of 2450 Lower Roswell Road, unnumbered Little Road, and 385 and 386 Lucky Court, Land Lot 793, 17th District, 2nd Section, Cobb County, Georgia

Dear John:

On behalf of the Applicant, The Haven at Eastside, Incorporated (hereinafter "Applicant"), and Eastside Baptist Church, Inc., the Property Owner, please accept this correspondence as our formal request for a continuance of the above-referenced Application for Rezoning from the currently scheduled hearings before the Cobb County Planning Commission and the Cobb County Board of Commissioners on July 7, 2026, and July 21, 2026, respectively. The continuance to the August 2026 zoning hearing agendas will allow Applicant time necessary to conduct a traffic study requested by community members and coordinate with Cobb County Department of Transportation; as well as evaluate comments received from a recent community meeting. We would very much appreciate Staff's consideration of continuing the hearings to August 4, 2026, before the Cobb County Planning Commission, and August 18, 2026, before the Cobb County Board of Commissioners.

Thank you for your consideration in this request. If you should have any questions or require additional information at this time, please do not hesitate to contact me.

With kindest regards, I remain

Very truly yours,

MOORE, INGRAM, JOHNSON & STEELE, LLP

J. Kevin Moore

JKM:cc
c: Terry L. Martin, AICP, CNU-A
Senior Planner
Zoning Division
Cobb County Community Development Agency

Cameron Jones, CNU-A
Planner III
Zoning Division
Cobb County Community Development Agency

Ric Grome, President
East Cobb Civic Association, Inc.

The Haven at Eastside, Incorporated

MOORE INGRAM JOHNSON & STEELE

A LIMITED LIABILITY PARTNERSHIP
WWW.MIJS.COM

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

KNOXVILLE, TENNESSEE
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BRENTWOOD, TENNESSEE
12 CADILLAC DRIVE
SUITE 200
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TELEPHONE (615) 425-7347

LEXINGTON, KENTUCKY
2408 SIR BARTON WAY
SUITE 375
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ORLANDO, FLORIDA
1000 LEGION PLACE
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HARRISBURG, PENNSYLVANIA
101 ERFORD ROAD
SUITE 300
CAMP HILL, PENNSYLVANIA 17011
TELEPHONE (717) 790-2854

FAIRFIELD, NEW JERSEY
165 PASSAIC AVENUE
SUITE 205
FAIRFIELD, NEW JERSEY 07004
TELEPHONE 201-602-4082

July 27, 2026

Via E-mail Only

Mr. John P. Pederson, AICP
Zoning Division Manager
Zoning Division
Cobb County Community Development Agency
Suite 400
1150 Powder Springs Road
Marietta, Georgia 30064

RE: Application for Rezoning - Application No. Z-22 (2026)
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Dear John:

On behalf of the Applicant, The Haven at Eastside, Incorporated (hereinafter "Applicant"), and Eastside Baptist Church, Inc., the Property Owner, please accept this correspondence as our request for a continuance of the above-referenced Application for Rezoning from the currently scheduled hearings before the Cobb County Planning Commission and the Cobb County Board of Commissioners on August 4, 2026, and August 18, 2026, respectively.

While not required by Cobb County Department of Transportation, in response to a community request, Applicant has agreed to perform a full traffic study. In order for the study to be valid, traffic counts must be taken while school is in session. Since schools do not start until the first week of August, the full study, including valid traffic counts, cannot be completed until August, therefore necessitating a continuance. The additional time will allow Applicant to meet its community commitment to perform a full traffic study. We, therefore, would very much

appreciate Staff's consideration of continuing the hearings to September 1, 2026, before the Cobb County Planning Commission, and September 15, 2026, before the Cobb County Board of Commissioners.

Thank you for your consideration in this request. If you should have any questions or require additional information at this time, please do not hesitate to contact me.

With kindest regards, I remain

Very truly yours,

MOORE, INGRAM, JOHNSON & STEELE, LLP

J. Kevin Moore

JKM:cc
c: The Honorable JoAnn K. Birrell
District 3 Commissioner
Cobb County Board of Commissioners

The Honorable Deborah Dance
District 3 Planning Commission Member

Terry L. Martin, AICP, CNU-A
Senior Planner
Zoning Division
Cobb County Community Development Agency

Cameron Jones, CNU-A
Planner III
Zoning Division
Cobb County Community Development Agency

Ric Grome, President
East Cobb Civic Association, Inc.

The Haven at Eastside, Incorporated

Community Development – Zoning Division
John Pederson – Division Manager

ZONING CASE

Z-25-2026

SITE BACKGROUND

Applicant	Elite Engineering
Phone	Contact Zoning Office
Email	Contact Zoning Office
Representative Contact	Will Summey
Phone	Contact Zoning Office
Email	Contact Zoning Office
Titleholder	Aarish Group of Investment, LLC
Property Location	Located on the southwest side of Due West Road, northwest of Lisas Drive
Address	3807 Due West Road
Access to Property	Due West Road

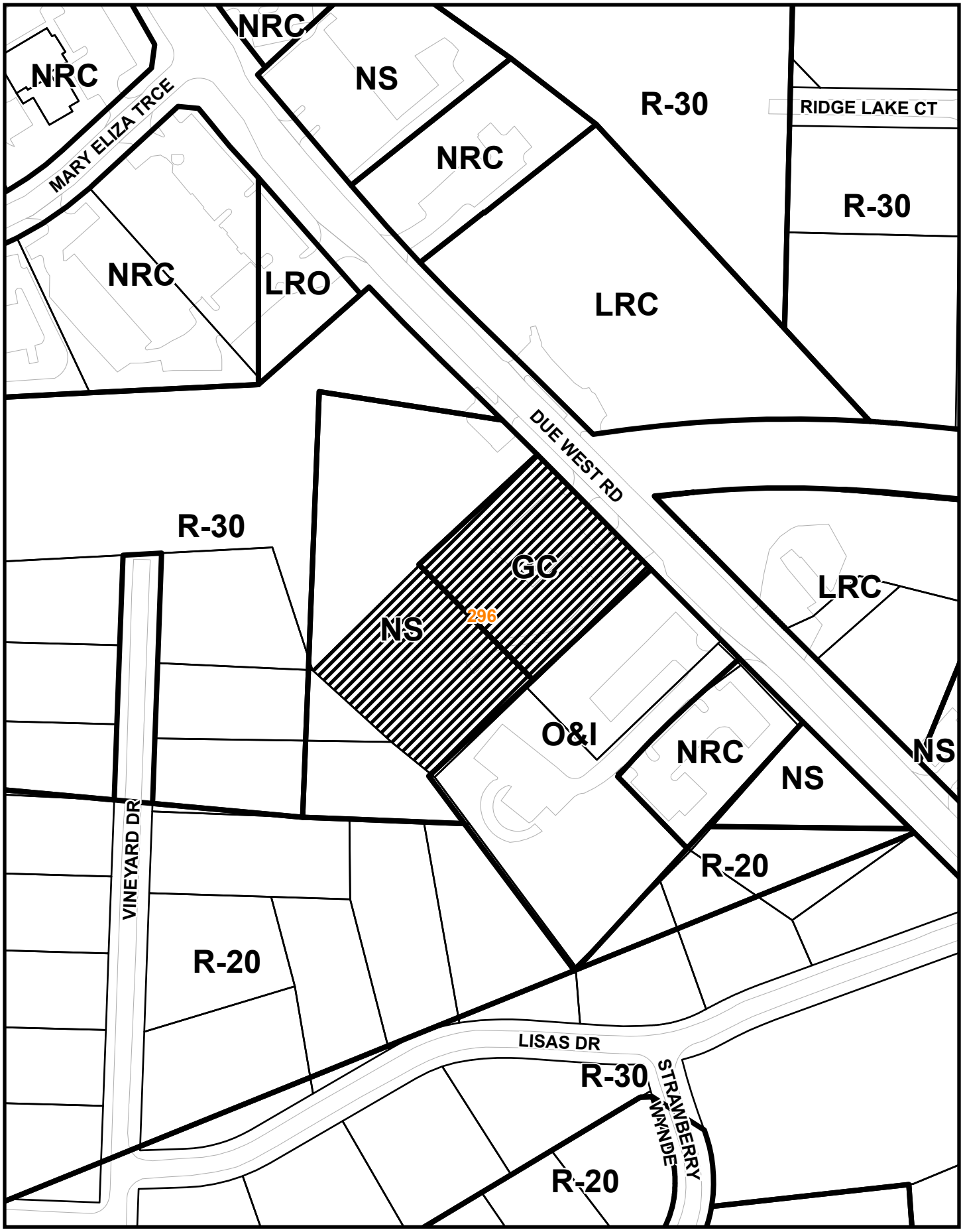
QUICK FACTS

Commission District	1 - Gambrill
Current Zoning	GC, NS
Current Use of Property	Convenience Store with fuel sales
Proposed Zoning	NRC
Proposed Use	Convenience Store with fuel sales
Future Land Use	NAC
Site Acreage	1.91
District	20
Land Lot	296
Parcel #	20029600140
Taxes Paid	Yes

FINAL ZONING STAFF RECOMMENDATIONS

Click here to enter text.

Z-25 2026 Map

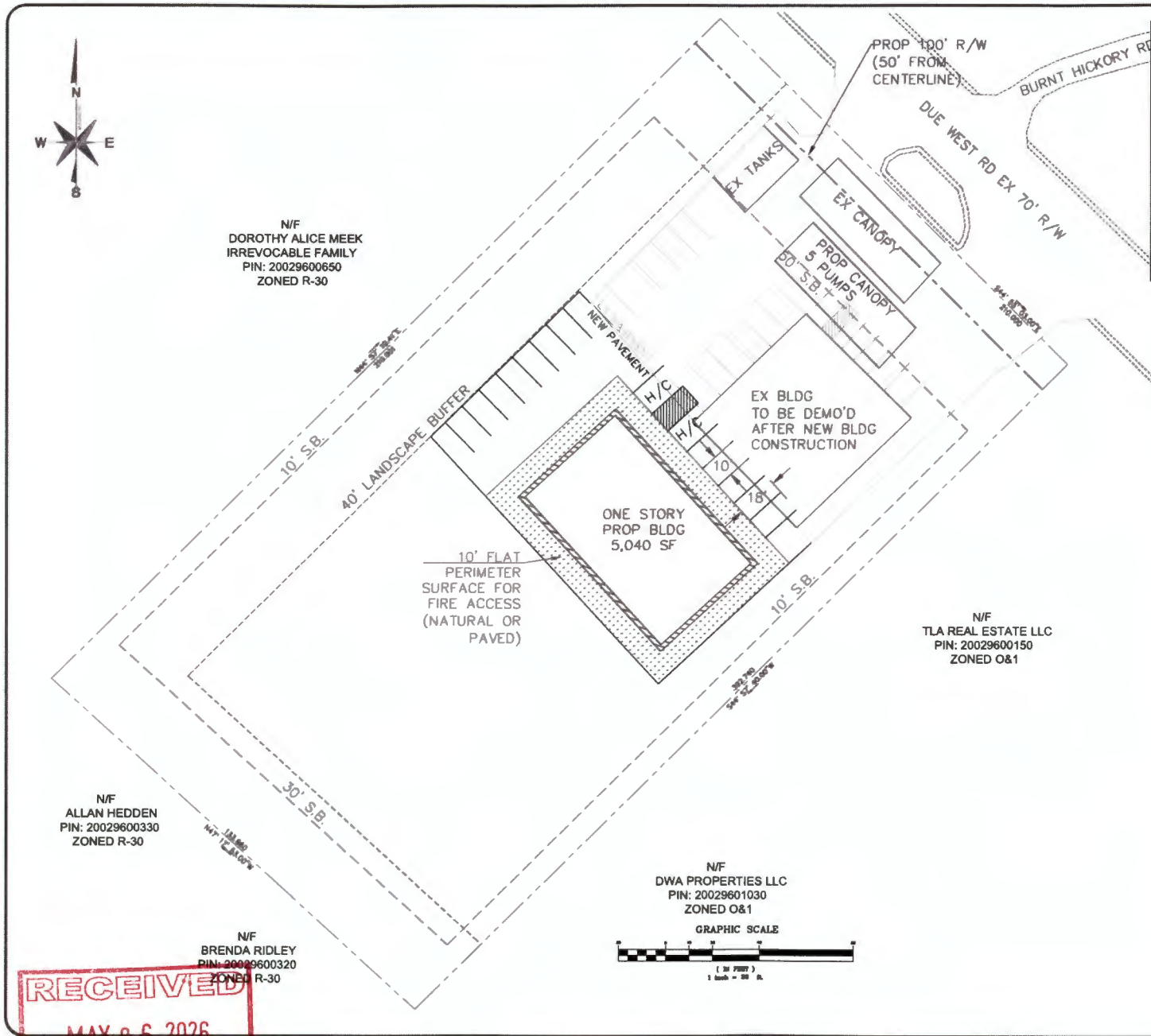


This map is provided for display and planning purposes only. It is not meant to be a legal description.

0 140 280 Feet

Zoning Boundary

City Boundary



VICINITY MAP

REZONING PLAN LEGEND

- PROPERTY CORNER
- PROPERTY LINE
- RIGHT OF WAY
- EXISTING ROAD
- LAND LOT LINE
- PROPOSED BACK OF CURB
- PROPOSED RIGHT OF WAY

LOT S.F. : 83,358 S.F.
EXISTING IMPERVIOUS : 18,254 S.F. (21.90%)
PROPOSED IMPERVIOUS : 12,767 S.F.
TOTAL IMPERVIOUS COVERAGE: 31,021 S.F. (37.2%)

1. BOUNDARY INFORMATION SHOWN IS FROM A RETRACEMENT SURVEY COMPLETED BY ELITE SURVEYING USING AVAILABLE DEED INFORMATION

2. OWNER/DEVELOPER :
MK GROUP
24 HR. CONTACT: KASHIF RANA 678-485-9261

3. ENGINEER :
ELITE ENGINEERING, LLC
3660 CEDARCREST ROAD, STE 220, ACWORTH, GA 30101
CONTACT: JONATHAN JONES, P.E. 678-215-2968

4. PROPOSED ZONING : GC
CURRENT ZONING : NS & GC
TOTAL SITE AREA = 1.91 ACRES

SETBACKS:
MIN. FRONT YARD = 50 FEET
MIN. SIDE YARD = 10 FEET
MIN. REAR YARD = 30 FEET
MIN. 20,000 S.F. LOT

5. THIS PROPERTY DOES NOT LIE WITHIN AN IDENTIFIED FLOOD HAZARD AREA PER COBB COUNTY F.I.R.M. PANEL NO. 13067C00830 DATED DECEMBER 16, 2008.

6. NO CEMETERIES, ARCHEOLOGICAL OR ARCHITECTURAL SITES EXIST ON THIS SITE.

7. NO EXISTING LANDFILLS ARE PRESENT ON THIS SITE.

8. WATER SERVICE TO BE PROVIDED BY COBB COUNTY.

9. FIRE PROTECTION TO BE PROVIDED BY THE COBB COUNTY FIRE DEPARTMENT.

PREPARED BY:
ELITE
Engineering | Surveying | Management

No.	REVISION	DATE
1	STAFF COMMENTS	7/26/24

REZONING PLAN FOR
3807 DUE WEST RD
LAND LOTS 296
20th DISTRICT, 2nd SECTION COBB COUNTY, GEORGIA

PREPARED FOR
24 HR:
KASHIF RANA
(678) 485-9261

PROJECT No.	[illegible]
DRAWING SCALE	[illegible]
DESIGNED BY	[illegible]
DRAWN BY	[illegible]
CHECKED BY	[illegible]
DATE	[illegible]
SHEET	1 OF 1

RECEIVED
MAY 06 2026
COBB COUNTY ZONING

Z-25 2026 Aerial Map

This map is provided for display and planning purposes only. It is not meant to be a legal description.

0 140 280 Feet

Zoning Boundary

City Boundary

Application No. _____

Summary of Intent for Rezoning

Part 1. Residential Rezoning Information (attach additional information if needed)

a) **Proposed unit square-footage(s):** _____

b) **Proposed building architecture:** _____

c) **List all requested variances:** _____

Part 2. Non-residential Rezoning Information (attach additional information if needed)

a) **Proposed use(s):**
Convenience Store

b) **Proposed building architecture:**
Updated look consistent with newer buildings in the corridor.

c) **Proposed hours/days of operation:**
Same as existing convenience store located on property

d) **List all requested variances:**
None

Part 3. Other Pertinent Information (List or attach additional information if needed)

This request is to unify the lot under one zoning to allow for a new store to be built. The existing store will be demolished once new store is constructed.

Part 4. Is any of the property included on the proposed site plan owned by the Local, State, or Federal Government? (Please list all Right-of-Ways, Government owned lots, County owned parcels and/or remnants, etc., and attach a plat clearly showing where these properties are located).

No

RECEIVED
MAY 06 2026
COBB COUNTY ZONING

ELITE

ENGINEERING | SURVEYING | CONSTRUCTION MANAGEMENT

March 4, 2026

Cobb County Board of Commissioners

RE: 3807 Due West Rd – Rezoning Analysis Impact

Dear Board,

I represent, Aarish Group of Investment with their request to rezone the remaining area of 1.91-acre lot from NS to GC. The intent is to bring the entirety of the lot to be a single zoning category which would also allow for a new building that is consistent with the neighboring architecture to be built. Since this will not be a new business or use, but a replacement to the existing building we feel that there is no adverse impact to the surrounding properties. Also, we feel that this is a suitable request as it would make the lot a singular consistent zoning category that is in line with the existing use of the parcel.

We thank you for your consideration of this application and look forward to our hearing process.

Respectfully submitted,

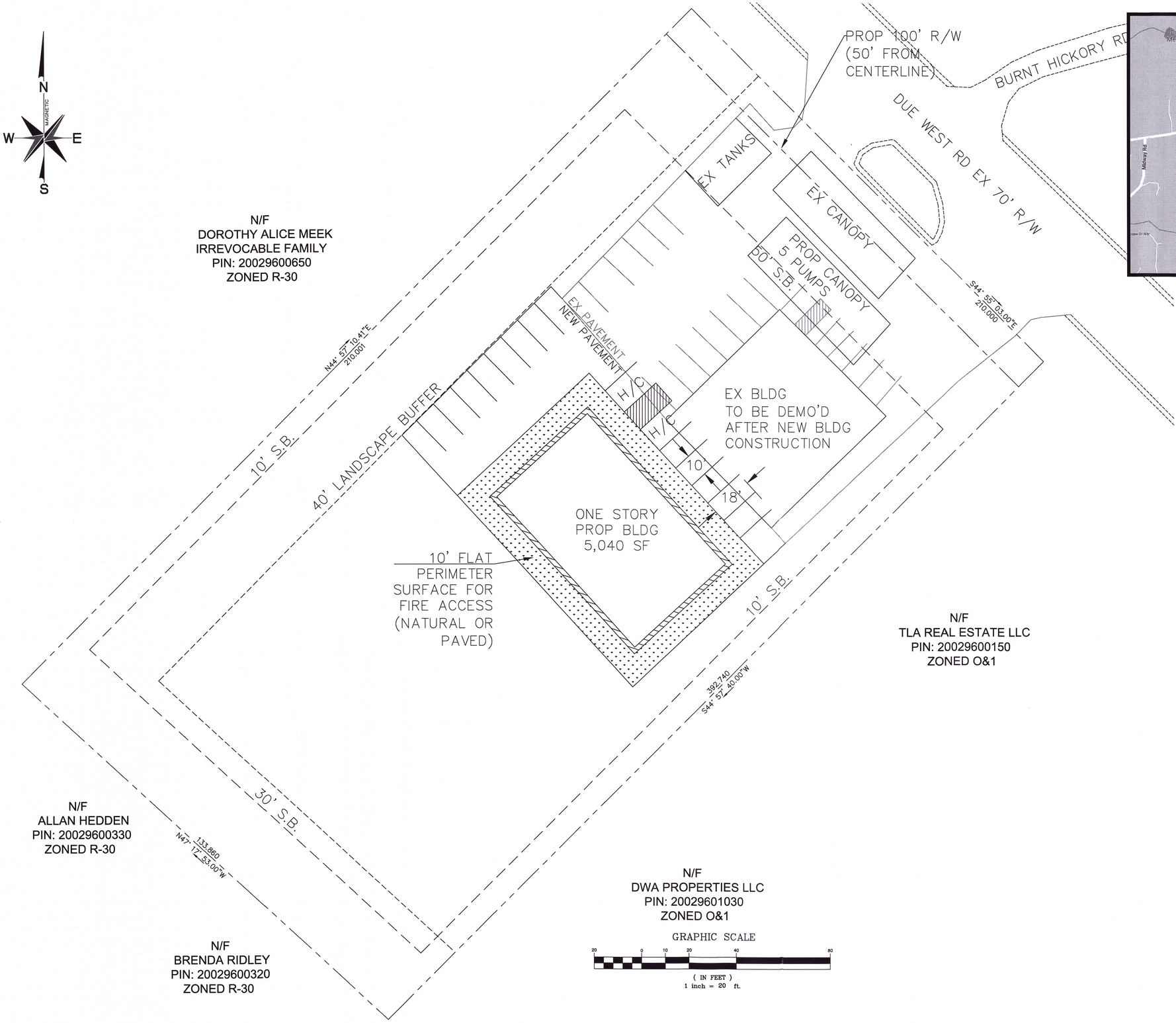
ELITE ENGINEERING, LLC

Jonathan Jones, P.E.
President

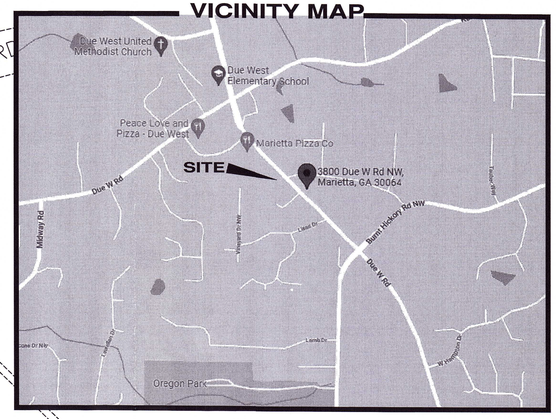
RECEIVED
MAY 06 2026
COBB COUNTY ZONING

300 W I PKWY, Dallas, GA, 30132
678.324.8291

Z-25



VICINITY MAP



REZONING PLAN LEGEND

- PROPERTY CORNER
- PROPERTY LINE
- RIGHT OF WAY
- EXISTING ROAD
- LAND LOT LINE
- PROPOSED BACK OF CURB
- PROPOSED RIGHT OF WAY

LOT S.F. : 83,358 S.F.
EXISTING IMPERVIOUS : 18,254 S.F. (21.90%)
PROPOSED IMPERVIOUS : 12,767 S.F.
TOTAL IMPERVIOUS COVERAGE: 31,021 S.F. (37.2%)

1. BOUNDARY INFORMATION SHOWN IS FROM A RETRACEMENT SURVEY COMPLETED BY ELITE SURVEYING USING AVAILABLE DEED INFORMATION

2. OWNER/DEVELOPER :
MK GROUP
24 HR. CONTACT: KASHIF RANA 678-485-9261

3. ENGINEER :
ELITE ENGINEERING, LLC
3660 CEDARCREST ROAD, STE 220, ACWORTH, GA 30101
CONTACT: JONATHAN JONES, P.E. 678-215-2968

4. PROPOSED ZONING : GC
CURRENT ZONING : NS & GC
TOTAL SITE AREA = 1.91 ACRES

SETBACKS:
MIN. FRONT YARD = 50 FEET
MIN. SIDE YARD = 10 FEET
MIN. REAR YARD = 30 FEET
MIN. 20,000 S.F. LOT

5. THIS PROPERTY DOES NOT LIE WITHIN AN IDENTIFIED FLOOD HAZARD AREA PER COBB COUNTY F.I.R.M. PANEL NO. 13067C0083G DATED DECEMBER 16, 2008.

6. NO CEMETERIES, ARCHEOLOGICAL OR ARCHITECTURAL SITES EXIST ON THIS SITE.

7. NO EXISTING LANDFILLS ARE PRESENT ON THIS SITE.

8. WATER SERVICE TO BE PROVIDED BY COBB COUNTY.

9. FIRE PROTECTION TO BE PROVIDED BY THE COBB COUNTY FIRE DEPARTMENT.

RECEIVED
MAY 06 2026
COBB COUNTY ZONING

PREPARED BY:
ELITE
Engineering | Surveying | Management
3660 Cedarcrest Road, Suite 220
Acworth, GA 30101
Jonathan Jones, P.E.
(678) 215-2968

No.	REVISION	DATE
1	STAFF COMMENTS	7/28/24

REZONING PLAN FOR

3807 DUE WEST RD

LAND LOTS 296
20th DISTRICT, 2nd SECTION COBB COUNTY, GEORGIA

PREPARED FOR:

24 HR:
KASHIF RANA
(678) 485-9261

GEORGIA REGISTERED PROFESSIONAL ENGINEER JONATHAN F. JONES

PROJECT No.	21185
DRAWING SCALE:	1"= 30'
DESIGNED BY:	JFJ
DRAWN BY:	JWS
CHECKED BY:	JFJ
DATE:	4/2/2026

SHEET 1 OF 1

Community Development – Zoning Division
John Pederson – Division Manager

ZONING CASE

Z-25-2026

SITE BACKGROUND

Applicant	Elite Engineering
Phone	Contact Zoning Office
Email	Contact Zoning Office
Representative Contact	Will Summey
Phone	Contact Zoning Office
Email	Contact Zoning Office
Titleholder	Aarish Group of Investment, LLC
Property Location	Located on the southwest side of Due West Road, northwest of Lisas Drive
Address	3807 Due West Road
Access to Property	Due West Road

QUICK FACTS

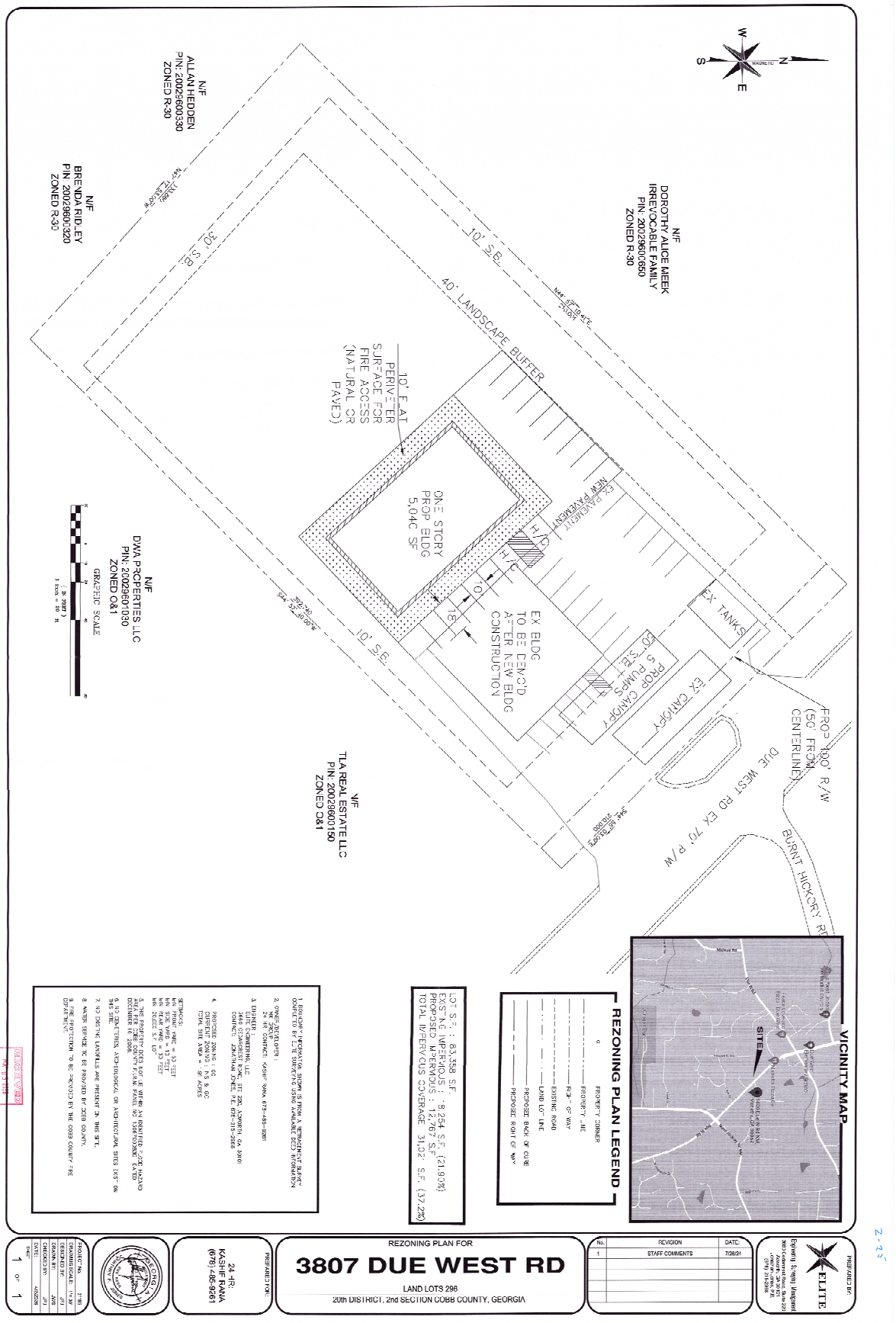
Commission District	1 - Gambrill
Current Zoning	GC, NS
Current Use of Property	Convenience Store with fuel sales
Proposed Zoning	NRC
Proposed Use	Convenience Store with fuel sales
Future Land Use	NAC
Site Acreage	1.91
District	20
Land Lot	296
Parcel #	20029600140
Taxes Paid	Yes

FINAL ZONING STAFF RECOMMENDATIONS

(Zoning staff member: Cameron Jones, CNU-A)

Based on the analysis of this case, Staff recommends **APPROVAL**, subject to the following:

1. Site plan received by the Zoning Division on May 6, 2026, with District Commissioner approving minor modifications;
2. Fire Department comments and recommendations;
3. Stormwater Management Division comments and recommendations;
4. Water and Sewer Division comments and recommendations; and
5. Department of Transportation comments and recommendations.


N/F
ALLAN HEDDEN
PIN: 20029600330
ZONED R-30
N/F
BRENDA RID-EY
PIN 20029600320
ZONED R-30
N/F
DOROTHY ALICE MEEK
IRREVOCABLE FAMILY
PIN: 20029600650
ZONED R-30
N/F
DWA PROPERTIES LLC
PIN: 20029601030
ZONED C&1
N/F
TLA REAL ESTATE LLC
PIN: 20029600150
ZONED C&1
30' SE
10' SE
40' LANDSCAPE BUFFER
10' EAT PERIMETER SURFACE FOR FIRE ACCESS (NATURAL OR PAVED)
ONE STORY PROP BLDG 5,040 SF
EX PAVEMENT TO REMAIN
NEW PAVEMENT
EX BLDG TO BE DEMO'D AFTER NEW BLDG CONSTRUCTION
EX TANKS
PROP CANOPY & PUMPS
EX CANOPY
PROP 100' R/W (50' FROM CENTERLINE)
DUE WEST RD EX 70' R/W
BURNT HICKORY RD
GRAPHIC SCALE
VICINITY MAP
SITE
REZONING PLAN LEGEND
PROPERTY LINE
PROPERTY ZONING
R/W - OF WAY
EXISTING ROAD
LAND LOT LINE
PROPOSED BACK OF CURB
PROPOSED RIGHT OF WAY
LOT S.F. : 83,358 S.F.
EXISTING IMPERVIOUS : 8,254 S.F. (21.90%)
PROPOSED IMPERVIOUS : 12,787 S.F. (37.22%)
TOTAL IMPERVIOUS COVERAGE 31,021 S.F. (37.22%)
1. BOUNDARY INFORMATION SHOWN IS FROM A RETRACEMENT SURVEY COMPLETED BY ELITE SURVEYING USING AVAILABLE DEED INFORMATION
2. OWNER/DEVELOPER : MR. DAVE
24 HR CONTACT: KASHIF SHAH 678-486-9261
3. ENGINEER: CHEROKEE ENGINEERING, LLC
3660 STANDREST ROAD, STE 220, ACWORTH, GA 30101
CONTACT: JONATHAN JONES, P.E. 678-315-2866
4. PROPOSED ZONING : GC
CURRENT ZONING : RS & GC
TOTAL SITE AREA = 1.91 ACRES
SETBACKS:
MIN FRONT YARD = 50 FEET
MIN SIDE YARD = 15 FEET
MIN REAR YARD = 30 FEET
MIN ACCT S.F. = 10
5. THE PROPERTY DOES NOT LIE WITHIN AN IDENTIFIED FLOOD HAZARD AREA PER FEMA FLOOD INSURANCE RATE MAP (FIRM) FOR COBB COUNTY, GEORGIA, COMMUNITY PANEL NO. 13067C0308E, DATED DECEMBER 16, 2008.
6. NO CEMETERIES, ARCHAEOLOGICAL OR HISTORICAL SITES EXIST ON THIS SITE.
7. NO SPECIMEN TREES OR LANDMARK TREES ARE PRESENT ON THIS SITE.
8. WATER SERVICE TO BE PROVIDED BY COBB COUNTY.
9. FIRE PROTECTION TO BE PROVIDED BY THE COBB COUNTY FIRE DEPARTMENT.
REZONING PLAN FOR
3807 DUE WEST RD
LAND LOTS 296
20th DISTRICT, 2nd SECTION COBB COUNTY, GEORGIA
PREPARED FOR:
24 HR:
KASHIF RANA
(678) 486-9261
PREPARED BY:
ELITE
Engineering & Surveying, LLC
3660 Crestwood Road, Suite 220
Acworth, GA 30101
(678) 315-2866
No. REVISION DATE
1 STAFF COMMENTS 7/28/25
PROJECT No. 21181
DRAWING SCALE 1"= 30'
DESIGNED BY JPJ
DRAWN BY JPJ
CHECKED BY JPJ
DATE: 4/28/2025
SHEET 1 OF 1
RECEIVED
2025-0247026
Z-25

Z-25 2026 Aerial Map

This map is provided for display and planning purposes only. It is not meant to be a legal description.

0 140 280 Feet

Zoning Boundary

City Boundary

North

Zoning: LRC / Farmers Market, Produce Store

Future Land Use: NAC

WEST

Zoning: R-30, NS / Single-Family Homes, Office Buildings

Future Land Use: NAC, VLDR

Z-25 2026 Map

EAST

Zoning: O&I, LRC / Animal Hospital, Daycare, Office Building

Future Land Use: NAC

SOUTH

Zoning: R-30, NS / Single-Family Homes

Future Land Use: VLDR

Current zoning district for the property

The GC district is established to provide locations for retail commercial and service uses which are oriented toward automotive businesses, are land intensive with a need for major road access and visibility, are generally not listed as a permitted uses within the NRC (neighborhood retail commercial) and CRC (community retail commercial) districts or may have existing stipulations and conditions that limit certain intensive uses and are located in areas delineated within a community activity center and regional activity center as defined and shown on the Cobb County Comprehensive Plan: A Policy Guide, adopted November 27, 1990. Any existing GC district, developed or undeveloped, located within an area delineated within an industrial-compatible area or industrial area as shown on the comprehensive plan, shall be deemed to be a grandfathered, nonconforming use after January 1, 1991, and subject to those provisions contained in this chapter.

The NS district is established to provide locations for retail commercial and services uses which are designed and oriented to serve two to four neighborhoods and are located in areas delineated within a community activity center or regional activity center as defined and shown on the Cobb County Comprehensive Plan: A Policy Guide, adopted November 27, 1990. Commencing January 1, 1991, no new applications for rezoning to the NS district will be accepted by the board of commissioners. Any existing, developed NS zoning/use located outside of a community activity center or regional activity center shall be deemed to be a grandfathered, nonconforming use and subject to those provisions contained in this chapter. Should any undeveloped property zoned as NS outside a community activity center or regional activity center fail to commence development by January 17, 1996, the owner of such property shall be required to bring the property back in for rezoning consistent with the comprehensive plan prior to any development. Obtaining a building or grading permit for such development shall be deemed to be commencing development.

Requested zoning district for the property

The NRC district is established to provide locations for convenience shopping facilities which are on properties delineated within a neighborhood activity center, community activity center or regional activity center as defined and shown on the Cobb County Comprehensive Plan: A Policy Guide, adopted November 27, 1990. These convenience shopping facilities should have retail commercial uses that have a neighborhood-oriented market and which supply necessities that usually require frequent purchasing with a minimum of consumer travel. Areas zoned for the NRC district should be located at or near an intersection within the center of a neighborhood activity center as opposed to the edge of a neighborhood activity center. The NRC district may also be used to provide step-down nodal zoning away from more intensive commercial uses within a community activity center or a regional activity center. The scope at which properties are developed within the NRC district should reflect their relatively small neighborhood service area. Additionally, properties developed within the NRC district should be architecturally

compatible with other nonresidential uses permitted within a neighborhood activity center as defined by the comprehensive plan and the neighborhood residences they serve.

Summary of the applicant's proposal

The applicant is requesting to rezone to the NRC neighborhood retail commercial zoning district to continue to use the property, located on a 1.91-acre site, as a convenience store with fuel sales. The proposed building will have one (1) floor, have brick and stone siding architecture and will be 5,040 square feet. There will also be a new canopy with five (5) gas pumps replacing the old canopy. The property's current GC and NS zoning districts are deemed to be grandfathered and nonconforming because the property is located outside a Community Activity Center (CAC) and a Regional Activity Center (RAC). The hours of operation are proposed to be 5:30 am until 11:00 pm every day.

Non-residential criteria

Proposed # of buildings**:** 1
Proposed # of stories: 1
Total sq. footage of development: 5,040
Floor area ratio: 0.06
Square footage per acre: 2,639
Required parking spaces: Minimum 5 spaces, 1 per employee
Proposed parking spaces: 16
Acres in floodplain or wetlands: 0
Impervious surface shown: 37.2%

Are there any zoning variances?

None Identified

Are there any environmental conditions existing or proposed on the site?

None Identified

Z-25-2026 DEPARTMENT COMMENTS – Cemetery Preservation

No comment.

7/7/2026

Approval of this petition will not have an impact on the enrollment of schools.

Z-25-2026 DEPARTMENT COMMENTS – Stormwater Management

5/29/2026

Site Data

1. Address: 3807 Due West Road
2. District: 1
3. Existing Zoning: GC, NS — Existing Allowable Impervious Coverage: 70%
4. Proposed Zoning: NRC — Allowable Future Impervious Coverage: 70%
5. Future Land Use: NAC

Existing Conditions

Floodplain Information

1. Flood Damage Prevention Designated Flood Hazard: No

Stormwater Information

1. Drainage Basin: Allatoona Creek
2. State Stream Buffers: No
3. County Stream Buffer Ordinance: No
4. Impaired Stream: Yes: If the site is within a one-mile radius of an impaired stream additional Erosion Control BMP's per the State's current requirements will be required. It is the Engineer's responsibility to verify Impaired Streams per the State EPD's list.
5. Hotspot: Yes: Due to the proposed use of site; portions of the proposed site will be considered a "Hotspot" requiring an oil/water separator to capture potential stormwater contaminates prior to entering the stormwater management facility.
6. Wetlands: No
7. Water Intake Zone: No
8. Chattahoochee River Corridor: No
9. Existing Onsite Ponds / Lake: No

Topography Information

1. General site Description: The front of the parcel is currently developed with a building and parking lot. The rear half of the lot is mostly wooded.

2. Downstream Description: Stormwater discharges from this parcel out to a storm drain pipe system within Due West Rd.

3. Potential or known drainage problems may exist downstream from this site.

Project Design Comments and Recommendations

The following comments and recommendations are typically required at the time of plan review and permitting.

(continued)

Proposed Project Onsite Design Requirements

1. At the time of plan review provide a comprehensive Hydrology Study and Design for the Stormwater Management Design will be required. The design and study shall be in accordance with the Georgia Stormwater Management Manual and the current Cobb County Codes. The design and study shall include but not limited to stormwater detention, runoff reduction and/or water quality, channel protection, and downstream flood prevention.

2. Project Engineer must evaluate the impact of increased volume of runoff generated by the proposed project on existing downstream drainage system(s). Including hydrologic routing of upstream and/or downstream detention ponds or lakes.

3. At the time of plan review calculate and provide the percentage of impervious coverage for the project site on the plans.

4. Recommend a pre-design concept meeting with Cobb County Stormwater Management Division. At the time of the Concept Meeting a proposed concept stormwater management plan shall be presented.

5. The proposed onsite storm drain system and stormwater management facility is considered private. All annual inspections, maintenance and repairs are the responsibility of the property owner. A stormwater facility "Maintenance Agreement and Access Easement" will be required at the time of the land disturbance permit with the Cobb County Stormwater Management Division.

6. Stormwater discharges must be controlled not to exceed the existing capacity of the downstream storm drainage system including pipe systems, drainage swales and roadside ditches.

7. Any spring activity discovered must be addressed by a qualified registered geotechnical professional engineer (PE) at the expense of the owner/developer.

8. Structural fill must be placed under the direction of a qualified registered geotechnical engineer (PE) at the expense of the owner/developer.

Special Conditions

1. The dumpster pad on this site must be connected to sanitary sewer or an infiltration system must be provided to capture the dumpster pad runoff.
2. An existing detention pond exists on the neighboring property (3801 Due West Rd) and discharges through an existing pipe onto this property. This runoff must be captured

(continued)

and conveyed through the site to the same discharge location as in the existing condition.

3. Runoff from the proposed site's stormwater management system must be directed to the same discharge location as in the existing condition.

6/3/2026

Comprehensive Plan Future Land Use Designation: Neighborhood Activity Center
The subject tract is within the Neighborhood Activity Center (NAC) future land use category. The purpose of the NAC is to provide for areas that serve neighborhood residents and businesses. Typical land uses for these areas include small offices, limited retail and grocery stores.

Future Land Use Sub-Category? N/A

☒ Consistent ☐ Inconsistent

House Bill 489 Intergovernmental Agreement Zoning Amendment Notification

Is the proposal within one-half mile of a city boundary? ☐ Yes ☒ No
If yes, which City: N/A
Was the city notified? N/A

Specific Area Policy Guidelines: ☒ Yes ☐ No
Policy:

NAC-P29 - In order to mitigate the land use conflicts that could arise from converting single-family residences and lots to individual commercial uses, the Board of Commissioners has determined the necessity for a unified development plan for the NAC on the west side of Due West Road, South of Kennesaw Due West Road consisting of the following parcels in Land Lots 296 of the 20th District: 13, 14, 15, 16, 65, 103, and 182. The unified development plan in this area will allow for commercial development without compromising traffic mobility by reducing curb cuts and improving inter-parcel access.

NAC-P54 In order to promote a more active, vibrant and pedestrian friendly, small-scale neighborhood commercial center, around the intersection of Due West Road, Acworth Due West Road and Kennesaw Due West Road, the following guidelines would be encouaged:

- Uses to maintain and complement the exisitng character of the commerical node and surrounding residential neighborhoods

- In order to enhance the small-town character, the NAC along the east of Acworth Due West Road across from Burnt Hickory Road would be recommended to low intense commercial uses that are consistent with the purpose and intent of the Limited Professional Serivces Permit

-Architectural and landscape design that complements the existing design within the Neighborhood Activity Center

(continued)
-Street parking on locally designated streets

-Inter-parcel access would be encouraged

-Interal sidewalks connected to adjacent external sidewalks

-Bike and pedestrainamenties such as decroative paving, human scale street lighting, plazas, benches, landscaping, etc. be included in site development.

Masterplan/ Corridor Study: ☐ Yes ☒ No
Name of Masterplan/Corridor Study: N/A

Design guidelines area? ☐ Yes ☒ No
If yes, design guidelines area? N/A
Does the proposal plan comply with the design requirements? N/A

Is the property within an Opportunity Zone? ☐ Yes ☒ No
If yes, Opportunity Zone? N/A
(The Opportunity Zone is an incentive that provides $3,500 tax credit per job in eligible areas if two or more jobs are being created. This incentive is for new or existing businesses)

Is the property within an Enterprise Zone? ☐ Yes ☒ No
If yes, Enterprise Zone? N/A
(The Enterprise Zone is an incentive that provides tax abatements and other economic incentives for qualifying businesses locating or expanding within designated areas for new jobs and capital investment)

Is the property eligible for the Façade Improvement Program? ☐ Yes ☒ No
(The Façade Improvement Program is an incentive for owners and tenants to enhance the appearance of buildings. The CDBG program provides the funding. Properties must be either on the current inventory of redevelopment sites or in a corridor study area and be in a census tract with at least 51% low and moderate income. The program serves to improve the economic viability of these areas.)

Is the property eligible for incentives through the Commercial and Industrial Property Rehabilitation Program? ☐ Yes ☒ No
(The Commercial and Industrial Property Rehabilitation Program Is an incentive that provides a reduction in ad valorem property taxes for qualifying redevelopment in eligible areas)

Note: For more information on incentives, please call the Community Development Agency- Economic Development Division at 770-528-2018 or find information online at www.cobbcounty.org/econdev.

Special District:

(continued)

Is this property within the Cumberland Special District #1 (hotel/motel fee)?	☐ Yes	☒ No
Is this property within the Cumberland Special District #2 (ad valorem tax)?	☐ Yes	☒ No
Is this property within the Six Flags Special Service District?	☐ Yes	☒ No

Dobbins Air Reserve Base Zones:

Is the property within the Dobbins Airfield Safety Zone?	☐ Yes	☒ No
Is the property within the Clear Zone (CZ)?	☐ Yes	☒ No
Is the property within 3000’ of Dobbins ARB?	☐ Yes	☒ No
Is the property within the Accident Potential Zone (APZ I)?	☐ Yes	☒ No
Is the property within the Accident Potential Zone II (APZ II)?	☐ Yes	☒ No
Is the property within the Noise Zone?	☐ Yes	☒ No
Is the property within the Bird/Wildlife Air Strike Hazard Area (BASH)?	☐ Yes	☒ No

Historic Preservation:

After consulting various county historic resources surveys, historic maps, archaeology surveys and Civil War trench location maps, staff finds that no known significant historic resources appear to be affected by this application.

Water comments:

At development: ☒ YES ☐ NO

Fire flow test required: ☒ YES ☐ NO

Size/location of existing water main(s): 8" on Due West Rd

Additional water comments:

Sewer comments:

In the drainage basin: ☒ YES ☐ NO

At development: ☒ YES ☐ NO*

Approx. distance to nearest sewer: On-site

Estimated waste generation (in G.P.D.): Average daily = 252

Peak flow = 630

Treatment plant: Northwest WRF

Plant capacity: ☒ Yes ☐ NO

Projected plant availability: ☐ 0-5 years ☐ 5-10 years ☒ over 10 years

Off-site easement required: ☐ YES* ☒ NO

Line capacity study required: ☐ YES ☒ NO

Letter of allocation issued: ☐ YES ☒ NO

Septic tank recommended by this department: ☐ YES ☒ NO

Subject to Health Department approval: ☐ YES ☒ NO

*If off-site easements are required, the developer/owner must submit easements to CCWS for review and approval as to form and stipulations prior to the execution of easements by the property owners. All easement acquisitions are the responsibility of the developer/owner.

Additional sewer comments: There is an existing on-site public sewer system and easement that may need to be relocated to avoid conflicting with the proposed structures.

Note: These comments only reflect what facilities were in existence at the time of this review. Developer may be required to install/upgrade water mains based on fire flow test results or Fire Department code. This will be addressed in the Plan Review process. The developer/owner will be responsible for connecting to the existing county water and sewer systems, installing and/or upgrading all outfalls & water mains, obtaining onsite and/or offsite easements, and dedication of onsite and/or offsite water and sewer to Cobb County as may be required. Rezoning does not guarantee water/sewer availability or capacity unless so stated in writing by the Cobb County Water System.

Roadway	Roadway classification	Speed limit (mph)	Jurisdictional control	Min. R.O.W. requirements
Due West Road	Arterial	45	Cobb County	100’

Roadway	Location	Average daily trips (vpd)	Level of service
Due West Road	North of Old Hamilton Road	17,800	F

vpd = vehicles per day

Based on 2024 AADT counting data taken by GDOT, as published on their website, for Due West Road.

Planning Level of Service based on available Average Daily Trips using GRTA guideline thresholds. Classification thresholds for LOS A and LOS B are not available for major collector or arterial roads from this data source. LOS C or D is acceptable based on GDOT Design Policy Manual criteria.

ITE Land Use	Description	Expected Size (KSF	AM			PM			Daily (vpd)
			In (vph)	Out (vph)	**Total (vph)**	In (vph)	Out (vph)	**Total (vph)**	
945	Convenience Store/Gas Station (9-15 VFP)	5.04	122	123	**245**	126	126	**252**	**2,922**

vph = vehicles per hour, KSF = 1,000 square feet, VFP = vehicle fueling positions

**Fuel positions is the maximum number of vehicles that can be fueled simultaneously; 4 vehicles can currently be fueled simultaneously.*

Development gross trip generation based on available development size and rates from the Institute of Transportation Engineers (ITE) Trip Generation, 12th edition.

Comments and observations

Due West Road is classified as an arterial roadway and according to the available information the existing right-of-way does not meet the minimum requirements for this classification.

In accordance with Cobb County Code 134-121 and based on site plan dated April 2, 2026, this development does require a traffic impact study submittal.

Recommendations

THE RECOMMENDATIONS BELOW SHALL BECOME STIPULATED REQUIREMENTS UPON INCLUSION WITH AND APPROVAL BY THE BOARD OF COMMISSIONERS OF THIS APPLICATION:

1. Recommend a traffic study pursuant to Code Section 134-121(b)(8). Study assumptions (such as study intersections, trip distribution, future analysis years, and annual growth rate) should be submitted in a memorandum (Submittal 1) and agreed to by Cobb DOT before continuing the full traffic study (Submittal 2). Cobb DOT recommendations may be revised after the study’s receipt.

2. Recommend applicant, **WITHIN 12 MONTHS OF ZONING APPROVAL**, donate right-of-way on the west side of Due West Road, a minimum of 50’ from the roadway centerline, in accordance with Cobb County Development Standard 401.2, Right-of-Way.

3. Recommend replacing any disturbed curb, gutter, and sidewalk along the Due West Road frontage. Recommended all reconstructed sidewalk be installed at standard 5' width. This recommendation is to address pedestrian accessibility and safety pursuant to Cobb County Development Standard 401.15, Curbs and Gutters (including subsections), Cobb County Development Standard 404 Sidewalks and Pathways, Cobb County Development Standard 405 Accessibility Requirements, and Cobb County Development Standard Detail 106, Concrete Curbs, Medians.

4. Recommend driveways on Due West Road be designed and built to commercial standards. This recommendation is pursuant to Cobb County Development Standard 402.8, Non-Residential Driveways and Cobb County Development Standard Detail 116, Commercial Driveway Requirements.

5. Recommend development driveways be located a minimum of 100' straight-line distance (measured from driveway curb return to driveway curb return) from adjacent driveways on Due West Road per Development Standard 402.8.

6. Recommend applicant verify that minimum intersection sight distance is available for all Due West Road access points. This recommendation is pursuant to Cobb County Development Standard Detail 401B, Intersection Sight Distance. If minimum intersection sight distance is not available, recommend implement remedial measures to address safety, subject to the Department's approval.

7. Recommend Due West Road access points include a deceleration (right turn) lane, taper and/or improved curve radius to address safety because Due West Road is an arterial roadway. This recommendation is pursuant to Cobb County Development Standard 402.9, Deceleration Lanes/Roadway Improvements Along Existing Streets, and Cobb County Development Standard Detail 401A, Deceleration Lanes. Recommend location and design be determined during plan review, subject to Cobb DOT approval.

8. All signage and landscaping should be installed off county right-of-way and where it will not impede the line of sight for the driveways or roadways.

9. Recommend applicant be required to meet all Cobb County Development Standards and Ordinances related to project improvements.

STAFF ANALYSIS

Per section 134-122 of the Official Code of Cobb County, below is a written zoning analysis relating to the following (question in bold; the answer is not bold):

A. **Whether the zoning proposal will permit a use that is suitable in view of the use and development of adjacent and nearby property;**
It is Staff's opinion that the applicant's rezoning proposal will permit a use that it is suitable in a view of the of the use and development of nearby properties. The applicant's proposal represents a clean-up of the non-conforming GC classification.

B. **Whether the zoning proposal will adversely affect the existing use or usability of adjacent or nearby property;**
It is Staff's opinion that the applicant's rezoning request would not have an effect on the usability of the adjacent or nearby properties. The convenience store and fuel sales use has served the community for decades.

C. **Whether the zoning proposal will result in a use which will or could cause an excessive burdensome use of existing streets, transportation facilities, utilities, or schools;**
It is Staff's opinion that the applicant's rezoning proposal will not result in a use which would cause an excessive burdensome use of existing streets, transportation facilities, utilities, or schools. This opinion is supported by the departmental comments contained in this analysis.

D. **Whether the zoning proposal is in conformity with the policies and intent of the comprehensive plan;**
It is Staff's opinion that the applicant's rezoning proposal is in conformity with the policy and intent of the Cobb County Comprehensive Plan, which delineates this property to be within a Neighborhood Activity Center (NAC) future land use designation.

E. **Whether there are other existing or changing conditions affecting the use and development of the property which give supporting grounds for either approval or disapproval of the zoning proposal;**
It is Staff's opinion that there are existing and changing conditions affecting the use and development of the property which give supporting grounds for approving the applicant's rezoning proposal. The proposal is consistent with the Cobb County Comprehensive Plan, which delineates this property to be within a Neighborhood Activity Center. The proposed rezoning request is to clean up the non-conforming zoning district. The convenience store and fuel sales has been in existence at this address since 1978.

The staff analysis and recommendation made by the Planning and Zoning Staff are only the opinions of the Planning and Zoning Staff and are by no means the final decision. The Cobb County Board of Commissioners makes the final decisions on all Rezoning and Land Use Permits at an advertised public hearing.

Application No. _____

Summary of Intent for Rezoning

Part 1. Residential Rezoning Information (attach additional information if needed)

a) **Proposed unit square-footage(s):** _____

b) **Proposed building architecture:** _____

c) **List all requested variances:** _____

Part 2. Non-residential Rezoning Information (attach additional information if needed)

a) **Proposed use(s):** Convenience Store

b) **Proposed building architecture:** Updated look consistent with newer buildings in the corridor.

c) **Proposed hours/days of operation:** Same as existing convenience store located on property

d) **List all requested variances:** None

Part 3. Other Pertinent Information (List or attach additional information if needed)

This request is to unify the lot under one zoning to allow for a new store to be built. The existing store will be demolished once new store is constructed.

Part 4. Is any of the property included on the proposed site plan owned by the Local, State, or Federal Government? (Please list all Right-of-Ways, Government owned lots, County owned parcels and/or remnants, etc., and attach a plat clearly showing where these properties are located).

No

RECEIVED
MAY 06 2026
COBB COUNTY ZONING

ELITE

ENGINEERING | SURVEYING | CONSTRUCTION MANAGEMENT

March 4, 2026

Cobb County Board of Commissioners

RE: 3807 Due West Rd – Rezoning Analysis Impact

Dear Board,

I represent, Aarish Group of Investment with their request to rezone the remaining area of 1.91-acre lot from NS to GC. The intent is to bring the entirety of the lot to be a single zoning category which would also allow for a new building that is consistent with the neighboring architecture to be built. Since this will not be a new business or use, but a replacement to the existing building we feel that there is no adverse impact to the surrounding properties. Also, we feel that this is a suitable request as it would make the lot a singular consistent zoning category that is in line with the existing use of the parcel.

We thank you for your consideration of this application and look forward to our hearing process.

Respectfully submitted,

ELITE ENGINEERING, LLC

Jonathan Jones, P.E.
President

RECEIVED
MAY 06 2026
COBB COUNTY ZONING

300 W I PKWY, Dallas, GA, 30132
678.324.8291

ELITE

ENGINEERING | SURVEYING | CONSTRUCTION MANAGEMENT

June 15, 2026

Cobb County Board of Commissioners

RE: 3807 Due West Rd – Environmental Site Analysis

Dear Board,

Conformance with the Comprehensive Plan

The subject property is withing the Neighborhood Activity Center (NAC) of the comprehensive plan land use map. With the intent to keep the same land use but bring the parcel under one unified zoning category, NRC, that is compatible with the land use plan we feel this project is conforming.

Environmental Impacts of Proposed Project

Wetlands

No wetlands appear on site through National wetlands inventory or field observation. According to national wetlands inventory there are no wetlands in the immediate surrounding area to the project, so no adverse effects are anticipated.

Floodplain

According to FEMA FIRM Panel NO. 13067C0083G no floodplain exists on subject property.

Streams

Through field observation no state waters were found on site.

Slopes

The site is mostly developed in its existing state and through field observation and GIS research, no steep slopes exist.

Vegetation (Endangered Species)

The developed site has minimal interior trees and some existing along the property lines. No endangered trees species exist on site. Tree removal will be kept to minimum during construction of a new building; all county tree ordinance will be observed including a buffer area between the subject parcel and adjacent residential uses.

300 W I PKWY, Dallas, GA, 30132
678.324.8291

Wildlife

There are no critical habitats on site according to U.S. Fish and Wildlife Services. Through field observation no endangered species were deemed present. Due to minimal additional development on the parcel no impact on wildlife is expected.

Archeological/Historical

According to the state archaeological and historical GIS, GNAHRGIS, no such resources exist on site.

Project Implementation Measures

A. The project does not feature any environmentally sensitive areas.
B. The project will be developed in compliance with all county and state regulations for water quality design.
C. The proposed project will be the same use as existing development and therefore no additional impact on existing infrastructure is expected.
D. No archeological or historical resources exist on site according to State's GNAHRGIS.
E. Currently no environmentally stressed communities on site. The existing store will be demolished so a new one can be built and use same surrounding infrastructure.
F. The project will limit additional disturbance and impervious surface on site as much as possible and adhere to county regulations for landscape, buffers, and open space.
G. The proposed land use is same as existing and will not increase noise or lighting disturbance.
H. No existing parks or recreational space exist on site.
I. No critical habitats exist on site according US fish and wildlife services.

We thank you for your consideration of this application and look forward to our hearing process.

Respectfully submitted,

ELITE ENGINEERING, LLC

Jonathan Jones, P.E.
President

Z-25-2026 DEPARTMENT COMMENTS – Fire Department

05/20/26

The proposed zoning case must address the comments listed below by prescriptive code or equivalency, as approved by the Cobb County Fire Marshal's Office

Approval will be based on Professional Engineer-stamped plans that signify overall plan conformance to all Georgia State and Cobb County Codes. Design Professional and Developer maintain the sole responsibility for the design and for correcting all errors, omissions, problems, and code violations (if any) exposed during construction AFTER authorization by Cobb County.

FIRE DEPARTMENT ACCESS:
Must comply with NFPA 241 for maintaining safety during construction.

Fire apparatus access roads shall extend to within 150 feet of all portions of the facility or any portion of the exterior wall of the first floor (State Modifications IFC 503.1 2018 Edition and Cobb County Development Standards 402.11).

All access roads shall meet the American Association of State and Highway Transportation Officials (AASHTO) design manual live load standard HS20 (75,000 lbs.) with an unobstructed width of not less than 20 feet, 35 foot inside radius, 50 foot outside turning radius and unobstructed vertical clearance of not less than 13 feet 6 inches. (Cobb County Development Standards 402.11)

Maximum slope of the access road in reference to the apparatus is 10% Front to Back and 5% Side to Side. Maximum grade of roadways leading to Fire Access roads refer to the Cobb County Development Standard Section 400: 14% for Non-Residential. Maximum angle of departure is 8.5%.

CERTIFICATE OF OCCUPANCY:
Plans must be submitted to the Cobb County Fire Marshal's Office to initiate the Certificate of Occupancy process.

FIRE HYDRANT:
The maximum distance of a hydrant to the most remote portion of a structure shall be 500 feet. Distance shall be measured around the structure and from the fire apparatus access road. A 500-foot radius around the hydrant is not an acceptable measurement for distance. Hydrants on the opposite side of a main ROW is not an acceptable measurement of distance. (Cobb County Development Standards 410.5.2) (Cobb County Development Standards 410.5.2)

Jeff Byrd
(678) 229-7059
Jeffrey.Byrd@cobbcounty.gov

ELITE

ENGINEERING | SURVEYING | CONSTRUCTION MANAGEMENT

June 15, 2026

Cobb County Board of Commissioners

RE: 3807 Due West Rd – Environmental Site Analysis

Dear Board,

Conformance with the Comprehensive Plan

The subject property is withing the Neighborhood Activity Center (NAC) of the comprehensive plan land use map. With the intent to keep the same land use but bring the parcel under one unified zoning category, NRC, that is compatible with the land use plan we feel this project is conforming.

Environmental Impacts of Proposed Project

Wetlands

No wetlands appear on site through National wetlands inventory or field observation. According to national wetlands inventory there are no wetlands in the immediate surrounding area to the project, so no adverse effects are anticipated.

Floodplain

According to FEMA FIRM Panel NO. 13067C0083G no floodplain exists on subject property.

Streams

Through field observation no state waters were found on site.

Slopes

The site is mostly developed in its existing state and through field observation and GIS research, no steep slopes exist.

Vegetation (Endangered Species)

The developed site has minimal interior trees and some existing along the property lines. No endangered trees species exist on site. Tree removal will be kept to minimum during construction of a new building; all county tree ordinance will be observed including a buffer area between the subject parcel and adjacent residential uses.

300 W I PKWY, Dallas, GA, 30132
678.324.8291

Wildlife

There are no critical habitats on site according to U.S. Fish and Wildlife Services. Through field observation no endangered species were deemed present. Due to minimal additional development on the parcel no impact on wildlife is expected.

Archeological/Historical

According to the state archaeological and historical GIS, GNAHRGIS, no such resources exist on site.

Project Implementation Measures

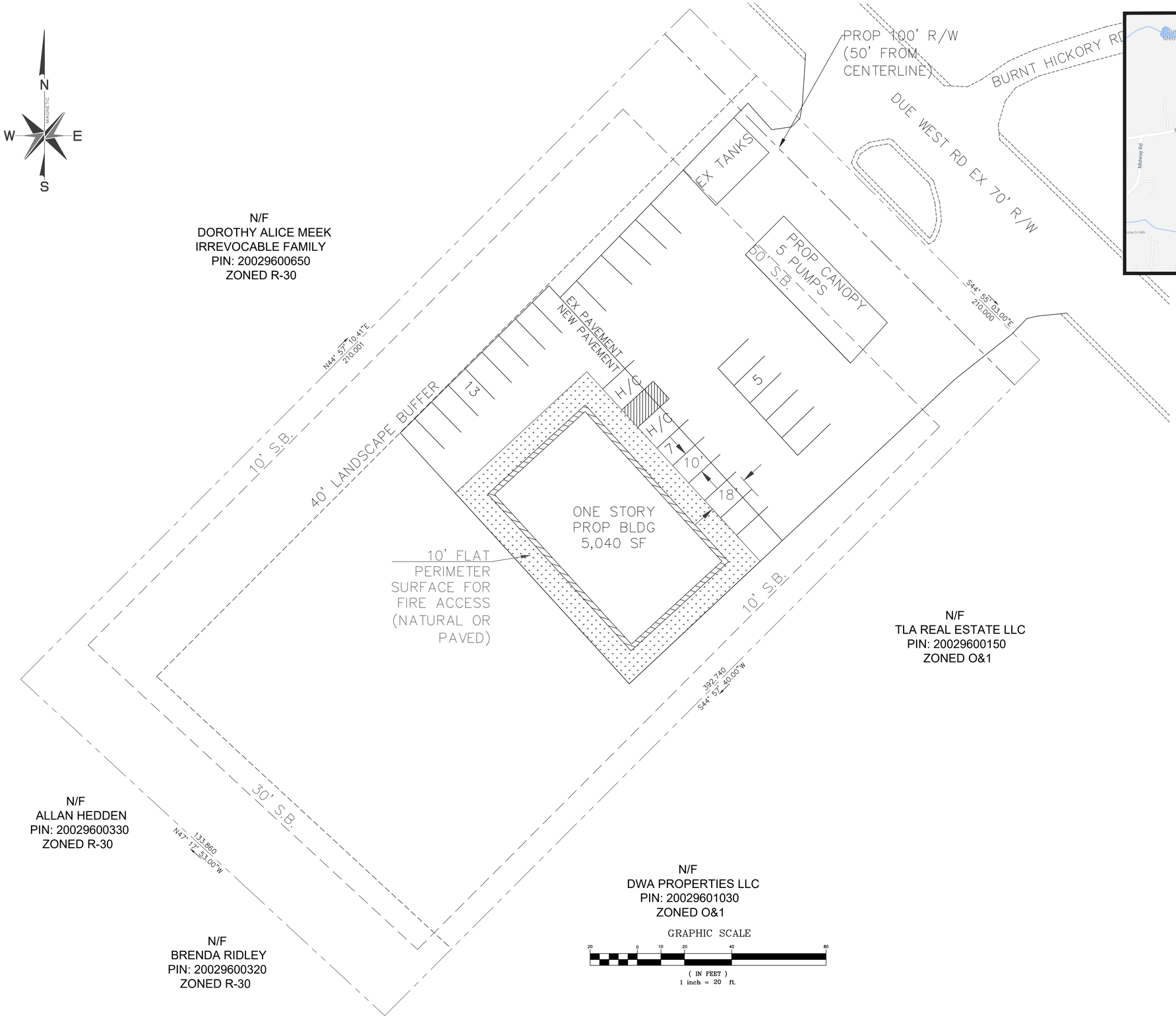
A. The project does not feature any environmentally sensitive areas.
B. The project will be developed in compliance with all county and state regulations for water quality design.
C. The proposed project will be the same use as existing development and therefore no additional impact on existing infrastructure is expected.
D. No archeological or historical resources exist on site according to State's GNAHRGIS.
E. Currently no environmentally stressed communities on site. The existing store will be demolished so a new one can be built and use same surrounding infrastructure.
F. The project will limit additional disturbance and impervious surface on site as much as possible and adhere to county regulations for landscape, buffers, and open space.
G. The proposed land use is same as existing and will not increase noise or lighting disturbance.
H. No existing parks or recreational space exist on site.
I. No critical habitats exist on site according US fish and wildlife services.

We thank you for your consideration of this application and look forward to our hearing process.

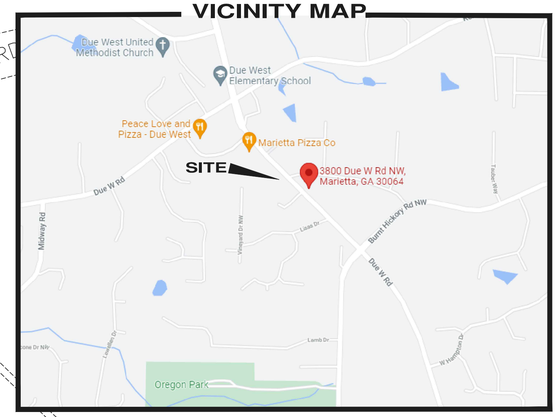
Respectfully submitted,

ELITE ENGINEERING, LLC

Jonathan Jones, P.E.
President



VICINITY MAP



REZONING PLAN LEGEND

- PROPERTY CORNER
- PROPERTY LINE
- RIGHT OF WAY
- EXISTING ROAD
- LAND LOT LINE
- PROPOSED BACK OF CURB
- PROPOSED RIGHT OF WAY

LOT S.F. : 83,358 S.F.
EXISTING IMPERVIOUS : 18,254 S.F. (21.90%)
PROPOSED IMPERVIOUS : 12,767 S.F.
TOTAL IMPERVIOUS COVERAGE: 31,021 S.F. (37.2%)

1. BOUNDARY INFORMATION SHOWN IS FROM A RETRACEMENT SURVEY COMPLETED BY ELITE SURVEYING USING AVAILABLE DEED INFORMATION

2. OWNER/DEVELOPER :
MK GROUP
24 HR. CONTACT: KASHIF RANA 678-485-9261

3. ENGINEER :
ELITE ENGINEERING, LLC
3660 CEDARCREST ROAD, STE 220, ACWORTH, GA 30101
CONTACT: JONATHAN JONES, P.E. 678-215-2968

4. PROPOSED ZONING : GC
CURRENT ZONING : NS & GC
TOTAL SITE AREA = 1.91 ACRES

SETBACKS:
MIN. FRONT YARD = 50 FEET
MIN. SIDE YARD = 10 FEET
MIN. REAR YARD = 30 FEET
MIN. 20,000 S.F. LOT

5. THIS PROPERTY DOES NOT LIE WITHIN AN IDENTIFIED FLOOD HAZARD AREA PER COBB COUNTY F.I.R.M. PANEL NO. 13067C0083G DATED DECEMBER 16, 2008.

6. NO CEMETERIES, ARCHEOLOGICAL OR ARCHITECTURAL SITES EXIST ON THIS SITE.

7. NO EXISTING LANDFILLS ARE PRESENT ON THIS SITE.

8. WATER SERVICE TO BE PROVIDED BY COBB COUNTY.

9. FIRE PROTECTION TO BE PROVIDED BY THE COBB COUNTY FIRE DEPARTMENT.

PREPARED BY:
ELITE
Engineering | Surveying | Management
3660 Cedarcrest Road, Suite 220
Acworth, GA 30101
Jonathan Jones, P.E.
(678) 215-2968

No.	REVISION	DATE:
1	STAFF COMMENTS	7/26/24

REZONING PLAN FOR

3807 DUE WEST RD

LAND LOTS 296
20th DISTRICT, 2nd SECTION COBB COUNTY, GEORGIA

PREPARED FOR:
24 HR:
KASHIF RANA
(678) 485-9261

GEORGIA REGISTERED PROFESSIONAL ENGINEER JONATHAN F. JONES

PROJECT No.	21185
DRAWING SCALE:	1"= 30'
DESIGNED BY:	JFJ
DRAWN BY:	JWS
CHECKED BY:	JFJ
DATE:	4/2/2026
SHEET	1 OF 1

Community Development – Zoning Division
John Pederson – Division Manager

ZONING CASE

Z-27-2026

SITE BACKGROUND

Applicant	KRG Development, LLC
Phone	Contact Zoning Office
Email	Contact Zoning Office
Representative Contact	J. Kevin Moore
Phone	Contact Zoning Office
Email	Contact Zoning Office
Titleholder	Cobb County, Georgia and KRG Acworth Stilesboro, LLC
Property Location	Located on the east side of Mars Hill Road, south of Stilesboro Road
Address	1660 Mars Hill Road
Access to Property	Mars Hill Road

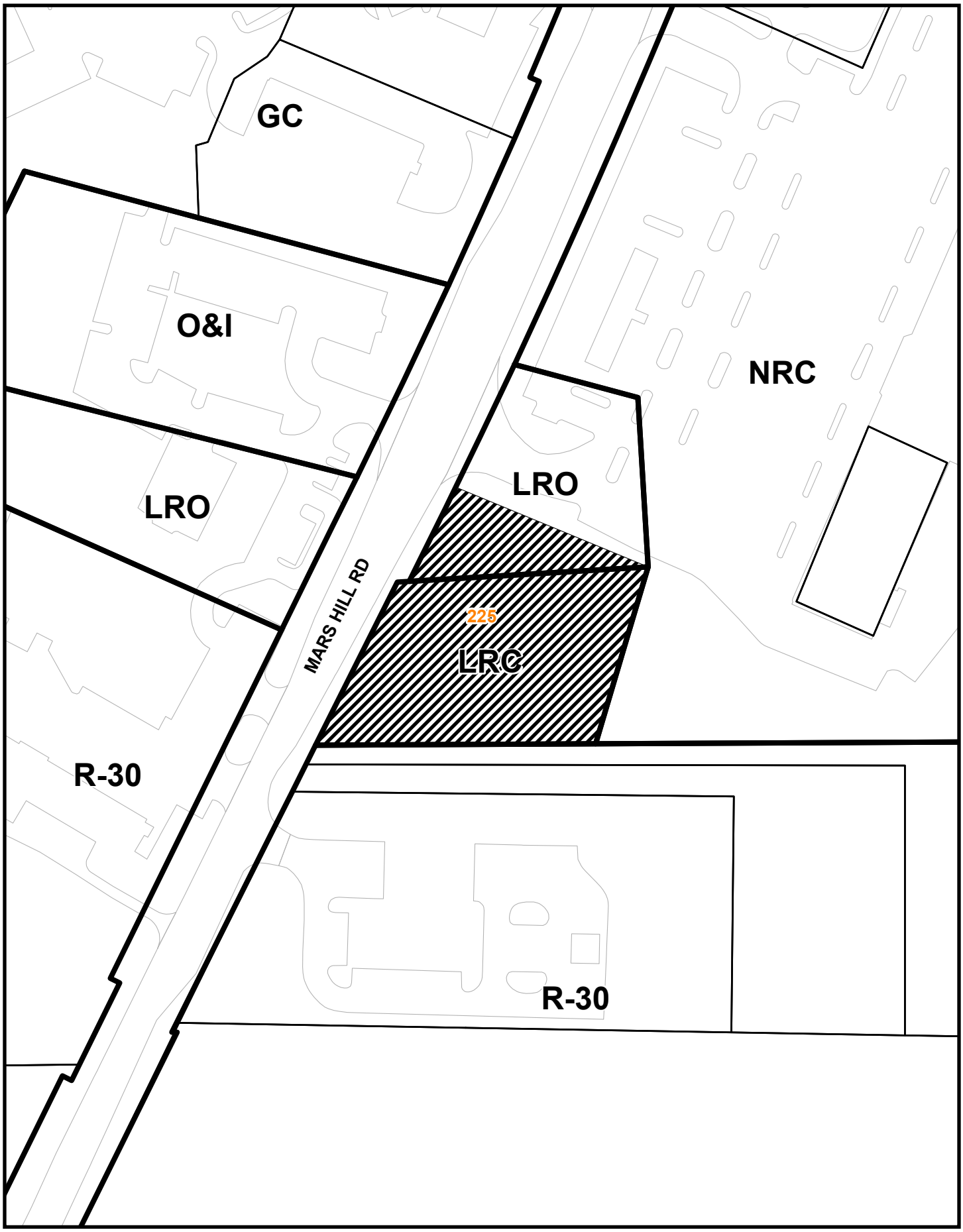
QUICK FACTS

Commission District	1 - Gambrill
Current Zoning	LRC, LRO
Current Use of Property	Vacant, demolished fire station
Proposed Zoning	NRC
Proposed Use	Drive-thru coffee shop
Future Land Use	NAC
Site Acreage	1.11
District	20
Land Lot	225
Parcel #	20022500130, 20022501450 (portion)
Taxes Paid	Yes

FINAL ZONING STAFF RECOMMENDATIONS

Click here to enter text.

Z-27 2026 Map



This map is provided for display and planning purposes only. It is not meant to be a legal description.

0 105 210 Feet

Zoning Boundary

City Boundary

SITE AREA

TOTAL PROPERTY AREA	1.11± AC (48,307± S.F.)
BUILDING AREA	0.17± AC (7,570± S.F.)
PAVING AREA	0.94± AC (40,737± S.F.)
OPEN SPACE REQUIRED	10% (4,831 S.F.)
OPEN SPACE PROVIDED	12% (5,758 S.F.)

ZONING CLASSIFICATION

CURRENT ZONING	LIMITED RETAIL COMMERCIAL (LRC)
PROPOSED ZONING	NEIGHBORHOOD RETAIL COMMERCIAL (NRC)
ADDRESS	1660 MARS HILL RD, ACWORTH, GA 30101
PIN	20090100
LAND LOT	225
DISTRICT	20
SECTION	2

BUFFERS & BUILDING SETBACKS

FRONT	50'
SIDE	10'
REAR	30'
BUFFER	20' ADJACENT TO RESIDENTIAL

LANDSCAPE REQUIREMENTS

LANDSCAPE STRIP	8' MIN ALONG ROW

BUILDING SUMMARY

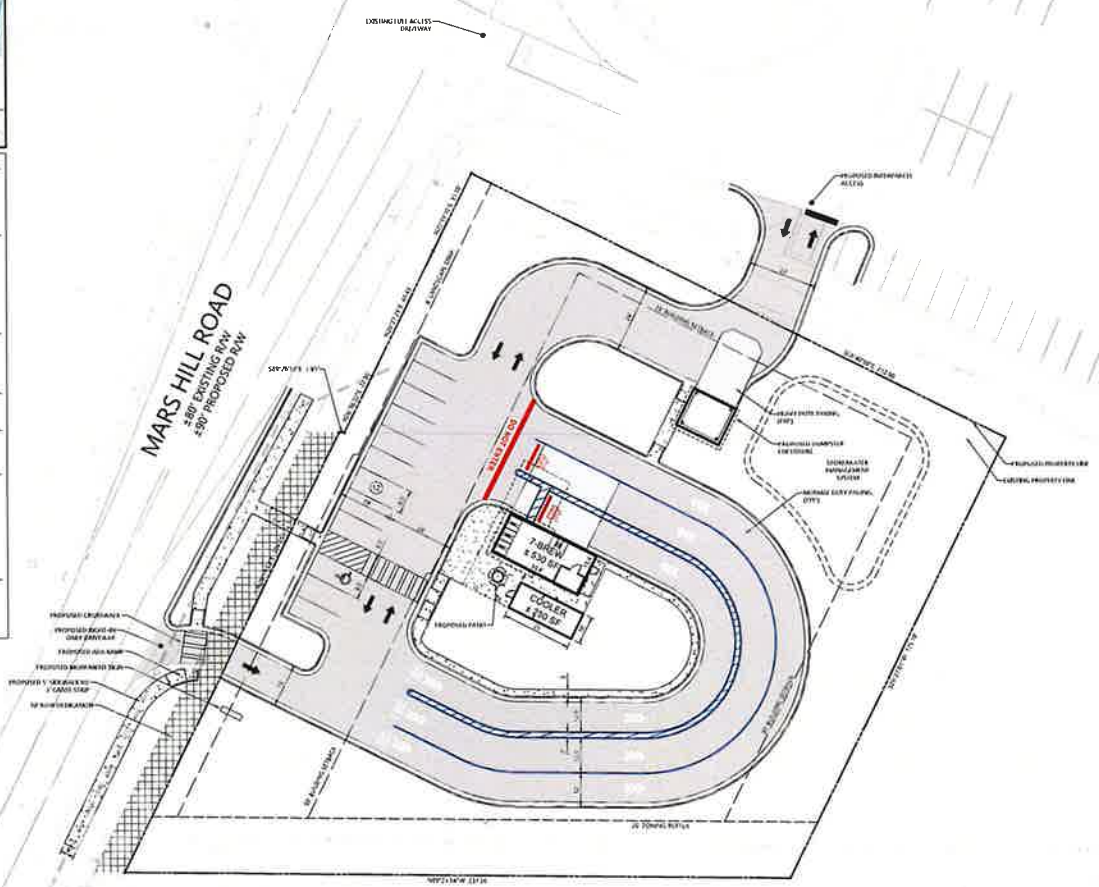
PROPOSED USE	RESTAURANT W/ DRIVE-THRU
PROPOSED BUILDING AREA	780 S.F.

PARKING SUMMARY

PARKING REQUIREMENTS	1 SPACE PER 100 S.F. 8 SPACES REQUIRED
PARKING PROVIDED	12 SPACES
ADA PARKING REQUIRED	1 FOR 25 - 1 VAN FOR EVERY 8 REQUIRED 1/25 = 0.48 - 1 ADA SPACES REQUIRED 1 ADA - VAN 0 ADA - STANDARD
ADA PARKING PROVIDED	1 ADA PROVIDED INCLUDING 1 VAN

ZONING REQUIREMENTS

- NO LAKES OR STREAMS EXISTING ON SITE
- NO WETLANDS EXISTING ON SITE
- NO FLOOD PLAINS EXISTING ON SITE
- NO CEMETERY LOCATED ON SITE
- NO HISTORIC PLACES LOCATED ON SITE
- NO ARCHEOLOGICAL OR PALEONTOLOGICAL SIGNIFICANCE LOCATED ON SITE
- NO GRAVE MARKERS LOCATED ON SITE



SITE LEGEND

- EXISTING PROPERTY LINE
- EXISTING RIGHT-OF-WAY
- EXISTING SETBACK LINE
- PROPOSED RIGHT-OF-WAY
- PROPOSED SETBACK LINE
- TOP YEAR 2,000 FLOOD PLAIN
- 18" CURB AND GUTTER
- 24" CURB AND GUTTER
- PROPOSED RETAINING WALL
- CROSS WALK
- STOP BAR (PAVEMENT MARKING)
- TRAFFIC FLOW ARROW (PAVEMENT MARKING)
- YIELD (PAVEMENT MARKING)
- DIRECTIONAL ARROWS (PAVEMENT MARKING)
- "ONLY" DIRECTIONAL ARROWS (PAVEMENT MARKING)
- HANDICAP SIGN
- CAST CORRAL
- CONCRETE WHEEL STOP
- A.D.A. STD HANDICAP RAMP
- PAVING SPACE COUNT
- SIGN
- STAFF POLE
- GROUP OF FOUR GUARD POSTS
- DUMPSTER PAD
- TRANSFORMER PAD
- PROPOSED SIGNAL
- GAS LINES
- STORM MANHOLE
- DOUBLE WING CATCH BASIN
- SINGLE WING CATCH BASIN
- AREA INLET
- OUTLET CONTROL STRUCTURE
- HEADWALL
- SANITARY SEWER MANHOLE
- CONCRETE
- STANDARD DUTY PAVING
- HEAVY DUTY PAVING

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0 10' 20'
SCALE: 1" = 20'

ATWELL
www.atwell.com
(866) 850-4200
1850 PARKWAY PLACE, SUITE 930
MARIETTA, GA
30067

PROJECT ADDRESS
1660 MARS HILL RD
ACWORTH, GA 30101
COBB COUNTY

24 HOUR EMERGENCY CONTACT

LAND LOT 225, 20TH DISTRICT, 2ND SECTION
7 BREW - ACWORTH, GA
KRG DEVELOPMENT COMPANY, LLC
CONCEPT SITE PLAN

NO.	DATE

GEORGIA
BRIAN E. LEE

PROJECT NO. 20006163
PROJECT DATE 04/07/2026
SHEET NO. CSP 1.0

Z-27 2026 Aerial Map

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0 105 210 Feet

Zoning Boundary

City Boundary

Application No. Z- (2026)

Hearing Dates: PC - 07/07/2026
BOC - 07/21/2026

Summary of Intent for Rezoning*

Part 1. Residential Rezoning Information (attach additional information if needed)

a) **Proposed unit square-footage(s):** Not Applicable.

b) **Proposed building architecture:** Not Applicable.

c) **List all requested variances:** Not Applicable.

Part 2. Non-residential Rezoning Information (attach additional information if needed)

a) **Proposed use(s):** Eating and Drinking Establishment, with drive-thru

b) **Proposed building architecture:** See Elevations submitted with Application for Rezoning

c) **Proposed hours/days of operation:** 5:30 a.m. - 11 p.m.; Monday - Sunday

d) **List all requested variances:** None known at this time.

Part 3. Other Pertinent Information (List or attach additional information if needed)

Part 4. Is any of the property included on the proposed site plan owned by the Local, State, or Federal Government?
(Please list all Right-of-Ways, Government owned lots, County owned parcels and/or remnants, etc., and attach a plat clearly showing where these properties are located). Yes. Parcel 20022500130, located at 1660 Mars Hill Road, and being approximately 0.95 acres, is owned by Cobb County, Georgia, and was formerly the site of a Cobb County Fire Station.

*Applicant specifically reserves the right to amend any information set forth in this Summary of Intent for Rezoning, or any portion of the Application for Rezoning, or documentation attached thereto, at any time during the rezoning process.

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ATTACHMENT TO APPLICATION FOR REZONING

Application No.: Z-_____ (2026)
Hearing Dates: July 7, 2026
July 21, 2026

Applicant: KRG Development, LLC
Titleholders: KRG Acworth Stilesboro, LLC;
Cobb County, Georgia, a political subdivision of the State of Georgia

Tax Parcel Identification Nos.: 20022500130; 20022501450 (portion)

IMPACT ANALYSIS STATEMENT

Analysis of impact of the proposed rezoning with respect to the following:

(a) Applicant, KRG Development, LLC (hereinafter "Applicant"), is seeking rezoning of approximately 1.11 acres located on the southeasterly side of Mars Hill Road, southerly of Stilesboro Road, being more particularly known as 1660 and 1720 (portion) Mars Hill Road, located in Land Lot 225, 20th District, 2nd Section, Cobb County, Georgia (hereinafter the "Property" or the "Subject Property"). The portion of the Property located at 1660 Mars Hill Road was formerly the site of a Cobb County Fire Station and is zoned to the Limited Retail Commercial ("LRC") zoning category. The remainder of the Property included within this Application is a small portion of the parking area of the adjacent Stilesboro Oaks Shopping Center which is zoned Low Rise Office ("LRO"). Applicant is seeking rezoning of the Subject Property to the Neighborhood Retail Commercial ("NRC") zoning category to allow for development of an eating and drinking establishment, with drive-thru; as well as, to have the LRO portion of the Subject Property rezoned to the same zoning category as the overall shopping center. The proposed rezoning will permit a use that is more suitable to the Subject Property as it lies adjacent to and within NRC zoned property, is located within a Neighborhood Activity Center ("NAC") future land use category and is located directly across a major thoroughfare from a Community Activity Center ("CAC"). Properties located at and in the general intersection of Mars Hill Road and Stilesboro Road are primarily utilized for commercial purposes.

(b) This zoning proposal should have no adverse effect on the existing use or usability of adjacent or nearby property. The proposed use of the Subject Property should have no impact on surrounding properties.

(c) The Subject Property, as presently zoned, does not have a reasonable economic use. The proposed zoning will allow for a higher and better use of the Subject Property.

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(d) This zoning proposal will not cause excessive or burdensome use of existing streets, transportation facilities, utilities, or schools. Commercial development has almost no effect on schools, minimal effect on utilities and transportation facilities. Any effect on traffic should be minimal due to the nature of the business for which this rezoning is sought.

(e) The zoning proposal is in conformity with the Land Use Map of Cobb County, Georgia.

(f) This zoning proposal is consistent with the current conditions affecting the use of this Property; as well as surrounding properties. The proposed rezoning would allow for a more suitable and economic use without high impact on any adjacent or surrounding properties.

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2 EXTERIOR ELEVATION
N.T.S.

1 EXTERIOR ELEVATION
N.T.S.

BL1
NICHIHA WALL PANELS - VINTAGEBRICK SERIES
COLOR: ALEXANDRIA BUFF

MP-1
BRAKE METAL CAP & STONE SILL
COLOR: TAN

MP-2
CANOPY, BRAKE METAL, SOFFIT PANELS & ROOF PANELS
COLOR: PACIFIC BLUE

SEVEN BREW 73 COFFEE DRIVE THRU

E+H ARCHITECTS

E+H ARCHITECTS P.C.
700 OLD HICKORY BLVD. SUITE 150-2
BRENTWOOD, TN 37027
PHONE: 615.377.3411
EMAIL: INFO@EANDHARCH.COM

PROJECT NUMBER
DATE
ISSUE
REVISION

GBC DESIGN, INC.
365 White Pond Dr. Akron, OH 44320-1125
Phone 330-836-4228 www.GBCdesign.com

7 BREW COFFEE
ACWORTH, GA
1660 Mars Hill Rd
Acworth, GA 30101

A3.1
ELEVATIONS

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2 EXTERIOR ELEVATION
N.T.S.

1 EXTERIOR ELEVATION
N.T.S.

PH-2
NICHIHA WALL PANELS - VINTAGEBRICK SERIES
COLOR: ALEXANDRIA BUFF

MP-1
BRAKE METAL CAP & STONE SILL
COLOR: TAN

MP-2
CANOPY, BRAKE METAL, SOFFIT PANELS & ROOF PANELS
COLOR: PACIFIC BLUE

SEVEN 73 BREW
DRIVE THRU
COFFEE

e+h ARCHITECTS

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750 OLD HICKORY BLVD. SUITE 150-2
BRENTWOOD, TN 37027
PHONE: 615 377 3111
EMAIL: FBREW@EANDHARCH.COM

PROJECT NUMBER:
DATE:
ISSUE:
REVISION:

GBC DESIGN, INC.
565 White Pond Dr. Akron, OH 44320-1123
Phone 330-836-0228 www.GBCDesign.com

7 BREW COFFEE
ACWORTH, GA
1660 Mars Hill Rd
Acworth, GA 30101

A3.2
ELEVATIONS

WETLANDS AND WATERS DELINEATION REPORT
STILESBORO OAKS SITE
ACWORTH, COBB COUNTY, GEORGIA

Prepared for

Doug Kirby
Kite Realty
30 S Meridian St, Suite 1100
Indianapolis, IN 46204

Atwell Project No. 25006597

Submitted by Atwell, LLC

MAY 2026

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COBB COUNTY ZONING

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5. Historical Aerial Imagery (2010)
6. NWI/NHD Map

Appendices

A Photographic Log

Acronyms

APT	Antecedent Precipitation Tool
AJD	Approved Jurisdictional Determination
Atwell	Atwell, LLC
CWA	Clean Water Act
EPA	Environmental Protection Agency
ESRI	Environmental Systems Research Institute
FEMA	Federal Emergency Management Agency
FIRM	Flood Insurance Rate Map
HUC	Hydrologic Unit Code
LRR	Land Resource Region
MLRA	Major Land Resource Area
NHD	National Hydrography Dataset
NLCD	National Land Cover Database
NRCS	Natural Resources Conservation Service
NWI	National Wetlands Inventory
OHWM	Ordinary High Water Mark
PEM	Palustrine Emergent Wetland
NRPW	Non-Relatively Permanent Waters
SSURGO	Soil Survey Geographic Database
TNW	Traditional Navigable Waters
USACE	U.S. Army Corps of Engineers
USDA	U.S. Department of Agriculture
USFWS	U.S. Fish and Wildlife Service
USGS	U.S. Geological Survey
WOTUS	Waters of the United States

1.0 INTRODUCTION

Atwell was contracted by Kite Realty to conduct a wetland/stream delineation of the approximately 2-acre site located in the Acworth, Cobb County, Georgia. The Project center is located at 33.995013, -84.706250.

2.0 METHODS

2.1 DESKTOP ANAYLSIS AND OTHER DATA SOURCES

Atwell completed a preliminary desktop review of existing background information for the Project Area prior to conducting field surveys. The review considered standard basemap layers as part of ESRI ArcGIS Online including terrain, topographic, and imagery layers. Other preliminary and readily available desktop mapping data sets including various aerial imagery data, U.S. Geological Survey (USGS) Topographic Maps (USGS 2022), National Wetland Inventory (NWI) Maps (USFWS, 2019), USGS National Hydrography Dataset (NHD) (USGS, 2019a), County Soil Survey Maps (USDA, 2024b), historical aerial imagery (NAIP 2010), and Federal Emergency Management Agency (FEMA) Flood Insurance Rate Maps (FIRMs) (FEMA, 2022). These basic datasets would support field teams and ongoing desktop-based research, review, and analysis of the Project Area. Additional details about these resources and other available desktop information utilized as part of desktop evaluations throughout the assessment of the Project Area include but were not limited to:

2.1.1 USGS Topographic Map

The USGS 7.5-minute series topographic quadrangle was reviewed for overall topography, natural features, and additional characteristics of the Project Area. This base layer desktop data is presented in **Figure 2** for the Project Area.

2.1.2 County Soil Survey

The USDA NRCS Soil Survey Geographic Database (SSURGO) for Cobb County was reviewed to obtain the soil types likely to be observed within the Project Area (USDA, 2024b) and is presented in **Figure 3**.

2.1.3 FEMA National Flood Hazard Layer Map

FEMA FIRMs were reviewed to determine if there were any mapped floodplains or floodways within the Project Area. This data is in **Figure 4** and presents data from FEMA FIRM panel 13067C0077G dated December 16, 2008. FEMA FIRMs are maps that show floodplain and floodway areas. The maps provide the following data for any given area: 100-year floodplains

(1% chance of annual flooding) (Zone A, AE) and 500-year floodplains (0.2% annual chance of flooding), the regulatory floodway (the channel of a river or other watercourse and the adjacent land areas that must be reserved in order to discharge the base flood without cumulatively increasing the water surface elevation more than a designated height), the base flood elevation, and the risk to premium areas developed across a floodplain (FEMA 2018).

2.1.4 Historical Aerial Imagery

Atwell utilized Google Earth, Environmental Systems Research Institute (ESRI) World Imagery, Historical Aerials, and National Agricultural Imagery Program (NAIP) aerial imagery data ranging from 2010 to present day to guide field efforts, outline areal land cover characteristics, and assess land use within and around the Project Area and is presented in **Figure 5.**

2.1.5 NWI & NHD

A review of NWI and NHD mapping was conducted to determine the likely presence, location, size, and type of potential wetlands and waters that may be located within the Project Area (USFWS, 2019) and is presented in **Figure 6**.

2.1.6 Precipitation Data

Data provided by the USACE Antecedent Precipitation Tool (APT) was reviewed for the Project Area to determine if climatic conditions were normal, if there is a drought, and whether current precipitation levels were below, normal, or above average, during the field assessment dates, when compared to 30-year historical data.

2.1.7 National Wetlands Plant List

Access to and review of the USACE National Wetlands Plant List (NWPL) was utilized to ensure that up to date wetland indicator statuses were applied to vegetative data collected during the field survey. This database was also utilized to aid in plant range and identification where applicable (USACE 2020).

2.2 WETLAND DELINEATION METHODS

All on-site wetland delineations within the Project Area were performed in accordance with the *1987 USACE Wetland Delineation Manual* (USACE 1987) and the *Regional Supplement to the Corps of Engineers Wetland Delineation Manual: Eastern Mountains and Piedmont Region (Version 2.0)* (USACE 2010). Wetlands delineated were based on three parameters: (1) presence of hydrophytic vegetation, (2) presence of hydric soils, and (3) presence of wetland hydrology. Streams were delineated via centerlines.

Atwell identified potential waterbodies utilizing existing data from NHD and NWI databases, as well as blue line streams on 7.5-minute USGS topographic quads, in combination with field observations of waterbody characteristics, such as indicators of an Ordinary High-Water Mark (OHWM) as described in the *Ordinary High Water Mark Identification: Regulatory Guidance Letter No. 05-05* (USACE 2005).

Field data of identified features presented in this report were recorded using a submeter-capable GPS. Field verified ecological characterizations, and representative photographs were taken of each feature. Additionally, if anticipated aquatic resource features identified by aerial imagery interpretation or through information provided in the NWI and NHD datasets were determined to not be present, a "non-water" data point was collected at these locations to document the absence of these features and presence of upland characteristics.

3.0 WETLAND DELINEATION RESULTS

3.1 Desktop Review Results

The Project Area consists of mostly cleared land. The Project Area is part of the 8-digit Hydrologic Unit Codes (HUC): 03150104 (Etowah River watershed). The USDA NRCS soil survey for Canadian County identified four mapped soil units intersecting the Project Area, none of which are hydric. These soil map units are identified in **Table 1** and illustrated in **Figure 3**.

Table 1. NRCS SSURGO Mapped Soil Units within the Project Area

Type	Area (acres)	Percent of Project area (%)	Hydric Rating
Gwinnett clay loam, 2 to 6 percent slopes, severely eroded	0.8	48.7	No
Gwinnett loam, 2 to 6 percent slopes, eroded	0.2	14	No
Madison clay loam, 6 to 10 percent slopes, severely eroded	0.4	24.8	No
Madison and Pacolet soils, 10 to 15 percent slopes, severely eroded	0.2	12.5	No
TOTAL	1.7	100	

Figure 4 indicates the Project Area is outside of any floodplain. Review of historical aerial imagery in **Figure 5** the Project Area has been mostly cleared land since at least 2010. NWI indicated no aquatic resources within the Project Area and is reflected in **Figure 6**.

3.2 Field Survey Results

Field assessments occurred within the Project Area on May 5, 2026. The Project Area was approximately 2 acres and comprised of mostly cleared land. A photolog of the site is attached as **Appendix B**.

3.2.1 Project Area Uplands

Uplands dominated the site and consisted mostly of *Pueraria montana* (Kudzu) and *Pinus taeda* (Loblolly Pine).

3.2.2 Project Area Waters

No waters or wetlands were identified during the site visit.

4.0 REGULATION OF WATERS

The current application of USACE jurisdiction over WOTUS within the state of Georgia is understood to be conducted under the pre-2015 regime, otherwise known as the *86 Regs*, along with *Sackett* and *Rapanos* decisions consistent with the March 12, 2025 joint memorandum between the Department of the Army (DA) and the Environmental Protection Agency (EPA) titled *MEMORANDUM TO THE FIELD BETWEEN THE U.S. DEPARTMENT OF THE ARMY, U.S. ARMY CORPS OF ENGINEERS AND THE U.S. ENVIRONMENTAL PROTECTION AGENCY CONCERNING THE PROPER IMPLEMENTATION OF "CONTINUOUS SURFACE CONNECTION" UNDER THE DEFINITION OF "WATERS OF THE UNITED STATES" UNDER THE CLEAN WATER ACT.* Wetlands, waterbodies, and/or other aquatic resources that exhibit a relatively permanent and continuous surface connection to Traditional Navigable Waters (TNWs) are considered potentially regulated aquatic resources; these are collectively known as WOTUS.

5.0 CONCLUSIONS AND RECOMMENDATIONS

It is Atwell's professional opinion that the 2-acre Project Area does not contain any wetlands or watercourses based on the field data obtained, and as such, the Project Area is not subject to jurisdiction pursuant to Section 404 of the CWA. The above assumptions are based on the regulatory guidance under the pre-2015 regulatory regime consistent with the Sackett vs EPA ruling. While these preliminary jurisdictional assumptions are likely valid based on the desktop and field data provided within this report, all final WOTUS jurisdictional determinations are made by the USACE and EPA. Prior to initiating any impacts to the identified preliminary jurisdictional features within this document, Atwell advises the Client to consider the potential regulatory risks that may incur without agency agreement in these findings or any permitting that may be necessary to continue with the proposed Project.

6.0 REFERENCES

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USDA, (2019). Web soil survey. *Natural Resources Conservation Service*. [Online.] Available at http://websoilsurvey.nrcs.usda.gov/app/HomePage.htm.

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USFWS, (2019). National Wetlands Inventory [NWI]. *U.S. Fish and Wildlife Service - NWI Wetland Mapper.* [Online.] Available at http://www.fws.gov/wetlands/Data/Mapper.html.

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USGS, (2025) National 3D Hydrography Program (3DHP). Available at https://www.usgs.gov/3d-hydrography-program

FIGURES

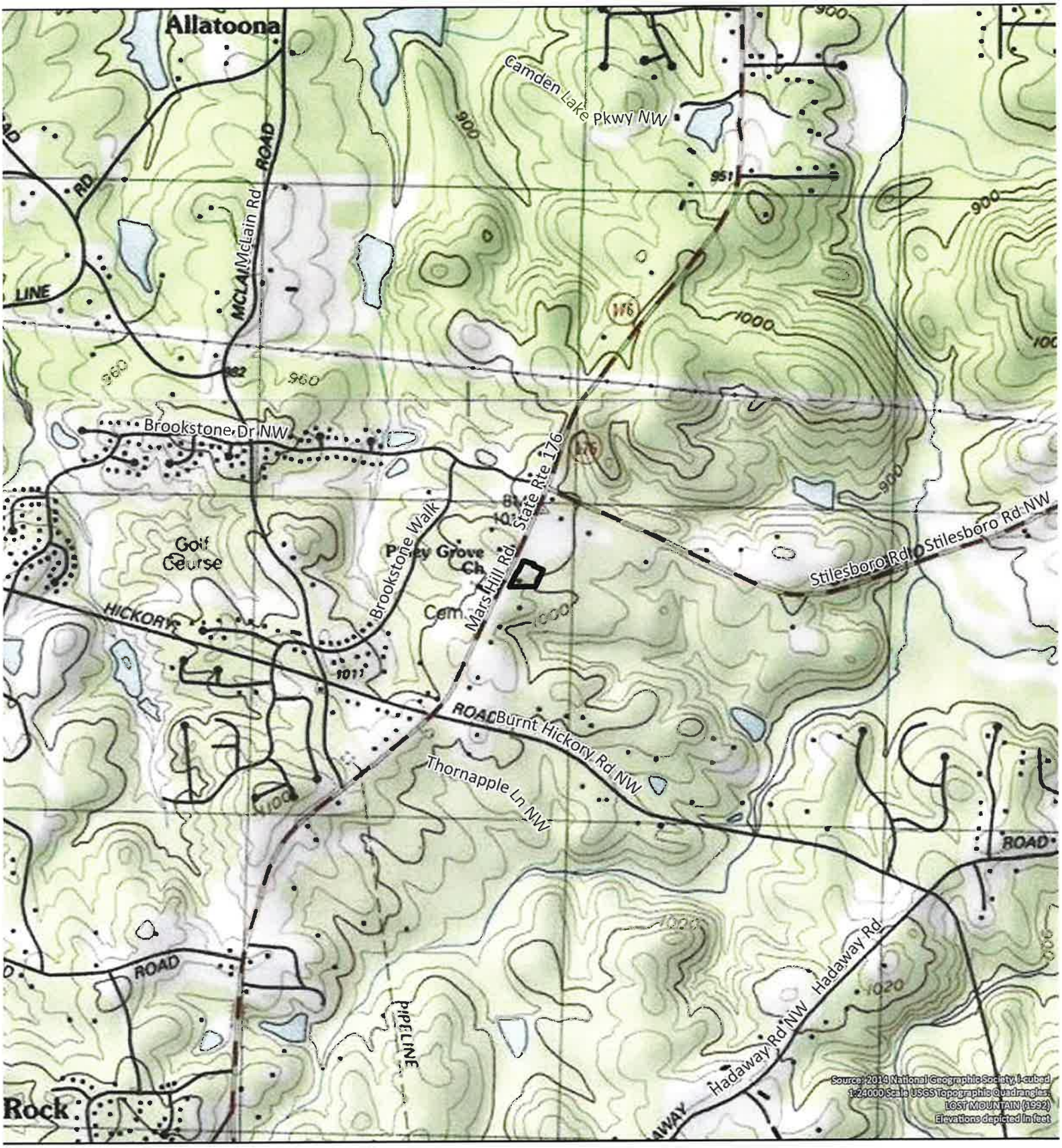
Project Area (~1.3 acres)

ATWELL

Kite Realty
Stilesboro Oaks Site
25006597
May 06, 2026

0 1,000 Feet

Figure 1
Project Location Map
Cobb County, Georgia



Project Area (~1.3 acres)

ATWELL

Kite Realty
Stilesboro Oaks Site
25006597
May 06, 2026

0 1,000 Feet

Figure 2
Topographic Map
Cobb County, Georgia

Project Area (~1.3 acres)

Non-hydric Soils

Cobb County Soil Survey (NRCS)

all non-hydric soils

GeB3, Gwinnett clay loam, 2 to 6 percent slopes, severely eroded

GgB2, Gwinnett loam, 2 to 6 percent slopes, eroded

MDC3, Madison clay loam, 6 to 10 percent slopes, severely eroded

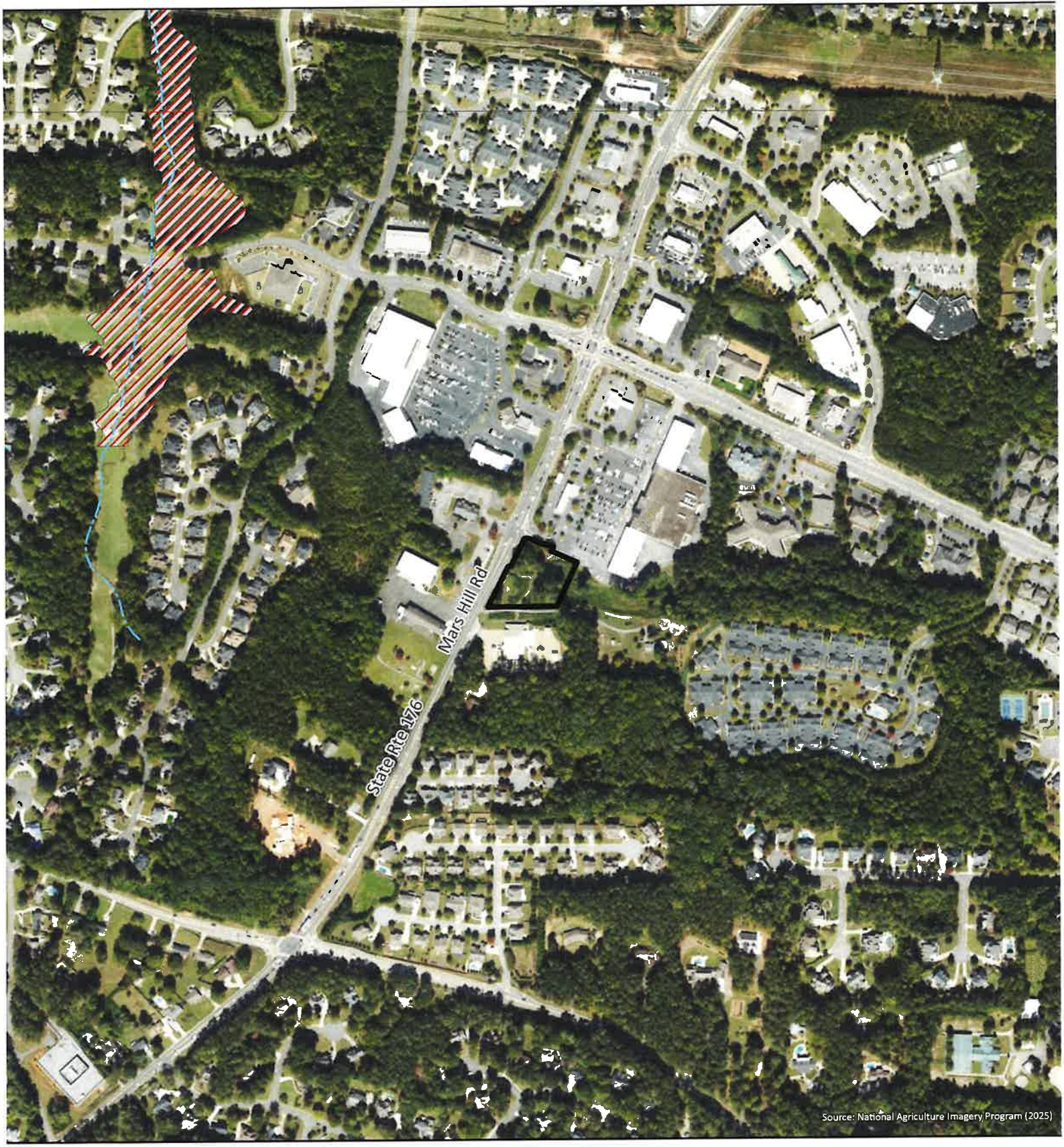
MsD3, Madison and Pacolet soils, 10 to 15 percent slopes, severely eroded

ATWELL

Kite Realty
Stilesboro Oaks Site
25006597
May 06, 2026

0 50
Feet

Figure 3
County Soil Survey Map
Cobb County, Georgia



Project Area (~1.3 acres)

Watercourse (3DHP)

Zone X: subject to inundation by the 0.2-percent-annual chance flood event

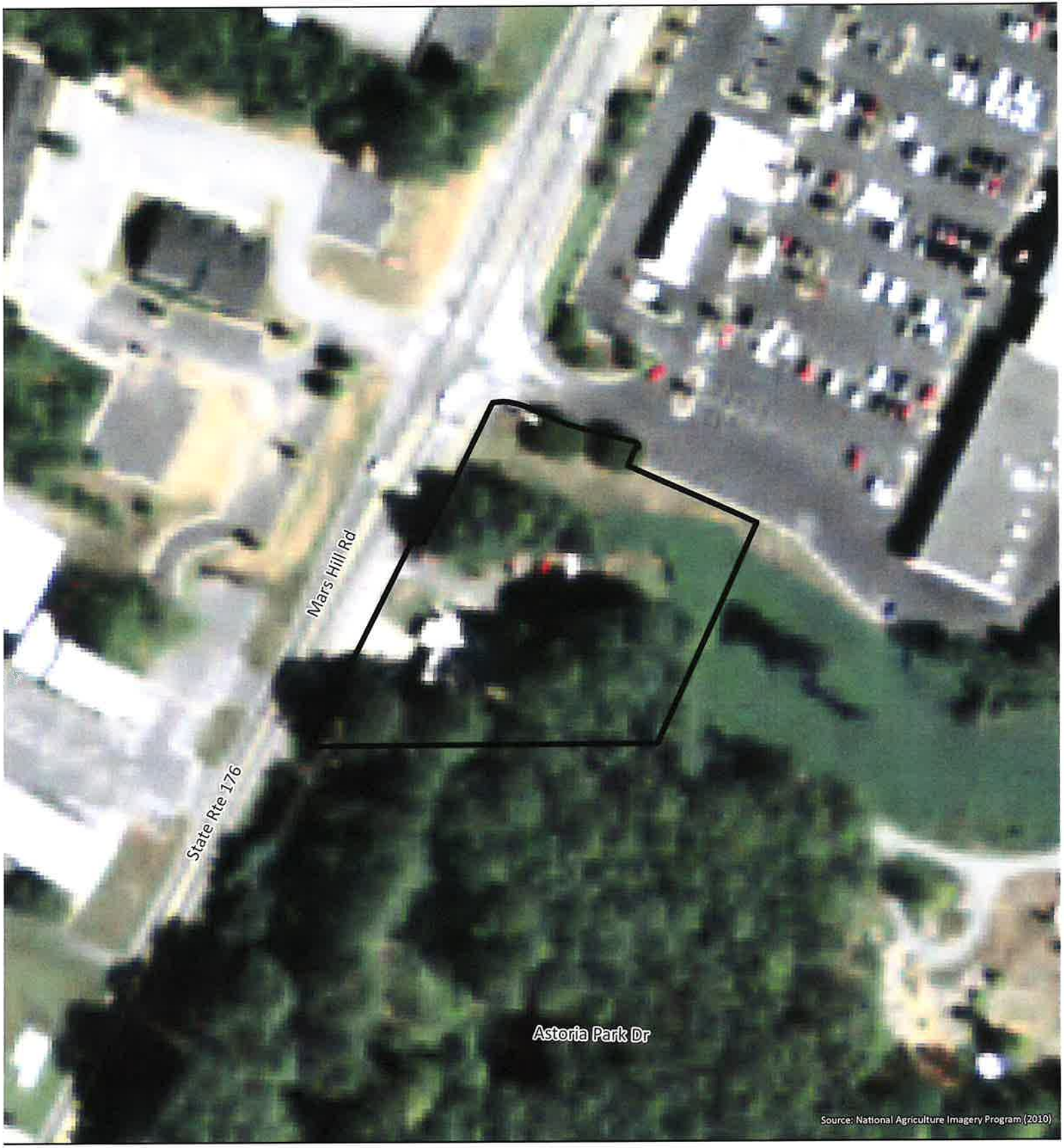
Zone X: area of minimal flood hazard

ATWELL

Kite Realty
Stilesboro Oaks Site
25006597
May 06, 2026

0 500
Feet

Figure 4
FEMA Flood Hazard Map
Cobb County, Georgia



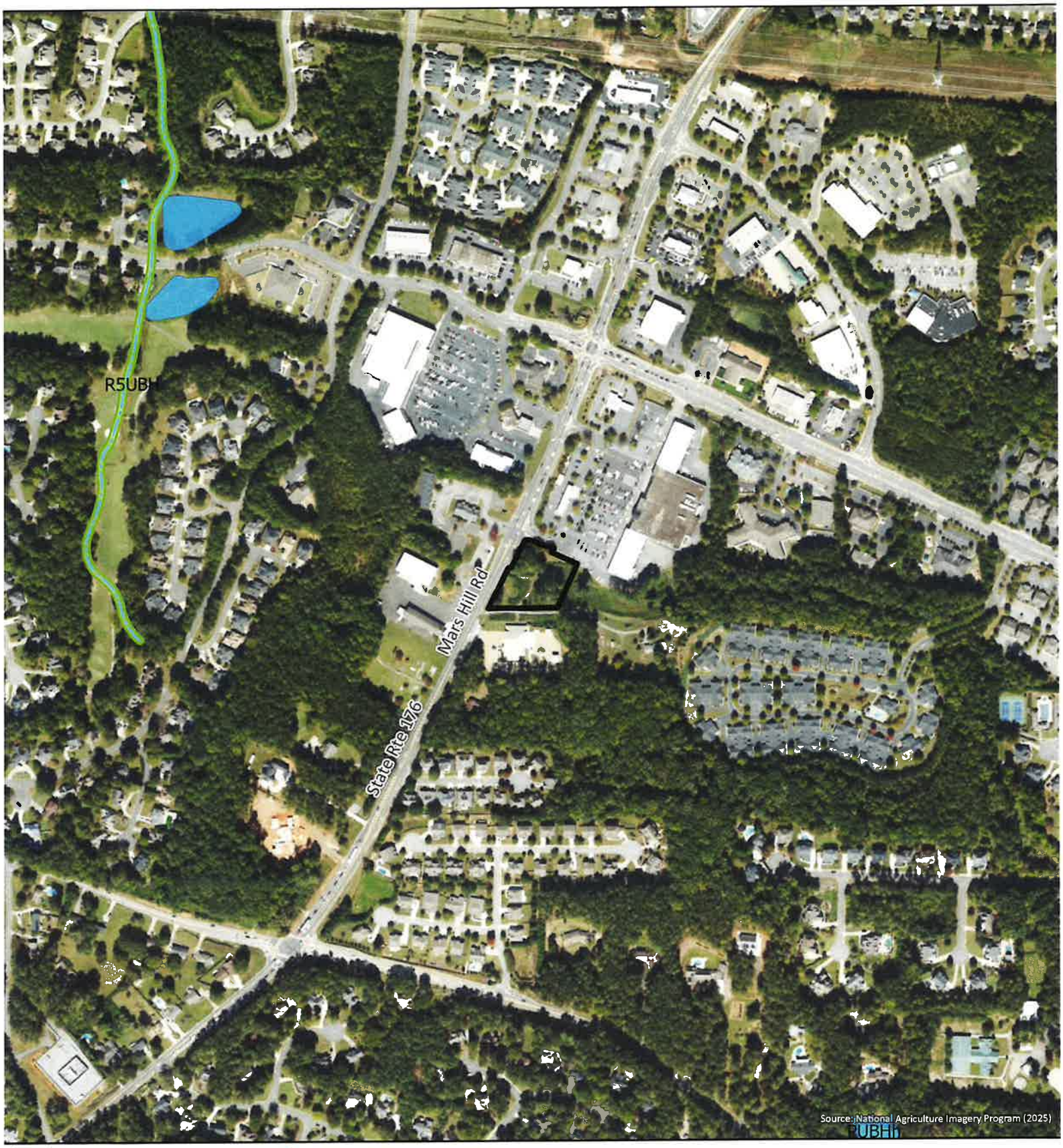
Project Area (~1.3 acres)

ATWELL

Kite Realty
Stilesboro Oaks Site
25006597
May 06, 2026

0 100
Feet

Figure 5
Historic Aerial Imagery (2010)
Cobb County, Georgia



Project Area (~1.3 acres)

Watercourse (3DHP)

Wetland (NWI)

Waterbody (3DHP)

ATWELL

Kite Realty
Stilesboro Oaks Site
25006597
May 06, 2026

0 500
Feet

Figure 6
Desktop Water Resources Map
Cobb County, Georgia

APPENDIX A

PHOTOGRAPHIC LOG

PHOTOGRAPHIC LOG

Stilesboro Oaks Site

Acworth, Cobb County, Georgia

Photo 1. An overview of the Project Area, facing east.

Photo 2. The central portion of the Project Area, facing west.

Photo 3. The central portion of the Project Area, facing northeast.

Photo 4. The central portion of the Project Area, facing south.

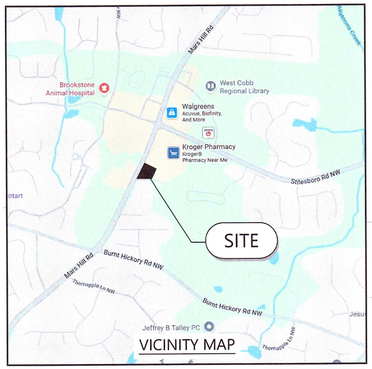
Photo 5. The northern portion of the Project Area, facing south.

Photo 6. Off-site to the east, showing sewer easement, no aquatic resources.

Photo 7. The southern portion of the Project Area, facing south.

Photo 8. The western portion of the Project Area, facing east.

Z-27



VICINITY MAP

SITE AREA

TOTAL PROPERTY AREA:	1.11± AC (48,477± S.F.)
IMPERVIOUS AREA:	0.53± AC (23,219± S.F.)
PERVIOUS AREA:	0.58± AC (25,258± S.F.)
OPEN SPACE REQUIREMENTS:	30% (14,633 S.F.)
OPEN SPACE PROPOSED:	52% (25,258 S.F.)

ZONING CLASSIFICATION

JURISDICTION:	COBB COUNTY
CURRENT ZONING:	LIMITED RETAIL COMMERCIAL (LRC)
PROPOSED ZONING:	NEIGHBORHOOD RETAIL COMMERCIAL (NRC)
ADDRESS:	1660 MARS HILL RD, ACWORTH, GA 30101
PIN:	2022500130
LAND LOT:	225
DISTRICT:	20
SECTION:	2

BUFFERS & BUILDING SETBACKS

FRONT	50'
SIDE	15'
REAR	30'
BUFFER	20' ADJACENT TO RESIDENTIAL

LANDSCAPE REQUIREMENTS

LANDSCAPE STRIP:	8' FROM ROW

BUILDING SUMMARY

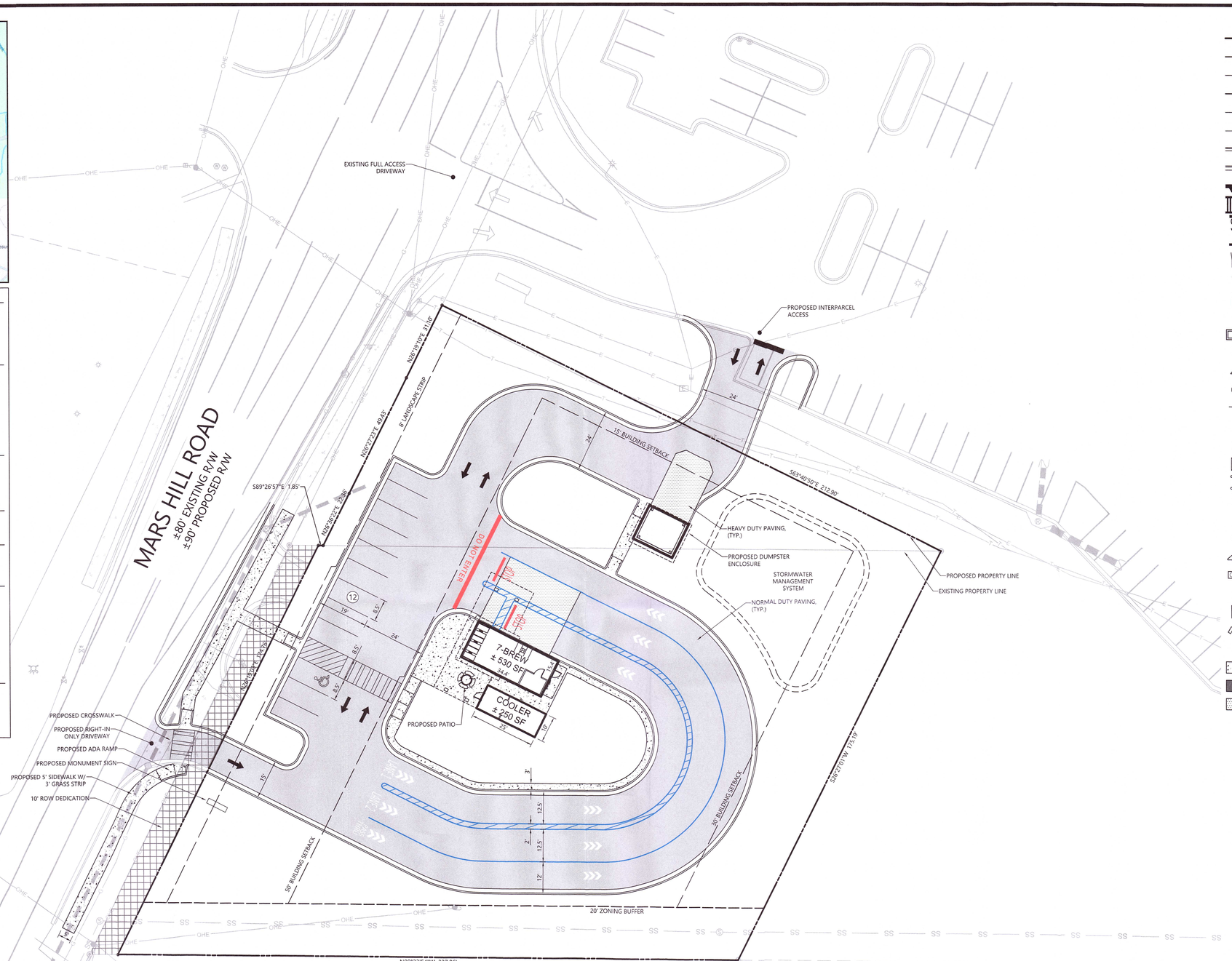
PROPOSED USE:	RESTAURANT W/ DRIVE-THRU
PROPOSED BUILDING AREA:	780 S.F.

PARKING SUMMARY

PARKING REQUIREMENTS	1 SPACE PER 100 S.F. = 8 SPACES REQUIRED
PARKING PROVIDED	12 SPACES
ADA PARKING REQUIRED	1 PER 25, 1 VAN PER 6 REQUIRED 12/25 = 0.48 ~ 1 ADA SPACES REQUIRED 1/6 = 0.17 ~ 1 VAN REQUIRED
ADA PARKING PROVIDED	1 ADA PROVIDED INCLUDING 1 VAN

ZONING REQUIREMENTS

- NO LAKES OR STREAMS LOCATED ON SITE
- NO UTILITY EASEMENTS LOCATED ON SITE
- NO FLOOD PLAIN LOCATED ON SITE
- NO CEMETERY LOCATED ON SITE
- NO WETLANDS LOCATED ON SITE
- NO ARCHITECTURAL/ARCHEOLOGICAL LANDMARKS LOCATED ON SITE
- NO STREAM BUFFERS LOCATE ON SITE



SITE LEGEND

- EXISTING PROPERTY LINE
- EXISTING RIGHT-OF-WAY
- EXISTING SETBACK LINE
- PROPOSED RIGHT-OF-WAY
- PROPOSED SETBACK LINE
- 100 YEAR FLOOD PLAIN
- 18" CURB AND GUTTER
- 24" CURB AND GUTTER
- PROPOSED RETAINING WALL
- CROSS WALK
- STOP BAR (PAVEMENT MARKING)
- TRAFFIC FLOW ARROW (PAVEMENT MARKING)
- "YIELD" (PAVEMENT MARKING)
- DIRECTIONAL ARROWS (PAVEMENT MARKING)
- "ONLY" DIRECTIONAL ARROWS (PAVEMENT MARKING)
- HANDICAP STALL
- CART CORRAL
- CONCRETE WHEEL STOP
- A.D.A. STD HANDICAP RAMP
- PARKING SPACE COUNT
- SIGN
- LIGHT POLE
- GROUP OF FOUR GUARD POSTS
- DUMPSTER PAD
- TRANSFORMER PAD
- PROPOSED SIGNAL
- GRATE INLET
- STORM MANHOLE
- DOUBLE WING CATCH BASIN
- SINGLE WING CATCH BASIN
- AREA INLET
- OUTLET CONTROL STRUCTURE
- HEADWALL
- SANITARY SEWER MANHOLE
- CONCRETE
- STANDARD DUTY PAVING
- HEAVY DUTY PAVING

0 10' 20'
SCALE: 1" =20'

ATWELL
www.atwell.com
866.850.4200
1850 PARKWAY PLACE, SUITE 650
MARIETTA, GA
770.423.0800
COA# PEF005804

PROJECT ADDRESS
1660 MARS HILL RD
ACWORTH, GA 30101
COBB COUNTY

24 HOUR EMERGENCY CONTACT
DOUG KIRBY
317.459.2811

7 BREW - ACWORTH, GA

LAND LOT 225, 20TH DISTRICT, 2ND SECTION
KRG DEVELOPMENT COMPANY, LLC
CONCEPT SITE PLAN

PLAN REVISIONS

REV	DATE

GEORGIA REGISTERED No. PE039585 PROFESSIONAL ENGINEER JORIAN E. KAY

PROJECT NO.	25006597
PROJECT DATE	04/01/2026
SHEET NO.	CSP 1.0

RECEIVED
MAY 07 2026
COBB COUNTY ZONING

FILE NAME: K:\25006597 Stilesboro Oaks\DWG\Engineering\04 PRODUCTION\C200 SITE PLAN.dwg LAST SAVED BY: award 4/1/2026 12:29 PM PLOTTED BY: Avery Ward 4/1/2026 PAPER: ARCH FULL BLEED D (24.00 X 36.00 INCHES) DEVICE: DWG TO PDF PC3 PLOT STYLE: ATWELL.CTB

Community Development – Zoning Division
John Pederson – Division Manager

ZONING CASE

Z-27-2026

SITE BACKGROUND

Applicant	KRG Development, LLC
Phone	Contact Zoning Office
Email	Contact Zoning Office
Representative Contact	J. Kevin Moore
Phone	Contact Zoning Office
Email	Contact Zoning Office
Titleholder	Cobb County, Georgia and KRG Acworth Stilesboro, LLC
Property Location	Located on the east side of Mars Hill Road, south of Stilesboro Road
Address	1660 Mars Hill Road
Access to Property	Mars Hill Road

QUICK FACTS

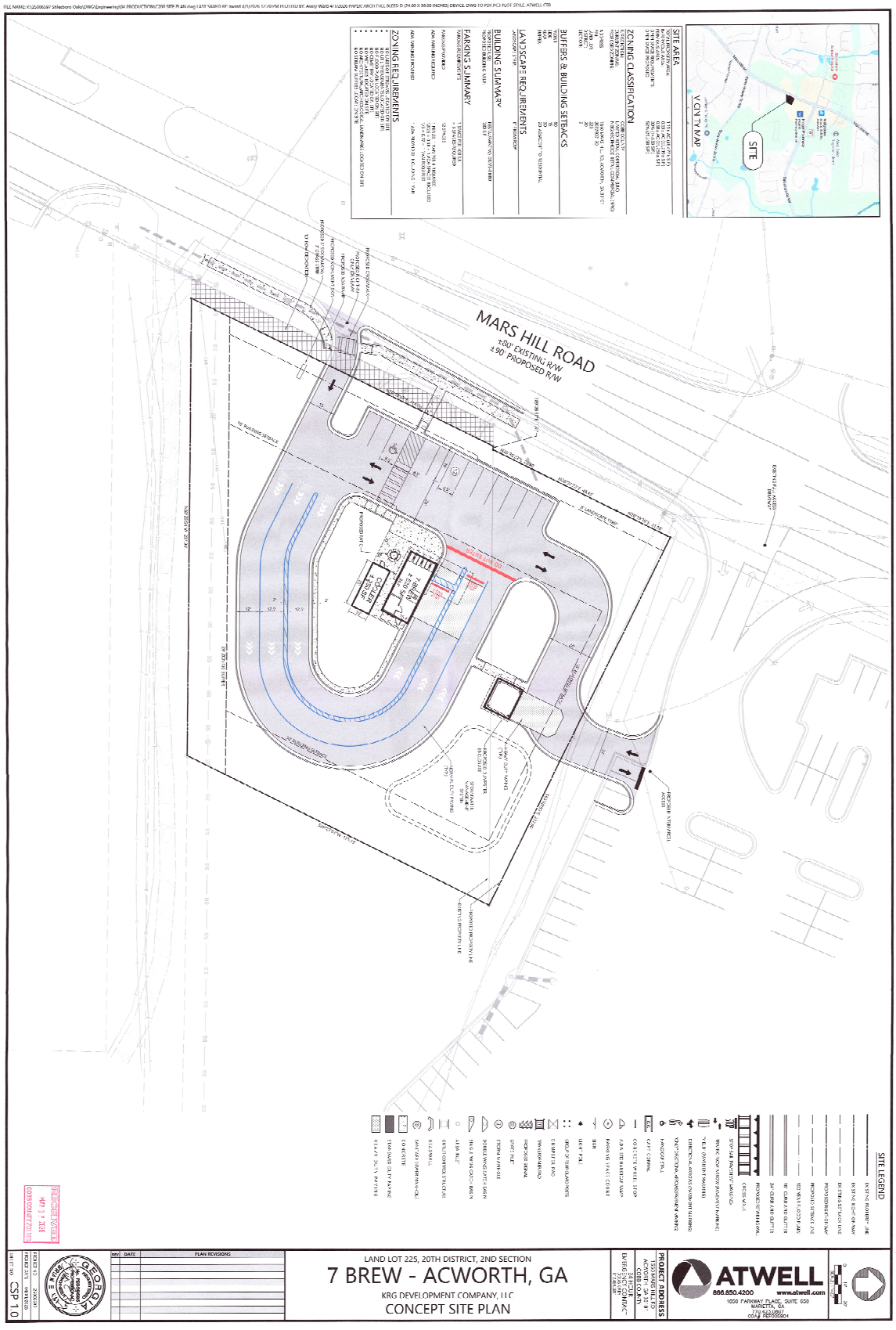
Commission District	1 - Gambrill
Current Zoning	LRC, LRO
Current Use of Property	Vacant, demolished fire station
Proposed Zoning	NRC
Proposed Use	Drive-thru coffee shop
Future Land Use	NAC
Site Acreage	1.11
District	20
Land Lot	225
Parcel #	20022500130, 20022501450 (portion)
Taxes Paid	Yes

FINAL ZONING STAFF RECOMMENDATIONS

(Zoning staff member: Cameron Jones, CNU-A)

Based on the analysis of this case, Staff recommends **APPROVAL**, subject to the following:

1. Site plan received by the Zoning Division on May 7, 2026, with District Commissioner approving minor modifications;
2. Fire Department comments and recommendations;
3. Stormwater Management Division comments and recommendations;
4. Water and Sewer Division comments and recommendations; and
5. Department of Transportation comments and recommendations.


MARS HILL ROAD
±80' EXISTING R/W
±90' PROPOSED R/W
SITE AREA
ZONING CLASSIFICATION
BUFFERS & BUILDING SETBACKS
LANDSCAPE REQUIREMENTS
BUILDING SUMMARY
PARKING SUMMARY
ZONING REQUIREMENTS
SITE LEGEND
LAND LOT 225, 20TH DISTRICT, 2ND SECTION
7 BREW - ACWORTH, GA
KRG DEVELOPMENT COMPANY, LLC
CONCEPT SITE PLAN
ATWELL
CSP 1.0

Z-27 2026 Aerial Map

This map is provided for display and planning purposes only. It is not meant to be a legal description.

0 105 210 Feet

Zoning Boundary

City Boundary

North

Zoning: LRO, NRC / Shopping Center, Parking Lot

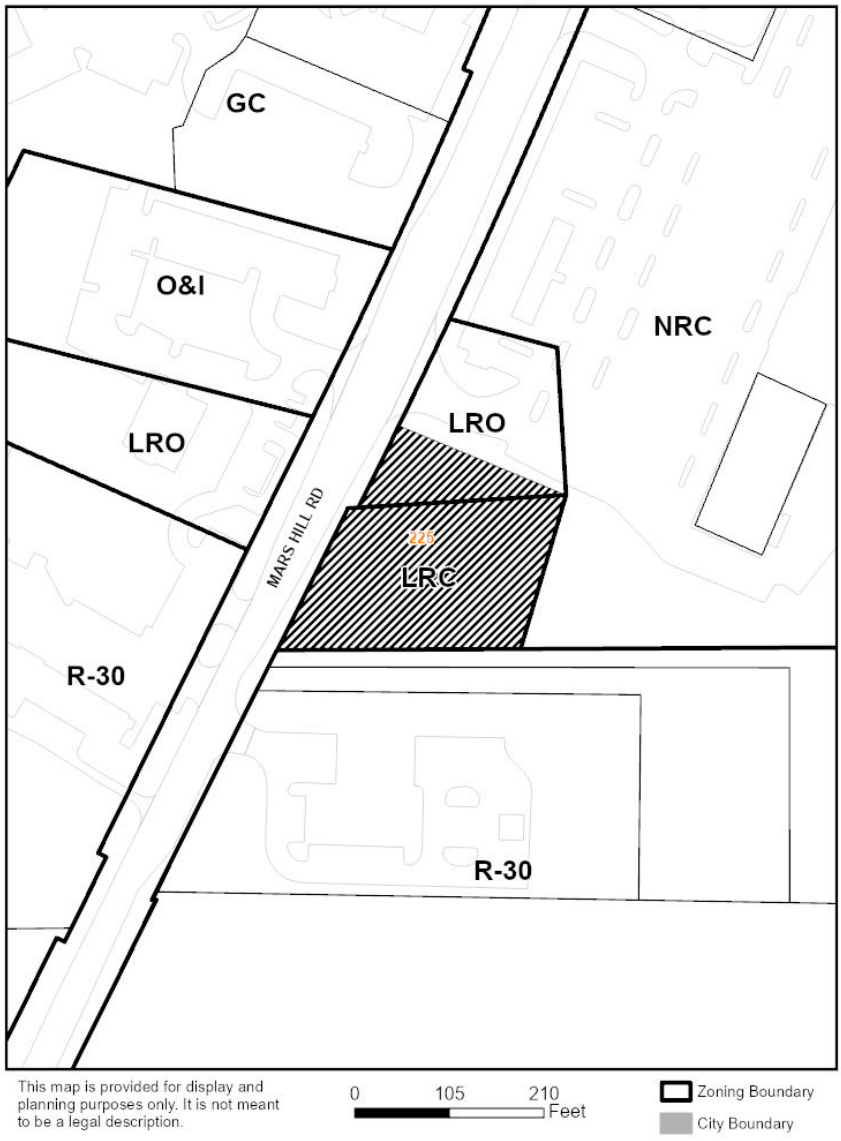
Future Land Use: NAC

WEST

Zoning: LRO, R-30 / Church, Parking Lot

Future Land Use: NAC, PI

Z-27 2026 Map



EAST

Zoning: NRC / Shopping Center

Future Land Use: NAC

SOUTH

Zoning: R-30 / Cobb County Fire Station

Future Land Use: LDR

Current zoning district for the property

The LRC district is established to provide locations for specialized or limited low intensity shopping facilities which are on properties delineated within a neighborhood activity center, community activity center or regional activity center as defined and shown on the Cobb County Comprehensive Plan: A Policy Guide, adopted November 27, 1990. These convenience shopping facilities should have low intensity retail commercial uses that have a neighborhood-oriented market and which supply necessities that usually require purchasing with a minimum of consumer travel. Areas zoned for the LRC district are appropriately located at or adjacent to intersections as opposed to the edge of a neighborhood activity center. The LRC district may also be used to provide step-down nodal zoning away from more intensive commercial uses within a community activity center or a regional activity center. The scope at which properties are developed within the LRC district should reflect their relatively small neighborhood service area. Additionally, properties developed within the LRC district should be architecturally compatible with other nonresidential uses permitted within a neighborhood activity center as defined by the comprehensive plan and the neighborhood residences they serve.

The LRO district is established to provide locations for low scale professional offices and other nonretail commercial uses such as offices and nursery schools, which are on properties delineated within or on the edge of a neighborhood activity center, community activity center or regional activity center as defined and shown on the Cobb County Comprehensive Plan: A Policy Guide, adopted November 27, 1990. When located on the edge of a neighborhood activity center node as defined by the comprehensive plan, the LRO district should provide for office uses that are low in intensity to ensure compatibility with adjacent single-family detached dwellings and otherwise to implement the stated purpose and intent of this chapter.

Requested zoning district for the property

The NRC district is established to provide locations for convenience shopping facilities which are on properties delineated within a neighborhood activity center, community activity center or regional activity center as defined and shown on the Cobb County Comprehensive Plan: A Policy Guide, adopted November 27, 1990. These convenience shopping facilities should have retail commercial uses that have a neighborhood-oriented market and which supply necessities that usually require frequent purchasing with a minimum of consumer travel. Areas zoned for the NRC district should be located at or near an intersection within the center of a neighborhood activity center as opposed to the edge of a neighborhood activity center. The NRC district may also be used to provide step-down nodal zoning away from more intensive commercial uses within a community activity center or a regional activity center. The scope at which properties are developed within the NRC district should reflect their relatively small neighborhood service area. Additionally, properties developed within the NRC district should be architecturally compatible with other nonresidential uses permitted within a neighborhood activity center as defined by the comprehensive plan and the neighborhood residences they serve.

Summary of the applicant's proposal

The applicant is requesting to rezone to the NRC neighborhood retail commercial zoning district to develop a 7 Brew drive-thru coffee establishment located on a 1.11-acre site. There will be two (2) proposed buildings connected with a roof. The main building will have one (1) floor, have brick and stone architecture and will be 530 square feet. The cooler building will have one (1) floor, have brick and stone sill architecture and will be 250 square feet. The property's current LRC and LRO zoning districts do not allow for an eating and drinking establishment. The hours of operation are proposed to be 5:30 am until 11:00 pm every day.

Non-residential criteria

Proposed # of buildings**:** 2
Proposed # of stories: 1
Total sq. footage of development: 780
Floor area ratio: 0.02
Square footage per acre: 703
Required parking spaces: 7
Proposed parking spaces: 12
Acres in floodplain or wetlands: 0
Impervious surface shown: 47.9%

Are there any zoning variances?

None Identified

Are there any environmental conditions existing or proposed on the site?

None Identified

Z-27-2026 DEPARTMENT COMMENTS – Cemetery Preservation

There is no significant impact on the cemetery site listed in the Cobb County Cemetery Preservation Commission's Inventory Listing which is located in this, or the adjacent land lot.

7/7/2026

Approval of this petition will not have an impact on the enrollment of schools.

Z-27-2026 DEPARTMENT COMMENTS – Stormwater Management

5/29/2026

Site Data

1. Address: 1660 Mars Hill Rd
2. District: 1
3. Existing Zoning: LRC, LRO Existing Allowable Impervious Coverage: 70%
4. Proposed Zoning: NRC Allowable Future Impervious Coverage: 70%
5. Future Land Use: NAC

Existing Conditions

Floodplain Information

1. Flood Damage Prevention Designated Flood Hazard: No

Stormwater Information

1. Drainage Basin: Allatoona Creek Basin
2. State Stream Buffers: No
3. County Stream Buffer Ordinance: No
4. Impaired Stream: Yes: If the site is within a one-mile radius of an impaired stream additional Erosion Control BMP's per the State's current requirements will be required. It is the Engineer's responsibility to verify Impaired Streams per the State EPD's list.
5. Hotspot: No
6. Wetlands: No
7. Water Intake Zone: No
8. Chattahoochee River Corridor: No
9. Existing Onsite Ponds / Lake: No

Topography Information

1. General site Description: The site is currently grassed with some trees. The site was the former location of a Cobb County Fire Station, which has now been demolished.

2. Downstream Description: Stormwater discharges from the site through County owned property downstream and into a detention pond within Hedgerose Subdivision. Runoff draining from the detention pond enters Schwickerath Lake, approximately 3200' downstream from the site.

3. Potential or known drainage problems may exist downstream from this site.

Project Design Comments and Recommendations

The following comments and recommendations are typically required at the time of plan review and permitting.

Existing Onsite and Offsite Ponds and/or Lakes Design Requirements

(continued)

1. Existing Downstream Offsite Lakes/Ponds: Additional Best Management Practices (BMP's) for Erosion & Sediment Control may be required during construction. Erosion Control BMP's shall be designed in accordance with the "Manual for Erosion and Sediment Control in Georgia".

2. Existing Downstream Lakes/Ponds Sediment Study Required: Provide a pre-development and post-construction sediment survey/study to document pre-development and post-development sediment levels within the downstream lakes/ponds.
    - Location(s): Schwickerath Lake (5146 BURNT HICKORY RD NW, KENNESAW, GA, 30152)

Proposed Project Onsite Design Requirements

1. At the time of plan review provide a comprehensive Hydrology Study and Design for the Stormwater Management Design will be required. The design and study shall be in accordance with the Georgia Stormwater Management Manual and the current Cobb County Codes. The design and study shall include but not limited to stormwater detention, runoff reduction and/or water quality, channel protection, and downstream flood prevention.

2. Project Engineer must evaluate the impact of increased volume of runoff generated by the proposed project on existing downstream drainage system(s). Including hydrologic routing of upstream and/or downstream detention ponds or lakes.

3. At the time of plan review calculate and provide the percentage of impervious coverage for the project site on the plans.

4. Recommend a pre-design concept meeting with Cobb County Stormwater Management Division. At the time of the Concept Meeting a proposed concept stormwater management plan shall be presented.

5. The proposed onsite storm drain system and stormwater management facility is considered private. All annual inspections, maintenance and repairs are the responsibility of the property owner. A stormwater facility "Maintenance Agreement and Access Easement" will be required at the time of the land disturbance permit with the Cobb County Stormwater Management Division.

6. The Owner/Developer is responsible for obtaining any required stream piping and wetland disturbance permits from the U.S. Army Corps of Engineers including any required mitigation. Copies of the Corps of Engineers approvals, permits, and proof of mitigation are to be furnished at the time of the Land Disturbance Permit and scanned

(continued)

onto the plan sheets of the project drawings.

7. The Owner/Developer is responsible for obtaining any required stream piping and buffer variances from the Georgia EPD including any mitigation. Copies of the State's approvals, permits, and proof of mitigation are to be furnished at the time of the Land Disturbance Permit and scanned onto the plan sheets of the project drawings.

8. Stormwater discharges must be controlled not to exceed the existing capacity of the downstream storm drainage system including drainage swales and roadside ditches.

9. Substantially mitigate any effects of concentrated stormwater discharges onto adjacent properties. Level spreaders may be required to disburse the stormwater discharge.

10. Developer must secure drainage easement(s) to receive concentrated discharges where none naturally exist downstream.

11. Any spring activity discovered must be addressed by a qualified registered geotechnical professional engineer (PE) at the expense of the owner/developer.

12. Structural fill must be placed under the direction of a qualified registered geotechnical engineer (PE) at the expense of the owner/developer.

Special Conditions

1. The dumpster pad on this site (if one is utilized) must be connected to sanitary sewer or an infiltration system must be provided to capture the dumpster pad runoff.

6/3/2026

Comprehensive Plan Future Land Use Designation: Neighborhood Activity Center
The subject tract is within the Neighborhood Activity Center (NAC) future land use category. The purpose of the NAC is to provide for areas that serve neighborhood residents and businesses. Typical land uses for these areas include small offices, limited retail and grocery stores.

Future Land Use Sub-Category? N/A

☒ Consistent ☐ Inconsistent

House Bill 489 Intergovernmental Agreement Zoning Amendment Notification

Is the proposal within one-half mile of a city boundary? ☐ Yes ☒ No
If yes, which City: N/A
Was the city notified? N/A

Specific Area Policy Guidelines: ☐ Yes ☒ No
Policy:

Masterplan/ Corridor Study: ☐ Yes ☒ No
Name of Masterplan/Corridor Study: N/A

Design guidelines area? ☐ Yes ☒ No
If yes, design guidelines area? N/A
Does the proposal plan comply with the design requirements? N/A

Is the property within an Opportunity Zone? ☐ Yes ☒ No
If yes, Opportunity Zone? N/A
(The Opportunity Zone is an incentive that provides $3,500 tax credit per job in eligible areas if two or more jobs are being created. This incentive is for new or existing businesses)

Is the property within an Enterprise Zone? ☐ Yes ☒ No
If yes, Enterprise Zone? N/A
(The Enterprise Zone is an incentive that provides tax abatements and other economic incentives for qualifying businesses locating or expanding within designated areas for new jobs and capital investment)

Is the property eligible for the Façade Improvement Program? ☐ Yes ☒ No
(The Façade Improvement Program is an incentive for owners and tenants to enhance the appearance of buildings. The CDBG program provides the funding. Properties must be either on the current inventory of redevelopment sites or in a corridor study area and be in a census tract with at least 51% low and moderate income. The program serves to improve the economic viability of these areas.)

(continued)

Is the property eligible for incentives through the Commercial and Industrial Property Rehabilitation Program? *(The Commercial and Industrial Property Rehabilitation Program Is an incentive that provides a reduction in ad valorem property taxes for qualifying redevelopment in eligible areas)*	☐ Yes	☒ No

Note: For more information on incentives, please call the Community Development Agency- Economic Development Division at 770-528-2018 or find information online at www.cobbcounty.org/econdev.

Special District:

Is this property within the Cumberland Special District #1 (hotel/motel fee)?	☐ Yes	☒ No
Is this property within the Cumberland Special District #2 (ad valorem tax)?	☐ Yes	☒ No
Is this property within the Six Flags Special Service District?	☐ Yes	☒ No

Dobbins Air Reserve Base Zones:

Is the property within the Dobbins Airfield Safety Zone?	☐ Yes	☒ No
Is the property within the Clear Zone (CZ)?	☐ Yes	☒ No
Is the property within 3000’ of Dobbins ARB?	☐ Yes	☒ No
Is the property within the Accident Potential Zone (APZ I)?	☐ Yes	☒ No
Is the property within the Accident Potential Zone II (APZ II)?	☐ Yes	☒ No
Is the property within the Noise Zone?	☐ Yes	☒ No
Is the property within the Bird/Wildlife Air Strike Hazard Area (BASH)?	☐ Yes	☒ No

Historic Preservation:

After consulting various county historic resources surveys, historic maps, archaeology surveys and Civil War trench location maps, staff finds that no known significant historic resources appear to be affected by this application.

Water comments:

At development: ☒ YES ☐ NO

Fire flow test required: ☒ YES ☐ NO

Size/location of existing water main(s): 6" on Mars Hill Rd

Additional water comments:

Sewer comments:

In the drainage basin: ☒ YES ☐ NO

At development: ☒ YES ☐ NO*

Approx. distance to nearest sewer: On-site

Estimated waste generation (in G.P.D.): Average daily = 2,000

Peak flow = 5,000

Treatment plant: Northwest WRF

Plant capacity: ☒ Yes ☐ NO

Projected plant availability: ☐ 0-5 years ☐ 5-10 years ☒ over 10 years

Off-site easement required: ☐ YES* ☒ NO

Line capacity study required: ☐ YES ☒ NO

Letter of allocation issued: ☐ YES ☒ NO

Septic tank recommended by this department: ☐ YES ☒ NO

Subject to Health Department approval: ☐ YES ☒ NO

*If off-site easements are required, the developer/owner must submit easements to CCWS for review and approval as to form and stipulations prior to the execution of easements by the property owners. All easement acquisitions are the responsibility of the developer/owner.

Additional sewer comments:

Note: These comments only reflect what facilities were in existence at the time of this review. Developer may be required to install/upgrade water mains based on fire flow test results or Fire Department code. This will be addressed in the Plan Review process. The developer/owner will be responsible for connecting to the existing county water and sewer systems, installing and/or upgrading all outfalls & water mains, obtaining onsite and/or offsite easements, and dedication of onsite and/or offsite water and sewer to Cobb County as may be required. Rezoning does not guarantee water/sewer availability or capacity unless so stated in writing by the Cobb County Water System.

Roadway	Roadway classification	Speed limit (mph)	Jurisdictional control	Min. R.O.W. requirements
Mars Hill Road	Arterial	45	Cobb County	100’

Roadway	Location	Average daily trips (vpd)	Level of service
Mars Hill Road	South of County Line Road	14,600	D

vpd = vehicles per day
Based on 2024 AADT count data taken by GDOT, as published on their website, for Mars Hill Road
Planning Level of Service based on available Average Daily Trips using GRTA guideline thresholds. Classification thresholds for LOS A and LOS B are not available for arterial roadways from this data source. LOS C or D is acceptable based on GDOT Design Policy Manual criteria.

ITE Land Use	Description	Expected Size (Drive thru lanes)	AM			PM			Daily (vpd)
			In (vph)	Out (vph)	**Total (vph)**	In (vph)	Out (vph)	**Total (vph)**	
938	Coffee/Donut Shop with Drive-Through Window and No Indoor Seating	2	40	40	**80**	15	15	**30**	**358**

vph = vehicles per hour
Development gross trip generation based on available development size and rates from the Institute of Transportation Engineers (ITE) Trip Generation, 12th edition.

Comments and observations

Mars Hill Road is classified as an arterial roadway and according to the available information the existing right-of-way does not meet the minimum requirements for this classification.

In accordance with Cobb County Code 134-121 and based on site plan dated April 1, 2026, this development does require a traffic impact study submittal. Cobb DOT recommendations may be revised after the study’s receipt.

Recommendations

THE RECOMMENDATIONS BELOW SHALL BECOME STIPULATED REQUIREMENTS UPON INCLUSION WITH AND APPROVAL BY THE BOARD OF COMMISSIONERS OF THIS APPLICATION:

1. Recommend a traffic study pursuant to Code Section 134-121(b)(8). Study assumptions (such as study intersections, trip distribution, future analysis years, and annual growth rate) should be submitted in a memorandum (Submittal 1) and agreed to by Cobb DOT

before continuing the full traffic study (Submittal 2). Cobb DOT recommendations may be revised after the study's receipt.

2. Recommend applicant, **WITHIN 12 MONTHS OF ZONING APPROVAL**, donate right-of-way on the east side of Mars Hill Road, a minimum of 50' from the roadway centerline, in accordance with Cobb County Development Standard 401.2, Right-of-Way.

3. Recommend Mars Hill Road right in only access point include deceleration lane, taper and/or improved curve radius to address safety because Atlanta Road is an arterial roadway. This recommendation is pursuant to Cobb County Development Standard 402.9, Deceleration Lanes/Roadway Improvements Along Existing Streets, and Cobb County Development Standard Detail 401A, Deceleration Lanes. Recommend location and design be determined during plan review, subject to Cobb DOT approvals.

4. Recommend all crosswalks be installed parallel to the adjacent roadway.

5. Recommend applicant be required to meet all Cobb County Development Standards and Ordinances related to project improvements.

STAFF ANALYSIS

Per section 134-122 of the Official Code of Cobb County, below is a written zoning analysis relating to the following (question in bold; the answer is not bold):

A. **Whether the zoning proposal will permit a use that is suitable in view of the use and development of adjacent and nearby property;**
It is Staff's opinion that the zoning proposal will permit a use that is suitable in view of the use and development of adjacent and nearby properties. The adjacent properties located to the north, south, east and west of the proposed development are commercial developments or public institutions.

B. **Whether the zoning proposal will adversely affect the existing use or usability of adjacent or nearby property;**
It is Staff's opinion that the new development will not adversely affect the existing use or usability of adjacent and nearby properties. It will complement the surrounding area by serving the nearby commercial and residential developments.

C. **Whether the zoning proposal will result in a use which will or could cause an excessive burdensome use of existing streets, transportation facilities, utilities, or schools;**
It is Staff's opinion that this zoning proposal does not create an excessive burdensome on the use of existing streets, transportation facilities, utilities, or schools. This opinion is supported by the departmental comments contained in this analysis.

D. **Whether the zoning proposal is in conformity with the policies and intent of the comprehensive plan;**
It is Staff's opinion that the applicant's rezoning proposal is in conformity with the policies and intent of the Cobb County Comprehensive Plan. The property is delineated in a Neighborhood Activity Center, NAC future land use category. The requested zoning district and proposed use is consistent with the NAC future land use designation, which allows for an eating and drinking establishment.

E. **Whether there are other existing or changing conditions affecting the use and development of the property which give supporting grounds for either approval or disapproval of the zoning proposal;**
It is Staff's opinion that there are existing and changing conditions affecting the use and development of the property which give grounds for approving the applicant's rezoning proposal. The proposed coffee shop would be consistent with and compatible to adjoining properties.

The staff analysis and recommendation made by the Planning and Zoning Staff are only the opinions of the Planning and Zoning Staff and are by no means the final decision. The Cobb County Board of Commissioners makes the final decisions on all Rezoning and Land Use Permits at an advertised public hearing.

Application No. Z- (2026)

Hearing Dates: PC - 07/07/2026
BOC - 07/21/2026

Summary of Intent for Rezoning*

Part 1. Residential Rezoning Information (attach additional information if needed)

a) **Proposed unit square-footage(s):** Not Applicable.

b) **Proposed building architecture:** Not Applicable.

c) **List all requested variances:** Not Applicable.

Part 2. Non-residential Rezoning Information (attach additional information if needed)

a) **Proposed use(s):** Eating and Drinking Establishment, with drive-thru

b) **Proposed building architecture:** See Elevations submitted with Application for Rezoning

c) **Proposed hours/days of operation:** 5:30 a.m. - 11 p.m.; Monday - Sunday

d) **List all requested variances:** None known at this time.

Part 3. Other Pertinent Information (List or attach additional information if needed)

Part 4. Is any of the property included on the proposed site plan owned by the Local, State, or Federal Government?
(Please list all Right-of-Ways, Government owned lots, County owned parcels and/or remnants, etc., and attach a plat clearly showing where these properties are located). Yes. Parcel 20022500130, located at 1660 Mars Hill Road, and being approximately 0.95 acres, is owned by Cobb County, Georgia, and was formerly the site of a Cobb County Fire Station.

*Applicant specifically reserves the right to amend any information set forth in this Summary of Intent for Rezoning, or any portion of the Application for Rezoning, or documentation attached thereto, at any time during the rezoning process.

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ATTACHMENT TO APPLICATION FOR REZONING

Application No.: Z-_____ (2026)
Hearing Dates: July 7, 2026
July 21, 2026

Applicant: KRG Development, LLC
Titleholders: KRG Acworth Stilesboro, LLC;
Cobb County, Georgia, a political subdivision of the State of Georgia

Tax Parcel Identification Nos.: 20022500130; 20022501450 (portion)

IMPACT ANALYSIS STATEMENT

Analysis of impact of the proposed rezoning with respect to the following:

(a) Applicant, KRG Development, LLC (hereinafter "Applicant"), is seeking rezoning of approximately 1.11 acres located on the southeasterly side of Mars Hill Road, southerly of Stilesboro Road, being more particularly known as 1660 and 1720 (portion) Mars Hill Road, located in Land Lot 225, 20th District, 2nd Section, Cobb County, Georgia (hereinafter the "Property" or the "Subject Property"). The portion of the Property located at 1660 Mars Hill Road was formerly the site of a Cobb County Fire Station and is zoned to the Limited Retail Commercial ("LRC") zoning category. The remainder of the Property included within this Application is a small portion of the parking area of the adjacent Stilesboro Oaks Shopping Center which is zoned Low Rise Office ("LRO"). Applicant is seeking rezoning of the Subject Property to the Neighborhood Retail Commercial ("NRC") zoning category to allow for development of an eating and drinking establishment, with drive-thru; as well as, to have the LRO portion of the Subject Property rezoned to the same zoning category as the overall shopping center. The proposed rezoning will permit a use that is more suitable to the Subject Property as it lies adjacent to and within NRC zoned property, is located within a Neighborhood Activity Center ("NAC") future land use category and is located directly across a major thoroughfare from a Community Activity Center ("CAC"). Properties located at and in the general intersection of Mars Hill Road and Stilesboro Road are primarily utilized for commercial purposes.

(b) This zoning proposal should have no adverse effect on the existing use or usability of adjacent or nearby property. The proposed use of the Subject Property should have no impact on surrounding properties.

(c) The Subject Property, as presently zoned, does not have a reasonable economic use. The proposed zoning will allow for a higher and better use of the Subject Property.

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(d) This zoning proposal will not cause excessive or burdensome use of existing streets, transportation facilities, utilities, or schools. Commercial development has almost no effect on schools, minimal effect on utilities and transportation facilities. Any effect on traffic should be minimal due to the nature of the business for which this rezoning is sought.

(e) The zoning proposal is in conformity with the Land Use Map of Cobb County, Georgia.

(f) This zoning proposal is consistent with the current conditions affecting the use of this Property; as well as surrounding properties. The proposed rezoning would allow for a more suitable and economic use without high impact on any adjacent or surrounding properties.

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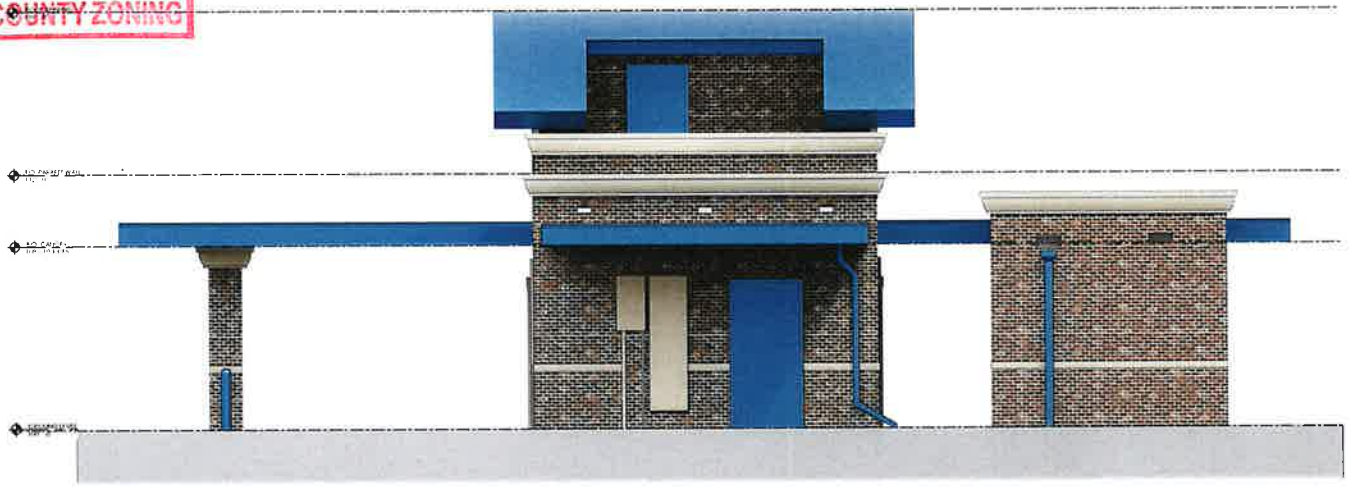

2 EXTERIOR ELEVATION
N.T.S.

1 EXTERIOR ELEVATION
N.T.S.

MP-1
BRICK WALL PANELS - VINTAGEBRICK SERIES
COLOR: ALEXANDRIA BUFF

MP-1
BRAKE METAL CAP & STONE SILL
COLOR: TAN

MP-2
CANOPY, BRAKE METAL, SOFFIT PANELS & ROOF PANELS
COLOR: PACIFIC BLUE

SEVEN BREW 7B DRIVE THRU COFFEE

E+H ARCHITECTS

E+H ARCHITECTS P.C.
700 OLD HICKORY BLVD. SUITE 150-2
BRENTWOOD, TN 37027
PHONE: 615.377.3115
EMAIL: INFO@EANDHARCH.COM

PROJECT NUMBER
DATE
ISSUE
REVISION

GBC DESIGN, INC.
365 White Pond Dr. Akron, OH 44320-1125
Phone 330-836-4228 www.GBCdesign.com

7 BREW COFFEE
ACWORTH, GA
1660 Mars Hill Rd
Acworth, GA 30101

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ELEVATIONS

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2 EXTERIOR ELEVATION
N.T.S.

1 EXTERIOR ELEVATION
N.T.S.

FP-2
NICHIHA WALL PANELS - VINTAGEBRICK SERIES
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750 OLD HICKORY BLVD. SUITE 150-2
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PHONE: 615 377 3111
EMAIL: FBREW@EANDHARCH.COM

PROJECT NUMBER:
DATE:
ISSUE:
REVISION:

GBC DESIGN, INC.
565 White Pond Dr. Akron, OH 44320-1123
Phone 330-836-0228 www.GBCDesign.com

7 BREW COFFEE
ACWORTH, GA
1660 Mars Hill Rd
Acworth, GA 30101

A3.2
ELEVATIONS

WETLANDS AND WATERS DELINEATION REPORT
STILESBORO OAKS SITE
ACWORTH, COBB COUNTY, GEORGIA

Prepared for

Doug Kirby
Kite Realty
30 S Meridian St, Suite 1100
Indianapolis, IN 46204

Atwell Project No. 25006597

Submitted by Atwell, LLC

MAY 2026

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6. NWI/NHD Map

Appendices

A Photographic Log

Acronyms

APT	Antecedent Precipitation Tool
AJD	Approved Jurisdictional Determination
Atwell	Atwell, LLC
CWA	Clean Water Act
EPA	Environmental Protection Agency
ESRI	Environmental Systems Research Institute
FEMA	Federal Emergency Management Agency
FIRM	Flood Insurance Rate Map
HUC	Hydrologic Unit Code
LRR	Land Resource Region
MLRA	Major Land Resource Area
NHD	National Hydrography Dataset
NLCD	National Land Cover Database
NRCS	Natural Resources Conservation Service
NWI	National Wetlands Inventory
OHWM	Ordinary High Water Mark
PEM	Palustrine Emergent Wetland
NRPW	Non-Relatively Permanent Waters
SSURGO	Soil Survey Geographic Database
TNW	Traditional Navigable Waters
USACE	U.S. Army Corps of Engineers
USDA	U.S. Department of Agriculture
USFWS	U.S. Fish and Wildlife Service
USGS	U.S. Geological Survey
WOTUS	Waters of the United States

1.0 INTRODUCTION

Atwell was contracted by Kite Realty to conduct a wetland/stream delineation of the approximately 2-acre site located in the Acworth, Cobb County, Georgia. The Project center is located at 33.995013, -84.706250.

2.0 METHODS

2.1 DESKTOP ANAYLSIS AND OTHER DATA SOURCES

Atwell completed a preliminary desktop review of existing background information for the Project Area prior to conducting field surveys. The review considered standard basemap layers as part of ESRI ArcGIS Online including terrain, topographic, and imagery layers. Other preliminary and readily available desktop mapping data sets including various aerial imagery data, U.S. Geological Survey (USGS) Topographic Maps (USGS 2022), National Wetland Inventory (NWI) Maps (USFWS, 2019), USGS National Hydrography Dataset (NHD) (USGS, 2019a), County Soil Survey Maps (USDA, 2024b), historical aerial imagery (NAIP 2010), and Federal Emergency Management Agency (FEMA) Flood Insurance Rate Maps (FIRMs) (FEMA, 2022). These basic datasets would support field teams and ongoing desktop-based research, review, and analysis of the Project Area. Additional details about these resources and other available desktop information utilized as part of desktop evaluations throughout the assessment of the Project Area include but were not limited to:

2.1.1 USGS Topographic Map

The USGS 7.5-minute series topographic quadrangle was reviewed for overall topography, natural features, and additional characteristics of the Project Area. This base layer desktop data is presented in **Figure 2** for the Project Area.

2.1.2 County Soil Survey

The USDA NRCS Soil Survey Geographic Database (SSURGO) for Cobb County was reviewed to obtain the soil types likely to be observed within the Project Area (USDA, 2024b) and is presented in **Figure 3**.

2.1.3 FEMA National Flood Hazard Layer Map

FEMA FIRMs were reviewed to determine if there were any mapped floodplains or floodways within the Project Area. This data is in **Figure 4** and presents data from FEMA FIRM panel 13067C0077G dated December 16, 2008. FEMA FIRMs are maps that show floodplain and floodway areas. The maps provide the following data for any given area: 100-year floodplains

(1% chance of annual flooding) (Zone A, AE) and 500-year floodplains (0.2% annual chance of flooding), the regulatory floodway (the channel of a river or other watercourse and the adjacent land areas that must be reserved in order to discharge the base flood without cumulatively increasing the water surface elevation more than a designated height), the base flood elevation, and the risk to premium areas developed across a floodplain (FEMA 2018).

2.1.4 Historical Aerial Imagery

Atwell utilized Google Earth, Environmental Systems Research Institute (ESRI) World Imagery, Historical Aerials, and National Agricultural Imagery Program (NAIP) aerial imagery data ranging from 2010 to present day to guide field efforts, outline areal land cover characteristics, and assess land use within and around the Project Area and is presented in **Figure 5.**

2.1.5 NWI & NHD

A review of NWI and NHD mapping was conducted to determine the likely presence, location, size, and type of potential wetlands and waters that may be located within the Project Area (USFWS, 2019) and is presented in **Figure 6**.

2.1.6 Precipitation Data

Data provided by the USACE Antecedent Precipitation Tool (APT) was reviewed for the Project Area to determine if climatic conditions were normal, if there is a drought, and whether current precipitation levels were below, normal, or above average, during the field assessment dates, when compared to 30-year historical data.

2.1.7 National Wetlands Plant List

Access to and review of the USACE National Wetlands Plant List (NWPL) was utilized to ensure that up to date wetland indicator statuses were applied to vegetative data collected during the field survey. This database was also utilized to aid in plant range and identification where applicable (USACE 2020).

2.2 WETLAND DELINEATION METHODS

All on-site wetland delineations within the Project Area were performed in accordance with the *1987 USACE Wetland Delineation Manual* (USACE 1987) and the *Regional Supplement to the Corps of Engineers Wetland Delineation Manual: Eastern Mountains and Piedmont Region (Version 2.0)* (USACE 2010). Wetlands delineated were based on three parameters: (1) presence of hydrophytic vegetation, (2) presence of hydric soils, and (3) presence of wetland hydrology. Streams were delineated via centerlines.

Atwell identified potential waterbodies utilizing existing data from NHD and NWI databases, as well as blue line streams on 7.5-minute USGS topographic quads, in combination with field observations of waterbody characteristics, such as indicators of an Ordinary High-Water Mark (OHWM) as described in the *Ordinary High Water Mark Identification: Regulatory Guidance Letter No. 05-05* (USACE 2005).

Field data of identified features presented in this report were recorded using a submeter-capable GPS. Field verified ecological characterizations, and representative photographs were taken of each feature. Additionally, if anticipated aquatic resource features identified by aerial imagery interpretation or through information provided in the NWI and NHD datasets were determined to not be present, a "non-water" data point was collected at these locations to document the absence of these features and presence of upland characteristics.

3.0 WETLAND DELINEATION RESULTS

3.1 Desktop Review Results

The Project Area consists of mostly cleared land. The Project Area is part of the 8-digit Hydrologic Unit Codes (HUC): 03150104 (Etowah River watershed). The USDA NRCS soil survey for Canadian County identified four mapped soil units intersecting the Project Area, none of which are hydric. These soil map units are identified in **Table 1** and illustrated in **Figure 3**.

Table 1. NRCS SSURGO Mapped Soil Units within the Project Area

Type	Area (acres)	Percent of Project area (%)	Hydric Rating
Gwinnett clay loam, 2 to 6 percent slopes, severely eroded	0.8	48.7	No
Gwinnett loam, 2 to 6 percent slopes, eroded	0.2	14	No
Madison clay loam, 6 to 10 percent slopes, severely eroded	0.4	24.8	No
Madison and Pacolet soils, 10 to 15 percent slopes, severely eroded	0.2	12.5	No
TOTAL	1.7	100	

Figure 4 indicates the Project Area is outside of any floodplain. Review of historical aerial imagery in **Figure 5** the Project Area has been mostly cleared land since at least 2010. NWI indicated no aquatic resources within the Project Area and is reflected in **Figure 6**.

3.2 Field Survey Results

Field assessments occurred within the Project Area on May 5, 2026. The Project Area was approximately 2 acres and comprised of mostly cleared land. A photolog of the site is attached as **Appendix B**.

3.2.1 Project Area Uplands

Uplands dominated the site and consisted mostly of *Pueraria montana* (Kudzu) and *Pinus taeda* (Loblolly Pine).

3.2.2 Project Area Waters

No waters or wetlands were identified during the site visit.

4.0 REGULATION OF WATERS

The current application of USACE jurisdiction over WOTUS within the state of Georgia is understood to be conducted under the pre-2015 regime, otherwise known as the *86 Regs*, along with *Sackett* and *Rapanos* decisions consistent with the March 12, 2025 joint memorandum between the Department of the Army (DA) and the Environmental Protection Agency (EPA) titled *MEMORANDUM TO THE FIELD BETWEEN THE U.S. DEPARTMENT OF THE ARMY, U.S. ARMY CORPS OF ENGINEERS AND THE U.S. ENVIRONMENTAL PROTECTION AGENCY CONCERNING THE PROPER IMPLEMENTATION OF "CONTINUOUS SURFACE CONNECTION" UNDER THE DEFINITION OF "WATERS OF THE UNITED STATES" UNDER THE CLEAN WATER ACT.* Wetlands, waterbodies, and/or other aquatic resources that exhibit a relatively permanent and continuous surface connection to Traditional Navigable Waters (TNWs) are considered potentially regulated aquatic resources; these are collectively known as WOTUS.

5.0 CONCLUSIONS AND RECOMMENDATIONS

It is Atwell's professional opinion that the 2-acre Project Area does not contain any wetlands or watercourses based on the field data obtained, and as such, the Project Area is not subject to jurisdiction pursuant to Section 404 of the CWA. The above assumptions are based on the regulatory guidance under the pre-2015 regulatory regime consistent with the Sackett vs EPA ruling. While these preliminary jurisdictional assumptions are likely valid based on the desktop and field data provided within this report, all final WOTUS jurisdictional determinations are made by the USACE and EPA. Prior to initiating any impacts to the identified preliminary jurisdictional features within this document, Atwell advises the Client to consider the potential regulatory risks that may incur without agency agreement in these findings or any permitting that may be necessary to continue with the proposed Project.

6.0 REFERENCES

ESRI (2019). USGS Historical Topographic Map Explorer. [Online.] Available at http://historicalmaps.arcgis.com/usgs/index.html.

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FIGURES

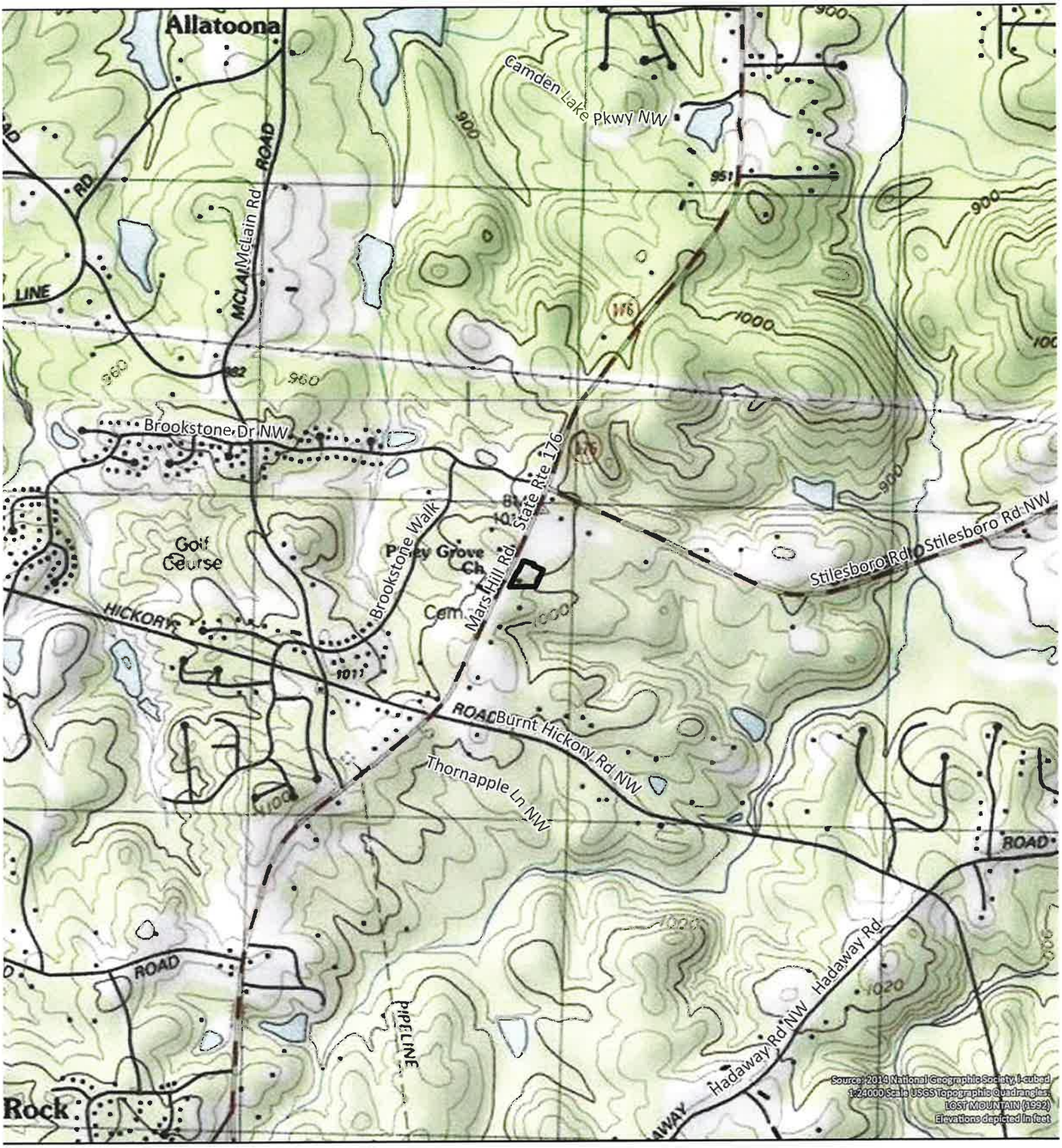
Project Area (~1.3 acres)

ATWELL

Kite Realty
Stilesboro Oaks Site
25006597
May 06, 2026

0 1,000 Feet

Figure 1
Project Location Map
Cobb County, Georgia



Project Area (~1.3 acres)

ATWELL

Kite Realty
Stilesboro Oaks Site
25006597
May 06, 2026

0 1,000 Feet

Figure 2
Topographic Map
Cobb County, Georgia

Project Area (~1.3 acres)

Non-hydric Soils

Cobb County Soil Survey (NRCS)

all non-hydric soils

GeB3, Gwinnett clay loam, 2 to 6 percent slopes, severely eroded

GgB2, Gwinnett loam, 2 to 6 percent slopes, eroded

MDC3, Madison clay loam, 6 to 10 percent slopes, severely eroded

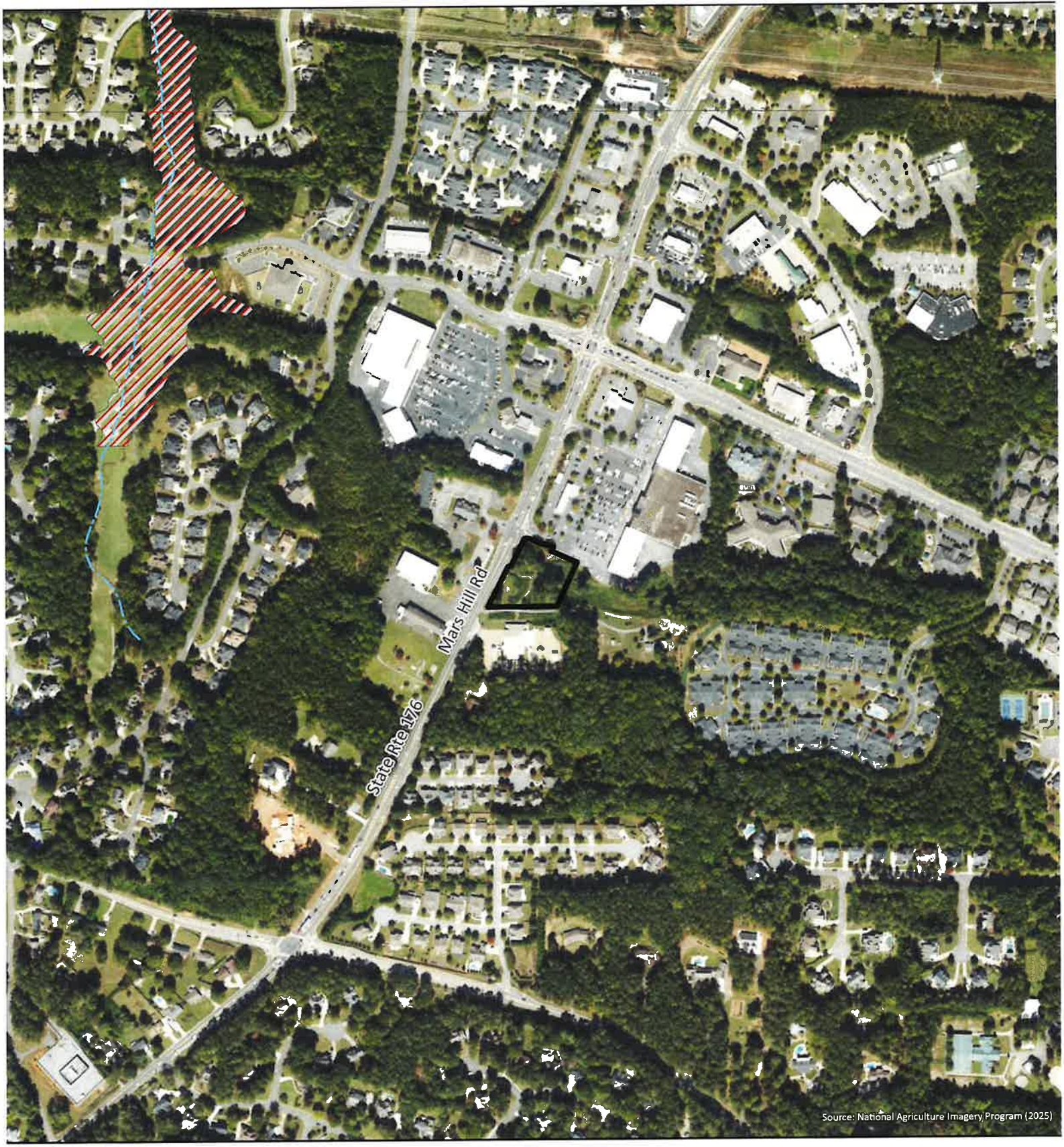
MsD3, Madison and Pacolet soils, 10 to 15 percent slopes, severely eroded

ATWELL

Kite Realty
Stilesboro Oaks Site
25006597
May 06, 2026

0 50
Feet

Figure 3
County Soil Survey Map
Cobb County, Georgia



Project Area (~1.3 acres)

Watercourse (3DHP)

Zone X: subject to inundation by the 0.2-percent-annual chance flood event

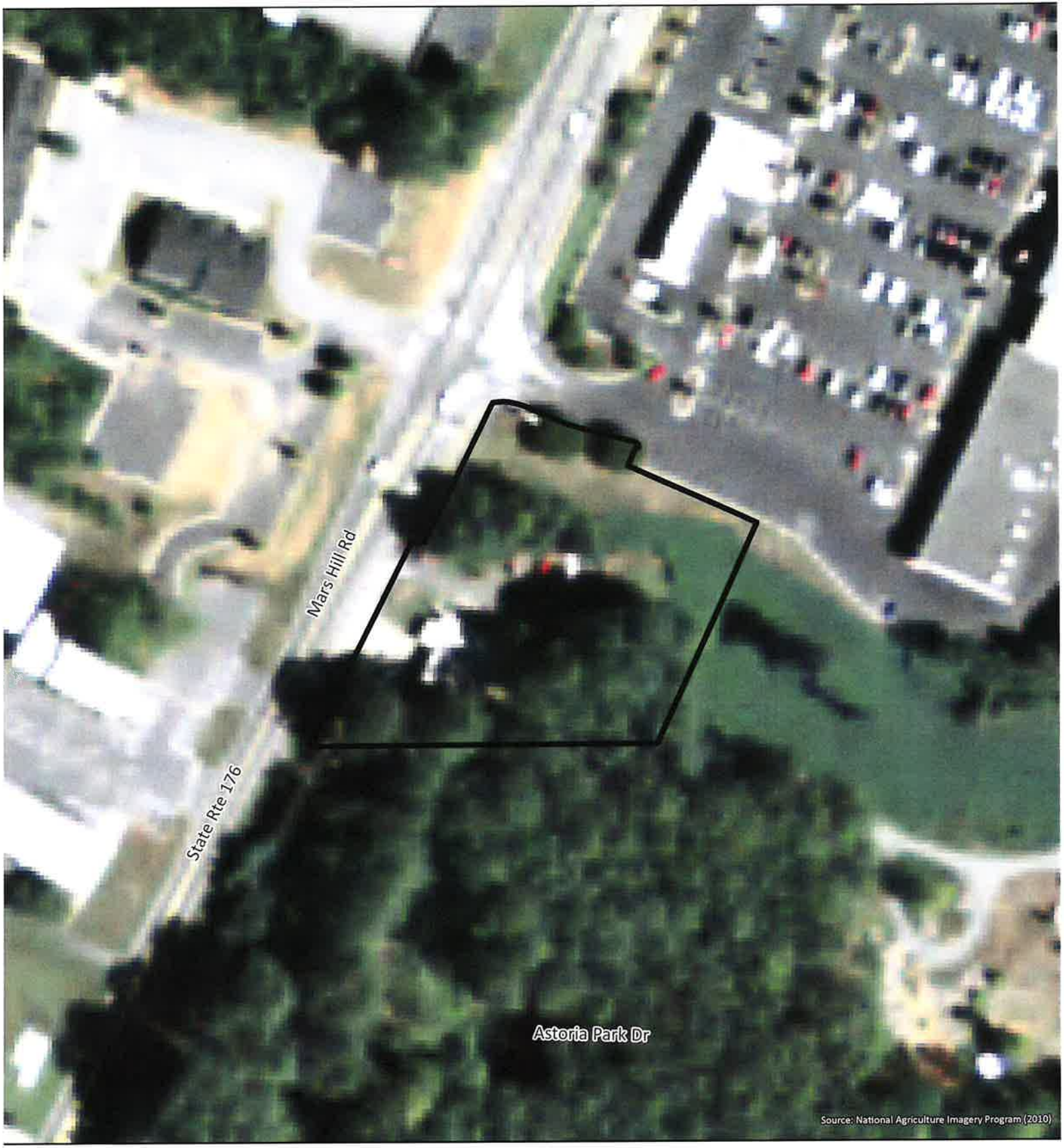
Zone X: area of minimal flood hazard

ATWELL

Kite Realty
Stilesboro Oaks Site
25006597
May 06, 2026

0 500
Feet

Figure 4
FEMA Flood Hazard Map
Cobb County, Georgia



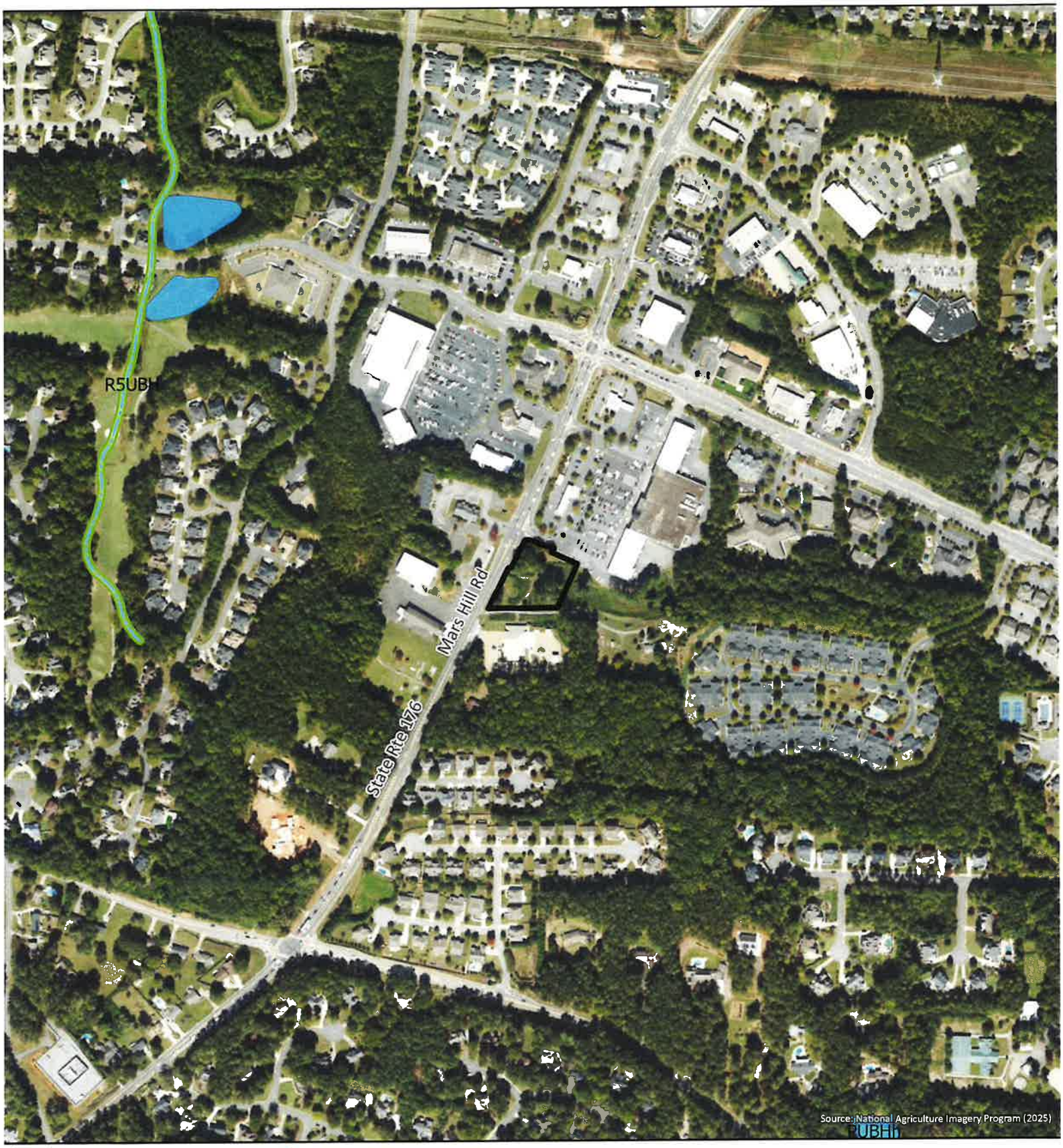
Project Area (~1.3 acres)

ATWELL

Kite Realty
Stilesboro Oaks Site
25006597
May 06, 2026

0 100
Feet

Figure 5
Historic Aerial Imagery (2010)
Cobb County, Georgia



Project Area (~1.3 acres)

Watercourse (3DHP)

Wetland (NWI)

Waterbody (3DHP)

ATWELL

Kite Realty
Stilesboro Oaks Site
25006597
May 06, 2026

0 500
Feet

Figure 6
Desktop Water Resources Map
Cobb County, Georgia

APPENDIX A

PHOTOGRAPHIC LOG

PHOTOGRAPHIC LOG

Stilesboro Oaks Site

Acworth, Cobb County, Georgia

Photo 1. An overview of the Project Area, facing east.

Photo 2. The central portion of the Project Area, facing west.

Photo 3. The central portion of the Project Area, facing northeast.

Photo 4. The central portion of the Project Area, facing south.

Photo 5. The northern portion of the Project Area, facing south.

Photo 6. Off-site to the east, showing sewer easement, no aquatic resources.

Photo 7. The southern portion of the Project Area, facing south.

Photo 8. The western portion of the Project Area, facing east.

Z-27-2026 DEPARTMENT COMMENTS – Fire Department

05/20/26

The proposed zoning case must address the comments listed below by prescriptive code or equivalency, as approved by the Cobb County Fire Marshal's Office

FIRE DEPARTMENT ACCESS:
Inter-parcel access agreement needed.

Fire apparatus access roads shall extend to within 150 feet of all portions of the facility or any portion of the exterior wall of the first floor (State Modifications IFC 503.1 2018 Edition and Cobb County Development Standards 402.11).

All access roads shall meet the American Association of State and Highway Transportation Officials (AASHTO) design manual live load standard HS20 (75,000 lbs.) with an unobstructed width of not less than 20 feet, 35 foot inside radius, 50 foot outside turning radius and unobstructed vertical clearance of not less than 13 feet 6 inches. (Cobb County Development Standards 402.11)

Maximum slope of the access road in reference to the apparatus is 10% Front to Back and 5% Side to Side. Maximum grade of roadways leading to Fire Access roads refer to the Cobb County Development Standard Section 400: 14% for Non-Residential. Maximum angle of departure is 8.5%.

CERTIFICATE OF OCCUPANCY:
Plans must be submitted to the Cobb County Fire Marshal's Office to initiate the Certificate of Occupancy process.

FIRE HYDRANT:
The maximum distance of a hydrant to the most remote portion of a structure shall be 500 feet. Distance shall be measured around the structure and from the fire apparatus access road. A 500-foot radius around the hydrant is not an acceptable measurement for distance. Hydrants on the opposite side of a main ROW is not an acceptable measurement of distance. (Cobb County Development Standards 410.5.2) (Cobb County Development Standards 410.5.2)

Where a fire hydrant is located on a fire apparatus access road, the minimum road width shall be 26 feet for a 40-foot length centered on the fire hydrant, exclusive of shoulders (see Figure D103.1 in Appendix D).

Jeff Byrd
(678) 229-7059
Jeffrey.Byrd@cobbcounty.gov

MOORE INGRAM JOHNSON & STEELE

A LIMITED LIABILITY PARTNERSHIP
WWW.MIJS.COM

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

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

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

BRENTWOOD, TENNESSEE
12 CADILLAC DRIVE
SUITE 200
BRENTWOOD, TENNESSEE 37027
TELEPHONE (615) 425-7347

LEXINGTON, KENTUCKY
2408 SIR BARTON WAY
SUITE 375
LEXINGTON, KENTUCKY 40509
TELEPHONE (859) 309-0026

ORLANDO, FLORIDA
1000 LEGION PLACE
SUITE 701
ORLANDO, FLORIDA 32801
TELEPHONE (407) 367-6233

HARRISBURG, PENNSYLVANIA
101 ERFORD ROAD
SUITE 300
CAMP HILL, PENNSYLVANIA 17011
TELEPHONE (717) 790-2854

FAIRFIELD, NEW JERSEY
165 PASSAIC AVENUE
SUITE 205
FAIRFIELD, NEW JERSEY 07004
TELEPHONE 201-602-4082

June 25, 2026

Via E-mail Only

Mr. John P. Pederson, AICP
Zoning Division Manager
Zoning Division
Cobb County Community Development Agency
Suite 400
1150 Powder Springs Road
Marietta, Georgia 30064

RE: Application for Rezoning - Application No. Z-27 (2026)
Applicant: KRG Development, LLC
Property Owners: KRG Acworth Stilesboro, LLC; Cobb County, Georgia
Property: 1.11 acres, more or less, located on the southeasterly side of Mars Hill Road, southerly of Stilesboro Road, being 1660 Mars Hill Road and a portion of 1720 Mars Hill Road, Land Lot 225, 20th District, 2nd Section, Cobb County, Georgia

Dear John:

On behalf of the Applicant, KRG Development, LLC (hereinafter "Applicant"), and KRG Acworth Stilesboro, LLC and Cobb County, Georgia, the Property Owners, please accept this correspondence as our formal request for a continuance of the above-referenced Application for Rezoning from the currently scheduled hearings before the Cobb County Planning Commission and the Cobb County Board of Commissioners on July 7, 2026, and July 21, 2026, respectively. The continuance to the August 2026 zoning hearing agendas will allow Applicant time necessary to review and respond to issues and concerns expressed by area residents. We would very much appreciate Staff's consideration of continuing the hearings to August 4, 2026, before the Cobb County Planning Commission, and August 18, 2026, before the Cobb County Board of Commissioners.

Thank you for your consideration in this request. If you should have any questions or require additional information at this time, please do not hesitate to contact me.

With kindest regards, I remain

Very truly yours,

MOORE, INGRAM, JOHNSON & STEELE, LLP

J. Kevin Moore

JKM:cc
c: Terry L. Martin, AICP, CNU-A
Senior Planner
Zoning Division
Cobb County Community Development Agency

Cameron Jones, CNU-A
Planner III
Zoning Division
Cobb County Community Development Agency

KRG Development, LLC

Roadway	Roadway classification	Speed limit (mph)	Jurisdictional control	Min. R.O.W. requirements
Mars Hill Road	Arterial	45	Cobb County	100’

Roadway	Location	Average daily trips (vpd)	Level of service
Mars Hill Road	South of County Line Road	14,600	D

vpd = vehicles per day
Based on 2024 AADT count data taken by GDOT, as published on their website, for Mars Hill Road
Planning Level of Service based on available Average Daily Trips using GRTA guideline thresholds. Classification thresholds for LOS A and LOS B are not available for arterial roadways from this data source. LOS C or D is acceptable based on GDOT Design Policy Manual criteria.

ITE Land Use	Description	Expected Size (Drive thru lanes)	AM			PM			Daily (vpd)
			In (vph)	Out (vph)	**Total (vph)**	In (vph)	Out (vph)	**Total (vph)**	
938	Coffee/Donut Shop with Drive-Through Window and No Indoor Seating	2	40	40	**80**	15	15	**30**	**358**

vph = vehicles per hour
Development gross trip generation based on available development size and rates from the Institute of Transportation Engineers (ITE) Trip Generation, 12th edition.

Comments and observations

Mars Hill Road is classified as an arterial roadway and according to the available information the existing right-of-way does not meet the minimum requirements for this classification.

In accordance with Cobb County Code 134-121 and based on site plan dated April 1, 2026, this development does require a traffic impact study submittal. Cobb DOT recommendations may be revised after the study’s receipt.

Recommendations

THE RECOMMENDATIONS BELOW SHALL BECOME STIPULATED REQUIREMENTS UPON INCLUSION WITH AND APPROVAL BY THE BOARD OF COMMISSIONERS OF THIS APPLICATION:

1. Recommend a traffic study pursuant to Code Section 134-121(b)(8). Study assumptions (such as study intersections, trip distribution, future analysis years, and annual growth rate) should be submitted in a memorandum (Submittal 1) and agreed to by Cobb DOT

before continuing the full traffic study (Submittal 2). Cobb DOT recommendations may be revised after the study's receipt.

2. Recommend applicant, **WITHIN 12 MONTHS OF ZONING APPROVAL**, donate right-of-way on the east side of Mars Hill Road, a minimum of 50' from the roadway centerline, in accordance with Cobb County Development Standard 401.2, Right-of-Way.

3. Recommend Mars Hill Road right in only access point include deceleration lane, taper and/or improved curve radius to address safety because Mars Hill Road is an arterial roadway. This recommendation is pursuant to Cobb County Development Standard 402.9, Deceleration Lanes/Roadway Improvements Along Existing Streets, and Cobb County Development Standard Detail 401A, Deceleration Lanes. Recommend location and design be determined during plan review, subject to Cobb DOT approvals.

4. Recommend all crosswalks be installed parallel to the adjacent roadway.

5. Recommend applicant be required to meet all Cobb County Development Standards and Ordinances related to project improvements.

Community Development – Zoning Division
John Pederson – Division Manager

ZONING CASE

Z-28-2026

SITE BACKGROUND

Applicant	Connor Thorpe
Phone	Contact Zoning Office
Email	Contact Zoning Office
Representative Contact	Connor Thorpe
Phone	Contact Zoning Office
Email	Contact Zoning Office
Titleholder	Charles G. Bullard and Brenda G. Bullard, as Trustees of the Charles and Brenda Bullard Revocable Trust, Dated October 17, 2024
Property Location	Located on the east and west sides of Brown Road, south of Brownwood Drive
Address	5140 and 5180 Brown Road
Access to Property	Brown Road

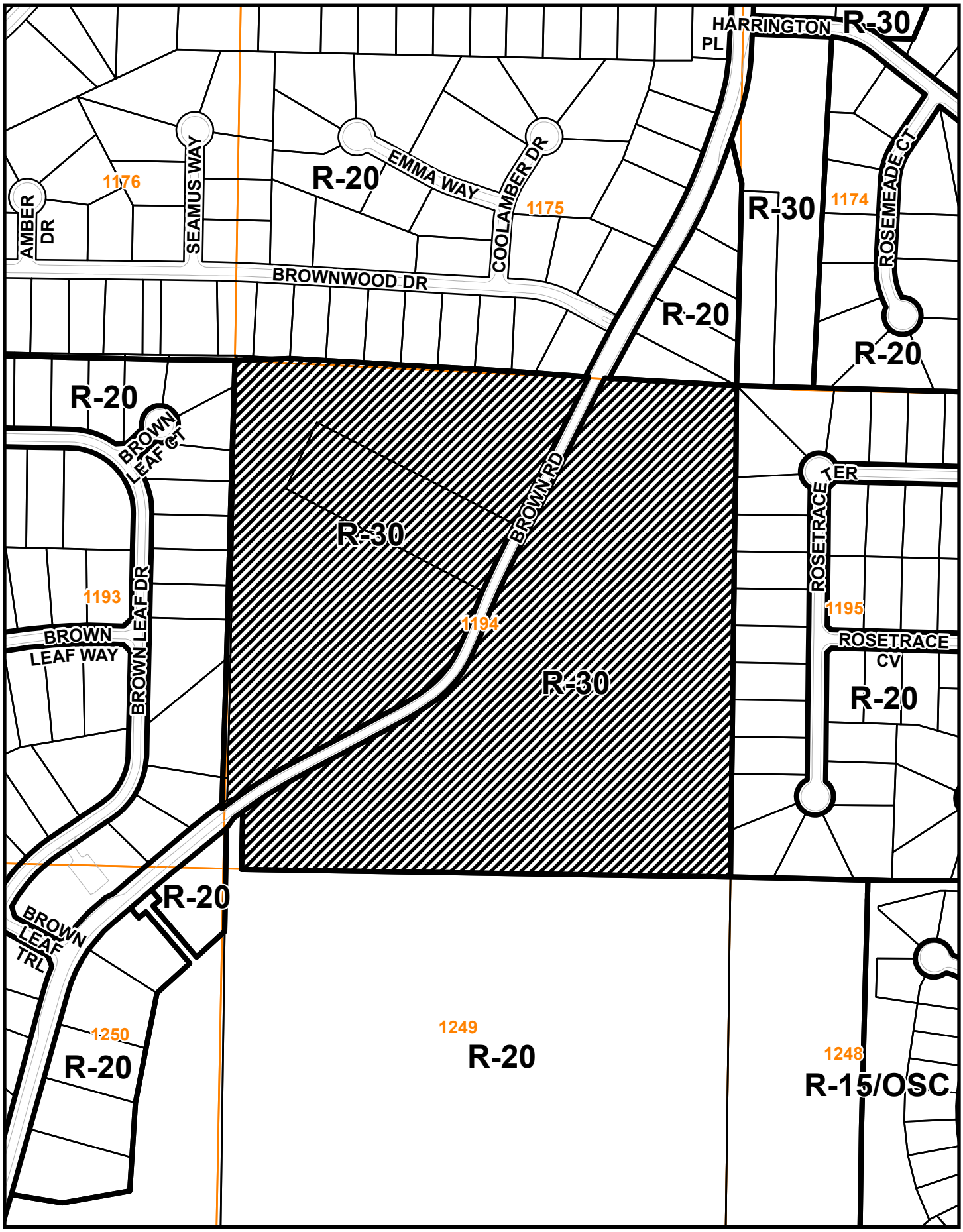
QUICK FACTS

Commission District	4 - Sheffield
Current Zoning	R-30
Current Use of Property	Single-family residences
Proposed Zoning	RA-4
Proposed Use	Single-family subdivision
Future Land Use	VLDR
Site Acreage	39.56
District	19
Land Lot	1194
Parcel #	19119400010, 19119400020
Taxes Paid	Yes

FINAL ZONING STAFF RECOMMENDATIONS

Click here to enter text.

Z-28 2026 Map

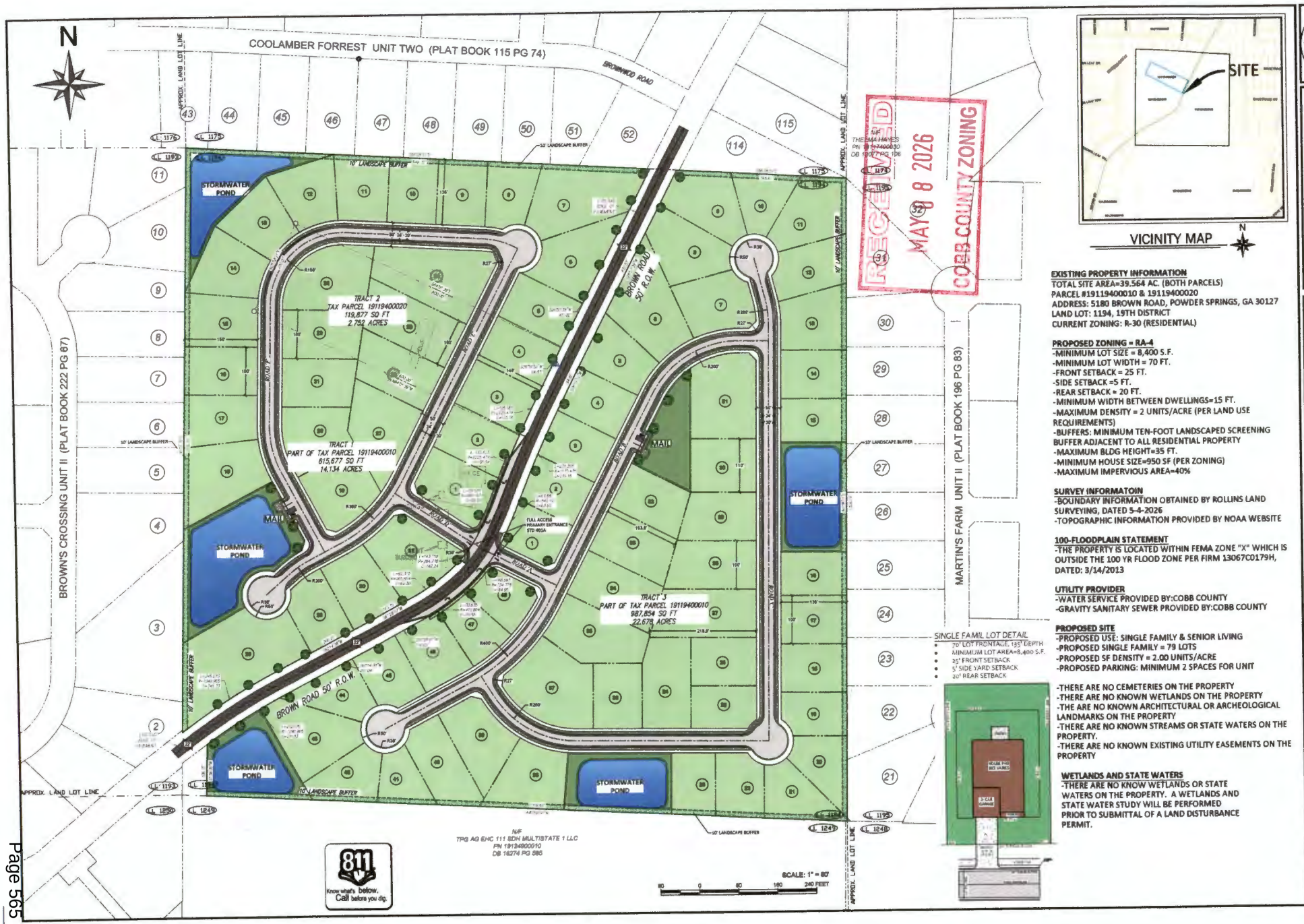


This map is provided for display and planning purposes only. It is not meant to be a legal description.

0 295 590 Feet

Zoning Boundary

City Boundary



RECEIVED
MAY 08 2026
COBB COUNTY ZONING

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-BUFFERS: MINIMUM TEN-FOOT LANDSCAPED SCREENING BUFFER ADJACENT TO ALL RESIDENTIAL PROPERTY
-MAXIMUM BLDG HEIGHT=35 FT.
-MINIMUM HOUSE SIZE=950 SF (PER ZONING)
-MAXIMUM IMPERVIOUS AREA=40%

SURVEY INFORMATOIN
-BOUNDARY INFORMATION OBTAINED BY ROLLINS LAND SURVEYING, DATED 5-4-2026
-TOPOGRAPHIC INFORMATION PROVIDED BY NOAA WEBSITE

100-FLOODPLAIN STATEMENT
-THE PROPERTY IS LOCATED WITHIN FEMA ZONE "X" WHICH IS OUTSIDE THE 100 YR FLOOD ZONE PER FIRM 13067C0179H, DATED: 3/14/2013

UTILITY PROVIDER
-WATER SERVICE PROVIDED BY:COBB COUNTY
-GRAVITY SANITARY SEWER PROVIDED BY:COBB COUNTY

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GEORGIA REGISTERED No. PE26326 ENGINEER MATTHEW D BAILEY

Group BAILEY civil
P.O. Box 4392 Cartersville, Ga 30120
678.925.6073 baileyc@bgcivil.com

FOR
SMITH DOUGLAS HOMES
115 VILLAGE TRAIL
WOODSTOCK, GA 30188

PROJECT
BULLARD TRACT
5180 BROWN ROAD
COBB COUNTY, GA

SHEET TITLE
REZONING SITE PLAN

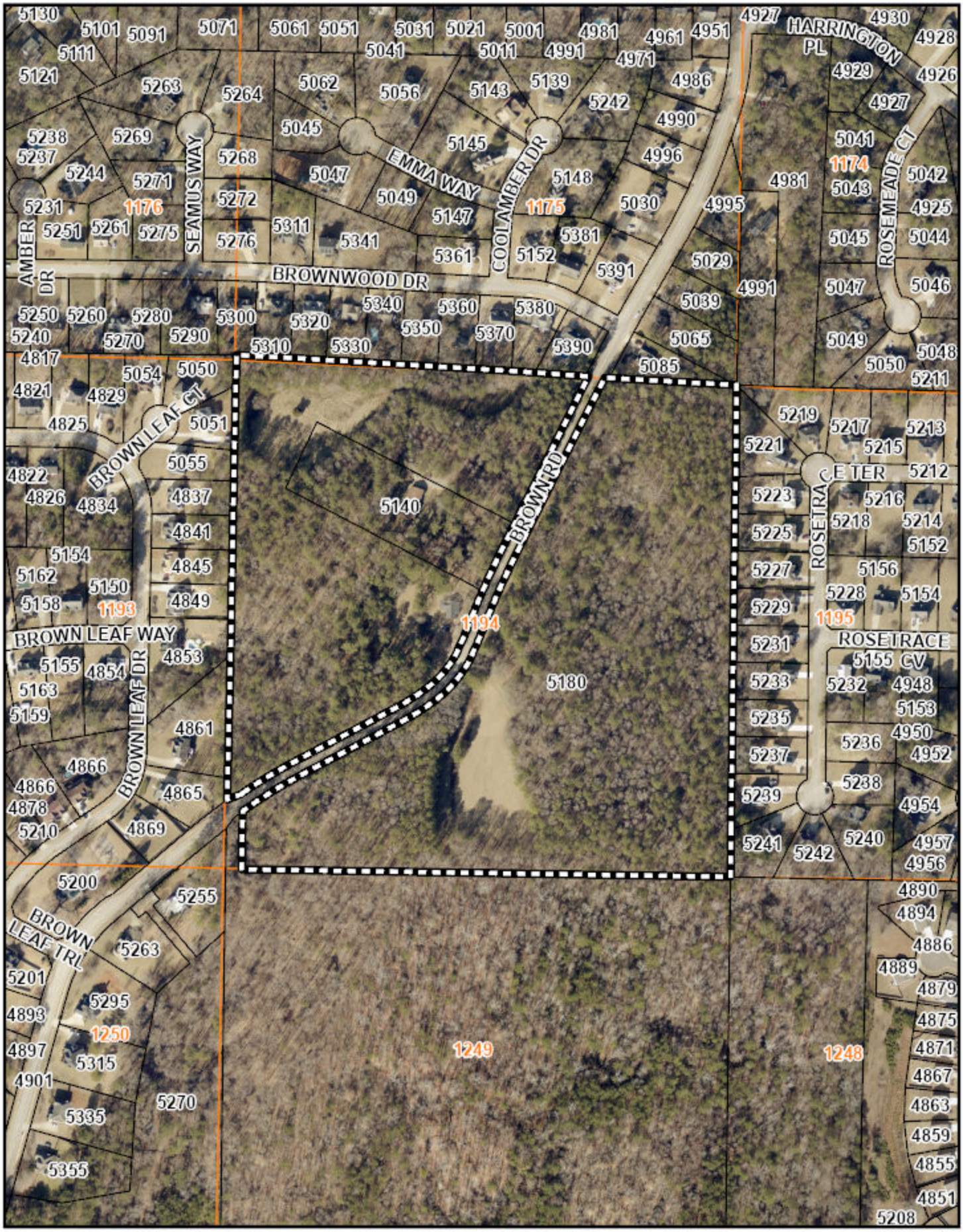
SHEET NUMBER
C201

PROJECT NUMBER
25181

DATE
MAY 5TH, 2026

REVISIONS

Z-28 2026 Aerial Map



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0 295 590 Feet

Zoning Boundary

City Boundary

Application No. _____

Summary of Intent for Rezoning

Part 1. Residential Rezoning Information (attach additional information if needed)

a) **Proposed unit square-footage(s):** 1450-3005 SF

b) **Proposed building architecture:** Elevations will either be traditional or craftsman. Materials: fiber cement siding; brick or stone accents (plan dependent); covered stoops or porches.

c) **List all requested variances:** NONE

Part 2. Non-residential Rezoning Information (attach additional information if needed)

a) **Proposed use(s):** N/A

b) **Proposed building architecture:** N/A

c) **Proposed hours/days of operation:** N/A

d) **List all requested variances:** N/A

RECEIVED
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COBB COUNTY ZONING

Part 3. Other Pertinent Information (List or attach additional information if needed)

The property currently has two home sites. The property is bordered to the west, north, and east by exising single family residential. The property to the south is undeveloped land.

Part 4. Is any of the property included on the proposed site plan owned by the Local, State, or Federal Government? (Please list all Right-of-Ways, Government owned lots, County owned parcels and/or remnants, etc., and attach a plat clearly showing where these properties are located).

NO

N

COOLAMBER FORREST UNIT TWO (PLAT BOOK 115 PG 74)

BROWNWOD ROAD

APPROX. LAND LOT LINE

BROWN'S CROSSING UNIT II (PLAT BOOK 222 PG 67)

MARTIN'S FARM UNIT II (PLAT BOOK 196 PG 83)

N/F
THELMA HAYES
PN 19117400030
DB 13077 PG 106

N/F
TPG AG EHC 111 SDH MULTISTATE 1 LLC
PN 19124900010
DB 16274 PG 585

TRACT 1
PART OF TAX PARCEL 19119400010
615,677 SQ FT
14.134 ACRES

TRACT 2
TAX PARCEL 19119400020
119,877 SQ FT
2.752 ACRES

TRACT 3
PART OF TAX PARCEL 19119400010
987,854 SQ FT
22.678 ACRES

BROWN ROAD
50' R.O.W.

ROAD A

ROAD B

ROAD C

STORMWATER POND

MAIL

HOUSE

EXISTING EDGE OF PAVEMENT

10' LANDSCAPE BUFFER

FULL ACCESS PRIMARY ENTRANCE STD 401A

LAND LOT CORNER CONCRETE MONUMENT FOUND

SCALE: 1" = 80'

80 0 80 160 240 FEET

811 Know what's below. Call before you dig.

VICINITY MAP

EXISTING PROPERTY INFORMATION
TOTAL SITE AREA=39.564 AC. (BOTH PARCELS)
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CURRENT ZONING: R-30 (RESIDENTIAL)

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COBB COUNTY ZONING

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-GRAVITY SANITARY SEWER PROVIDED BY:COBB COUNTY

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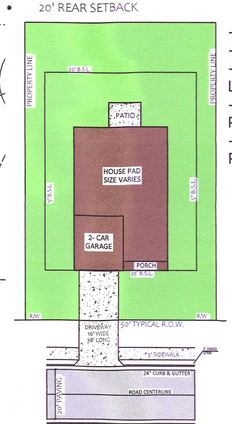
SINGLE FAMIL LOT DETAIL
- 70' LOT FRONTAGE, 135' DEPTH
- MINIMUM LOT AREA=8,400 S.F.
- 25' FRONT SETBACK
- 5' SIDE YARD SETBACK
- 20' REAR SETBACK



GEORGIA REGISTERED No. PE36309 PROFESSIONAL ENGINEER MATTHEW D. BAILEY

Group
BAILEYcivil
P.O. Box 4392
Cartersville, Ga 30120
678.925.6003
baileycivilgroup.com

FOR SMITH DOUGLAS HOMES
114 VILLAGE TRAIL
WOODSTOCK, GA 30188

PROJECT BULLARD TRACT
5140 BROWN ROAD
COBB COUNTY, GA

SHEET TITLE
REZONING SITE PLAN

SHEET NUMBER
C201

PROJECT NUMBER
25181

DATE
MAY 5TH, 2026

REVISIONS

Community Development – Zoning Division
John Pederson – Division Manager

ZONING CASE

Z-28-2026

SITE BACKGROUND

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Current Zoning	R-30
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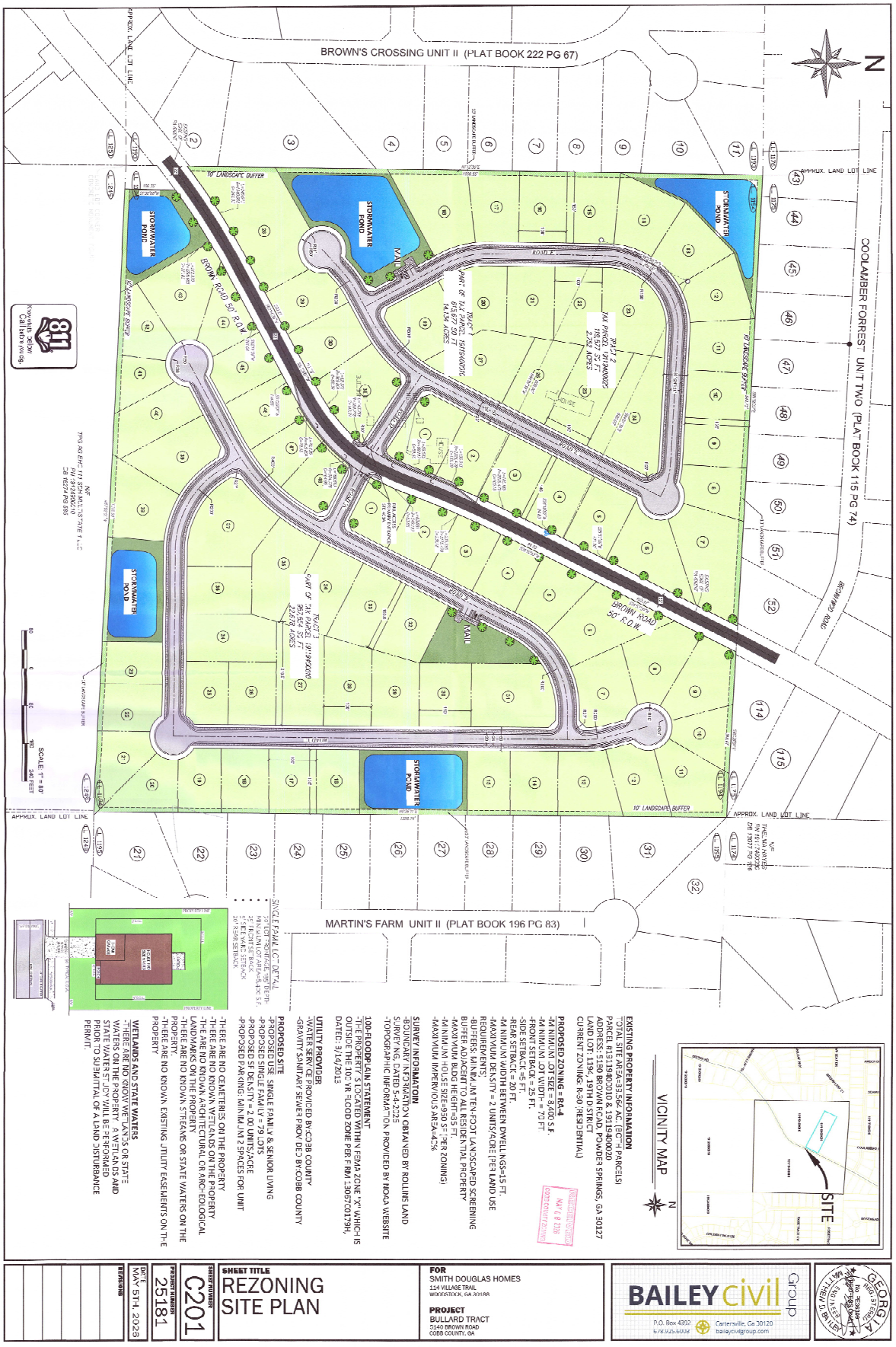
Proposed Use	Single-family subdivision
Future Land Use	VLDR
Site Acreage	39.56
District	19
Land Lot	1194
Parcel #	19119400010, 19119400020
Taxes Paid	Yes

FINAL ZONING STAFF RECOMMENDATIONS

(Zoning staff member: Peyton McClure, CNU-A)

Based on the analysis of this case, Staff recommends **DELETION to R-20**, subject to the following:

1. District Commissioner to approve final site plan and elevations;
2. Fire Department comments and recommendations;
3. Water and Sewer Division comments and recommendations;
4. Stormwater Management Division comments and recommendations; and
5. Department of Transportation comments and recommendations.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BROWN ROAD 50' R.O.W.
10' LANDSCAPE BUFFER
STORMWATER POND
APPROX. LAND LOT LINE
SCALE: 1" = 60'
N
VICINITY MAP
SITE
EXISTING PROPERTY INFORMATION
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-PARCEL #19 19400020, 19 19400020
-ADDRESS: 5140 BROWN ROAD, POWDER SPRINGS, GA 30127
-LAND LOT: 1219 DISTRICT: 19TH SECTION: 2ND
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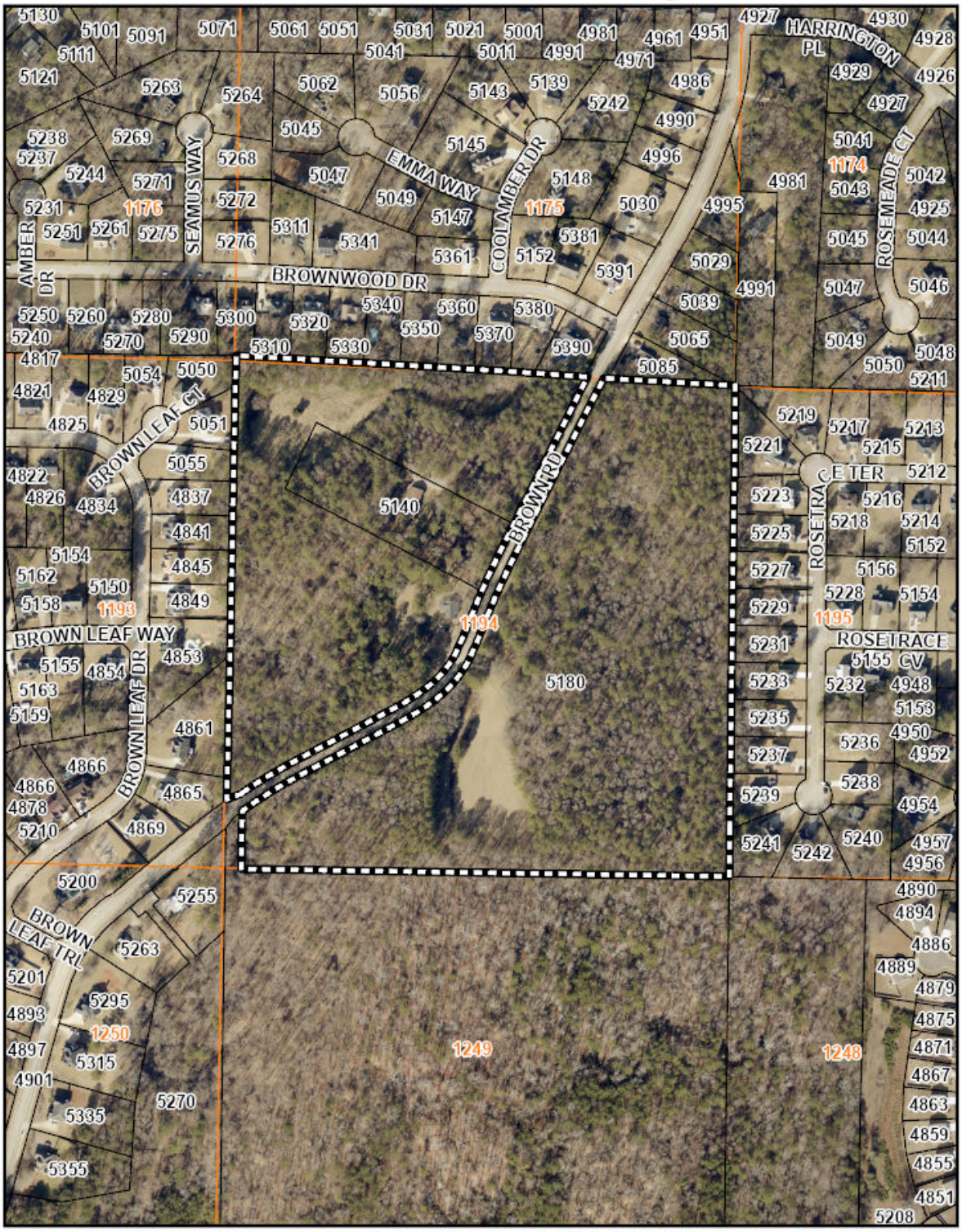
Z-28 2026 Aerial Map



North

Zoning: R-20/ Single-family residential

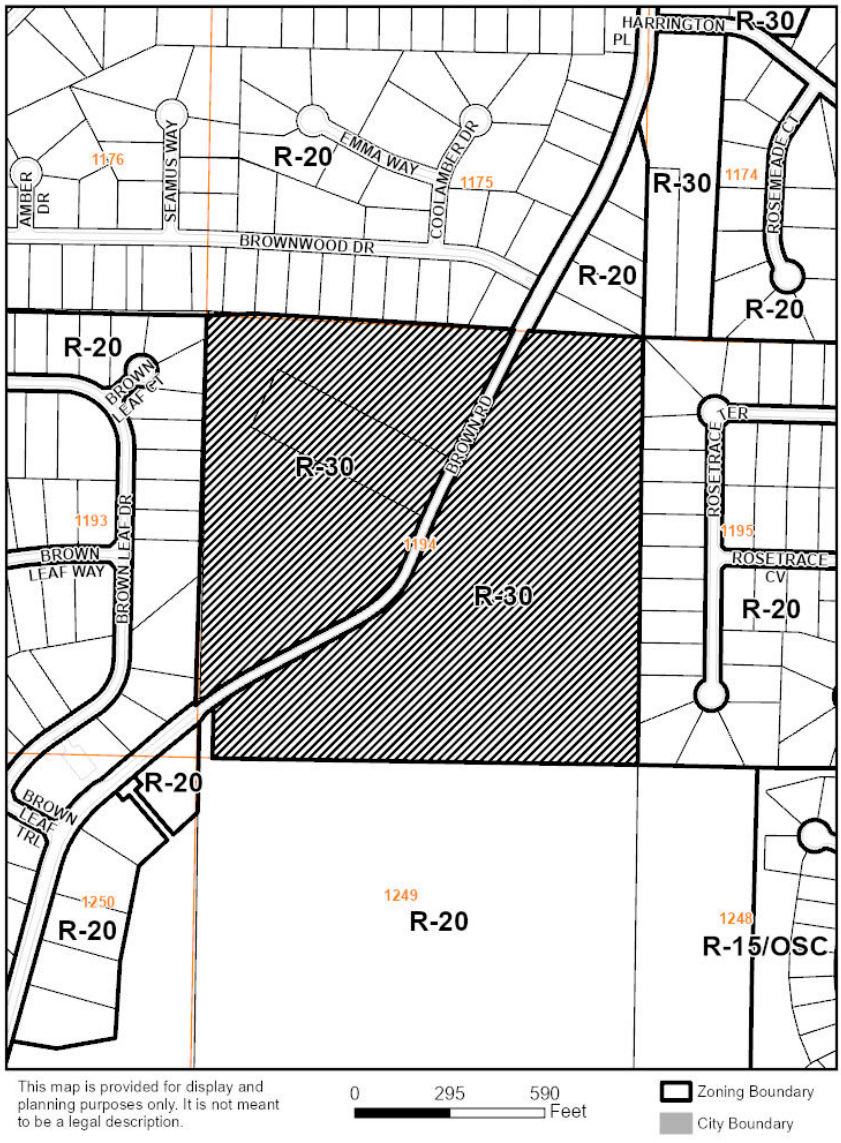
Future Land Use: VLDR

WEST

Zoning: R-20/ Single-family residential

Future Land Use: VLDR

Z-28 2026 Map



EAST

Zoning: R-20/ Single-family residential

Future Land Use: VLDR

SOUTH

Zoning: R-20/ Single-family residential

Future Land Use: VLDR

Current zoning district for the property

The R-30 district is established to provide locations for single-family residential uses or residentially compatible institutional and recreational uses which are within or on the edge of properties delineated for any residential category as defined and shown on the Cobb County Comprehensive Plan: A Policy Guide, adopted November 27, 1990. When residentially compatible institutional and recreational uses are developed within the R-30 district, they should be designed and built to ensure intensity and density compatibility with adjacent single-family detached dwellings and otherwise to implement the stated purpose and intent of this chapter.

Requested zoning district for the property

The RA-4 district is established to provide locations for the development of single-family detached or attached residential dwelling units including the combination of duplexes, triplexes and quadruplexes. The dwelling units are to be designed so as to be placed on an individual lot attached to another dwelling unit or on an adjoining lot where the units will be attached by a common party wall. This residential use is designed to be located within or on the edge of properties delineated for low and medium density residential categories as defined and shown on the Cobb County Comprehensive Plan. When residentially compatible institutional and recreational uses or residential uses are developed within the RA-4 district, they should be designed and built to ensure intensity and density compatibility with adjacent single-family detached dwellings and otherwise to implement the stated purpose and intent of this chapter.

Summary of the applicant's proposal

The applicant is proposing to rezone two parcels comprising 39.564 acres of land in southwest Cobb County from the R-30 single-family residential district to the RA-4 single-family attached/detached residential district for the purpose of a 79-lot subdivision. The proposed homes will be single-family detached and craftsmen or traditional in style, with cement siding and brick or stone accents. The homes will range from 1450 to 3005 square feet. The proposal is bisected by Brown Road with stormwater ponds on both developments. The proposed lots would be 8400 square feet at minimum, in conformity with the RA-4 district.

Residential criteria

Allowable units as zoned: 43
Proposed # of units: 79
Net density: 2.00
Increase of units: 36
Acres of floodplain/wetlands: 0
Impervious surface shown: Maximum 40%

Are there any zoning variances?

No.

Z-28-2026 DEPARTMENT COMMENTS – Cemetery Preservation

No comment.

7/7/2026

Approval of this petition will not have an impact on the enrollment of schools.

School	Student Capacity	School Enrollment	Capacity Status
Powder Springs ES	900	803	97 under capacity
Cooper MS	1162	1054	108 under capacity
McEachern HS	2450	2122	328 under capacity

Z-28-2026 DEPARTMENT COMMENTS – Stormwater Management

5/29/2026

Site Data

1. Address: 5140 & 5180 Brown Road
2. District: 4
3. Existing Zoning: R-30 Existing Allowable Impervious Coverage:
4. Proposed Zoning: RA-4 Allowable Future Impervious Coverage:
5. Future Land Use: VLDR

Existing Conditions

Floodplain Information

1. Flood Damage Prevention Designated Flood Hazard: No

Stormwater Information

1. Drainage Basin: Sweetwater Creek
2. State Stream Buffers: No
3. County Stream Buffer Ordinance: No
4. Impaired Stream: Yes: If the site is within a one-mile radius of an impaired stream additional Erosion Control BMP's per the State's current requirements will be required. It is the Engineer's responsibility to verify Impaired Streams per the State EPD's list.
5. Hotspot: No
6. Wetlands: No
7. Water Intake Zone: No
8. Chattahoochee River Corridor: No
9. Existing Onsite Ponds / Lake: No

Topography Information

1. General site Description: The project area is primarily forested with one existing residence in the existing condition. The project is divided by Brown Road which lies approximately along a ridge.

2. Downstream Description: Stormwater discharges from the site in multiple directions which requires the use of multiple Stormwater Facilities to manage the runoff through the established residential neighborhoods downstream.

3. Potential or known drainage problems may exist downstream from this site.

Project Design Comments and Recommendations

The following comments and recommendations are typically required at the time of plan review and permitting.

(continued)

Proposed Project Onsite Design Requirements

1. At the time of plan review provide a comprehensive Hydrology Study and Design for the Stormwater Management Design will be required. The design and study shall be in accordance with the Georgia Stormwater Management Manual and the current Cobb County Codes. The design and study shall include but not limited to stormwater detention, runoff reduction and/or water quality, channel protection, and downstream flood prevention.

2. Project Engineer must evaluate the impact of increased volume of runoff generated by the proposed project on existing downstream drainage system(s). Including hydrologic routing of upstream and/or downstream detention ponds or lakes.

3. At the time of plan review calculate and provide the percentage of impervious coverage for the project site on the plans.

4. **Impervious calculations for residential subdivision design shall be based the maximum allowable percentage per lot based on the zoning category plus all additional impervious areas including but not limited to roads, sidewalks, and amenity areas.**

5. Recommend a pre-design concept meeting with Cobb County Stormwater Management Division. At the time of the Concept Meeting a proposed concept stormwater management plan shall be presented.

6. The proposed onsite storm drain system and stormwater management facility(s) is considered private. All annual inspections, maintenance and repairs are the responsibility of the property owner. A stormwater facility "Maintenance Agreement and Access Easement" will be required at the time of the land disturbance permit with the Cobb County Stormwater Management Division.

7. The proposed stormwater management facility(ies) within residential subdivisions with dedicated streets are to be located on a standalone parcel with a 20' minimum right-of-way frontage. All appurtenances of the storm management facility must be within the pond parcel.

8. The Owner/Developer is responsible for obtaining any required stream piping and wetland disturbance permits from the U.S. Army Corps of Engineers including any required mitigation. Copies of the Corps of Engineers approvals, permits, and proof of mitigation are to be furnished at the time of the Land Disturbance Permit and scanned onto the plan sheets of the project drawings.

Z-28-2026 DEPARTMENT COMMENTS – Stormwater Management

(continued)

9. The Owner/Developer is responsible for obtaining any required stream piping and buffer variances from the Georgia EPD including any mitigation. Copies of the State's approvals, permits, and proof of mitigation are to be furnished at the time of the Land Disturbance Permit and scanned onto the plan sheets of the project drawings.

10. Stormwater discharges must be controlled not to exceed the existing capacity of the downstream storm drainage system including drainage swales and roadside ditches.

11. Substantially mitigate any effects of concentrated stormwater discharges onto adjacent properties. Level spreaders may be required to disburse the stormwater discharge.

12. Developer must secure drainage easement(s) to receive concentrated discharges where none naturally exist downstream.

13. Any spring activity discovered must be addressed by a qualified registered geotechnical professional engineer (PE) at the expense of the owner/developer.

14. Structural fill must be placed under the direction of a qualified registered geotechnical engineer (PE) at the expense of the owner/developer.

Special Conditions

1. The dumpster pad on this site, if one is utilized, must be connected to sanitary sewer or an infiltration system must be provided to capture the dumpster pad runoff.
2. All residential stormwater facilities will be privately maintained by the HOA.
3. All detention ponds must be 12' from adjacent property lines.
4. Per current Code, there is a contribution required by the developer to be contributed to the HOA for stormwater system maintenance. The fee is based on the number of lots and would be collected prior to Final Plat approval.
5. Runoff from Brown Road and the proposed decel-lanes and curb and gutter should be captured and conveyed into the onsite stormwater management system.

6/3/2026

Comprehensive Plan Future Land Use Designation: Very Low Density Residential
The subject tract is within the Very Low Density Residential (VLDR) future land use category. The purpose of VLDR is to provide for areas that are suitable for very low-density housing, particularly in locations that may not have basic services such as sewer, or where the existing or desired residential development pattern is zero to two (2) dwelling units per acre.

Future Land Use Sub-Category? N/A

☐ Consistent ☒ Inconsistent

House Bill 489 Intergovernmental Agreement Zoning Amendment Notification

Is the proposal within one-half mile of a city boundary? ☐ Yes ☒ No
If yes, which City: N/A
Was the city notified? N/A

Specific Area Policy Guidelines: ☐ Yes ☒ No
Policy:

Masterplan/ Corridor Study: ☐ Yes ☒ No
Name of Masterplan/Corridor Study: N/A

Design guidelines area? ☐ Yes ☒ No
If yes, design guidelines area? N/A
Does the proposal plan comply with the design requirements? N/A

Is the property within an Opportunity Zone? ☐ Yes ☒ No
If yes, Opportunity Zone? N/A
(The Opportunity Zone is an incentive that provides $3,500 tax credit per job in eligible areas if two or more jobs are being created. This incentive is for new or existing businesses)

Is the property within an Enterprise Zone? ☐ Yes ☒ No
If yes, Enterprise Zone? N/A
(The Enterprise Zone is an incentive that provides tax abatements and other economic incentives for qualifying businesses locating or expanding within designated areas for new jobs and capital investment)

Is the property eligible for the Façade Improvement Program? ☐ Yes ☒ No
(The Façade Improvement Program is an incentive for owners and tenants to enhance the appearance of buildings. The CDBG program provides the funding. Properties must be either on the current inventory of redevelopment sites or in a corridor study area and be in a census tract with at least 51% low and moderate income. The program serves to improve the economic viability of these areas.)

(continued)

Is the property eligible for incentives through the Commercial and Industrial Property Rehabilitation Program? ☐ Yes ☒ No

(The Commercial and Industrial Property Rehabilitation Program Is an incentive that provides a reduction in ad valorem property taxes for qualifying redevelopment in eligible areas)

Note: For more information on incentives, please call the Community Development Agency- Economic Development Division at 770-528-2018 or find information online at www.cobbcounty.org/econdev.

Special District:

Is this property within the Cumberland Special District #1 (hotel/motel fee)? ☐ Yes ☒ No

Is this property within the Cumberland Special District #2 (ad valorem tax)? ☐ Yes ☒ No

Is this property within the Six Flags Special Service District? ☐ Yes ☒ No

Dobbins Air Reserve Base Zones:

Is the property within the Dobbins Airfield Safety Zone? ☐ Yes ☒ No

Is the property within the Clear Zone (CZ)? ☐ Yes ☒ No

Is the property within 3000’ of Dobbins ARB? ☐ Yes ☒ No

Is the property within the Accident Potential Zone (APZ I)? ☐ Yes ☒ No

Is the property within the Accident Potential Zone II (APZ II)? ☐ Yes ☒ No

Is the property within the Noise Zone? ☐ Yes ☒ No

Is the property within the Bird/Wildlife Air Strike Hazard Area (BASH)? ☐ Yes ☒ No

Historic Preservation:

After consulting various county historic resources surveys, historic maps, archaeology surveys and Civil War trench location maps, staff finds that no known significant historic resources appear to be affected by this application.

Water comments:

At development: ☒ YES ☐ NO

Fire flow test required: ☒ YES ☐ NO

Size/location of existing water main(s): 8" on Brown Rd

Additional water comments:

Sewer comments:

In the drainage basin: ☒ YES ☐ NO

At development: ☒ YES ☒ NO*

Approx. distance to nearest sewer: Stubbed to the western property line of the site; In Rosetrace Trl right-of-way to the east of the site.

Estimated waste generation (in G.P.D.): Average daily = 10,080

Peak flow = 25,200

Treatment plant: South Cobb WRF

Plant capacity: ☒ Yes ☐ NO

Projected plant availability: ☐ 0-5 years ☐ 5-10 years ☒ over 10 years

Off-site easement required: ☒ YES* ☐ NO

Line capacity study required: ☐ YES ☒ NO

Letter of allocation issued: ☐ YES ☒ NO

Septic tank recommended by this department: ☐ YES ☒ NO

Subject to Health Department approval: ☐ YES ☒ NO

*If off-site easements are required, the developer/owner must submit easements to CCWS for review and approval as to form and stipulations prior to the execution of easements by the property owners. All easement acquisitions are the responsibility of the developer/owner.

Additional sewer comments:

Note: These comments only reflect what facilities were in existence at the time of this review. Developer may be required to install/upgrade water mains based on fire flow test results or Fire Department code. This will be addressed in the Plan Review process. The developer/owner will be responsible for connecting to the existing county water and sewer systems, installing and/or upgrading all outfalls & water mains, obtaining onsite and/or offsite easements, and dedication of onsite and/or offsite water and sewer to Cobb County as may be required. Rezoning does not guarantee water/sewer availability or capacity unless so stated in writing by the Cobb County Water System.

Roadway	Roadway classification	Speed limit (mph)	Jurisdictional control	Min. R.O.W. requirements
Brown Road	Minor Collector	40	Cobb County	60’

Roadway	Location	Average daily trips (vpd)	Level of service
Brown Road	North of Brown’s Crossing	900	C

vpd = vehicles per day
Based on 2024 AADT count data taken by GDOT, as published on their website, for Brown Road.
Planning Level of Service based on available Average Daily Trips using GRTA guideline thresholds. Classification thresholds for LOS A and LOS B are not available for minor collector roads from this data source. LOS C or D is acceptable based on GDOT Design Policy Manual criteria.

ITE Land Use	Description	Expected Size (DU)	AM			PM			Daily (vpd)
			In (vph)	Out (vph)	**Total (vph)**	In (vph)	Out (vph)	**Total (vph)**	
210	Single Family Homes	79	15	40	**55**	46	27	**73**	**718**

vph = vehicles per hour, , DU = dwelling unit
Development gross trip generation based on available development size and rates from the Institute of Transportation Engineers (ITE) Trip Generation, 12th edition.

Comments and observations

Brown Road is classified as a minor collector roadway and according to the available information the existing right-of-way does not meet the minimum requirements for this classification.

In accordance with Cobb County Code 134-121 and based on site plan dated May 5, 2026, this development does not require a traffic impact study submittal.

Recommendations

THE RECOMMENDATIONS BELOW SHALL BECOME STIPULATED REQUIREMENTS UPON INCLUSION WITH AND APPROVAL BY THE BOARD OF COMMISSIONERS OF THIS APPLICATION:

1. Recommend applicant, **WITHIN 12 MONTHS OF ZONING APPROVAL**, donate right-of-way on each side of Brown Road, a minimum of 30’ from the roadway centerline or 3’ behind sidewalk, whichever is further, in accordance with Cobb County Development Standard 401.2, Right-of-Way.

2. Recommend applicant verify that minimum intersection sight distance is available for Brown Road access. This recommendation is pursuant to Cobb County Development Standard Detail 401B, Intersection Sight Distance. If minimum intersection sight distance is not available, recommend implement remedial measures to address safety, subject to the Department’s approval.

3. Recommend installing curb, gutter, and sidewalk along Brown Road frontage to meet Cobb DOT standards; or pay fee in lieu of curb, gutter, and sidewalk if constraints exist and subject to Cobb DOT approval. This recommendation is pursuant to Cobb County Development Standard 401.15, Curbs and Gutters (including subsections), Cobb County Development Standard 404 Sidewalks and Pathways, Cobb County Development Standard 405 Accessibility Requirements, and Cobb County Development Standard Detail 106, Concrete Curbs, Medians.

4. Recommend Brown Road main accesses include left turn lanes to address safety. This recommendation is pursuant to Cobb County Development Standard 402.10, Left Turn Lane Design Guidelines, and Cobb County Development Standard Detail 401F, Left Turn Lane. Cobb DOT also follows Table 9-24 and Figure 9-35 recommendations published in the American Association of State Highway and Transportation Officials (AASHTO) A Policy on Geometric Design of Highways and Streets (Green Book), 7th Edition.

5. Recommend Brown Road main accesses include deceleration (right turn) lanes at all entering access locations to address safety. This recommendation is pursuant to Cobb County Development Standard 402.9, Deceleration Lanes/Roadway Improvements Along Existing Streets, and Cobb County Development Standard Detail 401A, Deceleration Lanes. Recommend final location and design be determined during plan review, subject to Cobb County DOT approval.

6. Recommend all crosswalks be installed parallel to the adjacent roadway.

7. All signage and landscaping should be installed off county right-of-way and where it will not impede the line of sight for the driveways or roadways.

8. Recommend mail kiosk(s) for proposed development be located off the right-of-way and either on the inward traffic flow or adjacent to off-street guest parking. This recommendation is to address safety because of the potential of illegal parking movements crossing opposing traffic. In addition, Perpendicular parking is not allowed within public right of way.

(continued)

9. Recommend a minimum of 100’ feet straight-line distance (from end of intersection curb return to start of driveway curb return) between the first residential driveway and any roadway intersection. This recommendation is pursuant to Cobb County Development Standard 402.7 and Cobb County Development Standard Detail 116R, Residential Driveway Standard.

10. Recommend a minimum of 50 feet straight-line distance (from end of curb return to start of adjacent curb return) between any residential driveways and interior roadways, adjacent curves, on-street parking or other driveways. This recommendation is pursuant to Cobb County Development Standard 402.7.1, Residential Driveways and Cobb County Development Standard Detail 116R, Residential Driveway Standard.

11. Recommend curb and gutter along both sides and sidewalk along one side of proposed development.

12. Recommend streets, lighting, and utilities be constructed to the Cobb County Standard Specifications. This recommendation is pursuant to Cobb County Development Standard 401, Streets and Access (including subsections) and Cobb County Development Standard Details, including the following: Detail 110A, Typical Section Residential Street; Detail 100B, Residential Street Grading; Detail 104a, Typical Residential Cul-de-sac; Detail 104b, Typical Offset Cul-de-sac; and Detail 113, Sidewalks.

13. Recommend a 10’ No Access Easement along double frontage lots abutting Brown Road frontage.

14. Recommend that any wall or wall footer for the proposed development be located outside the right-of-way. This recommendation is pursuant to Cobb County Development Standard 413, Structural Retaining Walls.

15. Recommend applicant be required to meet all Cobb County Development Standards and Ordinances related to project improvements.

STAFF ANALYSIS

Per section 134-122 of the Official Code of Cobb County, below is a written zoning analysis relating to the following (question in bold; the answer is not bold):

A. **Whether the zoning proposal will permit a use that is suitable in view of the use and development of adjacent and nearby property;**
It is Staff's opinion the zoning proposal will not permit a use that is suitable in view of the use and development of adjacent and nearby property. Surrounding developments have been uniformly zoned for and built up as R-20 subdivisions, with the only nearby exception being an R-20/OSC district due to floodplains.

B. **Whether the zoning proposal will adversely affect the existing use or usability of adjacent or nearby property;**
It is Staff's opinion the zoning proposal will adversely affect the existing use or usability of adjacent or nearby property. The RA-4 zoning district as requested will result in a density that is out of character with the surrounding development and may present additional adverse impacts as a result.

C. **Whether the zoning proposal will result in a use which will or could cause an excessive burdensome use of existing streets, transportation facilities, utilities, or schools;**
It is Staff's opinion the zoning proposal may result in a use which will or could cause an excessive burdensome use of existing streets, transportation facilities, utilities, or schools. Per Cobb Department of Transportation comments, right of way will have to be donated to bring existing roads into compliance.

D. **Whether the zoning proposal is in conformity with the policies and intent of the comprehensive plan;**
It is Staff's opinion the zoning proposal is not in conformity with the policies and intent of the comprehensive plan. The current future land use for these properties is VLDR, which does not support the establishment of the RA-4 district within its area.

E. **Whether there are other existing or changing conditions affecting the use and development of the property which give supporting grounds for either approval or disapproval of the zoning proposal;**
It is Staff's opinion that there are other existing or changing conditions affecting the use and development of the property which give supporting grounds for deletion of the zoning proposal to R-20. The homes in this part of the County are primarily R-20, with even new developments trending in this direction. Allowing for a clustered residential development here would be out of character with other approved cases in the area. In the past, this area has only allowed for more compact developments to preserve green space and avoid disrupting floodplains.

The staff analysis and recommendation made by the Planning and Zoning Staff are only the opinions of the Planning and Zoning Staff and are by no means the final decision. The Cobb County Board of Commissioners makes the final decisions on all Rezoning and Land Use Permits at an advertised public hearing.

Application No. _____

Summary of Intent for Rezoning

Part 1. Residential Rezoning Information (attach additional information if needed)

a) **Proposed unit square-footage(s):** 1450-3005 SF

b) **Proposed building architecture:** Elevations will either be traditional or craftsman. Materials: fiber cement siding; brick or stone accents (plan dependent); covered stoops or porches.

c) **List all requested variances:** NONE

Part 2. Non-residential Rezoning Information (attach additional information if needed)

a) **Proposed use(s):** N/A

b) **Proposed building architecture:** N/A

c) **Proposed hours/days of operation:** N/A

d) **List all requested variances:** N/A

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COBB COUNTY ZONING

Part 3. Other Pertinent Information (List or attach additional information if needed)

The property currently has two home sites. The property is bordered to the west, north, and east by exising single family residential. The property to the south is undeveloped land.

Part 4. Is any of the property included on the proposed site plan owned by the Local, State, or Federal Government? (Please list all Right-of-Ways, Government owned lots, County owned parcels and/or remnants, etc., and attach a plat clearly showing where these properties are located).

NO

05/20/26

The proposed zoning case must address the comments listed below by prescriptive code or equivalency, as approved by the Cobb County Fire Marshal's Office

Approval will be based on Professional Engineer-stamped plans that signify overall plan conformance to all Georgia State and Cobb County Codes. Design Professional and Developer maintain the sole responsibility for the design and for correcting all errors, omissions, problems, and code violations (if any) exposed during construction AFTER authorization by Cobb County.

FIRE DEPARTMENT ACCESS:
Must comply with NFPA 241 for maintaining safety during construction.

All access roads shall meet the American Association of State and Highway Transportation Officials (AASHTO) design manual live load standard HS20 (75,000 lbs.) with an unobstructed width of not less than 20 feet, 35 foot inside radius, 50 foot outside turning radius and unobstructed vertical clearance of not less than 13 feet 6 inches. (Cobb County Development Standards 402.11)

Maximum slope of the access road in reference to the apparatus is 10% Front to Back and 5% Side to Side. Maximum grade of roadways leading to Fire Access roads refer to the Cobb County Development Standard Section 400: Maximum angle of departure is 8.5%.

Dead-end access roads more than 150 feet shall be provided with a turn-around (IFC Chapter-5, 120-3-3 Rules and Regulations, CCDS Section-401 & 402).

Single-Family cul-de-sac without island: 38-foot outside radius;

GUEST PARKING:
Occupant parking shall be installed as required by zoning and additional guest parking shall be required as follows:

- Where driveways to two car garages exceed 50 feet in length, no additional guest parking is required.
- Where driveways to two car garages are at least 22 feet long and 20 feet wide, additional parking shall be required at .5 spaces per dwelling unit.
- Where driveways to two car garages are less than 22 feet long and 20 feet wide, additional parking shall be required at 1 space per dwelling unit.
- Where only single car garages are provided, additional parking shall be required at 2 spaces per dwelling unit.
- Guest parking spaces must be evenly distributed throughout the project. (Cobb County Development Standards 401.8.2)

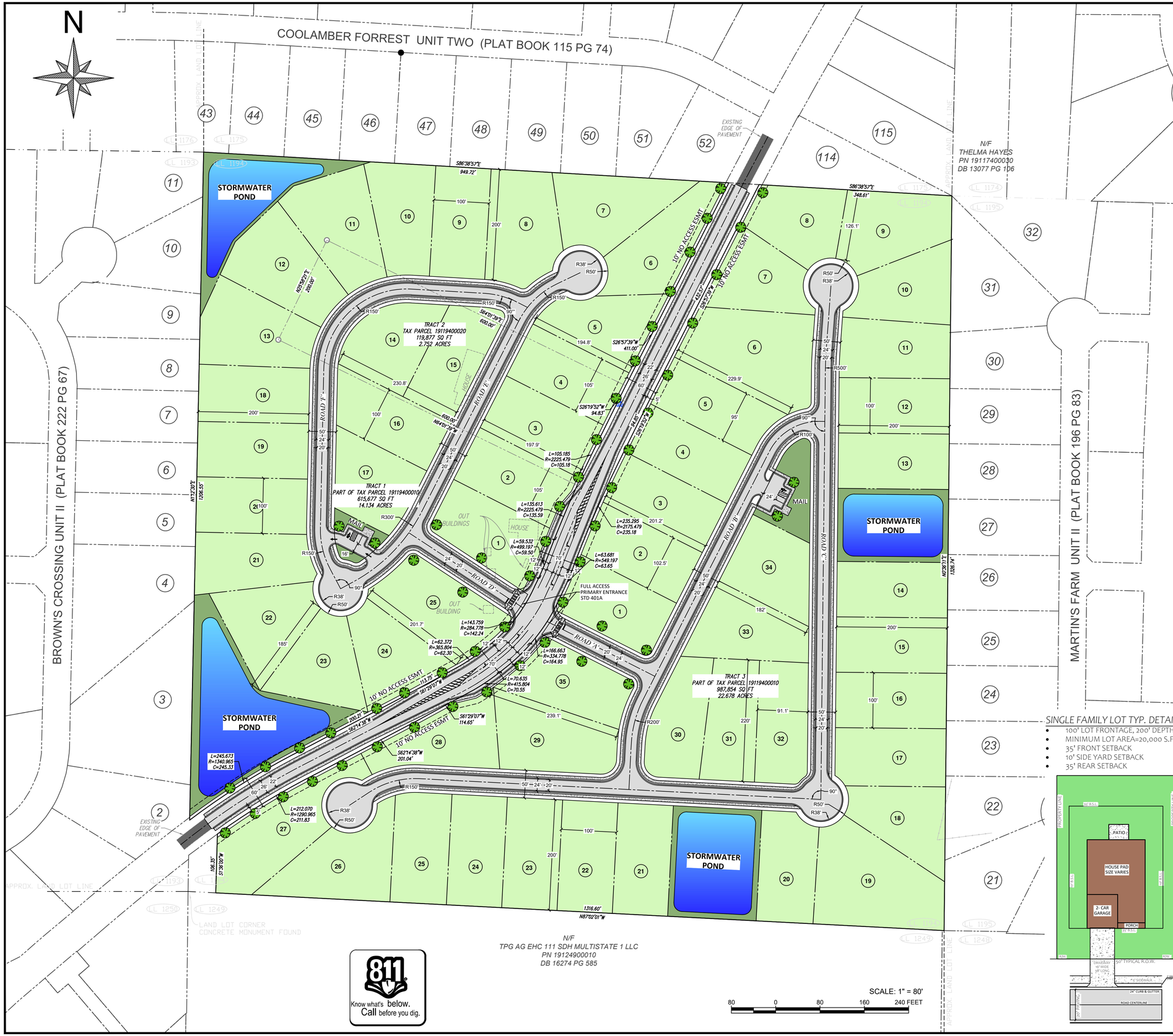
(continued)

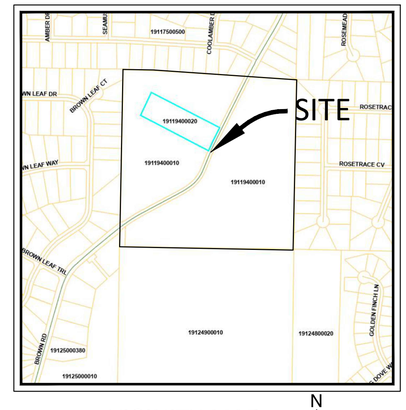
FIRE HYDRANT:

The maximum distance of a hydrant to the most remote portion of a structure shall be 500 feet. Distance shall be measured around the structure and from the fire apparatus access road. A 500-foot radius around the hydrant is not an acceptable measurement for distance. (Cobb County Development Standards 410.5.2) (Cobb County Development Standards 410.5.2)

Where a fire hydrant is located on a fire apparatus access road, the minimum road width shall be 26 feet for a 40-foot length centered on the fire hydrant, exclusive of shoulders (see Figure D103.1 in Appendix D).

Jeff Byrd
(678) 229-7059
Jeffrey.Byrd@cobbcounty.gov





VICINITY MAP

EXISTING PROPERTY INFORMATION
TOTAL SITE AREA=39.564 AC. (BOTH PARCELS)
PARCEL #19119400010 & 19119400020
ADDRESS: 5180 BROWN ROAD, POWDER SPRINGS, GA 30127
LAND LOT: 1194, 19TH DISTRICT
CURRENT ZONING: R-30 (RESIDENTIAL)

PROPOSED ZONING = R-20
-MINIMUM LOT SIZE = 20,000 S.F.
-MINIMUM LOT WIDTH = 75 FT.
-MIN LOT WIDTH AT CUL-DE-SAC = 50 FT.
-FRONT SETBACK = 35 OR 40 FT.
-SIDE SETBACK =10 FT, MAJOR 25 FT.
-REAR SETBACK = 35 FT.
-MINIMUM WIDTH BETWEEN DWELLINGS=20 FT.
-MAXIMUM DENSITY = 2 UNITS/ACRE (PER LAND USE REQUIREMENTS)
-MAXIMUM BLDG HEIGHT=35 FT.
-MINIMUM HOUSE SIZE=950 SF (PER ZONING)
-MAXIMUM IMPERVIOUS AREA=35%

SURVEY INFORMATOIN
-BOUNDARY INFORMATION OBTAINED BY ROLLINS LAND SURVEYING, DATED 5-4-2026
-TOPOGRAPHIC INFORMATION PROVIDED BY NOAA WEBSITE

100-FLOODPLAIN STATEMENT
-THE PROPERTY IS LOCATED WITHIN FEMA ZONE "X" WHICH IS OUTSIDE THE 100 YR FLOOD ZONE PER FIRM 13067C0179H, DATED: 3/14/2013

UTILITY PROVIDER
-WATER SERVICE PROVIDED BY:COBB COUNTY
-GRAVITY SANITARY SEWER PROVIDED BY:COBB COUNTY

PROPOSED SITE
-PROPOSED USE: SINGLE FAMILY & SENIOR LIVING
-PROPOSED SINGLE FAMILY =60 LOTS
-PROPOSED SF DENSITY = 1.52 UNITS/ACRE
-PROPOSED PARKING: MINIMUM 2 SPACES FOR UNIT

-THERE ARE NO CEMETERIES ON THE PROPERTY
-THERE ARE NO KNOWN WETLANDS ON THE PROPERTY
-THE ARE NO KNOWN ARCHITECTURAL OR ARCHEOLOGICAL LANDMARKS ON THE PROPERTY
-THERE ARE NO KNOWN STREAMS OR STATE WATERS ON THE PROPERTY.
-THERE ARE NO KNOWN EXISTING UTILITY EASEMENTS ON THE PROPERTY

WETLANDS AND STATE WATERS
-THERE ARE NO KNOW WETLANDS OR STATE WATERS ON THE PROPERTY. A WETLANDS AND STATE WATER STUDY WILL BE PERFORMED PRIOR TO SUBMITTAL OF A LAND DISTURBANCE PERMIT.

SINGLE FAMILY LOT TYP. DETAIL
- 100' LOT FRONTAGE, 200' DEPTH
- MINIMUM LOT AREA=20,000 S.F.
- 35' FRONT SETBACK
- 10' SIDE YARD SETBACK
- 35' REAR SETBACK

NOTES:
- ALL SIGNAGE AND LANDSCAPING SHOULD BE INSTALLED OFF COUNTY RIGHT-OF-WAY AND WHERE IT WILL NOT IMPEDE THE LINE OF SIGHT FOR THE DRIVEWAYS OR ROADWAYS.

- A MINIMUM OF 100' FEET STRAIGHT-LINE DISTANCE (FROM END OF INTERSECTION CURB RETURN TO START OF DRIVEWAY CURB RETURN) BETWEEN THE FIRST RESIDENTIAL DRIVEWAY AND ANY ROADWAY INTERSECTION.

-MINIMUM OF 50 FEET STRAIGHT-LINE DISTANCE (FROM END OF CURB RETURN TO START OF ADJACENT CURB RETURN) BETWEEN ANY RESIDENTIAL DRIVEWAYS AND INTERIOR ROADWAYS, ADJACENT CURVES, ON-STREET PARKING OR OTHER DRIVEWAYS.

-STREETS, LIGHTING, AND UTILITIES BE CONSTRUCTED TO THE COBB COUNTY STANDARD SPECIFICATIONS.

-ANY WALL OR WALL FOOTER FOR THE PROPOSED DEVELOPMENT BE LOCATED OUTSIDE THE RIGHT-OF-WAY.

-APPLICANT BE REQUIRED TO MEET ALL COBB COUNTY DEVELOPMENT STANDARDS AND ORDINANCES RELATED TO PROJECT IMPROVEMENTS.

Know what's below. Call before you dig.

GEORGIA REGISTERED No. PE36309 PROFESSIONAL ENGINEER MATTHEW D. BAILEY

Group BAILEY CIVIL
P.O. Box 4392 Cartersville, Ga 30120
678.925.6003 baileycivilgroup.com

FOR SMITH DOUGLAS HOMES
114 VILLAGE TRAIL
WOODSTOCK, GA 30188

PROJECT BULLARD TRACT
5140 BROWN ROAD
COBB COUNTY, GA

SHEET TITLE REZONING SITE PLAN

SHEET NUMBER C201

PROJECT NUMBER 25181

DATE JULY 28TH, 2026

REVISIONS

Roadway	Roadway classification	Speed limit (mph)	Jurisdictional control	Min. R.O.W. requirements
Brown Road	Minor Collector	40	Cobb County	60’

Roadway	Location	Average daily trips (vpd)	Level of service
Brown Road	North of Brown’s Crossing	900	C

vpd = vehicles per day
Based on 2024 AADT count data taken by GDOT, as published on their website, for Brown Road.
Planning Level of Service based on available Average Daily Trips using GRTA guideline thresholds. Classification thresholds for LOS A and LOS B are not available for minor collector roads from this data source. LOS C or D is acceptable based on GDOT Design Policy Manual criteria.

ITE Land Use	Description	Expected Size (DU)	AM			PM			Daily (vpd)
			In (vph)	Out (vph)	**Total (vph)**	In (vph)	Out (vph)	**Total (vph)**	
210	Single Family Homes	60	11	30	**42**	35	21	**55**	**545**

vph = vehicles per hour, DU = dwelling unit
Development gross trip generation based on available development size and rates from the Institute of Transportation Engineers (ITE) Trip Generation, 12th edition.

Comments and observations

Brown Road is classified as a minor collector roadway and according to the available information the existing right-of-way does not meet the minimum requirements for this classification.

In accordance with Cobb County Code 134-121 and based on site plan dated July 28, 2026, this development does not require a traffic impact study submittal.

Recommendations

THE RECOMMENDATIONS BELOW SHALL BECOME STIPULATED REQUIREMENTS UPON INCLUSION WITH AND APPROVAL BY THE BOARD OF COMMISSIONERS OF THIS APPLICATION:

1. Recommend applicant, **WITHIN 12 MONTHS OF ZONING APPROVAL**, donate right-of-way on each side of Brown Road, a minimum of 30’ from the roadway centerline or 3’ behind sidewalk, whichever is further, in accordance with Cobb County Development Standard 401.2, Right-of-Way. The revised site plan (dated July 28, 2025) appears to address this recommendation.

2. Recommend applicant verify that minimum intersection sight distance is available for Brown Road access. This recommendation is pursuant to Cobb County Development Standard Detail 401B, Intersection Sight Distance. If minimum intersection sight distance is

not available, recommend implement remedial measures to address safety, subject to the Department's approval.

3. Recommend installing curb, gutter, and sidewalk along Brown Road frontage to meet Cobb DOT standards; or pay fee in lieu of curb, gutter, and sidewalk if constraints exist and subject to Cobb DOT approval. This recommendation is pursuant to Cobb County Development Standard 401.15, Curbs and Gutters (including subsections), Cobb County Development Standard 404 Sidewalks and Pathways, Cobb County Development Standard 405 Accessibility Requirements, and Cobb County Development Standard Detail 106, Concrete Curbs, Medians. Site plan received July 28, 2025, appears to comply with this recommendation.

4. Recommend Brown Road main accesses include left turn lanes to address safety. This recommendation is pursuant to Cobb County Development Standard 402.10, Left Turn Lane Design Guidelines, and Cobb County Development Standard Detail 401F, Left Turn Lane. Cobb DOT also follows Table 9-24 and Figure 9-35 recommendations published in the American Association of State Highway and Transportation Officials (AASHTO) A Policy on Geometric Design of Highways and Streets (Green Book), 7th Edition. This recommendation appears to be met on the site plan revised July 28, 2025. Recommend final location and design be determined during plan review, subject to Cobb County DOT approval.

5. Recommend Brown Road main accesses include deceleration (right turn) lanes at all entering access locations to address safety. This recommendation is pursuant to Cobb County Development Standard 402.9, Deceleration Lanes/Roadway Improvements Along Existing Streets, and Cobb County Development Standard Detail 401A, Deceleration Lanes. Recommend final location and design be determined during plan review, subject to Cobb County DOT approval. This recommendation appears to be met on the site plan revised July 28, 2025. Recommend final location and design be determined during plan review, subject to Cobb County DOT approval.

6. Recommend all crosswalks be installed parallel to the adjacent roadway. This recommendation appears to be met on the site plan revised July 28, 2025. Recommend final location and design be determined during plan review, subject to Cobb County DOT approval.

7. All signage and landscaping should be installed off county right-of-way and where it will not impede the line of sight for the driveways or roadways.

(continued)

8. Recommend mail kiosk(s) for proposed development be located off the right-of-way and either on the inward traffic flow or adjacent to off-street guest parking. This recommendation is to address safety because of the potential of illegal parking movements crossing opposing traffic. In addition, Perpendicular parking is not allowed within public right of way. This recommendation appears to be met on the site plan revised July 28, 2025.

9. Recommend a minimum of 100' feet straight-line distance (from end of intersection curb return to start of driveway curb return) between the first residential driveway and any roadway intersection. This recommendation is pursuant to Cobb County Development Standard 402.7 and Cobb County Development Standard Detail 116R, Residential Driveway Standard.

10. Recommend a minimum of 50 feet straight-line distance (from end of curb return to start of adjacent curb return) between any residential driveways and interior roadways, adjacent curves, on-street parking or other driveways. This recommendation is pursuant to Cobb County Development Standard 402.7.1, Residential Driveways and Cobb County Development Standard Detail 116R, Residential Driveway Standard.

11. Recommend curb and gutter along both sides and sidewalk along one side of proposed development. This recommendation appears to be met on the site plan revised July 28, 2025.

12. Recommend streets, lighting, and utilities be constructed to the Cobb County Standard Specifications. This recommendation is pursuant to Cobb County Development Standard 401, Streets and Access (including subsections) and Cobb County Development Standard Details, including the following: Detail 110A, Typical Section Residential Street; Detail 100B, Residential Street Grading; Detail 104a, Typical Residential Cul-de-sac; Detail 104b, Typical Offset Cul-de-sac; and Detail 113, Sidewalks. This recommendation appears to be met on the site plan revised July 28, 2025, EXCEPT for off-street parking. Recommend final location and design be determined during plan review, subject to Cobb County DOT approval.

13. Recommend a 10' No Access Easement along double frontage lots abutting Brown Road frontage. This recommendation appears to be met on the site plan revised July 28, 2025.

14. Recommend that any wall or wall footer for the proposed development be located outside the right-of-way. This recommendation is pursuant to Cobb County Development Standard 413, Structural Retaining Walls. This recommendation appears to be met on the site plan revised July 28, 2025.

(continued)

15. Recommend applicant be required to meet all Cobb County Development Standards and Ordinances related to project improvements.

Community Development – Zoning Division
John Pederson – Division Manager

ZONING CASE

LUP-6-2026

SITE BACKGROUND

Applicant	Tasha Tolbert and Alicia Steel
Phone	Contact Zoning Office
Email	Contact Zoning Office
Representative Contact	Tasha Tolbert
Phone	Contact Zoning Office
Email	Contact Zoning Office
Titleholder	2591 Morgan Road, LLC
Property Location	Located on the west side of Morgan Road directly across from Green Meadow Drive and south of Ramblewood Drive
Address	2591 Morgan Road
Access to Property	Morgan Road

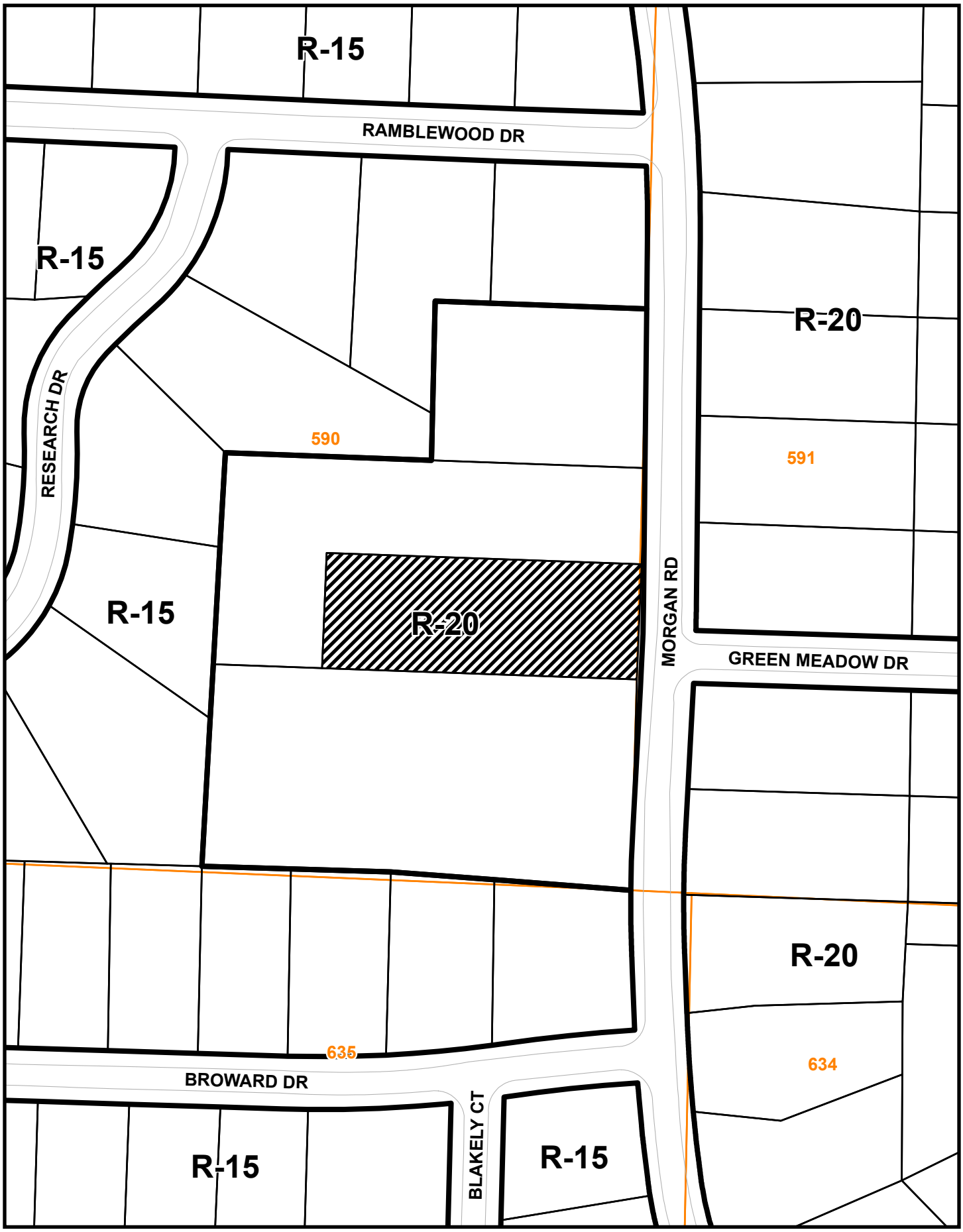
QUICK FACTS

Commission District	3 - Birrell
Current Zoning	R-20
Current Use of Property	Group home
Proposed Use	To allow more patients than the Code allows
Future Land Use	LDR
Site Acreage	0.75
District	16
Land Lot	590
Parcel #	16059000710
Taxes Paid	Yes

FINAL ZONING STAFF RECOMMENDATIONS

Click here to enter text.

LUP-6 2026 Map



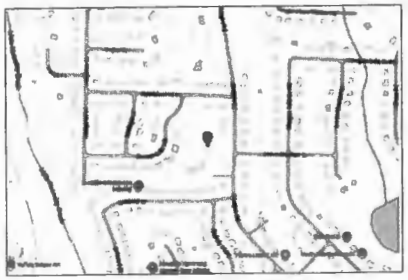
This map is provided for display and planning purposes only. It is not meant to be a legal description.

0 105 210 Feet

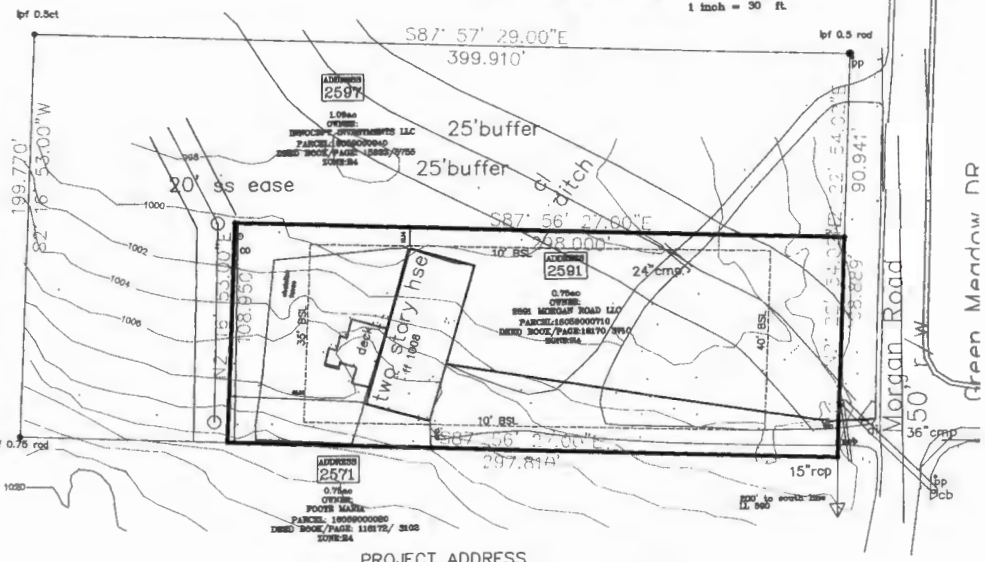
Zoning Boundary

City Boundary

THIS BLOCK RESERVED FOR CLERK OF COURT



VICINITY MAP



PROJECT ADDRESS
2591 Morgan Rd NE, Marietta, GA 30066
Cobb County

SURVEYOR CERTIFICATION:
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Surveyor: J. Wayne Proctor, No. 2847 Jayne Proctor

EQUIPMENT USED FOR MEASUREMENTS:
ANGULAR – TOPCON GTS-300 TOTAL STATION
LINEAR – EDM

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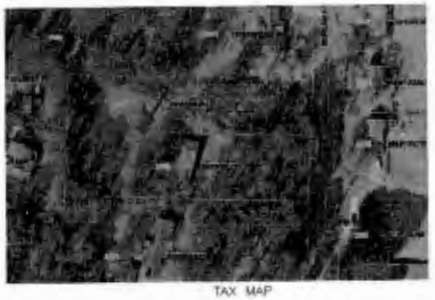
Field work completed 1-1-26
ALL PINS PLACED IPP .5" REBAR



TAX MAP

ENGINEER/SURVEYOR:
Acme American Inc 1st778
J. WAYNE PROCTOR
319 ATLANTA STREET, SE
MARIETTA, GA 30060
(770)428-6880

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COBB COUNTY ZONING

LUP-6 2026 Aerial Map

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0 105 210 Feet

Zoning Boundary

City Boundary

RECEIVED
JAN 07 2026
COBB COUNTY ZONING

Revised October 1, 2009

Application #:_____
PC Hearing Date:_____
BOC Hearing Date:_____

TEMPORARY LAND USE PERMIT WORKSHEET

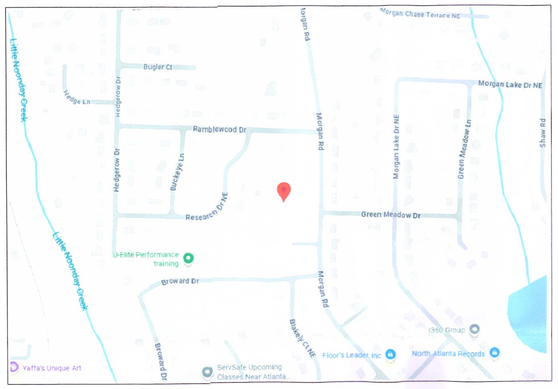
(FOR BUSINESS USE OR FOR A USE NOT PERMITTED)

1. **Type of business, or request?** Personal Care Home
2. **Number of employees?** 2
3. **Days of operation?** Monday - Sunday (daily)
4. **Hours of operation?** open arund the clock
5. **Number of clients, customers, or sales persons coming to the house per day?** 8 **;Per week?** 56
6. **Where do clients, customers and/or employees park?**
   Driveway: X **; Street:**_____ **;Other (Explain):**_____
7. **Signs? No:** ✓ **; Yes:**_____. **(If yes, then how many, size, and location):**_____
8. **Number of vehicles related to this request? (Please also state type of vehicle, i.e. dump truck, bobcat, trailer, etc.):**_____
   2 CARS
9. **Deliveries? No** ✓ **; Yes**_____ **(If yes, then how many per day or week, and is the delivery via semi-truck, USPS, Fedex, UPS, etc.)**
10. **Does the applicant live in the house? Yes**_____ **;No** X
11. **Any outdoor storage? No** X **; Yes**_____ **(If yes, please state what is kept outside):**_____
12. **Length of time requested (24 months maximum):** 24 months
13. **Is this application a result of a Code Enforcement action? No** X **;Yes**__ **(If yes, attach a copy of the Notice of Violation and/or tickets to this form).**
14. **Any additional information? (Please attach additional information if needed):** N/A

Applicant signature: Alicia Steel **Date:** 12/1/25

Applicant name (printed): Alicia Steel

THIS BLOCK RESERVED FOR CLERK OF COURT



VICINITY MAP

LEGEND

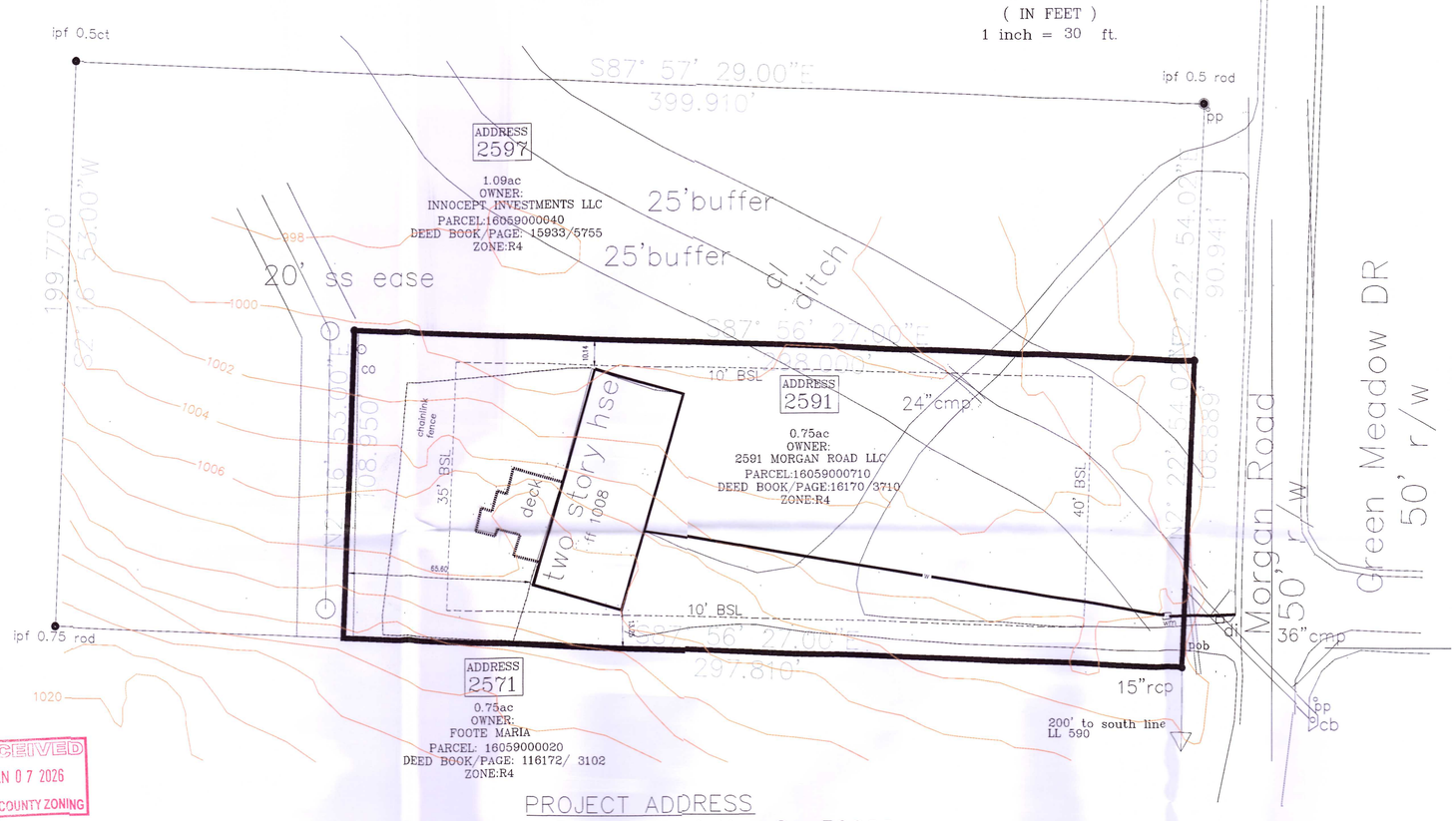
Existing Contour	~~~990~~~	Radius	R
Proposed Contour	990	Chord Bearing	CB
Exist. Spot Elev.	998.6	Chord	C
Proposed Spot Elev.	998.6	Service Pole	SP
Sanitary Sewer	SS	Lamp Pole	LPL
Fire Hydrant		Overhead Utility Line	OHUL
Silt Fence	X	Man Hole	MH
Water Line	W	Catch Basin	CB
Traffic Flow	≠≠≠	Junction Box	JB
Power Pole	PP	Drop Inlet	DI
Gas Line	G	Headwall	HW
Iron Pin Set	IPS	Corrugated Metal Pipe	CMP
Iron Pin Found	IPF	Reinforced Concrete	RCP
Concrete Monument Found	CMF	Cross Drain	CD
Monument	MON	Sewer Easement	SE
Nail & Cap	NAC	Drainage Easement	DE
Fence Corner	FC	Water Valve	WV
Fence		Water Meter	WM
Open Top Pin	OTP	Gas Valve	GV
Crimp Top Pin	CT	Gas Meter	GM
Reinforcing Bar	Rebar	Area	A
Centerline	C	Underground Electricity	UE
Right-of-Way	R/W	Underground Telephone	UT
		To Be Removed	TBR

COMMENT 2

GRAPHIC SCALE

40 0 20 40 80 160

(IN FEET)
1 inch = 30 ft.



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ENGINEER/SURVEYOR:
Acme American llc lsf776
J. WAYNE PROCTOR
319 ATLANTA STREET, SE
MARIETTA, GA 30060
(770)425-6890

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ACME AMERICAN, L.L.C.
Architects, Construction Managers, Engineers
voice (770) 425-6890 - fax (770) 425-5777

PROJECT# 20210902

TITLE: proposed Survey forMorgan RoadLLC
PROJECT: LL 590 16TH DISTRICT
Cobb County Georgia

GEORGIA REGISTERED No. 2847 PROFESSIONAL ENGINEER J.W. PROCTOR
date: 01-1-26

seal
GEORGIA REGISTERED No. 2847 PROFESSIONAL LAND SURVEYOR J.W. PROCTOR
010126

revisions:

date: 01-24-24
dwg. by: PCW
chkd. by: JWP

sheet: S-1

L-P-6

Community Development – Zoning Division
John Pederson – Division Manager

ZONING CASE

LUP-6-2026

SITE BACKGROUND

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Phone	Contact Zoning Office
Email	Contact Zoning Office
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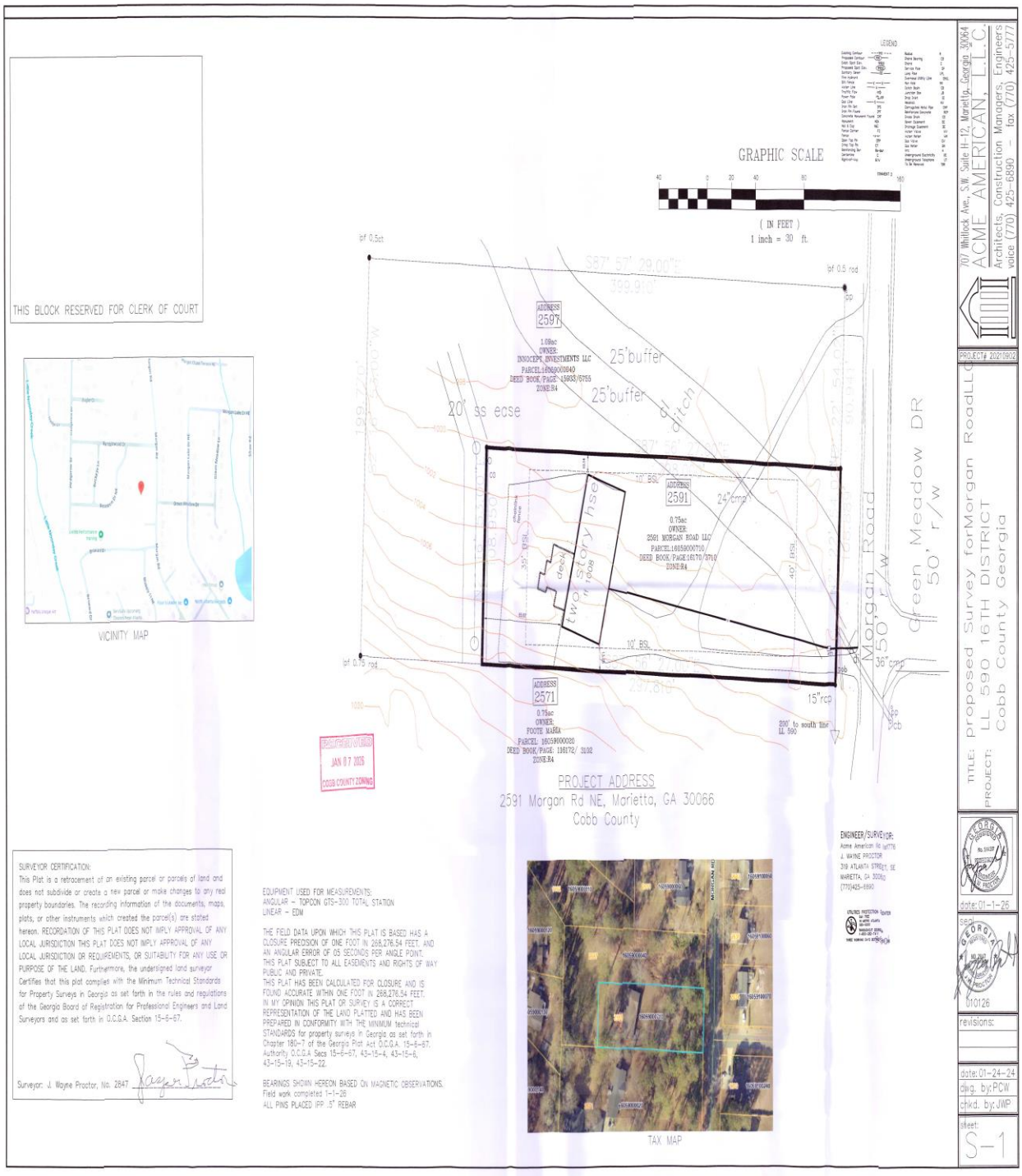
Future Land Use	LDR
Site Acreage	0.75
District	16
Land Lot	590
Parcel #	16059000710
Taxes Paid	Yes

FINAL ZONING STAFF RECOMMENDATIONS

(Zoning staff member: Peyton McClure, CNU-A)

Based on the analysis of this case, Staff recommends **DENIAL**.

LUP-6 2026 Aerial Map


THIS BLOCK RESERVED FOR CLERK OF COURT
VICINITY MAP
GRAPHIC SCALE
(IN FEET)
1 inch = 30 ft.
ADDRESS 2597
1.09ac
OWNER:
INNOCEPT INVESTMENTS LLC
PARCEL:16059000040
DEED BOOK/PAGE:15933/6755
ZONE:R4
25'buffer
25'buffer
20' ss ecse
ADDRESS 2591
0.75ac
OWNER:
2591 MORGAN ROAD LLC
PARCEL:16059000710
DEED BOOK/PAGE:16170/3710
ZONE:R4
two story hse
deck
ADDRESS 2571
0.75ac
OWNER:
FOOTE MARIA
PARCEL: 16059000020
DEED BOOK/PAGE: 116172/ 3102
ZONE:R4
Morgan Road
50' r/w
Green Meadow DR
50' r/w
15"rcp
36"cmp
200' to south line LL 590
PROJECT ADDRESS
2591 Morgan Rd NE, Marietta, GA 30066
Cobb County
JAN 07 2026
COBB COUNTY ZONING
SURVEYOR CERTIFICATION:
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Cobb County Georgia
date:01-1-26
seal
010126
revisions:
date:01-24-24
dwg. by:PCW
chkd. by:JWP
sheet:
S-1

LUP6

North

Zoning: R-20/ Single-family residence

Future Land Use: LDR

WEST

Zoning: R-20/ Single-family residence

Future Land Use: LDR

LUP-6 2026 Map

EAST

Zoning: R-20/ Single-family residence

Future Land Use: LDR

SOUTH

Zoning: R-20/ Single-family residence

Future Land Use: LDR

Current zoning district for the property

The R-20 district is established to provide locations for single-family residential uses or residentially compatible institutional and recreational uses which are within or on the edge of properties delineated for any residential category as defined and shown on the Cobb County Comprehensive Plan: A Policy Guide, adopted November 27, 1990. When residentially compatible institutional and recreational uses are developed within the R-20 district, they should be designed and built to ensure intensity and density compatibility with adjacent single-family detached dwellings and otherwise to implement the stated purpose and intent of this chapter.

Request for a Temporary Land Use Permit

The Board of Commissioners may permit temporary land use permits for uses that are uniquely located and are considered compatible with adjoining zoning districts and nearby uses for designated periods of time for uses, exceptions or professions in areas, along roadways and within districts where the zoning regulations would otherwise prohibit such operations. Customary home occupations as defined in this chapter, do not require a temporary land use permit.

Summary of the applicant's proposal

The applicant is proposing a Temporary Land Use Permit (LUP) to increase the maximum number of patients for a senior personal care home from four (4) patients to eight (8) patients. Counting two (2) staff members, this would allow for a total of ten (10) people. The applicant proposes only two (2) vehicles will be on site for use by staff, with available parking in the driveway. The applicant received a permit to convert this single-family home into a 4-person senior personal care home in June of 2025. The final certificate of occupancy has not been issued as of March 3rd, 2026.

LUP-6-2026 DEPARTMENT COMMENTS – Fire Department

02/26/26

The proposed zoning case must address the comments listed below by prescriptive code or equivalency, as approved by the Cobb County Fire Marshal's Office

Approval will be based on Professional Engineer-stamped plans that signify overall plan conformance to all Georgia State and Cobb County Codes. Design Professional and Developer maintain the sole responsibility for the design and for correcting all errors, omissions, problems, and code violations (if any) exposed during construction AFTER authorization by Cobb County.

CERTIFICATE OF OCCUPANCY:
Plans must be submitted to the Cobb County Fire Marshal's Office to initiate a new Certificate of Occupancy.

FIRE HYDRANT:
The maximum distance of a hydrant to the most remote portion of a structure shall be 500 feet. Distance shall be measured around the structure and from the fire apparatus access road. A 500-foot radius around the hydrant is not an acceptable measurement for distance. Hydrants on the opposite side of a main ROW is not an acceptable measurement of distance. (Cobb County Development Standards 410.5.2) (Cobb County Development Standards 410.5.2)

Where a fire hydrant is located on a fire apparatus access road, the minimum road width shall be 26 feet for a 40-foot length centered on the fire hydrant, exclusive of shoulders (see Figure D103.1 in Appendix D).

Jeff Byrd
(678) 229-7059
Jeffrey.Byrd@cobbcounty.gov

LUP-6-2024 DEPARTMENT COMMENTS – Cemetery Preservation

No comment.

2/27/2026

Comprehensive Plan Future Land Use Designation: Low Density Residential
The subject tract is within the Low Density Residential (LDR) future land use category. The purpose of LDR is to provide for areas that are suitable for low density housing between one (1) and two and one-half (2.5) dwelling units per acre and non-supportive senior living housing that in certain circumstances may reach five (5) dwelling units per acre, depending on existing conditions such as product type and mix, structure/building height, tract size, topographic conditions, etc. in order to provide compatibility with adjacent residential uses. This category presents a range of densities.

What is the Future Land Use Sub-Category? N/A

House Bill 489 Intergovernmental Agreement Zoning Amendment Notification

Is the proposal within one-half mile of a city boundary?	☐ Yes	☒ No
If Yes:		
Which City:	N/A	
Was the city notified?	N/A	

Dobbins Air Reserve Base Zones

Is the property within the Dobbins Airfield Safety Zone?	☐ Yes	☒ No
Is the property within the Clear Zone (CZ)?	☐ Yes	☒ No
Is the property within 3000’ of Dobbins ARB?	☐ Yes	☒ No
Is the property within the Accident Potential Zone (APZ I)?	☐ Yes	☒ No
Is the property within the Accident Potential Zone II (APZ II)?	☐ Yes	☒ No
Is the property within the Noise Zone?	☐ Yes	☒ No
Is the property within the Bird/Wildlife Air Strike Hazard Area (BASH)?	☐ Yes	☒ No

---

Comments:

LUP-6

April '26 Zoning

Applicant: Tasha Tolbert and Alicia Steel

Water & Sewer Comments: No comments.

Recommendations

1. Recommend no parking on the right-of-way.

2. Should any driveway modifications or redevelopment of the property occur in the future, where redevelopment is defined as any action requiring a Land Disturbance Permit that also changes the existing operations of the development in terms of use, intensity and/or anticipated traffic, Cobb DOT recommends the following:

    a. Recommend upgrading driveway to commercial standards. This recommendation is pursuant to Cobb County Development Standard 402.8, Non-Residential Driveways and Cobb County Development Standard Detail 116, Commercial Driveway Requirements.

    b. Recommend applicant be required to meet all Cobb County Development Standards and Ordinances related to project improvements.

STAFF ANALYSIS

There are twelve criteria that must be considered for a Temporary Land Use Permit. The criteria are below in bold, with the staff analysis following:

(1) Safety, health, welfare and moral concerns involving the surrounding neighborhood.
It is the opinion of staff that the proposed use may not impact the safety, health, welfare, or moral concerns involving the surrounding neighborhood.

(2) Parking and traffic considerations.
It is the opinion of staff that, the proposed use will not impact parking or traffic since the applicant proposes only two vehicles for this location.

(3) Number of nonrelated employees.
Staff would be two (2) non-related employees, and potentially eight (8) unrelated residents.

(4) Number of commercial and business deliveries.
The applicant is proposing no commercial or business deliveries.

(5) The general presumption of the board of commissioners that residential neighborhoods should not allow noncompatible business uses.
Group homes are generally a permitted use within residential zoning districts, but the code limits the number of residents to four (4) patients. These are limited to four (4) people to reduce impacts to the surrounding community.

(6) Compatibility of the business use to the neighborhood.
The proposed use is not in a platted neighborhood. The proposed use may disrupt the current uses near the property if allowed to operate at a larger capacity.

(7) Hours of operation.
24 hours a day/ 7 days a week

(8) Existing business uses in the vicinity.
There are no known business uses in this area.

(9) Effect on property values of surrounding property.
It is staff's opinion that the proposed use may have an adverse effect on surrounding property values.

(10) Circumstances surrounding neighborhood complaints.
This request is not the result of a code enforcement action.

(11) Intensity of the proposed business use.
It is staff's opinion that the request would increase the intensity of the group home.

(12) Location of the use within the neighborhood.
The location is not within a platted neighborhood.

The staff analysis and recommendation made by the Planning and Zoning Staff are only the opinions of the Planning and Zoning Staff and are by no means the final decision. The Cobb County Board of Commissioners makes the final decisions on all Rezoning and Land Use Permits at an advertised public hearing.

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JAN 07 2026
COBB COUNTY ZONING

Revised October 1, 2009

Application #:_____

PC Hearing Date:_____

BOC Hearing Date:_____

TEMPORARY LAND USE PERMIT WORKSHEET

(FOR BUSINESS USE OR FOR A USE NOT PERMITTED)

1. **Type of business, or request?** Personal Care Home
2. **Number of employees?** 2
3. **Days of operation?** Monday - Sunday (daily)
4. **Hours of operation?** open around the clock
5. **Number of clients, customers, or sales persons coming to the house per day?** 8 **;Per week?** 56
6. **Where do clients, customers and/or employees park?**
   Driveway: X **; Street:**_____ **;Other (Explain):**_____
7. **Signs? No:** ✓ **; Yes:**_____. **(If yes, then how many, size, and location):**_____
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10. **Does the applicant live in the house? Yes**_____ **;No** X
11. **Any outdoor storage? No** X **; Yes**_____ **(If yes, please state what is kept outside):**_____
12. **Length of time requested (24 months maximum):** 24 months
13. **Is this application a result of a Code Enforcement action? No** X **;Yes**__ **(If yes, attach a copy of the Notice of Violation and/or tickets to this form).**
14. **Any additional information? (Please attach additional information if needed):**
    N/A

Applicant signature: Alicia Steel **Date:** 12/1/25

Applicant name (printed): Alicia Steel

Community Development – Zoning Division
John Pederson – Division Manager

ZONING CASE

LUP-14-2026

SITE BACKGROUND

Applicant	Steven Van Ginkel
Phone	Contact Zoning Office
Email	Contact Zoning Office
Representative Contact	Steven Van Ginkel
Phone	Contact Zoning Office
Email	Contact Zoning Office
Titleholder	Steven Wenetta Van Ginkel
Property Location	Located on the southwest corner of Walton Way and Rocking Hill Drive
Address	195 Rockin Hill Drive
Access to Property	Rockin Hill Drive

QUICK FACTS

Commission District	4 - Sheffield
Current Zoning	R-20
Current Use of Property	Single-family residence
Proposed Use	Increase capacity of a group home from 4 residents to 7 residents
Future Land Use	LDR
Site Acreage	0.37
District	17
Land Lot	159
Parcel #	17015900650
Taxes Paid	Yes

FINAL ZONING STAFF RECOMMENDATIONS

Click here to enter text.

LUP-14 2026 Map

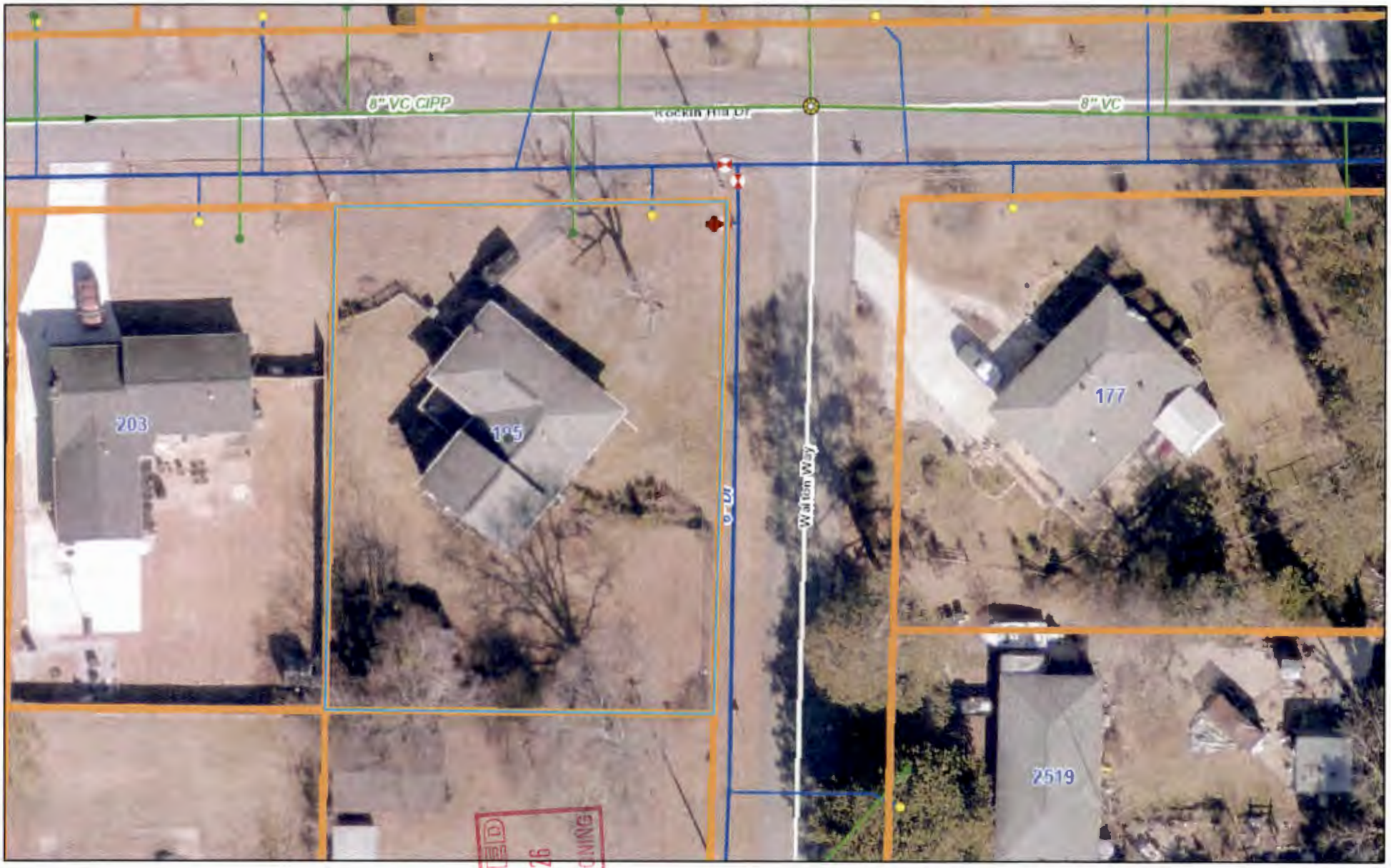
This map is provided for display and planning purposes only. It is not meant to be a legal description.

0 80 160 Feet

Zoning Boundary

City Boundary

ArcGIS Web Map



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MAY 07 2026
COBB COUNTY ZONING

5/7/2026, 10:48:11 AM

CAM_ActiveAddress
Land Lots
Subdivisions
CobbParcels
Service Line
Meter
Water Main
CCWS
Water Valve
Hydrant
COBB COUNTY
Tap
Sewer Customer
Gravity Main
COBB COUNTY
ssManhole
COBB COUNTY
Ramps
Local
Local

1:564

0 0 0.01 0.02 mi

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LUP-14 2026 Aerial Map

This map is provided for display and planning purposes only. It is not meant to be a legal description.

0 80 160 Feet

Zoning Boundary

City Boundary

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COBB COUNTY ZONING

Revised December18, 2013

Application #: LUP-14

PC Hearing Date: 7/7/26

BOC Hearing Date: 7/21/26

TEMPORARY LAND USE PERMIT WORKSHEET (FOR NUMBER OF ADULTS AND/OR VEHICLES)

1. **Number of unrelated adults in the house?** 7
2. **Number of related adults in the house?** —
3. **Number of vehicles at the house?** 4
4. **Where do the residents park?**
   Driveway: X ; **Street:** _____ ; **Garage:** _____
5. **Does the property owner live in the house? Yes** _____ ;**No** X
6. **Any outdoor storage? No** _____ ; **Yes** X **(If yes, please state what is kept outside):** yard tools
7. **Length of time requested (24 months maximum):** 24 months
8. **Is this application a result of a Code Enforcement action? No** X ;**Yes** _____ **(If yes, attach a copy of the Notice of Violation and/or tickets to this form).**
9. **Any additional information? (Please attach additional information if needed):**

_____

_____

Applicant signature: S **Date:** 5/7/26

Applicant name (printed): Steven Von Ginkel

ZONING STAFF USE ONLY BELOW THIS LINE

Zoning of property: R-20

Size of house per Cobb County Tax Assessor records: 1879

Number of related adults proposed: ~~0~~ **Number permitted by code:** 4

Number of unrelated adults proposed: 7 **Number permitted by code:** 1

Number of vehicles proposed: 4 **Number permitted by code:** 4

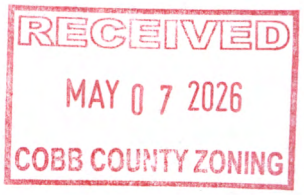
Number of vehicles proposed to be parked outside: 4 **Number of vehicles permitted** 4

Revised December 18, 2013

Dear Neighbor, I just bought the property at 195 Rockin Hill Dr SW, Marietta, Georgia, 30060 and I am thinking of turning it into a group home to help people transition into a stable living environment. I am requesting to put up to seven unrelated adults in the house. The Cobb County Zoning Division requires that I notify my three contiguous neighbors. If the Zoning Division approves my application, I will place a sign in front of the house noting the date of the public hearing when you will be able to come and share your views on this matter. If you have any questions or concerns and would like to speak with me, you are welcome to visit me at the house. Thank you.

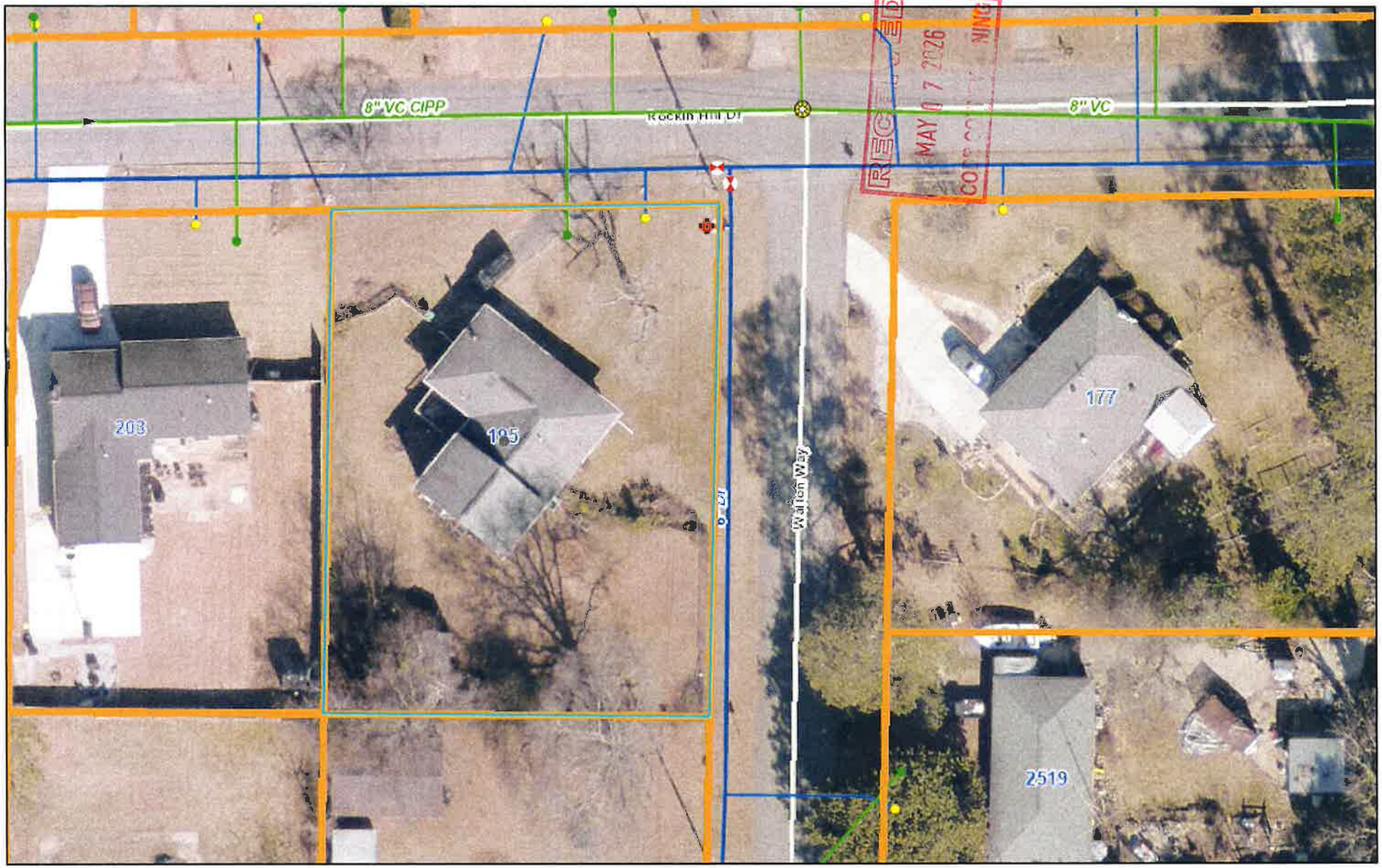
Sincerely,

Steven Van Ginkel



Lup-14

ArcGIS Web Map



RECEIVED MAY 07 2026 COBB COUNTY ZONING

5/7/2026, 10:48:11 AM

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CAM_ActiveAddress
Land Lots
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CobbParcels
Service Line
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Water Main
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Water Valve
Hydrant
COBB COUNTY
Tap
Sewer Customer
Gravity Main
COBB COUNTY
ssManhole
COBB COUNTY
Ramps
Local
Local

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Community Development – Zoning Division
John Pederson – Division Manager

ZONING CASE

LUP-14-2026

SITE BACKGROUND

Applicant	Steven Van Ginkel
Phone	Contact Zoning Office
Email	Contact Zoning Office
Representative Contact	Steven Van Ginkel
Phone	Contact Zoning Office
Email	Contact Zoning Office
Titleholder	Steven Wenetta Van Ginkel
Property Location	Located on the southwest corner of Walton Way and Rocking Hill Drive
Address	195 Rockin Hill Drive
Access to Property	Rockin Hill Drive

QUICK FACTS

Commission District	4 - Sheffield
Current Zoning	R-20
Current Use of Property	Single-family residence
Proposed Use	Increase capacity of a group home from 4 residents to 7 residents
Future Land Use	LDR
Site Acreage	0.37
District	17
Land Lot	159
Parcel #	17015900650
Taxes Paid	Yes

FINAL ZONING STAFF RECOMMENDATIONS

(Zoning staff member: Shaun Daniels, Planner II)

Based on the analysis of this case, Staff recommends **DENIAL** of this application.

ArcGIS Web Map
lup-14
RECEIVED
MAY 07 2026
8"VC CIPP
8"VC
Rockin Hill Dr
Walden Way
203
195
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2519
5/7/2026, 10:48:11 AM
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CAM_ActiveAddress
Land Lots
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LUP-14 2026 Aerial Map

North

Zoning: R-20 Single-Family Residential

Future Land Use: LDR

WEST

Zoning: R-20 Single-Family Residential

Future Land Use: LDR

LUP-14 2026 Map

EAST

Zoning: R-20 Single-Family Residential

Future Land Use: LDR

SOUTH

Zoning: R-20 Single-Family Residential

Future Land Use: LDR

Current zoning district for the property

The R-20 district is established to provide locations for single-family residential uses or residentially compatible institutional and recreational uses which are within or on the edge of properties delineated for any residential category as defined and shown on the Cobb County Comprehensive Plan: A Policy Guide, adopted November 27, 1990. When residentially compatible institutional and recreational uses are developed within the R-20 district, they should be designed and built to ensure intensity and density compatibility with adjacent single-family detached dwellings and otherwise to implement the stated purpose and intent of this chapter.

Request for a Temporary Land Use Permit

The Board of Commissioners may permit temporary land use permits for uses that are uniquely located and are considered compatible with adjoining zoning districts and nearby uses for designated periods of time for uses, exceptions or professions in areas, along roadways and within districts where the zoning regulations would otherwise prohibit such operations. Customary home occupations as defined in this chapter, do not require a temporary land use permit.

Summary of the applicant's proposal

The applicant is requesting a Temporary Land Use Permit (LUP) to allow up to seven (7) unrelated adults to reside in an 1,879-square-foot residence in a group-home-style living arrangement. Under the zoning code, for single-family dwelling unit, based on the square footage listed by the Tax Assessor, the property is permitted to house a maximum of four (4) adults, only one (1) of whom may be unrelated. The Code allows a group home to have up to four (4) individuals. The applicant is seeking approval for up to 24 months.

LUP-14-2026 DEPARTMENT COMMENTS – Cemetery Preservation

No comment.

5/29/2026

Site Data

1. Address: 195 Rockin Hill Dr.
2. District: 4
3. Existing Zoning: R-20 Existing Allowable Impervious Coverage: 35%
4. Future Land Use: LDR

Existing Conditions

Floodplain Information

1. Flood Damage Prevention Designated Flood Hazard: No

Proposed Project Onsite Design Requirements

1. At this time there are no present or future site improvement/modifications proposed.

2. Stormwater Management has no objection to the request to operate a group home with seven (7) unrelated adults living in the home.

6/3/2026

Comprehensive Plan Future Land Use Designation: Low Density Residential
The subject tract is within the Low Density Residential (LDR) future land use category. The purpose of LDR is to provide for areas that are suitable for low density housing between one (1) and two and one-half (2.5) dwelling units per acre and non-supportive senior living housing that in certain circumstances may reach five (5) dwelling units per acre, depending on existing conditions such as product type and mix, structure/building height, tract size, topographic conditions, etc. in order to provide compatibility with adjacent residential uses. This category presents a range of densities.

What is the Future Land Use Sub-Category? N/A

House Bill 489 Intergovernmental Agreement Zoning Amendment Notification

Is the proposal within one-half mile of a city boundary?	☐ Yes	☒ No
If Yes:		
Which City:	N/A	
Was the city notified?	N/A	

Dobbins Air Reserve Base Zones

Is the property within the Dobbins Airfield Safety Zone?	☐ Yes	☒ No
Is the property within the Clear Zone (CZ)?	☐ Yes	☒ No
Is the property within 3000’ of Dobbins ARB?	☐ Yes	☒ No
Is the property within the Accident Potential Zone (APZ I)?	☐ Yes	☒ No
Is the property within the Accident Potential Zone II (APZ II)?	☐ Yes	☒ No
Is the property within the Noise Zone?	☐ Yes	☒ No
Is the property within the Bird/Wildlife Air Strike Hazard Area (BASH)?	☒ Yes	☐ No

---

Comments:

LUP-14

July '26 Zoning

Applicant: Steven Van Ginkel

Water & Sewer Comments: No comments.

Recommendations:

THE RECOMMENDATION BELOW SHALL BECOME A STIPULATED REQUIREMENT UPON INCLUSION WITH AND APPROVAL BY THE BOARD OF COMMISSIONERS OF THIS APPLICATION:

1. Recommend no parking on the right-of-way.

Cobb County...Expect the Best!

COBB COUNTY CODE ENFORCEMENT
CASE SYNOPSIS

Report Date:
6/4/2026

CASE #: CODE-2026-02702 **OPEN DATE:** 5/12/2026

COMPLAINANT: **PHONE #:**

DESCRIPTION: grass

PRIMARY ADDRESS:

195 ROCKIN HILL DR SW
MARIETTA, GA 30060

OWNER ADDRESS:

HA LI D & TRAN THAN B
231 ROCKIN HILL DR
MARIETTA, GA 30064

Inspection Date	Inspection/Activity Date	Inspection/Activity Type	Status	Comments
05/12/2026		Case Details		I issued a Notice of Violation for GRASS/WEEDS and taped it to the front door due to no answer and mailed it to the property owners. I measured the grass/weeds and determined that they were over 12 inches. I took photos and uploaded them to OnBase. D Roberts
05/12/2026		Initial Investigation	In Violation Grass	/* GRASS/WEEDS|*83-12*|Height of grass/weeds cannot exceed county regulations.*/

COBB COUNTY - COMMUNITY DEVELOPMENT AGENCY
Code Enforcement Division

Cobb County...Expect the Best!

Mailing Address
P.O. Box 649
Marietta, Ga. 30061

Physical Address
1150 Powder Springs Rd.
Suite 400
Marietta, Ga. 30064

Fax: (770) 528-2092

Notice of Violation

Violation Number: CODE-2026-02702 Date: 05/12/2026

The Cobb County Code Enforcement Division has grounds to believe the property located at:

195 ROCKIN HILL DR SW	MARIETTA, GA 30060	17	0159	065	R-20
(Address)	(City/State/Zip)	(Dist)	(Land Lot)	(Par)	(Zoning)

and/or HA LI D & TRAN THAN B (231 ROCKIN HILL DR MARIETTA, GA 30064)

are in violation of Code Section 83-12 and can be determined to be a public nuisance.

The code states that it shall be unlawful to allow grass/weeds to exceed 12 inches in height.

Please note that the owner or resident occupying the property listed above has 20 calendar days from the date of this notice to cut or trim the grass/weeds to less than 12 inches in height, at which time an inspection will take place to verify.

Please also note the owner or resident occupying the property listed above can make a written request to the Cobb County Board of Zoning Appeals for a hearing to show that the condition of the property does not constitute a public nuisance. The written request must be postmarked no later than 20 days from the date of this notice of violation. A form to use when making such written request is attached.

If said person/s listed above does not make a written request and fails to cut or trim the grass/weeds to less than 12 inches in height within 20 days on property that has not been abandoned or is not vacant, the owner of record will be issued a citation to appear in Magistrate court and may be subject to a fine, imprisonment, or both. If the property remains in violation and is vacant or abandoned, Cobb County will cause the grass/weeds to be cut or trimmed to less than 12 inches in height. If Cobb County causes the grass/weeds to be cut or trimmed to less than 12 inches in height, said person/s listed above will be assessed the charge, including an administrative charge, via an invoice delivered by U. S. Mail. If the charges included in the invoice are not paid in full within 30 days of the invoice date, a lien will be placed on the property (that will include interest at the rate of 8% per annum from the date of the invoice).

If the owner or occupant listed above makes a written request and is granted a hearing that concludes adversely to the owner, Cobb County may cause the grass/weeds to be cut or trimmed to less than 12 inches in height within 72 hours of the hearing, unless the Board of Zoning Appeals direct otherwise. If Cobb County causes the grass/weeds to be cut or trimmed to less than 12 inches in height, the owner listed above will be assessed the charge, including an administrative charge, via an invoice delivered by U. S. Mail. If the charges included in the invoice are not paid in full within 30 days

of the invoice date, a lien will be placed on the property. A schedule of administrative charges and estimated costs for county to remedy the violation is attached to this notice of violation. Your cooperation in complying with the grass/weed height is greatly appreciated.

Estimated costs for county to remedy

General Note- These estimates are not to be interpreted or construed as the final cost which may be assessed, but only a good-faith approximation of such cost. The final assessable cost may be greater or lesser than the estimate.

Administrative charge of $98.00 on vacant or abandoned properties plus -
20,000 square feet or less: $60.00

20,000 square feet – 40,000 square feet: $90.00
Each additional 1/2 acre over 40,000 sq ft: $65.00
If bush-hogging required – up to 40,000 square feet: $120.00

Administrative Charges

If a second violation is issued against the same owner within twelve (12) months from the date of the first violation, an administrative penalty of two hundred fifty dollars ($250.00) shall additionally be assessed at the time of the second violation. If a third violation is issued against the same owner within twelve (12) months from the date of the first violation, an administrative penalty of five hundred dollars ($500.00) shall additionally be assessed at the time of the third violation. Violations of the ordinance may be referred to the County Attorney for appropriate legal action including, but not limited to, injunctive relief, in addition to enforcement as provided in this Chapter.
Fees are subject to change based on contractor bids awarded.

If a lien is filed, attorney fees of $170.00 will be added to the assessed amount

David Roberts (David.Roberts@cobbcounty.gov)	**770-528-2181**
Officer	Telephone

STAFF ANALYSIS

There are twelve criteria that must be considered for a Temporary Land Use Permit. The criteria are below in bold, with the staff analysis following:

(1) Safety, health, welfare and moral concerns involving the surrounding neighborhood.
The request should not affect the safety, health, or welfare of the surrounding properties. The property is surrounded by residential uses.

(2) Parking and traffic considerations.
Employee, visitor, and resident vehicles may be parked in the driveway. The applicant states that no more than four (4) vehicles will be parked outside at any given time.

(3) Number of nonrelated employees.
Only one (1) employee on staff.

(4) Number of commercial and business deliveries.
No commercial deliveries associated with this request.

(5) The general presumption of the board of commissioners that residential
The proposed use is located within a residential area. Allowing a higher-capacity group-home operation may disrupt the existing residential character if the number of unrelated residents exceeds what is permitted by code.

(6) Compatibility of the business use to the neighborhood.
The proposed use is residential in nature and is compatible with surrounding properties at the currently permitted occupancy level.

(7) **Hours of operation.**
Seven (7) unrelated adults would reside at the property full-time, and the group-home operation would function 24 hours a day, seven days a week.

(8) Existing business uses in the vicinity.
There are no known businesses surrounding the property.

(9) Effect on property values of surrounding property.
This request should not have an effect on property values.

(10) Circumstances surrounding neighborhood complaints.
No neighborhood complaints have been submitted to the County, and no Code Enforcement investigations or notices have been issued for the property.

(11) Intensity of the proposed business use.
The applicant's request would increase intensity in the immediate area by allowing seven (7) unrelated individuals to reside in a single-family home as part of a group-home operation. No employees will reside on-site. Per Section 134-197(2)(b) of Cobb County's zoning code, group homes within the R-20 zoning district are limited to four (4) persons in a single-family residence.

(12) Location of the use within the neighborhood.
The proposed use is in a platted subdivision.

The staff analysis and recommendation made by the Planning and Zoning Staff are only the opinions of the Planning and Zoning Staff and are by no means the final decision. The Cobb County Board of Commissioners makes the final decisions on all Rezoning and Land Use Permits at an advertised public hearing.

RECEIVED
MAY 07 2026
COBB COUNTY ZONING

Revised December18, 2013

Application #: LUP-14

PC Hearing Date: 7/7/26

BOC Hearing Date: 7/21/26

TEMPORARY LAND USE PERMIT WORKSHEET (FOR NUMBER OF ADULTS AND/OR VEHICLES)

1. **Number of unrelated adults in the house?** 7
2. **Number of related adults in the house?** —
3. **Number of vehicles at the house?** 4
4. **Where do the residents park?**
   Driveway: X ; **Street:** _____ ; **Garage:** _____
5. **Does the property owner live in the house? Yes** _____ ;**No** X
6. **Any outdoor storage? No** _____ ; **Yes** X **(If yes, please state what is kept outside):** yard tools
7. **Length of time requested (24 months maximum):** 24 months
8. **Is this application a result of a Code Enforcement action? No** X ;**Yes** __ **(If yes, attach a copy of the Notice of Violation and/or tickets to this form).**
9. **Any additional information? (Please attach additional information if needed):**

_____

_____

Applicant signature: S **Date:** 5/7/26

Applicant name (printed): Steven Von Ginkel

ZONING STAFF USE ONLY BELOW THIS LINE

Zoning of property: R-20

Size of house per Cobb County Tax Assessor records: 1879

Number of related adults proposed: ~~0~~ **Number permitted by code:** 4

Number of unrelated adults proposed: 7 **Number permitted by code:** 1

Number of vehicles proposed: 4 **Number permitted by code:** 4

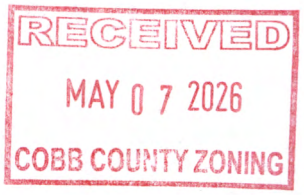
Number of vehicles proposed to be parked outside: 4 **Number of vehicles permitted** 4

Revised December 18, 2013

Dear Neighbor, I just bought the property at 195 Rockin Hill Dr SW, Marietta, Georgia, 30060 and I am thinking of turning it into a group home to help people transition into a stable living environment. I am requesting to put up to seven unrelated adults in the house. The Cobb County Zoning Division requires that I notify my three contiguous neighbors. If the Zoning Division approves my application, I will place a sign in front of the house noting the date of the public hearing when you will be able to come and share your views on this matter. If you have any questions or concerns and would like to speak with me, you are welcome to visit me at the house. Thank you.

Sincerely,

Steven Van Ginkel



LUP-14-2026 DEPARTMENT COMMENTS – Fire Department

05/27/26

The proposed zoning case must address the comments listed below by prescriptive code or equivalency, as approved by the Cobb County Fire Marshal's Office

Approval will be based on Professional Engineer-stamped plans that signify overall plan conformance to all Georgia State and Cobb County Codes. Design Professional and Developer maintain the sole responsibility for the design and for correcting all errors, omissions, problems, and code violations (if any) exposed during construction AFTER authorization by Cobb County.

CERTIFICATE OF OCCUPANCY:
Plans must be submitted to the Cobb County Fire Marshal's Office to initiate the Certificate of Occupancy process.

FIRE PROTECTION:
Automatic sprinkler protection must be provided where mandated by the applicable codes.

Jeff Byrd
(678) 229-7059
Jeffrey.Byrd@cobbcounty.gov

Community Development – Zoning Division
John Pederson – Division Manager

ZONING CASE

SLUP-6-2026

SITE BACKGROUND

Applicant	Wolliston Enterprises, LLC
Phone	Contact Zoning Office
Email	Contact Zoning Office
Representative Contact	Andre Wolliston
Phone	Contact Zoning Office
Email	Contact Zoning Office
Titleholder	SRML Investments, LLC
Property Location	Located on the northwest corner of New McEver Road and Huddleston Bridge Parkway, east of Industrial Center Lane
Address	None assigned
Access to Property	New McEver Road

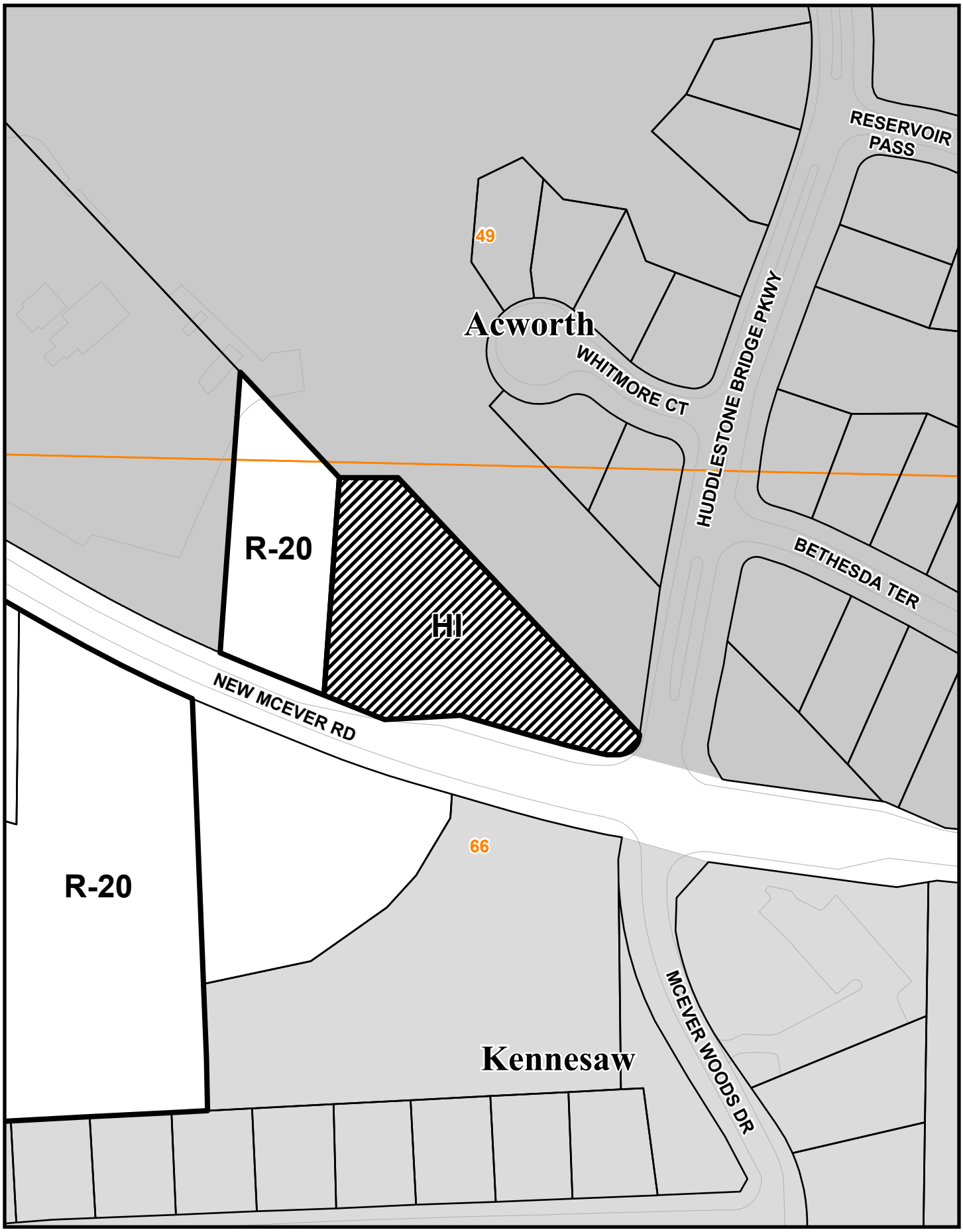
QUICK FACTS

Commission District	1 - Gambrill
Current Zoning	HI
Current Use of Property	Vacant
Proposed Zoning	HI
Proposed Use	Automobile storage yard and towing facility
Future Land Use	IC
Site Acreage	1.06
District	20
Land Lot	66
Parcel #	20006603320
Taxes Paid	Yes

FINAL ZONING STAFF RECOMMENDATIONS

Click here to enter text.

SLUP-6 2026 Map

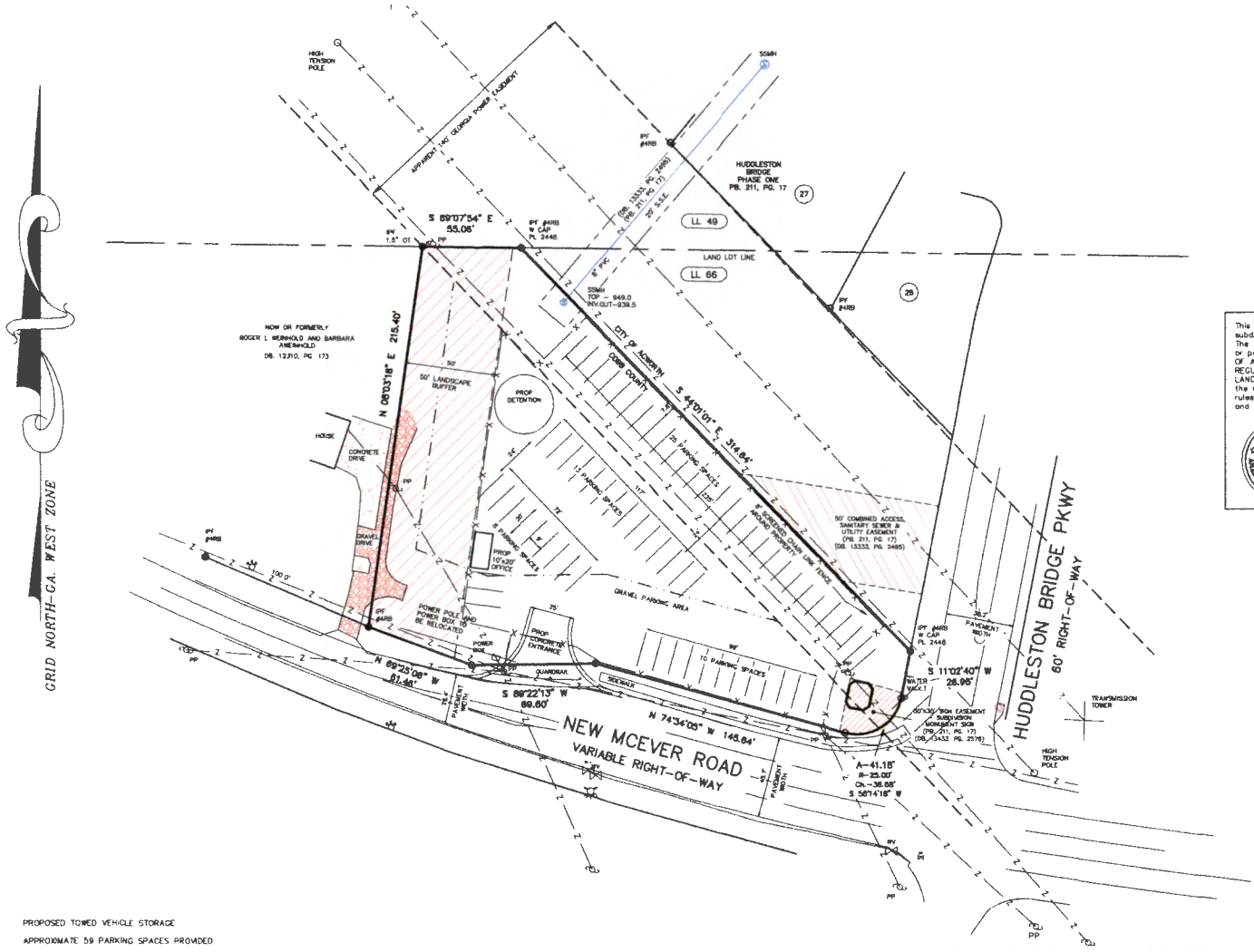


This map is provided for display and planning purposes only. It is not meant to be a legal description.

0 100 200 Feet

Zoning Boundary

City Boundary



PROPERTY INFORMATION:

TAX PARCEL 20-0066-03-320
ZONED HI

XXXX NEW McEVER ROAD
ACWORTH, GEORGIA 30101
AREA: 48,291 SF = 1.603 ACRES

THIS PROPERTY IS CURRENTLY ZONED HI (HEAVY INDUSTRIAL) PER COBB COUNTY ZONING MAP

SETBACKS.
FRONT = 50' OR 75'
SIDE = 20'
REAR = 40'

NOTE:
IRON PIN SET IS A 1/2" REBAR WITH A STAMPED YELLOW CAP LABELED - "PL CORNER 2448"

LEGEND:

B/C - BACK OF CURB
BL - BUILDING LINE
CB - CATCH BASIN
CH - CHORD
CL - CENTERLINE
CMP - CORRUGATED METAL PIPE
CONC. - CONCRETE
CONC.MON. - CONCRETE MONUMENT
DE - DRAINAGE EASEMENT
DS - DOWNSPOUT
DI - DROP INLET
CP - EDGE OF PAVEMENT
EX - EXISTING
FH - FIRE HYDRANT
FLOW LINES
GM - GAS METER
GV - GAS VALVE
UB - GUY WIRE
HW - HEADWALL
HD - HOUSE DRAIN
IPF - IRON PIN FOUND
IPS - IRON PIN SET
@3RB - 3/8" REBAR
@4RB - 1/2" REBAR
@5RB - 5/8" REBAR
AI - ANGLE IRON
CT - CRIMP TOP
OT - OPEN TOP
RB - ROLD ROD
JB - JUNCTION BOX
LL - LAND LOT LINE
L - LENGTH OF ARC
LP - LIGHT POLE
N/F - NOW OR FORMERLY
PP - POWER POLE
R - RADIUS
RCP - REINFORCED CONCRETE PIPE
RTW - RETAINING WALL
R/W - RIGHT-OF-WAY
C/O - SANITARY SEWER CLEANOUT
SSE - SANITARY SEWER EASEMENT
SSMH - SANITARY SEWER MANHOLE
TBM - TEMPORARY BENCH MARK
TMH - TELEPHONE MANHOLE
WM - WATER METER
WV - WATER VALVE

This survey was prepared in conformity with The Technical Standards for Property Surveys in Georgia as set forth in Chapter 180-7 of the Rules of the Georgia Board of Registration for Professional Engineers and Land Surveyors and as set forth in the Georgia Plat Act O.C.G.A. 15-6-67.

GRAPHIC SCALE
0' 15' 30' 60'
(IN FEET)
1" = 30'

DISTANCES SHOWN ON THE PLAT ARE GROUND DISTANCES.

REFERENCE:
- PLAT BOOK 211, PAGE 17
- DEED BOOK 13271, PAGE 923

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

GEORGIA REGISTERED No. 2448 LAND SURVEYOR

3-05-2026

THE ORIGINAL BEARING SYSTEM FOR THIS PLAT WAS BASED ON A MAGNETIC BEARING AND AN ASSUMED COORDINATE SYSTEM. THIS PLATS BEARING SYSTEM IS BASED ON GPS OBSERVATIONS UTILIZING EGPS SOLUTIONS (AN INTERNET BASED RTN NETWORK) THAT REPORTS NAD83, NAVD88 DATUM AND GEOID12A MODEL. THE BEARINGS AND DISTANCES SHOWN HEREON IS BASED ON THE ACTUAL LOCATION OF THE PROPERTY CORNER MONUMENTS FOUND OR SET AND WILL DIFFER FROM THE ORIGINAL RECORDED PLAT.

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EQUIPMENT UTILIZED: ANGULAR - 2" TRIMBLE S8
LINEAR - E.D.M.

T.I.A. OFFICIAL FLOOD HAZARD MAP" MAP No. 13067C0076, COMMUNITY NUMBER 130052, MAP 2018 "X" PAGE 0017 H, DATED 10-05-2018, SHOWS A PORTION OF THIS PROPERTY NOT TO BE IN A BASE FLOOD AREA.

ALL MATTERS OF TITLE ARE EXCEPTED.

SPECIAL LAND USE MAP FOR:

WOLLISTON ENTERPRISE LLC

LAND LOT 66, 20th DISTRICT, 2nd SECTION
COBB COUNTY, GEORGIA
FIELD DATE: 8-09-21
PREPARED: 03-04-2026
SCALE: 1" = 30'

RECEIVED
MAR 06 2026
COBB COUNTY ZONING

DISTANCES SHOWN ON THE PLAT ARE GROUND DISTANCES.

JOB No. - D 21-0086

TASO & ASSOCIATES, LLC
LAND SURVEYORS
3330 Cobb Parkway
Suite 324 - PMB 355
Acworth, Georgia
30101
678-581-0102
taso@tasosurvey.com

SLUP-6 2026 Aerial Map

This map is provided for display and planning purposes only. It is not meant to be a legal description.

0 100 200 Feet

Zoning Boundary

City Boundary

WOLLISTON ENTERPRISE LLC (Applicant)

A Georgia Limited Liability Company

VIA HAND DELIVERY

Mr. John P. Pederson, AICP, Manager

Cobb County Zoning Division

Community Development Agency

March 5, 2026

STATEMENT OF PROPOSED SITE IMPROVEMENTS

The Application is requesting the SLUP to allow for the construction of the driveway, parking lot improvements, screened fencing and building (collectively the "Improvements").

The purpose of the Improvements is to allow for operations of a secured vehicle storage facility and the main office of the reputable Andre's Towing business, which has maintained operations in the Marietta and Cobb County community for nearly 12 years. In addition to the main office for the staff, the Improvements will allow for daily operations of tow truck parking and the temporary towed vehicle parking which will be held until released to the respective owners (as permitted and regulated by State and County law).

The extent of the proposed improvements labelled on the enclosed Site Plan are currently being revised with the contracted engineer to include a smaller, modular proposed office building for staff use (approximately 192 square feet) and gravel parking surface. These revisions will be incorporated into a new Site Plan and submitted immediately once complete.

Please do not hesitate to contact me should you or your staff have any questions or require any additional information or documentation.

Sincerely,

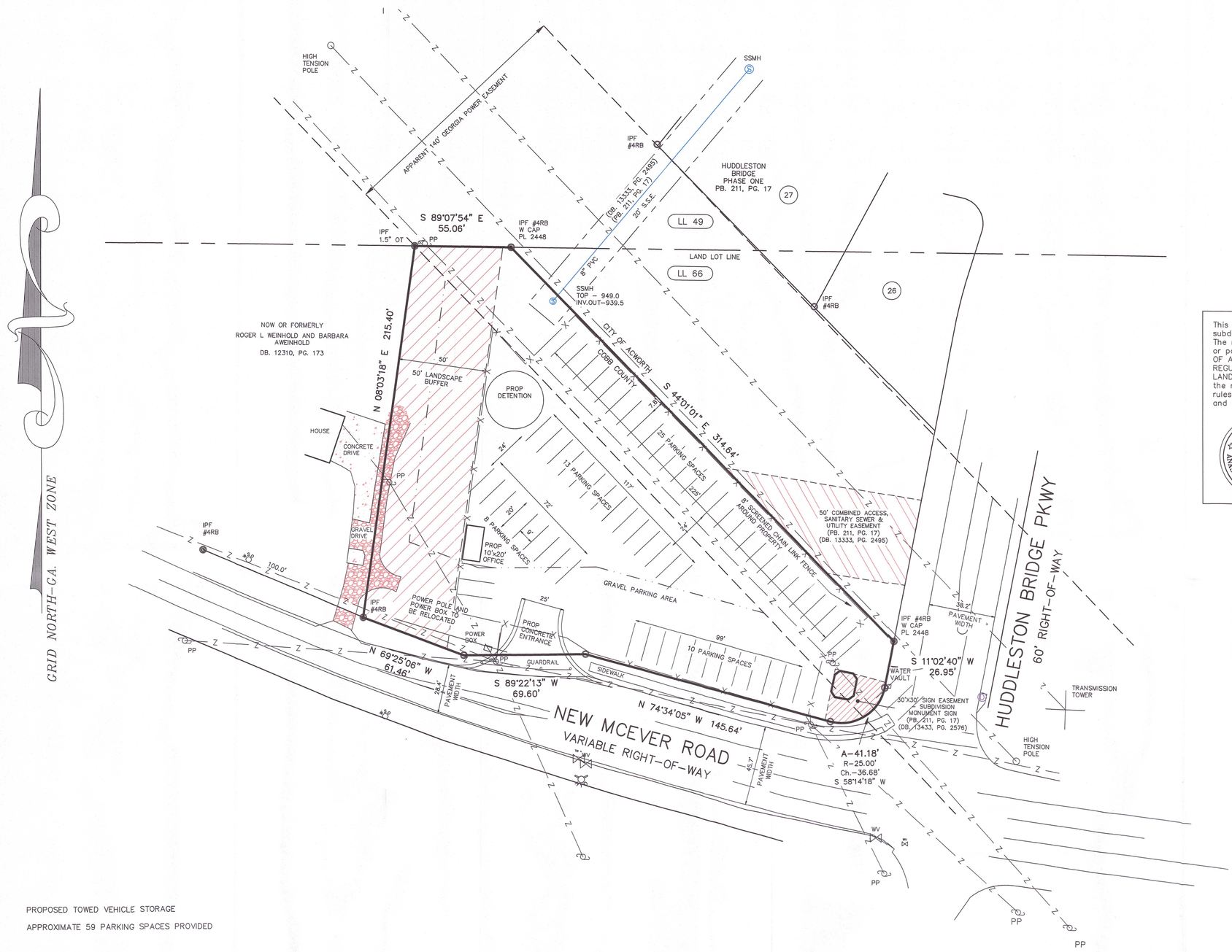
WOLLISTON ENTERPRISE LLC

Andre Wolliston

Andrestowing876@gmail.com

RECEIVED
MAR 05 2026
COBB COUNTY ZONING

SU-9-26



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GEORGIA REGISTERED No. 2448 LAND SURVEYOR ANASTASIOS COSTAMIDIS

Anastasios Costamidis 3-05-2026

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RECEIVED
MAR 06 2026
COBB COUNTY ZONING

JOB No. – D 21–0086

PROPERTY INFORMATION:

TAX PARCEL 20–0066–03–320
ZONED HI

XXXX NEW McEVER ROAD
ACWORTH, GEORGIA 30101
AREA: 46,291 SF – 1.603 ACRES

THIS PROPERTY IS CURRENTLY ZONED HI (HEAVY INDUSTRIAL) PER COBB COUNTY ZONING MAP

SETBACKS:
FRONT – 50' OR 75'
SIDE – 20'
REAR – 40'

NOTE:
IRON PIN SET IS A 1/2" REBAR WITH A STAMPED YELLOW CAP LABELED – "PL CORNER 2448"

LEGEND:

B/C – BACK OF CURB
BL – BUILDING LINE
CB – CATCH BASIN
CH – CHORD
CL – CENTERLINE
CMP – CORRUGATED METAL PIPE
CONC. – CONCRETE
CONC.MON. – CONCRETE MONUMENT
DE – DRAINAGE EASEMENT
DS – DOWNSPOUT
DI – DROP INLET
EP – EDGE OF PAVEMENT
EX – EXISTING
FH – FIRE HYDRANT
FLOW LINES
GM – GAS METER
GV – GAS VALVE
GW – GUY WIRE
HW – HEADWALL
HD – HOUSE DRAIN
IPF – IRON PIN FOUND
IPS – IRON PIN SET
#3RB – 3/8" REBAR
#4RB – 1/2" REBAR
#5RB – 5/8" REBAR
AI – ANGLE IRON
CT – CRIMP TOP
OT – OPEN TOP
SR – SOLID ROD
JB – JUNCTION BOX
LLL – LAND LOT LINE
A – LENGTH OF ARC
LP – LIGHT POLE
N/F – NOW OR FORMERLY
PP – POWER POLE
R – RADIUS
RCP –REINFORCED CONCRETE PIPE
RTW – RETAINING WALL
R/W – RIGHT–OF–WAY
C/O – SANITARY SEWER CLEANOUT
SSE – SANITARY SEWER EASEMENT
SSMH – SANITARY SEWER MANHOLE
TBM – TEMPORARY BENCH MARK
TMH – TELEPHONE MANHOLE
WM – WATER METER
WV – WATER VALVE

PROPOSED TOWED VEHICLE STORAGE

APPROXIMATE 59 PARKING SPACES PROVIDED

This survey was prepared in conformity with The Technical Standards for Property Surveys in Georgia as set forth in Chapter 180–7 of the Rules of the Georgia Board of Registration for Professional Engineers and Land Surveyors and as set forth in the Georgia Plat Act O.C.G.A. 15–6–67.

GRAPHIC SCALE
0' 15' 30' 60'
(IN FEET)
1" = 30'

DISTANCES SHOWN ON THE PLAT ARE GROUND DISTANCES.

REFERENCE:
– PLAT BOOK 211, PAGE 17
– DEED BOOK 13271, PAGE 923

SPECIAL LAND USE MAP FOR:

WOLLISTON ENTERPRISE LLC

LAND LOT 66, 20th DISTRICT, 2nd SECTION
COBB COUNTY, GEORGIA
FIELD DATE: 8–09–21
PREPARED: 03–04–2026
SCALE: 1" = 30'

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TASO & ASSOCIATES, LLC
LAND SURVEYORS
3330 Cobb Parkway
Suite 324 – PMB 355
Acworth, Georgia
30101
678–581–0102
taso@tasosurvey.com

Community Development – Zoning Division
John Pederson – Division Manager

ZONING CASE

SLUP-6-2026

SITE BACKGROUND

Applicant	Wolliston Enterprises, LLC
Phone	Contact Zoning Office
Email	Contact Zoning Office
Representative Contact	Andre Wolliston
Phone	Contact Zoning Office
Email	Contact Zoning Office
Titleholder	SRML Investments, LLC
Property Location	Located on the northwest corner of New McEver Road and Huddleston Bridge Parkway, east of Industrial Center Lane
Address	None assigned
Access to Property	New McEver Road

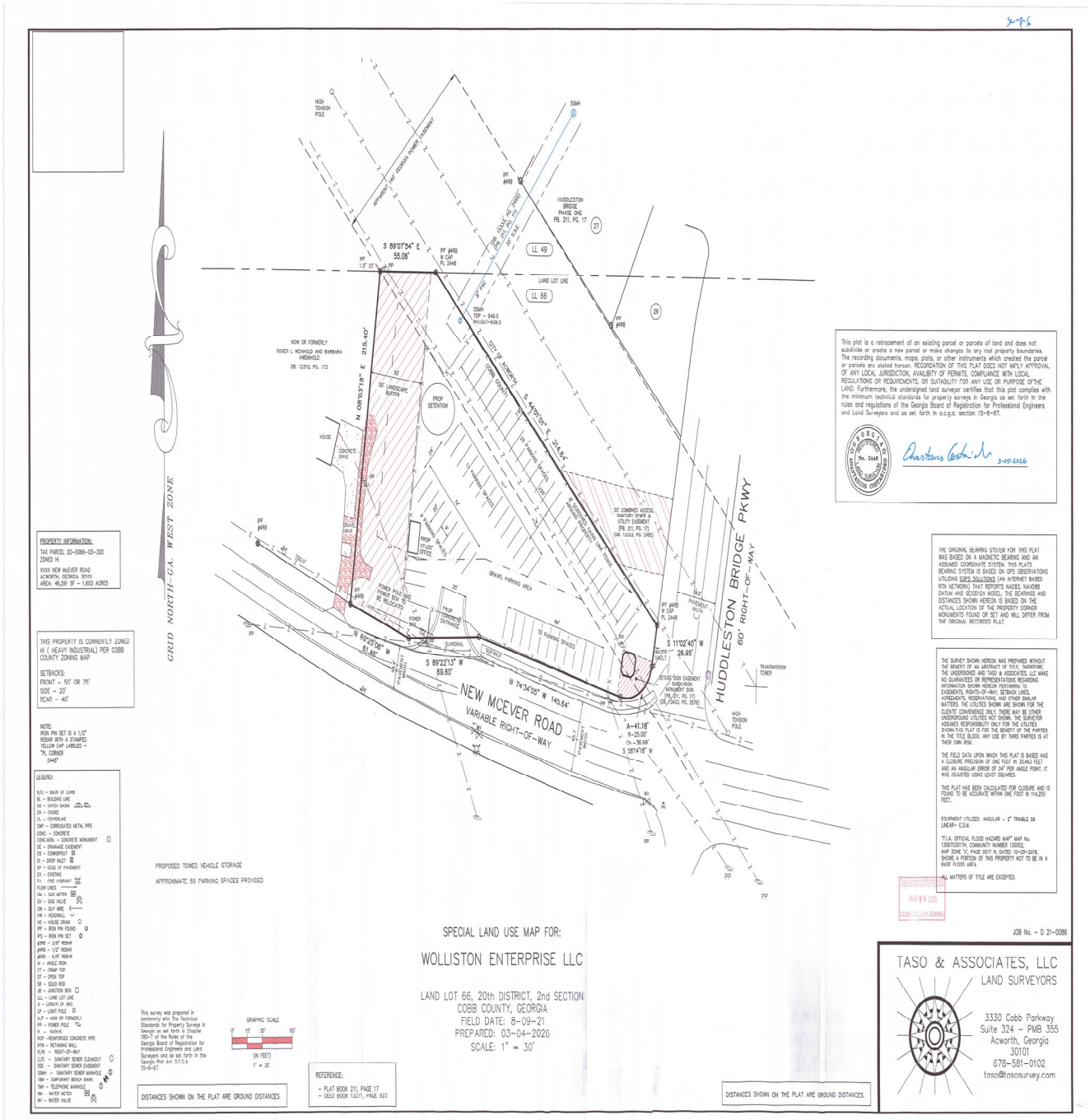
QUICK FACTS

Commission District	1 - Gambrill
Current Zoning	HI
Current Use of Property	Vacant
Proposed Zoning	HI
Proposed Use	Automobile storage yard and towing facility
Future Land Use	IC
Site Acreage	1.06
District	20
Land Lot	66
Parcel #	20006603320
Taxes Paid	Yes

FINAL ZONING STAFF RECOMMENDATIONS

(Zoning staff member Shaun Daniels, Planner II)

Based on the analysis of the case, Staff recommends **DENIAL.**


SLUP-6
GRID NORTH - GA. WEST ZONE
HUDDLESTON BRIDGE PKWY
60' RIGHT-OF-WAY
NEW MCEVER ROAD
VARIABLE RIGHT-OF-WAY
S 89°07'54" E 55.06'
N 08°03'18" E 215.40'
S 44°01'01" E 314.64'
N 74°34'08" W 145.64'
S 89°22'13" W 69.60'
N 69°25'06" W 51.66'
S 11°02'40" W 26.95'
PROPOSED TOWED VEHICLE STORAGE
APPROXIMATE 59 PARKING SPACES PROVIDED
PROPERTY INFORMATION:
TAX PARCEL 20-0066-03-320
ZONED HI
XXXX NEW McEVER ROAD
ACWORTH, GEORGIA 30101
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LAND SURVEYORS
3330 Cobb Parkway
Suite 324 ~ PMB 355
Acworth, Georgia
30101
678-581-0102
taso@tasosurvey.com

SLUP-6 2026 Aerial Map

North

Zoning: Acworth City Limits / Single Family Homes

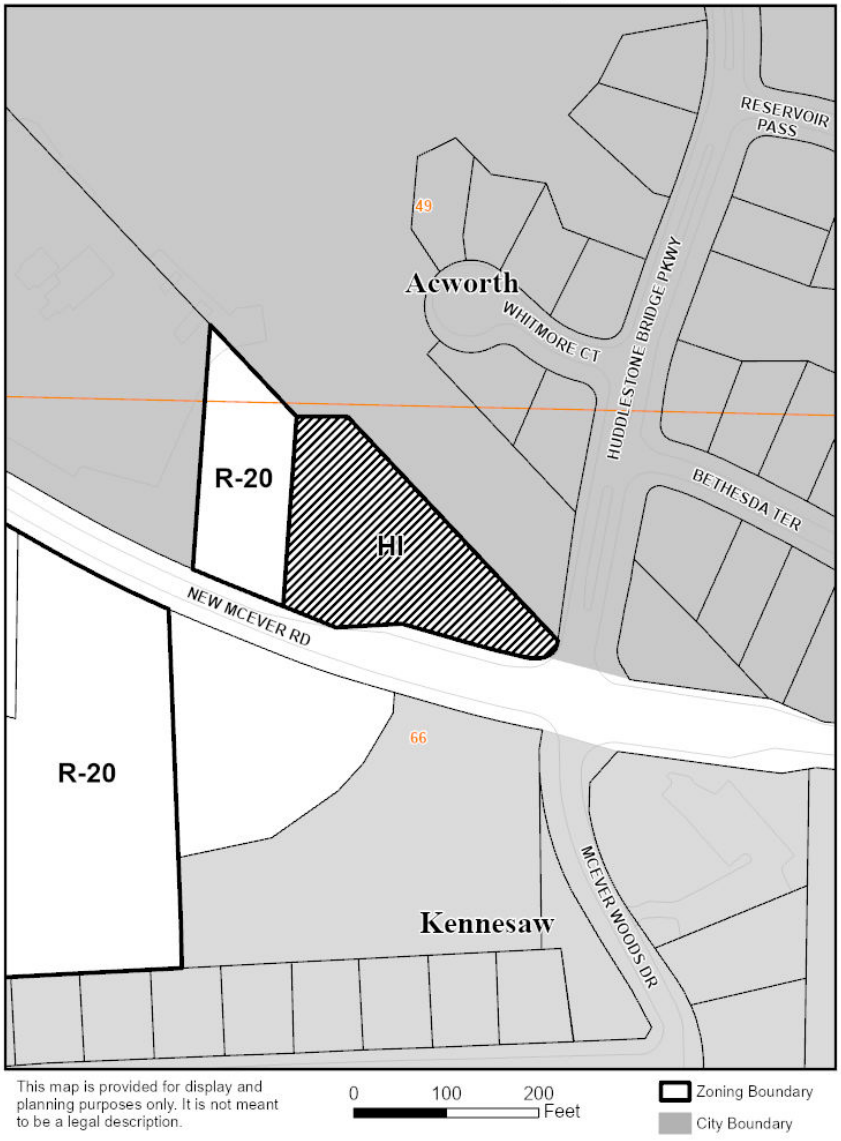
Future Land Use: Acworth City Limits

WEST

Zoning: R-20 Single-Family Residential

Future Land Use: IC

SLUP-6 2026 Map



EAST

Zoning: Acworth City Limits / Single Family Homes

Future Land Use: Acworth City Limits

SOUTH

Zoning: Kennesaw City Limits/ Single Family Homes

Future Land Use: Kennesaw City Limits

Current zoning district for the property

The HI district is established to provide locations for heavy industrial uses such as intensive automobile repair and service, heavy manufacturing, chemical manufacturing and storage, petroleum or petrochemical storage, and warehousing and storage, which are on properties delineated within an industrial category as defined and shown on the Cobb County Comprehensive Land Use Plan: A Policy Guide, adopted November 27, 1990. When located on the perimeter of an industrial node, the HI district should provide for uses that are lower in intensity and scale such as to ensure compatibility with surrounding properties.

Request for a Vshfldd#Ddqg#Xvh#Shup lw

The Board of Commissioners may grant special land use permits for uses enumerated in Sec. 134-37, subsection (a). The granting of a special land use permit is conditional upon the site plan considered by the Board of Commissioners. The Board of Commissioners may grant special land use permits for any period of time at the discretion of the Board of Commissioners.

Summary of the applicant's proposal

The applicant is requesting a Special Land Use Permit (SLUP) for automotive storage yard and towing facility on a 1.06-acre property. The property will contain a graveled gated parking area for daily towing operations equipped with 59 proposed parking spaces which will allow temporary towed vehicles to be parked. The applicant states that towed vehicles will not be held for long periods of time but rather released under the timeframe permitted as regulated by State and County law. The proposed use will have a 192 square-foot modular office, and the proposed hours of operation are 8am – 6pm Monday – Friday; with tow trucks operators on call during Saturday and Sundays.

Non-residential criteria

Proposed # of buildings**:** 1
Proposed # of stories: 1
Total sq. footage of development: 192 square feet
Floor area ratio: .01
Square footage per acre: 181
Required parking spaces: N/A
Proposed parking spaces: 59
Acres in floodplain or wetlands: 0
Impervious surface shown: 3.24%

Are there any zoning variances?

Yes. The applicant is requesting the following variances:

1. To allow a gravel parking area in lieu of the required paved surface;
2. To waive the required 40-foot setback from a residential district for the portion of the site adjacent to the residential property to the northeast;
3. To waive the required 50-foot landscape buffer adjacent to the residential property to the northeast, and
4. To allow the use on property designed as Industrial-Compatible (IC) rather than Industrial (IND).

Are there any environmental conditions existing or proposed on the site?

In Staffs opinion there are not any environmental conditions existing or proposed on the site.

SLUP-6-2026 DEPARTMENT COMMENTS – Fire Department

03/18/26

The proposed zoning case must address the comments listed below by prescriptive code or equivalency, as approved by the Cobb County Fire Marshal's Office

Approval will be based on Professional Engineer-stamped plans that signify overall plan conformance to all Georgia State and Cobb County Codes. Design Professional and Developer maintain the sole responsibility for the design and for correcting all errors, omissions, problems, and code violations (if any) exposed during construction AFTER authorization by Cobb County.

FIRE DEPARTMENT ACCESS:
All access roads shall meet the American Association of State and Highway Transportation Officials (AASHTO) design manual live load standard HS20 (75,000 lbs.) with an unobstructed width of not less than 20 feet, 35 foot inside radius, 50 foot outside turning radius and unobstructed vertical clearance of not less than 13 feet 6 inches. (Cobb County Development Standards 402.11)

Maximum slope of the access road in reference to the apparatus is 10% Front to Back and 5% Side to Side. Maximum grade of roadways leading to Fire Access roads refer to the Cobb County Development Standard Section 400: 14% for Non-Residential. Maximum angle of departure is 8.5%.

CERTIFICATE OF OCCUPANCY:
Plans must be submitted to the Cobb County Fire Marshal's Office to initiate the Certificate of Occupancy process.

ACCESS GATES:
Gates securing fire apparatus access shall meet the following requirements:

- minimum 14 feet in clear width for a single lane and 20 feet for a double lane. The gates shall not reduce the operating width of the roadway.
- Double lane gates shall be a minimum of 20 feet in clear width.
- Gates shall be of the swinging or sliding type.
- Electric gates shall be equipped with a means of opening the gate by fire department personnel for emergency access during normal operations and in power failure.
- Emergency opening devices require a permit and shall be approved by the Cobb County Fire Marshal's Office. (Cobb County Development Standards 401.8.2)

Jeff Byrd
(678) 229-7059
Jeffrey.Byrd@cobbcounty.gov

SLUP-6-2026 DEPARTMENT COMMENTS – Site Plan Review

03/26/2026

The submitted site plan does not appear to satisfy the minimum parking lot tree standards of the Cobb County Tree Ordinance. Additional parking lot peninsulas may be required, as determined by the Cobb County Arborist during the Site Plan Review process.

The project layout depicted on the submitted site plan does not provide sufficient room to satisfy the 8’ wide landscape enhancement strip requirement:

Per Sec. *134-285 “Landscape Enhancement Strip”: In addition to the street-yard trees, 3 gallon evergreen shrubs with a mature height of +/- 30” must be installed in a staggered double row arrangement at a rate of 18 per 35 linear feet of public road frontage where a vehicular use area is adjacent to public road frontage.*

SLUP-6-2026 DEPARTMENT COMMENTS – Cemetery Preservation

No comment

3/27/2026

Comprehensive Plan Future Land Use Designation: Industrial Compatible
The subject tract is within the Industrial Compatible (IC) future land use category. The purpose of the IC is to provide for areas that can support light industrial, office/warehouse and distribution uses. Typical land uses for these areas include professional business parks and distribution centers.

What is the Future Land Use Sub-Category? N/A

☐ Consistent ☒ Inconsistent

House Bill 489 Intergovernmental Agreement Zoning Amendment Notification

Is the proposal within one-half mile of a city boundary? ☒ Yes ☐ No
If Yes:
Which City: Acworth & Kennesaw
Was the city notified? Yes

Dobbins Air Reserve Base Zones

Is the property within the Dobbins Airfield Safety Zone?	☐ Yes	☒ No
Is the property within the Clear Zone (CZ)?	☐ Yes	☒ No
Is the property within 3000’ of Dobbins ARB?	☐ Yes	☒ No
Is the property within the Accident Potential Zone (APZ I)?	☐ Yes	☒ No
Is the property within the Accident Potential Zone II (APZ II)?	☐ Yes	☒ No
Is the property within the Noise Zone?	☐ Yes	☒ No
Is the property within the Bird/Wildlife Air Strike Hazard Area (BASH)?	☐ Yes	☒ No

---

Comments:

SLUP-6

May '26 Zoning

Applicant: Wolliston Enterprises, LLC

Water & Sewer Comments: No comments.

Roadway	Roadway classification	Speed limit (mph)	Jurisdictional control	Min. R.O.W. requirements
New Mcever Road	Major Collector	35	Cobb County	80’
Huddlestone Bridge Parkway	Local	25	Acworth	50’

ITE Land Use	Description	Expected Size	AM			PM			Daily (vpd)
			In (vph)	Out (vph)	**Total (vph)**	In (vph)	Out (vph)	**Total (vph)**	
150	Warehousing	46.2 KSF	6	2	**8**	2	6	**8**	**79**

vph = vehicles per hour, **V**pd = vehicles per day, KSF = 1,000 square feet

Development gross trip generation based on available development size and rates from the Institute of Transportation Engineers (ITE) Trip Generation, 11th edition.

Comments and observations

New Mcever Road is classified a major collector roadway and according to the available information the existing right-of-way does not meet the minimum requirements for this classification.

Huddlestone Bridge Parkway is classified a local roadway and according to the available information the existing right-of-way does not meet the minimum requirements for this classification.

Based on site plan dated March 6, 2026, this development does not require a traffic impact study submittal.

An existing guard rail and acceleration lane parallels New Mcever Road adjacent to the property. Acceleration lane and guard rail and will need to be removed and the shoulder grade improved as part of the recommended right-in/right-out access. The design of the proposed driveway deceleration lane will also have to accommodate the existing deceleration lane at the intersection of New Mcever Road and Huddlestone Bridge Parkway.

Recommendations

THE RECOMMENDATIONS BELOW SHALL BECOME STIPULATED REQUIREMENTS UPON INCLUSION WITH AND APPROVAL BY THE BOARD OF COMMISSIONERS OF THIS APPLICATION:

1. Recommend applicant, WITHIN 12 MONTHS OF ZONING APPROVAL, donate right-of-way on the North side of New Mcever Road, a minimum of 40’ from the roadway centerline or 3’ behind the sidewalk, whichever is further. This recommendation is pursuant to. Cobb County Development Standard 401.2, Right-of-Way.

2. Recommend New Mcever Road access be limited to right-in/right-out only. This recommendation is due to the proximity of a divided median.

3. Recommend New Mcever Road access include a deceleration (right turn) lane. This recommendation is pursuant to Cobb County Development Standard 402.9, Deceleration Lanes/Roadway Improvements Along Existing Streets, and Cobb County Development Standard Detail 401A, Deceleration Lanes.

4. Recommend applicant verify that minimum intersection sight distance is available for New Mcever Road access points and, if it is not, implement remedial measures, subject to the Department's approval, to achieve the minimum requirements. This recommendation is pursuant to Cobb County Development Standard Detail 401B, Intersection Sight Distance.

5. Recommend installing and/or replacing any disturbed curb, gutter, and sidewalk along New Mcever Road frontages. This recommendation is to address pedestrian accessibility and safety pursuant to Cobb County Development Standard 401.15, Curbs and Gutters (including subsections), Cobb County Development Standard 404 Sidewalks and Pathways, Cobb County Development Standard 405 Accessibility Requirements, and Cobb County Development Standard Detail 106, Concrete Curbs, Medians.

6. Recommend commercial driveway on New Mcever Road to be installed to commercial standards. This recommendation is pursuant to Cobb County Development Standard 402.8, Non-Residential Driveways and Cobb County Development Standard Detail 116, Commercial Driveway Requirements.

7. Recommend coordination with City of Acworth for all proposed work within City limits, including potential donation of right-of-way for Huddlestone Bridge Parkway.

8. Recommend applicant be required to meet all Cobb County Development Standards and Ordinances related to project improvements.

STAFF ANALYSIS

There are fifteen criteria that must be considered for a Special Land Use Permit. The criteria are below in bold, with the staff analysis written unbolded:

(1) Whether or not there will be a significant adverse effect on the neighborhood or area in which the proposed use will be located.
It is Staff's opinion that the applicant's proposal may create adverse effects on the surrounding neighborhood and nearby properties. Although the subject property is zoned HI heavy industrial and is currently undeveloped, the proposed automobile storage yard and towing operation would introduce frequent vehicle movements, outdoor storage, nighttime activity, and other operational impacts. These activities would both increase the intensity of use on the site and increase level of activity currently present in the immediate area.

(2) Whether or not the use is otherwise compatible with the neighborhood.
It is Staff's opinion that the proposed use may not be compatible with the neighborhood. The subject property is zoned HI, and the surrounding area includes a mix of residential subdivisions and industrial operations. The subject site is adjacent to R-20 single-family residential zoned properties to the west, City of Kennesaw residential neighborhoods to the south, and the City of Acworth's Huddlestone Bridge subdivision to the northeast, separated only by a 140-foot power easement. The surrounding area has established residential subdivisions, and industrial uses exist within the broader area, including the East Acworth Industrial Park. The proposed automobile storage yard and towing operation would be developed adjacent to established residential properties.

(3) Whether or not the use proposed will result in a nuisance as defined under state law.
It is Staff's opinion that the proposed use may create a nuisance as defined under state law. Automobile storage yards and towing operations inherently involve frequent vehicle movement, irregular hours of operation, nighttime lighting, and noise associated with towing activities. Given the site's proximity to residential areas to the west, south, and northeast, these impacts may have the potential to be disruptive.

(4) Whether or not quiet enjoyment of surrounding property will be adversely affected.
It is Staff's opinion that the quiet enjoyment of surrounding properties may be adversely affected by the proposed use. Towing and vehicle storage operations typically involve outdoor vehicle maneuvering, illumination of storage areas, and irregular truck movements during early morning and late evening hours. These introduce noise, lighting, and operational disturbances that are inconsistent with the expectations of nearby residential neighborhoods.

(5) Whether or not property values of surrounding property will be adversely affected.
It is Staff's opinion that the proposed use could potentially have an adverse effect on property values within the surrounding area. Although the operation is compatible with the HI zoning classification, the close proximity of established residential subdivisions could potentially raise concerns.

(6) Whether or not adequate provisions are made for parking and traffic considerations.
It is Staff's opinion that the applicant is proposing to make provisions for parking and traffic. The proposed use is expected to generate minimal to low traffic within the surrounding area, which consists of a mix of residential neighborhoods and industrial uses. According to the submitted site plan, the applicant intends to comply with the required eight-foot screened fence surrounding the vehicle storage area. The applicant is proposing 59 parking spaces, which meets the off-street parking requirement, but the applicant is also requesting a variance to allow a gravel parking surface.

(7) Whether or not the site or intensity of the use is appropriate.
It is Staff's opinion that the site and the intensity of the proposed use may not be appropriate for this location. While the HI zoning classification permits more intensive operations, the proposed automobile storage and towing facility introduces levels of activity, lighting, and outdoor storage that are incompatible with the surrounding area. The Future Land Use Map designates the property as Industrial-Compatible, which is typically associated with light industrial zoning districts where automobile storage yards and wrecker services are not permitted. Although the site is zoned heavy industrial, which does allow these uses, the Industrial-Compatible future land use designation does not support the intensity or characteristics of the proposed use.

(8) Whether or not special or unique conditions overcome the board of commissioners' general presumption that residential neighborhoods should not allow noncompatible business uses.
It is Staff's opinion that the applicant's request may require special or unique conditions to overcome the Board of Commissioners' general presumption regarding non-compatible business uses in residential neighborhoods. The proposed use is located on heavy industrial property but the proposed use's operational impacts such as outdoor storage, nighttime illumination, and increased truck activity remain incompatible with the adjacent residential subdivisions. The applicant has not presented any unique site mitigation measures that would offset any potential impacts.

(9) Whether or not adequate provisions are made regarding hours of operation.
The applicant proposes operating hours of 8:00 a.m. to 6:00 p.m., Monday through Friday, with tow trucks on call during weekends.

(10) Whether or not adequate controls and limits are placed on commercial and business deliveries.
Staff recommends that any automobile deliveries or related commercial activity occur during normal business hours.

(11) Whether or not adequate landscape plans are incorporated to ensure appropriate transition.
It is Staff's opinion that the applicant is attempting to incorporate some landscape measures to ensure appropriate transition. The site plan includes a 50-foot landscape buffer along the western boundary adjacent to the R-20 district. The ordinance also requires a minimum 40-foot separation between the vehicle storage area and any residential zoning district. This standard is met along the western portion of the site but, the applicant is requesting a variance to waive both the 50-foot buffer and the 40-foot setback along the northeastern boundary adjoining the Huddlestone subdivision. There is an existing 140-foot-wide power-line easement, owned by the Huddleston Bridge HOA, located between the subject property and the residential homes within the subdivision.

(12) Whether or not the public health, safety, welfare or moral concerns of the surrounding neighborhood will be adversely affected.
It is Staff's opinion that the proposed use may potentially adversely affect the public health, safety, and welfare of the surrounding neighborhood. While the use is permitted within the heavy industrial zoning district, the proximity to residential subdivisions increases the likelihood that noise, lighting, and nighttime activity associated with towing operations could negatively impact nearby residents. The introduction of frequent truck movements and outdoor storage near residential areas may raise concerns regarding safety, visibility, and overall neighborhood welfare.

(13) Whether the application complies with any applicable specific requirements set forth in this chapter for special land use permits for particular types of uses.
It is Staff's opinion that while the applicant has attempted to comply with the applicable requirements of Section 134-231(11)(d), the request may not fully meet the standards for automobile storage yards and wrecker services. The applicant's site plan includes an eight-foot enclosed fence and indicates that no dismantling or repair activities will occur on the property, but the ordinance requires a minimum 40-foot setback from any residential district or residential use. The applicant is requesting a variance to waive this setback along the northeastern boundary adjacent to a residential lot. Furthermore, the Code calls for this use to be located on property designated as industrial future land use. This property is industrial compatible.

(14) Whether the applicant has provided sufficient information to allow a full consideration of all relevant factors.

It is Staff's opinion that the applicant has provided sufficient information to allow full consideration of all relevant factors.

(15) In all applications for a special land use permit the burden shall be on the applicant both to produce sufficient information to allow the county fully to consider all relevant factors and to demonstrate that the proposal complies with all applicable requirements and is otherwise consistent with the policies reflected in the factors enumerated in this chapter for consideration by the county.

It is Staff's opinion that the applicant has produced sufficient information to allow the County to fully consider all relevant factors. The applicant has demonstrated attempted compliance with some of the applicable requirements though it is otherwise not consistent with the Code as reflected in this evaluation.

The staff analysis and recommendation made by the Planning and Zoning Staff are only the opinions of the Planning and Zoning Staff and are by no means the final decision. The Cobb County Board of Commissioners makes the final decisions on all Rezoning and Land Use Permits at an advertised public hearing.

WOLLISTON ENTERPRISE LLC (Applicant)

A Georgia Limited Liability Company

VIA HAND DELIVERY

Mr. John P. Pederson, AICP, Manager

Cobb County Zoning Division

Community Development Agency

March 5, 2026

STATEMENT OF PROPOSED SITE IMPROVEMENTS

The Application is requesting the SLUP to allow for the construction of the driveway, parking lot improvements, screened fencing and building (collectively the "Improvements").

The purpose of the Improvements is to allow for operations of a secured vehicle storage facility and the main office of the reputable Andre's Towing business, which has maintained operations in the Marietta and Cobb County community for nearly 12 years. In addition to the main office for the staff, the Improvements will allow for daily operations of tow truck parking and the temporary towed vehicle parking which will be held until released to the respective owners (as permitted and regulated by State and County law).

The extent of the proposed improvements labelled on the enclosed Site Plan are currently being revised with the contracted engineer to include a smaller, modular proposed office building for staff use (approximately 192 square feet) and gravel parking surface. These revisions will be incorporated into a new Site Plan and submitted immediately once complete.

Please do not hesitate to contact me should you or your staff have any questions or require any additional information or documentation.

Sincerely,

WOLLISTON ENTERPRISE LLC

Andre Wolliston

Andrestowing876@gmail.com

RECEIVED
MAR 05 2026
COBB COUNTY ZONING

Tommy Allegood, Mayor
Board of Aldermen:
Toby Carmichael
Steve Prather
Brett North
Kimberly Haase
Tim Houston

James Albright, City Manager
Douglas R. Haynie, City Attorney
Regina R. Russell, City Clerk
4415 Center Street
Acworth, Georgia 30101
(678) 801-4024
www.acworth-ga.gov

April 7, 2026

John Pederson, Manager
Cobb County Zoning Division
Re: SLUP-6 of 2026, Wollison Enterprise LLC; Application for Special Land Use Permit;
3248 New McEver Road / Parcel No. 20006603320;
Land Lot 66 of the 20th District

Dear Mr. Pederson,

Please accept this correspondence as formal notification of the City of Acworth's objection to the above-referenced Special Land Use Permit (SLUP) application. The City of Acworth's primary concerns include the following:

- Security concerns associated with the proposed tow yard
- The impact on the established residential character of the surrounding neighborhoods within close proximity of the subject location
- Quality of life impacts on City of Acworth residents

Based on these concerns, the City of Acworth formally objects to the proposed use and respectfully requests that the Cobb County Board of Commissioners deny this application. This request is consistent with the intent of the Intergovernmental Agreement, which seeks to ensure compatible land uses that do not negatively impact adjoining jurisdictions.

Respectfully,

Tommy Allegood
Mayor
City of Acworth

SLUP-6-2026 DEPARTMENT COMMENTS – Stormwater Management

3/27/2026

Site Data

1. Applicant: Wolliston Enterprises, LLC
2. Address: PIN#: 20006603320 – Corner of New McEver Rd & Huddlestone Pkwy
3. District: 1

- **Stormwater Management has no objection to the use of the HI zoned property as an "Automobile storage yard and towing facility".**
- **The use of the property as a storage facility for damaged vehicles would classify the property as a "Hot-Spot" for Water Quality contamination. Additional measures to capture runoff and address water quality issues will be assessed at the time of plan review.**

MOORE INGRAM JOHNSON & STEELE

A LIMITED LIABILITY PARTNERSHIP
WWW.MIJS.COM

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

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

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

BRENTWOOD, TENNESSEE
12 CADILLAC DRIVE
SUITE 200
BRENTWOOD, TENNESSEE 37027
TELEPHONE (615) 425-7347

LEXINGTON, KENTUCKY
2408 SIR BARTON WAY
SUITE 375
LEXINGTON, KENTUCKY 40509
TELEPHONE (859) 309-0026

ORLANDO, FLORIDA
1000 LEGION PLACE
SUITE 701
ORLANDO, FLORIDA 32801
TELEPHONE (407) 367-6233

HARRISBURG, PENNSYLVANIA
101 ERFORD ROAD
SUITE 300
CAMP HILL, PENNSYLVANIA 17011
TELEPHONE (717) 790-2854

FAIRFIELD, NEW JERSEY
165 PASSAIC AVENUE
SUITE 205
FAIRFIELD, NEW JERSEY 07004
TELEPHONE 201-602-4082

June 26, 2026

Via E-mail Only

Mr. John P. Pederson, AICP
Zoning Division Manager
Zoning Division
Cobb County Community Development Agency
Suite 400
1150 Powder Springs Road
Marietta, Georgia 30064

RE: Application for Special Land Use Permit - Application No. SLUP-6 (2026)
Applicant: Wolliston Enterprise LLC
Property Owner: SRML Investments LLC
Property: 3248 New McEver Road, Land Lot 66, 20th District, 2nd Section, Cobb County, Georgia

Dear John:

On behalf of the Applicant, Wolliston Enterprise LLC ("Applicant"); as well as, the Property Owner, please accept this correspondence as our formal request for a continuance of the above-referenced Application for Special Land Use Permit from the currently scheduled hearings before the Cobb County Planning Commission and the Cobb County Board of Commissioners on July 7, 2026, and July 21, 2026, respectively. The continuance to the August 2026 zoning hearing agendas will allow Applicant time for continued review of the site and address concerns of area residents. We would very much appreciate Staff's consideration of continuing the hearings to August 4, 2026, before the Cobb County Planning Commission, and August 18, 2026, before the Cobb County Board of Commissioners.

Thank you for your consideration in this request. If you should have any questions or require additional information at this time, please do not hesitate to contact me.

With kindest regards, I remain

Very truly yours,

MOORE, INGRAM, JOHNSON & STEELE, LLP

J. Kevin Moore

JKM:cc
c: Terry L. Martin, AICP, CNU-A
Senior Planner
Zoning Division
Cobb County Community Development Agency

Cameron Jones, CNU-A
Planner III
Zoning Division
Cobb County Community Development Agency

Wolliston Enterprise LLC

MOORE INGRAM JOHNSON & STEELE

A LIMITED LIABILITY PARTNERSHIP
WWW.MIJS.COM

MARIETTA, GEORGIA
EMERSON OVERLOOK
326 ROSWELL STREET
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TELEPHONE (717) 790-2854

FAIRFIELD, NEW JERSEY
165 PASSAIC AVENUE
SUITE 205
FAIRFIELD, NEW JERSEY 07004
TELEPHONE 201-602-4082

July 27, 2026

Via E-mail Only

Mr. John P. Pederson, AICP
Zoning Division Manager
Zoning Division
Cobb County Community Development Agency
Suite 400
1150 Powder Springs Road
Marietta, Georgia 30064

RE: Application for Special Land Use Permit - Application No. SLUP-6 (2026)
Applicant: Wolliston Enterprise LLC
Property Owner: SRML Investments LLC
Property: 3248 New McEver Road, Land Lot 66, 20th District, 2nd Section, Cobb County, Georgia

Dear John:

On behalf of the Applicant, Wolliston Enterprise LLC; as well as, the Property Owner, please accept this correspondence as our withdrawal, without prejudice, of the above-referenced Application for Special Land Use Permit which is pending for hearings before the Cobb County Planning Commission and the Cobb County Board of Commissioners in August 2026.

Thank you for your consideration and assistance in this request. If you have any questions or require additional information concerning the withdrawal, please do not hesitate to contact me.

With kindest regards, I remain

Very truly yours,

MOORE, INGRAM, JOHNSON & STEELE, LLP

J. Kevin Moore

JKM:cc

c: The Honorable Keli A. Gambrill
District Commissioner 1
Cobb County Board of Commissioners
(Via E-mail Only)

Terry L. Martin, AICP, CNU-A
Senior Planner
Zoning Division
Cobb County Community Development Agency
(Via E-mail Only)

Cameron Jones, CNU-A
Planner III
Zoning Division
Cobb County Community Development Agency
(Via E-mail Only)

Shaun Daniels
Planner II
Zoning Division
Cobb County Community Development Agency
(Via E-mail Only)

Robert Stein, Esq.
Lazega & Johanson LLC
(Via E-mail Only to robs@ljlaw.com)

Wolliston Enterprise LLC
(Via E-mail Only)

Community Development – Zoning Division
John Pederson – Division Manager

ZONING CASE

Z-29-2026

SITE BACKGROUND

Applicant	Alex Brandon Nava Cruz and Israel Nava Rivera
Phone	Contact Zoning Office
Email	Contact Zoning Office
Representative Contact	Alex Brandon Nava Cruz and Israel Nava Rivera
Phone	Contact Zoning Office
Email	Contact Zoning Office
Titleholder	Alex Brandon Nava Cruz and Israel Nava Rivera
Property Location	Located on the east side of Joyner Avenue, north of Cranfill Road
Address	1665 Joyner Avenue
Access to Property	Joyner Avenue

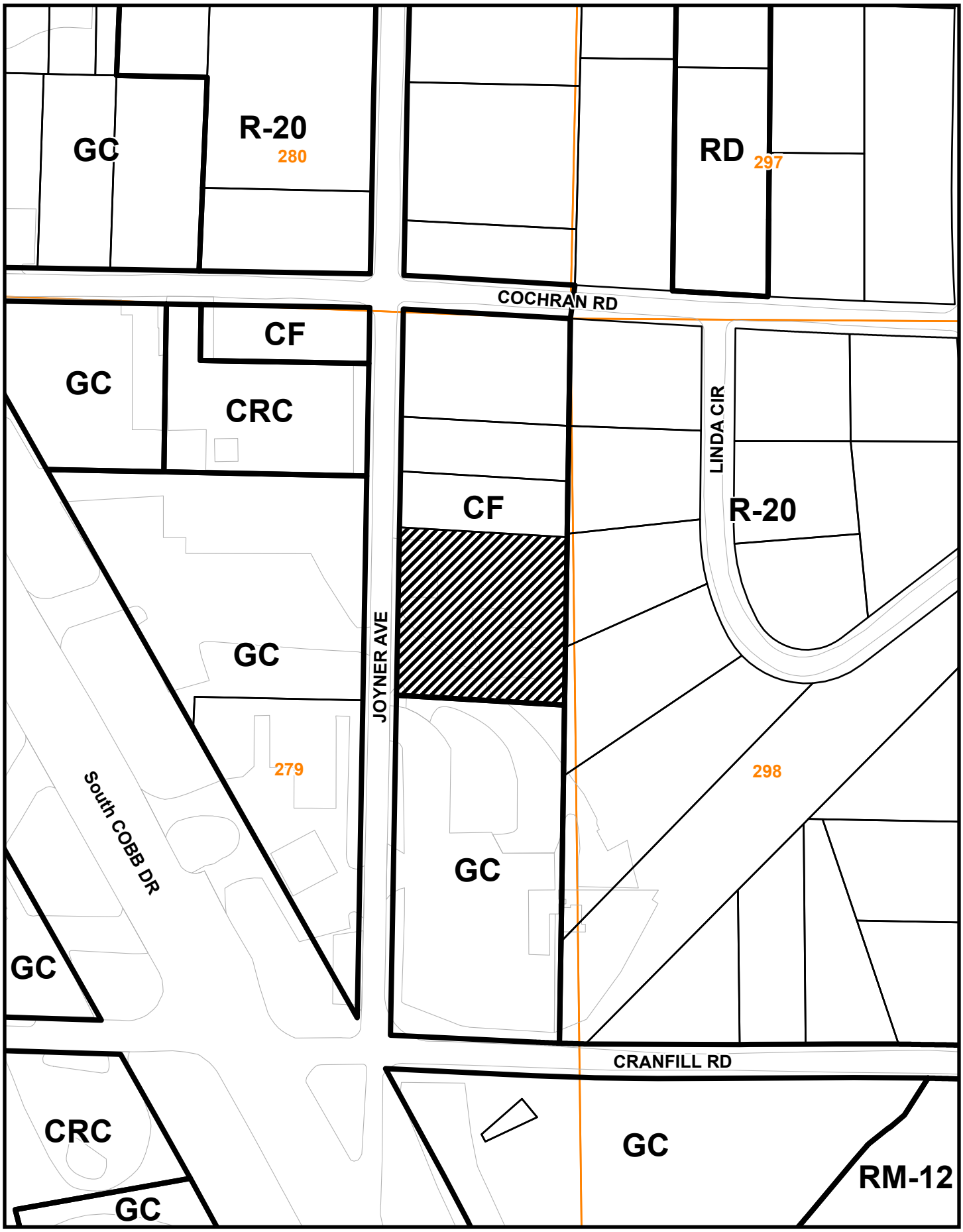
QUICK FACTS

Commission District	2 - Allen
Current Zoning	CF
Current Use of Property	Landscaping Business and Residence
Proposed Zoning	CRC
Proposed Use	Landscaping Business and Residence
Future Land Use	CAC
Site Acreage	0.52
District	17
Land Lot	279
Parcel #	17027900050
Taxes Paid	Yes

FINAL ZONING STAFF RECOMMENDATIONS

Click here to enter text.

Z-29 2026 Map

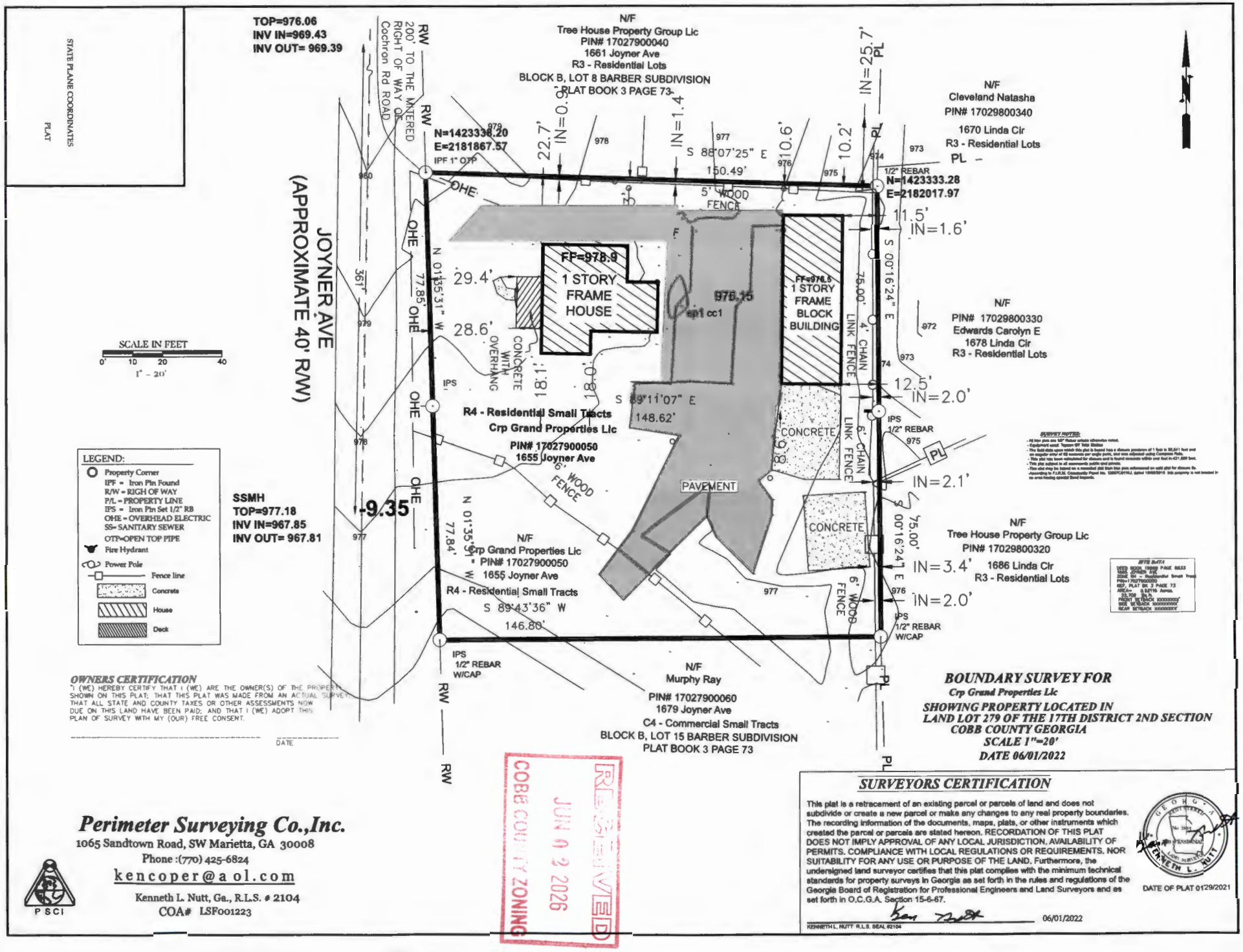


This map is provided for display and planning purposes only. It is not meant to be a legal description.

0 95 190 Feet

Zoning Boundary

City Boundary



OWNERS CERTIFICATION

"I (WE) HEREBY CERTIFY THAT I (WE) ARE THE OWNER(S) OF THE PROPERTY SHOWN ON THIS PLAT; THAT THIS PLAT WAS MADE FROM AN ACTUAL SURVEY; THAT ALL STATE AND COUNTY TAXES OR OTHER ASSESSMENTS NOW DUE ON THIS LAND HAVE BEEN PAID; AND THAT I (WE) ADOPT THIS PLAN OF SURVEY WITH MY (OUR) FREE CONSENT.

_____ DATE _____

BOUNDARY SURVEY FOR
Crp Grand Properties Llc
SHOWING PROPERTY LOCATED IN
LAND LOT 279 OF THE 17TH DISTRICT 2ND SECTION
COBB COUNTY GEORGIA
SCALE 1"=20'
DATE 06/01/2022

SURVEYORS CERTIFICATION

This plat is a retracement of an existing parcel or parcels of land and does not subdivide or create a new parcel or make any changes to any real property boundaries. The recording information of the documents, maps, plats, or other instruments which created the parcel or parcels are stated hereon. RECORDATION OF THIS PLAT DOES NOT IMPLY APPROVAL OF ANY LOCAL JURISDICTION. AVAILABILITY OF PERMITS. COMPLIANCE WITH LOCAL REGULATIONS OR REQUIREMENTS. NOR SUITABILITY FOR ANY USE OR PURPOSE OF THE LAND. Furthermore, the undersigned land surveyor certifies that this plat complies with the minimum technical standards for property surveys in Georgia as set forth in the rules and regulations of the Georgia Board of Registration for Professional Engineers and Land Surveyors and as set forth in O.C.G.A. Section 15-6-67.

06/01/2022
KENNETH L. NUTT R.L.S. SEAL #2104

DATE OF PLAT 01/29/2021

RECEIVED
JUN 02 2026
COBB COUNTY ZONING

Perimeter Surveying Co.,Inc.
1065 Sandtown Road, SW Marietta, GA 30008
Phone :(770) 425-6824
kencoper@aol.com
Kenneth L. Nutt, Ga., R.L.S. # 2104
COA# LSF001223
PSCI

Z-29 2026 Aerial Map

This map is provided for display and planning purposes only. It is not meant to be a legal description.

0 95 190 Feet

Zoning Boundary

City Boundary

Application No. _____

Summary of Intent for Rezoning

Part 1. Residential Rezoning Information (attach additional information if needed)

a) **Proposed unit square-footage(s):** 1704 sqft

b) **Proposed building architecture:** Traditional wood frame

c) **List all requested variances:** *Front setback redux 40' → 28'
*Rear setback redux 30' → 11'
*Parking & maneuvering on non-hardened surface

Part 2. Non-residential Rezoning Information (attach additional information if needed)

a) **Proposed use(s):**

b) **Proposed building architecture:**

c) **Proposed hours/days of operation:**

d) **List all requested variances:**

RECEIVED
JUN 02 2026
COBB COUNTY ZONING

Part 3. Other Pertinent Information (List or attach additional information if needed)

Applicants intend to live on property. LUP filed concurrently.

Part 4. Is any of the property included on the proposed site plan owned by the Local, State, or Federal Government?
(Please list all Right-of-Ways, Government owned lots, County owned parcels and/or remnants, etc., and attach a plat clearly showing where these properties are located).

S 38161

COBB COUNTY, GEORGIA
ORDINANCE CODE VIOLATION CITATION,
SUMMONS, ACCUSATION

CODE ENFORCEMENT DIVISION

DATE 3/24/26 TIME ____ AM/PM

NAME Rivera, Israel
Last First M.I.

BUSINESS NAME ____

ADDRESS 1665 Joyner Ave SE

CITY Marietta STATE GA ZIP 30066

PHONE ____ DOB 2/22/83 SEX M

HAIR ____ WEIGHT 175 HEIGHT 5'2"

DLN# Maryland N-161-344-618-134 EXP __/__/__

RECEIVED
JUN 02 2026
COBB COUNTY ZONING

VIOLATION

Within the Unincorporated Area of Cobb County, Georgia, the Violator did then and there commit the following offense:

VIOLATION: Non Conforming Use

CODE SECTION: 134-31(b)

DESCRIPTION: The property is zoned CF the property is not zoned as residential and cannot be used as a business as there has been no license since 2020

Notice of Violation 8-18-25

OFFENSE LOCATION 1665 Joyner
ADDRESS, CITY

SUMMONS

YOU ARE HEREBY ORDERED TO APPEAR TO ANSWER THESE CHARGES ON THE 30 DAY OF Apr 20 26 AT 9 AM AT THE MAGISTRATE COURT OF COBB COUNTY, GEORGIA, 32 WADDELL STREET, (BUILDING "D2") MARIETTA, GA, 3RD FLOOR PUBLIC SAFETY BUILDING. FAILURE TO APPEAR COULD SUBJECT YOU TO PENALTIES OF CONTEMPT A BENCH WARRANT AS PROVIDED BY LAW. SIGNATURE ACKNOWLEDGES SERVICE OF THE SUMMONS AND RECEIPT OF COPY OF SAME.

SIGNATURE ____

ISSUE DATE 3/24/26

CODE ENF OFFICER C. Anderson

CCCE CASE NUMBER Cod 2505 05454

Distribution-White: Court Copy; Yellow: Violator Copy; Pink: Code Enforcement

VIOLATOR COPY

2-29, LUP-17

STATE PLANE COORDINATES

PLAT

TOP=976.06
INV IN=969.43
INV OUT= 969.39

RW
200' TO THE MNTERED
RIGHT OF WAY OF
Cochran Rd ROAD

RW

N=1423338.20
E=2181867.57
IPF 1" OTP

N/F
Tree House Property Group Llc
PIN# 17027900040
1661 Joyner Ave
R3 - Residential Lots
BLOCK B, LOT 8 BARBER SUBDIVISION
PLAT BOOK 3 PAGE 73

22.7' IN=0.9'

IN=1.4'

S 88°07'25" E
150.49'

10.6'

10.2'

IN=25.7'

PL

N/F
Cleveland Natasha
PIN# 17029800340
1670 Linda Cir
R3 - Residential Lots

1/2" REBAR
N=1423333.28
E=2182017.97

11.5'
IN=1.6'

S 00°16'24" E
75.00'

N/F
PIN# 17029800330
Edwards Carolyn E
1678 Linda Cir
R3 - Residential Lots

12.5'
IN=2.0'

IPS
1/2" REBAR

IN=2.1'

S 00°16'24" E
75.00'

N/F
Tree House Property Group Llc
PIN# 17029800320
1686 Linda Cir
R3 - Residential Lots

IN=3.4'

IN=2.0'

IPS
1/2" REBAR
W/CAP

OHE

5' WOOD FENCE

4' CHAIN LINK FENCE

6' CHAIN LINK FENCE

6' WOOD FENCE

FF=978.9
1 STORY
FRAME
HOUSE

FF=976.5
1 STORY
FRAME
BLOCK
BUILDING

29.4'

28.6'

CONCRETE WITH OVERHANG

18.1'

18.0'

N 01°35'31" W
77.85'

976.15

ep1 cc1

S 89°11'07" E
148.62'

CONCRETE

9.6'

PAVEMENT

CONCRETE

JOYNER AVE
(APPROXIMATE 40' R/W)

361'

-9.35

SSMH
TOP=977.18
INV IN=967.85
INV OUT= 967.81

R4 - Residential Small Tracts
Crp Grand Properties Llc
PIN# 17027900050
1655 Joyner Ave

N 01°35'31" W
77.84'

N/F
Crp Grand Properties Llc
PIN# 17027900050
1655 Joyner Ave
R4 - Residential Small Tracts

S 89°43'36" W
146.80'

IPS
1/2" REBAR
W/CAP

N/F
Murphy Ray
PIN# 17027900060
1679 Joyner Ave
C4 - Commercial Small Tracts
BLOCK B, LOT 15 BARBER SUBDIVISION
PLAT BOOK 3 PAGE 73

RW

PL

SCALE IN FEET
0' 10 20 40
1" = 20'

LEGEND:
- Property Corner
- IPF = Iron Pin Found
- R/W = RIGH OF WAY
- P/L = PROPERTY LINE
- IPS = Iron Pin Set 1/2" RB
- OHE = OVERHEAD ELECTRIC
- SS= SANITARY SEWER
- OTP=OPEN TOP PIPE
- Fire Hydrant
- Power Pole
- Fence line
- Concrete
- House
- Deck

SURVEY NOTES:
- All iron pins are 1/2" Rebar unless otherwise noted.
- Equipment used: Topcon GT Total Station
- The field data upon which this plat is based has a closure precision of 1 foot in 32,641 feet and an angular error of 02 seconds per angle point, and was adjusted using Compass Rule.
- This plat has been calculated for closure and is found accurate within one foot in 421,660 feet.
- This plat subject to all easements public and private.
-This plat may be based on a recorded plat from iron pins referenced on said plat for closure tie.
-According to F.I.R.M. Community Panel No, 13067C0116J, dated 10/05/2018 this property is not located in an area having special flood hazards.

SITE DATA
DEED BOOK 15989 PAGE 5833
1665 JOYNER AVE
ZONE R4 – Residential Small Tract
PIN=17027900050
REF. PLAT BK 3 PAGE 73
AREA= 0.52116 Acres.
22,702 Sq.ft.
FRONT SETBACK XXXXXXXX'
SIDE SETBACK XXXXXXXX'
REAR SETBACK XXXXXXX'

OWNERS CERTIFICATION
"I (WE) HEREBY CERTIFY THAT I (WE) ARE THE OWNER(S) OF THE PROPERTY SHOWN ON THIS PLAT; THAT THIS PLAT WAS MADE FROM AN ACTUAL SURVEY; THAT ALL STATE AND COUNTY TAXES OR OTHER ASSESSMENTS NOW DUE ON THIS LAND HAVE BEEN PAID; AND THAT I (WE) ADOPT THIS PLAN OF SURVEY WITH MY (OUR) FREE CONSENT.

_____ DATE

RECEIVED
JUN 02 2026
COBB COUNTY ZONING

Perimeter Surveying Co.,Inc.
1065 Sandtown Road, SW Marietta, GA 30008
Phone :(770) 425-6824
kencoper@aol.com
Kenneth L. Nutt, Ga., R.L.S. # 2104
COA# LSF001223

PSCI

BOUNDARY SURVEY FOR
Crp Grand Properties Llc
SHOWING PROPERTY LOCATED IN LAND LOT 279 OF THE 17TH DISTRICT 2ND SECTION COBB COUNTY GEORGIA
SCALE 1"=20'
DATE 06/01/2022

SURVEYORS CERTIFICATION

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GEORGIA REGISTERED No. 2104 PROFESSIONAL LAND SURVEYOR KENNETH L. NUTT

DATE OF PLAT 01/29/2021

06/01/2022
KENNETH L. NUTT R.L.S. SEAL #2104

Community Development – Zoning Division
John Pederson – Division Manager

ZONING CASE

Z-29-2026

SITE BACKGROUND

Applicant	Alex Brandon Nava Cruz and Israel Nava Rivera
Phone	Contact Zoning Office
Email	Contact Zoning Office
Representative Contact	Alex Brandon Nava Cruz and Israel Nava Rivera
Phone	Contact Zoning Office
Email	Contact Zoning Office
Titleholder	Alex Brandon Nava Cruz and Israel Nava Rivera
Property Location	Located on the east side of Joyner Avenue, north of Cranfill Road
Address	1665 Joyner Avenue
Access to Property	Joyner Avenue

QUICK FACTS

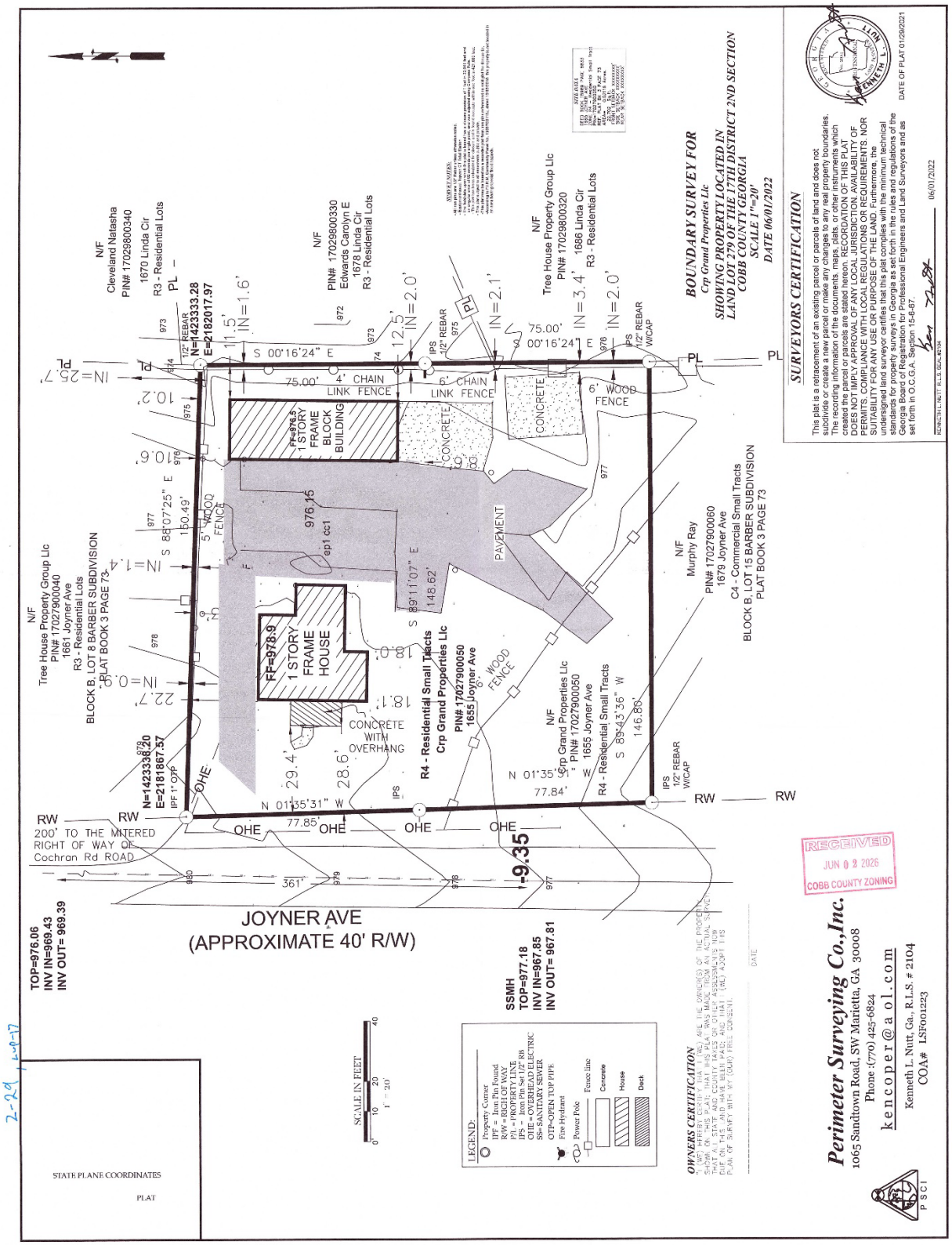
Commission District	2 - Allen
Current Zoning	CF
Current Use of Property	Landscaping Business
Proposed Zoning	CRC
Proposed Use	Landscaping Business
Future Land Use	CAC
Site Acreage	0.52
District	17
Land Lot	279
Parcel #	17027900050
Taxes Paid	Yes

FINAL ZONING STAFF RECOMMENDATIONS

(Zoning staff member: Jessica Berman, MPA, CNU-A)

Based on the analysis of the case, Staff recommends **APPROVAL** subject to:

1. This Applicant's landscaping contractor office use only, any other use to come back to the Board of Commissioners for approval;
2. Final Site Plan to be approved by the District Commissioner;
3. Applicant to install eight (8)-foot solid wooden privacy fence along eastern property line along with eight (8)-foot landscaped screening buffer approved by County Arborist;
4. Applicant shall install a row of trees or shrubs along the eastern property line;
5. Gravel to be removed and parking to be paved and striped;
6. No outside storage allowed, including dumpsters;
7. All refuse and designated recycling collection location facilities must be contained within completely enclosed facilities;
8. No noxious odors, fumes, or sounds;
9. Variances as stated in Zoning comments, not otherwise in conflict;
10. Fire Department comments and recommendations;
11. Stormwater Management Division comments and recommendations;
12. Water and Sewer Division comments and recommendations; and
13. Department of Transportation comments and recommendations.


BOUNDARY SURVEY FOR
Crp Grand Properties Llc
SHOWING PROPERTY LOCATED IN
LAND LOT 279 OF THE 17TH DISTRICT 2ND SECTION
COBB COUNTY GEORGIA
SCALE 1"=20'
DATE 06/01/2022
SURVEYORS CERTIFICATION
This plat is a retracement of an existing parcel or parcels of land and does not subdivide or create a new parcel or make any changes to any real property boundaries. The recording information of the documents, maps, plats, or other instruments which created the parcel or parcels are stated hereon. RECORDATION OF THIS PLAT DOES NOT IMPLY APPROVAL OF ANY LOCAL JURISDICTION AVAILABILITY OF PERMITS, COMPLIANCE WITH LOCAL REGULATIONS OR REQUIREMENTS, NOR SUITABILITY FOR ANY USE OR PURPOSE OF THE LAND. Furthermore, the undersigned land surveyor certifies that this plat complies with the minimum technical standards for property surveys in Georgia as set forth in the rules and regulations of the Georgia Board of Registration for Professional Engineers and Land Surveyors and as set forth in O.C.G.A. Section 15-6-67.
DATE OF PLAT 01/29/2021
06/01/2022
N/F
Cleveland Natasha
PIN# 17029800340
1670 Linda Cir
R3 - Residential Lots
N/F
PIN# 17029800330
Edwards Carolyn E
1678 Linda Cir
R3 - Residential Lots
N/F
Tree House Property Group Llc
PIN# 17029800320
1686 Linda Cir
R3 - Residential Lots
N/F
Tree House Property Group Llc
PIN# 17027900040
1661 Joyner Ave
R3 - Residential Lots
BLOCK B, LOT 8 BARBER SUBDIVISION
PLAT BOOK 3 PAGE 73
N/F
Murphy Ray
PIN# 17027900060
1679 Joyner Ave
C4 - Commercial Small Tracts
BLOCK B, LOT 15 BARBER SUBDIVISION
PLAT BOOK 3 PAGE 73
N/F
Crp Grand Properties Llc
PIN# 17027900050
1655 Joyner Ave
R4 - Residential Small Tracts
N=1423333.28
E=2182017.97
N=1423338.20
E=2181867.57
FF=978.9
1 STORY FRAME HOUSE
FF=976.5
1 STORY FRAME BLOCK BUILDING
CONCRETE WITH OVERHANG
PAVEMENT
CONCRETE
4' CHAIN LINK FENCE
6' CHAIN LINK FENCE
6' WOOD FENCE
5' WOOD FENCE
200' TO THE MITERED RIGHT OF WAY OF Cochran Rd ROAD
JOYNER AVE
(APPROXIMATE 40' R/W)
TOP=976.06
INV IN=969.43
INV OUT= 969.39
SSMH
TOP=977.18
INV IN=967.85
INV OUT= 967.81
SCALE IN FEET
LEGEND:
OWNERS CERTIFICATION
RECEIVED
JUN 02 2026
COBB COUNTY ZONING
Perimeter Surveying Co.,Inc.
1065 Sandtown Road, SW Marietta, GA 30008
Phone :(770) 425-6824
kencoper@aol.com
Kenneth L. Nutt, Ga., R.L.S. # 2104
COA# LSF001223
STATE PLANE COORDINATES
PLAT
2-29
6-9-17

Z-29 2026 Aerial Map

This map is provided for display and planning purposes only. It is not meant to be a legal description.

0 95 190 Feet

Zoning Boundary

City Boundary

North

Zoning: CF / Single-family residence

Future Land Use: CAC

WEST

Zoning: GC / Auto parts retail

Future Land Use: CAC

Z-29 2026 Map

EAST

Zoning: R-20 / Single-family residences

Future Land Use: LDR

SOUTH

Zoning: GC / Bar and lounge

Future Land Use: CAC

Current zoning district for the property

The CF future commercial district was originally established as a zone designated for future commercial use with no immediate right to use or occupy the zone for commercial purposes until an applicant shall have been regularly and properly granted specific zoning for the purposes described in any of the commercial districts enumerated in this chapter. Under the comprehensive amendment to the zoning ordinance, the board of commissioners resolved that an owner of property currently designated CF, and not developed, shall have until January 17, 1996, within which to commence development pursuant to the previous conditions. For purposes of this section, commencing development shall mean applying for rezoning to an appropriate zoning district, obtaining a building permit, and beginning construction on the development. If such development shall not occur by January 17, 1996, such portion of the undeveloped and unzoned property must be brought in for rezoning to another district which is compatible with the Cobb County Comprehensive Plan: A Policy Guide, adopted November 27, 1990, prior to any future development. Additionally, no new applications for CF zoning may be accepted.

Requested zoning district for the property

The CRC district is established to provide locations for retail commercial and service uses which are designed and oriented to serve several neighborhoods making up a community. Projects developed within the CRC district should be done so as compact unified centers. CRC districts should be located on properties which are delineated within a community activity center and regional activity center as defined and shown on the Cobb County Comprehensive Plan: A Policy Guide, adopted November 27, 1990. Additionally, the desired quadrant location will provide for planned developments and one-destination shopping and service locations to serve the community, and will minimize traffic congestion.

Summary of the applicant's proposal

The applicant is requesting a rezoning of a 0.52-acre site from the CF future commercial district to the CRC community retail commercial district for a landscaping business. The property is currently developed with an approximately 1,704-square-foot one-story single-family residence that was built in 1938 and an additional approximately 1,100 square-foot one-story detached accessory structure and is currently being used as both a residence and an active business. The rezoning proposal would allow continued on-site commercial activity for a landscaping business operating seven (7) days per week from 7:00 a.m. to 8:00 p.m., with approximately six (6) employees and an estimated five (5) daily visitors. The applicant reports approximately twelve (12) vehicles on-site including work trucks, with vehicle and dumpster storage occurring in unpaved, fenced rear and side yard areas. Concurrently, the applicant is requesting a Temporary Land Use Permit (LUP-17 of 2026) to allow residential use, along with variances to reduce required setbacks for existing structures and to allow parking and maneuvering on a non-hardened surface. This request is the result of Code Enforcement action.

Non-residential criteria

Proposed # of buildings**:** 2
Proposed # of stories: 1
Total sq. footage of development: 2,640
Floor area ratio: 0.12
Square footage per acre: 5,076.92
Required parking spaces: 1 space per 285 square feet (net) of floorspace, 1 space per vehicle parked on-site.
Proposed parking spaces: Unknown
Acres in floodplain or wetlands: 0
Impervious surface shown: Maximum 70%

Are there any zoning variances?

1. To allow parking and maneuvering of vehicles on a non-hardened-and-treated surface;
2. To reduce the required front setback for the existing principal structure from 40 feet to 28 feet;
3. To reduce the required rear setback for the existing accessory structure from 40 feet to 11 feet; and
4. To reduce the required landscape screening buffer on the eastern property line from 35 feet to 10 feet;

Are there any environmental conditions existing or proposed on the site?

No.

Z-29-2026 DEPARTMENT COMMENTS – Site Plan Review

6/26/26

As determined by the Site Plan Review Section, the property owner may be required to obtain a Land Disturbance Permit to perform any site modifications, as required per stipulation approval (fencing, landscaping, curb/gutter & sidewalk installation, etc.) or otherwise. Contact Site Plan Review, 770-528-2147.

Z-29-2026 DEPARTMENT COMMENTS – Cemetery Preservation

No comment

8/4/2026

Approval of this petition will not have an impact on the enrollment of schools.

6/26/2026

Comprehensive Plan Future Land Use Designation: Community Activity Center
The subject tract is within the Community Activity Center (CAC). Community Activity Centers provides for areas that can meet the immediate needs of several neighborhoods or communities. Typical land uses for these areas include low- to mid-rise office buildings and department stores.

Future Land Use Sub-Category? N/A

☒ Consistent ☐ Inconsistent

House Bill 489 Intergovernmental Agreement Zoning Amendment Notification

Is the proposal within one-half mile of a city boundary? ☐ Yes ☒ No
If yes, which City: N/A
Was the city notified? N/A

Specific Area Policy Guidelines: ☐ Yes ☒ No
Policy:

Masterplan/ Corridor Study: ☐ Yes ☒ No
Name of Masterplan/Corridor Study: N/A

Design guidelines area? ☐ Yes ☒ No
If yes, design guidelines area? N/A
Does the proposal plan comply with the design requirements? N/A

Is the property within an Opportunity Zone? ☐ Yes ☒ No
If yes, Opportunity Zone? N/A
(The Opportunity Zone is an incentive that provides $3,500 tax credit per job in eligible areas if two or more jobs are being created. This incentive is for new or existing businesses)

Is the property within an Enterprise Zone? ☒ Yes ☐ No
If yes, Enterprise Zone? Smyrna-Osborne
(The Enterprise Zone is an incentive that provides tax abatements and other economic incentives for qualifying businesses locating or expanding within designated areas for new jobs and capital investment)

Is the property eligible for the Façade Improvement Program? ☐ Yes ☒ No
(The Façade Improvement Program is an incentive for owners and tenants to enhance the appearance of buildings. The CDBG program provides the funding. Properties must be either on the current inventory of redevelopment sites or in a corridor study area and be in a census tract with at least 51% low and moderate income. The program serves to improve the economic viability of these areas.)

(continued)

Is the property eligible for incentives through the Commercial and Industrial Property Rehabilitation Program? *(The Commercial and Industrial Property Rehabilitation Program Is an incentive that provides a reduction in ad valorem property taxes for qualifying redevelopment in eligible areas)*	☐ Yes	☒ No

Note: For more information on incentives, please call the Community Development Agency- Economic Development Division at 770-528-2018 or find information online at www.cobbcounty.org/econdev.

Special District:

Is this property within the Cumberland Special District #1 (hotel/motel fee)?	☐ Yes	☒ No
Is this property within the Cumberland Special District #2 (ad valorem tax)?	☐ Yes	☒ No
Is this property within the Six Flags Special Service District?	☐ Yes	☒ No

Dobbins Air Reserve Base Zones:

Is the property within the Dobbins Airfield Safety Zone?	☐ Yes	☒ No
Is the property within the Clear Zone (CZ)?	☐ Yes	☒ No
Is the property within 3000’ of Dobbins ARB?	☒ Yes	☐ No
Is the property within the Accident Potential Zone (APZ I)?	☐ Yes	☒ No
Is the property within the Accident Potential Zone II (APZ II)?	☐ Yes	☒ No
Is the property within the Noise Zone?	☐ Yes	☒ No
Is the property within the Bird/Wildlife Air Strike Hazard Area (BASH)?	☒ Yes	☐ No

Historic Preservation:

After consulting various county historic resources surveys, historic maps, archaeology surveys and Civil War trench location maps, staff finds that no known significant historic resources appear to be affected by this application.

Water comments:

At development: ☒ YES ☐ NO

Fire flow test required: ☐ YES ☒ NO

Size/location of existing water main(s): 8" on Joyner Ave

Additional water comments:

Sewer comments:

In the drainage basin: ☒ YES ☐ NO

At development: ☒ YES ☐ NO*

Approx. distance to nearest sewer: On-site

Estimated waste generation (in G.P.D.): Average daily = 210

Peak flow = 315

Treatment plant: South Cobb WRF

Plant capacity: ☒ Yes ☐ NO

Projected plant availability: ☐ 0-5 years ☐ 5-10 years ☒ over 10 years

Off-site easement required: ☐ YES* ☒ NO

Line capacity study required: ☐ YES ☒ NO

Letter of allocation issued: ☐ YES ☒ NO

Septic tank recommended by this department: ☐ YES ☒ NO

Subject to Health Department approval: ☐ YES ☒ NO

Additional sewer comments:

*If off-site easements are required, the developer/owner must submit easements to CCWS for review and approval as to form and stipulations prior to the execution of easements by the property owners. All easement acquisitions are the responsibility of the developer/owner.

Note: These comments only reflect what facilities were in existence at the time of this review. Developer may be required to install/upgrade water mains based on fire flow test results or Fire Department code. This will be addressed in the Plan Review process. The developer/owner will be responsible for connecting to the existing county water and sewer systems, installing and/or upgrading all outfalls & water mains, obtaining onsite and/or offsite easements, and dedication of onsite and/or offsite water and sewer to Cobb County as may be required. Rezoning does not guarantee water/sewer availability or capacity unless so stated in writing by the Cobb County Water System.

Roadway	Roadway classification	Speed limit (mph)	Jurisdictional control	Min. R.O.W. requirements
Joyner Avenue	Local	25	Cobb County	50’

ITE Land Use	Description	Expected Size	AM			PM			Daily (vpd)
			In (vph)	Out (vph)	**Total (vph)**	In (vph)	Out (vph)	**Total (vph)**	
180	Specialty Trade Contractor	1.1(KSF)	1	1	**2**	1	1	**2**	**11**
210	Single Family Homes	1 (DU)	0	1	**1**	1	0	**1**	**7**
Total			1	2	**3**	2	1	**3**	**18**

vph = vehicles per hour, vpd = vehicles per day, KSF = thousand square feet, DU = dwelling unit

Development gross trip generation based on available development size and rates from the Institute of Transportation Engineers (ITE) Trip Generation, 12th edition.

Comments and observations

Joyner Avenue is classified as a local roadway and according to the available information the existing right-of-way does not meet the minimum requirements for this classification.

In accordance with Cobb County Code 134-121 and based on site plan received June 2, 2026, this development does not require a traffic study submittal.

This development is currently in operation. Trip generation information is provided above for reference only and is based on an approximate square footage for landscaping business.

Recommendations

THE RECOMMENDATIONS BELOW SHALL BECOME STIPULATED REQUIREMENTS UPON INCLUSION WITH AND APPROVAL BY THE BOARD OF COMMISSIONERS OF THIS APPLICATION:

1. Recommend applicant, **WITHIN 12 MONTHS OF ZONING APPROVAL**, donate right-of-way on the east side of Joyner Avenue, a minimum of 25’ from the roadway centerline, in accordance with Cobb County Development Standard 401.2, Right-of-Way. The site plan (dated June 20, 2025) appears to comply with this recommendation.

2. Should any driveway modifications or other redevelopment of the property occur in the future, where redevelopment is defined as any action requiring a Land Disturbance Permit that also changes the existing operations of the development in terms of use, intensity and/or anticipated traffic, Cobb DOT recommends the following:

(continued)

a. Recommend driveway on Joyner Avenue be designed and built to commercial standards. This recommendation is pursuant to Cobb County Development Standard 402.8, Non-Residential Driveways and Cobb County Development Standard Detail 116, Commercial Driveway Requirements.

3. Should any fence modifications or redevelopment of the property occur in the future, where redevelopment is defined as any action requiring a Land Disturbance Permit that also changes the existing business operations of the development in terms of use, intensity and/or anticipated traffic, DOT recommends the following:

    a. Recommend fence be relocated off county right-of-way.

4. Recommend applicant be required to meet all Cobb County Development Standards and Ordinances related to project improvements.

Cobb County...Expect the Best!

COBB COUNTY CODE ENFORCEMENT
CASE SYNOPSIS

Report Date:
7/8/2026

CASE #: CODE-2025-05454 **OPEN DATE:** 8/6/2025

COMPLAINANT: **PHONE #:**

DESCRIPTION: NEW PROPERTY OWNER ADDR ALL REMAINING VIOLATIONS

PRIMARY ADDRESS:

1665 JOYNER AVE SE
MARIETTA, GA 30060

OWNER ADDRESS:

NAVA CRUZ ALEX BRANDON & RIVERA ISRAEL
1665 JOYNER AVE SE
MARIETTA, GA 30060

Inspection Date	Inspection/Activity Date	Inspection/Activity Type	Status	Comments
08/12/2025		Case Details		Continuation of code CODE-2025-05454 as the property is under new ownership. The property is zoned CF. The grandfathering of a business has been lost because there has not been an active business license since 2020, and the front unit is appears to be being used as a dwelling. I issued a notice of violation for NON CONFORMING USE and PARKING STANDARDS to a spanish speaking lady on the property. She put me on the phone with Alex, one of the new owners of the property. I explained the property needed to be re-zoned, the former owner who sold him the property was aware of this, and they needed to improve the property with asphalt and concrete as there are vehicles parked on gravel. He said he would review the notice when he got home around 5 and call me with questions. C. Anderson
08/12/2025		Initial Investigation	In Violation	/* PARKING STANDARDS|*134-272 (6) b & c*|All vehicles must be parked on a hardened/treated surface. All tires must be on hardened/treated surface. Surface must be installed flush with the ground and capable of supporting all vehicle/equipment tires without driving onto or over an unapproved parking surface.*/ /* NON CONFORMING USE|*134-31(b)*|The property must be re-zoned. As a CF-zoned property, it is not zoned as residential. Further, it cannot be used for business because there has been no business license since 2020. Contact Cobb County Zoning at 1150 Powder Springs Street to begin this process. It may be helpful to show them a copy of this notice of violation. */
08/15/2025		Case Details		Property owner (Alex Brandon Nava Cruz) came to office and was informed that the Violations on the property has to be removed, The property has lost its grandfather status, due to new ownership by him, within the last three months. he was also directed to the zoning office, if he wishes to file for an Land use permit.

Inspection Date	Inspection/Activity Date	Inspection/Activity Type	Status	Comments
08/19/2025		Case Details		I spoke in depth with Kyle, who reports to represent Alex Nava. I gave him the cliff notes version of the case: the property was grandfathered to have an auto shop and a residence on the property. However, that lapsed when there was no active business license at the location for two years (starting in 2020). I explained that current the property needs to be rezoned to residential or commerical, but it can't be used as both. Kyle is going to take some time with Alex and they're going to go over options. C. Anderson
08/19/2025		ReInspection	In Violation	
10/01/2025		Case Details		Improvements have begun on the property with a concrete driveway being poured, but not yet connected to Joyner Ave. It is most likely pending DOT approval to connect. Parking standards violations still exist. No re-zoning submitted for, although the owner has expressed his desire to re-zone the property into residential. This conversation took place in a prior interaction that did not save correctly. C. Anderson
10/01/2025		ReInspection	In Violation	
11/10/2025		Case Details		I spoke with property owner, Alex. We discussed parking standards and the necessity for the point of contact with the tires of parked vehicles to be on said concrete. When I asked him where they were at in the re-zoning process, he said they were working on it, but couldn't elaborate how they were working on it. I told him he and the family need to prioritize that portion and I will be checking back in a couple of weeks. C. Anderson
11/10/2025		ReInspection	In Violation	
12/15/2025		Case Details		The property itself appears much better with asphalt and concrete driveway installed, connected to the road, and landscaping installed. However, no re-zoning has been submitted, and I suspect there are parking standards violations behind the fence. I spoke with property owner, Alex, by telephone. He told me he believes that his father is ready to submit the re-zoning paperwork, but he cannot tell me specifics. He said he's in mexico for the holidays. I told him that we're at that point where I will give one last 30 day extension, but after that I will have to issue a court citation if the paperwork is not submitted. C. anderson
12/15/2025		ReInspection	Extension	
01/22/2026		Case Details		Negative contact with Alex. No paperwork has been submitted for the rezoning. I left a voicemail asking for a time to meet and serve him a citation for non-conforming use. I outlined the fine and the court process as well. C. Anderson
01/22/2026		ReInspection	In Violation	

Inspection Date	Inspection/Activity Date	Inspection/Activity Type	Status	Comments
02/05/2026		Case Details		Carlos, the former owner who sold the property to Alex Nava and family, showed up at the code enforcement office. I mentioned he has a lot of involvement in the property for someone who sold it. Regardless, he showed me a survey and the re-zoning paperwork. He tells me that Israel (Alex's father and co-owner) is out of the country so his signiture is holding up the application process. He also told me zoning wanted a line on the survey erased. It looks like there was an attempt to differentiated the garage in the back from the primary structure but I couldn't tell exactly what was going on. I gave until March 1st to get the appropraite paperwork filed. I explained this has been going on since 2023 and the other people who were written up for the same thing on their block have resolved their issues. C. Anderson
02/05/2026		ReInspection	In Violation	
03/23/2026		Case Details		No rezoning has been filed for despite the extension. I called and left a message for Alex Nava on 3-17-26 to set an appointment for citation service. He has not called me back. Attempting to gather identifiers as we have determined he was born in 2002 or 2003. C. Anderson
03/23/2026		ReInspection	In Violation	
03/24/2026		Case Details		I issued a citation to Isreal RIvera for NON CONFORMING USE. The fine is $135 and the court date is April 30, 2026. Israel is Alex's father and co-owner of the house. I explained the property lost its grandfathering rights in 2022 and must be rezoned appropriately as either a residential property or a commercial property. It is currently zoned CF which doesn't allow either. He explained Carlos, the previous owner, is trying to split the lot so it can be commercial and the house can be residential but zoning needs more paperwork. I explained the citation process, escalating fines etc. I recommended they reach out to a land use lawyer. C. Anderson
03/24/2026		ReInspection	Citation Served	
04/08/2026		Case Details		I spoke with Carlos, the former owner, who told me he was upset with me that I had issued a citation. I told him I granted a 30 day extension and given much more time before issuing a citation, and that I've been more than reasonable with my enforcement of this case. Carlos said he can't get the survey people to call him back and I should give more time. I told him the citation was justified, and this should have been taken care of back in early 2024 when he was served his first citation. C. Anderson
04/08/2026		ReInspection	In Violation	

Inspection Date	Inspection/Activity Date	Inspection/Activity Type	Status	Comments
04/28/2026		Case Details		Court check: Violation still exists as no re-zoning has been filed. The property is zoned CF and needs to be re-zoned to residential or commercial due to loss of grandfather rights. It cannot be both. Previous convictions under prior ownership. Previous owner is still involved in the property helping out the new owners. C. Anderson
04/28/2026		ReInspection	In Violation	
06/03/2026		Case Details		Court check: although it is not yet showing on GIS, a rezoning and LUP have been filed for. I confirmed it was entered on 6-2-26. Recommend extending arraignment 90 days for hearing determination. The citation will likely be dropped if approved by the board. C. Anderson
06/03/2026		ReInspection	In Violation	
06/04/2026		Court		Pled guilty and the fine was suspended as the application for re-zoning and LUP was applied for.
06/08/2026		Case Details		Extending the case 90 days for the outcome of the re-zoning hearing and land use permit application. C. Anderson
06/08/2026		Compliance Inspection	Extension	

COBB COUNTY - COMMUNITY DEVELOPMENT AGENCY
Code Enforcement Division

Mailing Address
P.O. Box 649
Marietta, Ga. 30061

Physical Address
1150 Powder Springs Rd.
Suite 400
Marietta, Ga. 30064

Fax: (770) 528-2092

Cobb County...Expect the Best!

Notice of Violation

Violation Number: CODE-2025-05454 Date: 8/12/2025

The Cobb County Code Enforcement Division has grounds to believe the property located at:

1665 JOYNER AVE SE	MARIETTA, GA 30060	17	0279	005	CF
(Address)	(City/State/Zip)	(Dist)	(Land Lot)	(Par)	(Zoning)

and/or NAVA CRUZ ALEX BRANDON & RIVERA ISRAEL (1665 JOYNER AVE SE MARIETTA, GA 30060)

may be in violation of the Official Code of Cobb County, Georgia. You have 10 days to bring the violation(s) into compliance. An inspection will be made on or about 10 days from August 12, 2025. Failure to comply could result in a citation being issued for you to appear in the Cobb County Magistrate Court, and you may be subject to a fine, imprisonment or both.

Violation	Code Section	Requirement for Compliance
PARKING STANDARDS	134-272 (6) b & c	All vehicles must be parked on a hardened/treated surface. All tires must be on hardened/treated surface. Surface must be installed flush with the ground and capable of supporting all vehicle/equipment tires without driving onto or over an unapproved parking surface.
NON CONFORMING USE	134-31(b)	The property must be re-zoned. As a CF-zoned property, it is not zoned as residential. Further, it cannot be used for business because there has been no business license since 2020. Contact Cobb County Zoning at 1150 Powder Springs Street to begin this process. It may be helpful to show them a copy of this notice of violation.

Charles Anderson (Charles.Anderson@cobbcounty.org) — Officer

770-528-4384 — Telephone

Contact the Officer listed above by telephone or email for further information. Officer availability 8:00-9:00 a.m. and 3:30-4:30 p.m. Monday through Friday. You may leave voice mail or send email at any time.

A COMPLETE COPY OF THE COBB COUNTY ORDINANCE MAY BE VIEWED AT **WWW.COBBCOUNTY.ORG**

STAFF ANALYSIS

Per section 134-122 of the Official Code of Cobb County, below is a written zoning analysis relating to the following (question in bold; the answer is not bold):

A. **Whether the zoning proposal will permit a use that is suitable in view of the use and development of adjacent and nearby property;**
It is Staff's opinion that the zoning proposal will permit a use that is suitable in view of the use and development of adjacent and nearby properties. The property is in an area containing a mix of commercial uses, including retail, light automotive repair, and an eating and drinking establishment. However, it also abuts a single-family residential subdivision to the east and a single-family residential use to the north. If approved, Staff recommends stipulating that the approval is for this applicant's contractor office use only and all other uses must be reviewed by the Board of Commissioners. Staff notes that a similar condition was imposed in nearby rezoning case Z-21 of 2025 on Joyner Road. In that case, the Board approved the rezoning subject to the applicant's specific use, with any future change in use requiring approval by the District Commissioner. Given the subject property's adjacency to residential uses and the nature of the request, Staff recommends that any future change in use instead require approval by the Board of Commissioners.

B. **Whether the zoning proposal will adversely affect the existing use or usability of adjacent or nearby property;**
It is Staff's opinion that the zoning proposal may adversely affect the existing use or usability of adjacent or nearby property. The applicant's proposal requires a variance to reduce the required 35-foot landscaped screening buffer to 10 feet along the eastern property line abutting residentially zoned properties. Staff believes that the adverse effects of reducing the buffer may be mitigated by requiring the applicant to install an eight (8)-foot tall solid wooden privacy fence along the eastern property line.

C. **Whether the zoning proposal will result in a use which will or could cause an excessive burdensome use of existing streets, transportation facilities, utilities, or schools;**
It is Staff's opinion that the zoning proposal will not result in a use which will or could cause an excessive burdensome use of existing streets, transportation facilities, utilities, or schools. This opinion is supported by department comments contained in this analysis.

D. Whether the zoning proposal is in conformity with the policies and intent of the comprehensive plan;

It is Staff's opinion that the applicant's rezoning proposal is in conformity with the policies and intent of the Cobb County Comprehensive Plan. The property is delineated in a Community Activity Center (CAC) future land use category. The requested zoning district is consistent with the CAC future land use designation. Typical land uses for CAC areas include low- to mid-rise office buildings. The property's existing structures are single-story buildings.

E. Whether there are other existing or changing conditions affecting the use and development of the property which give supporting grounds for either approval or disapproval of the zoning proposal;

It is Staff's opinion that there are other existing or changing conditions affecting the use and development of the property which give supporting grounds for either approval or disapproval of the zoning proposal. The existing CF zoning classification does not allow any immediate right to use or occupy the zone for commercial purposes until an applicant brings forth a rezoning request and is granted approval by the Board of Commissioners. The applicant was cited by Code Enforcement for nonconforming commercial and residential uses on the property. As a result, the applicant is requesting to rezone the property to the CRC district and is concurrently seeking a Temporary Land Use Permit (LUP-17 of 2026) to allow continued residential occupancy in conjunction with the landscaping contractor office use.

The staff analysis and recommendation made by the Planning and Zoning Staff are only the opinions of the Planning and Zoning Staff and are by no means the final decision. The Cobb County Board of Commissioners makes the final decisions on all Rezoning and Land Use Permits at an advertised public hearing.

Application No. _____

Summary of Intent for Rezoning

Part 1. Residential Rezoning Information (attach additional information if needed)

a) **Proposed unit square-footage(s):** 1704 sqft

b) **Proposed building architecture:** Traditional wood frame

c) **List all requested variances:** *Front setback redux 40' → 28'
*Rear setback redux 30' → 11'
*Parking & maneuvering on non-hardened surface

Part 2. Non-residential Rezoning Information (attach additional information if needed)

a) **Proposed use(s):**

b) **Proposed building architecture:**

c) **Proposed hours/days of operation:**

d) **List all requested variances:**

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Part 3. Other Pertinent Information (List or attach additional information if needed)

Applicants intend to live on property. LUP filed concurrently.

Part 4. Is any of the property included on the proposed site plan owned by the Local, State, or Federal Government?
(Please list all Right-of-Ways, Government owned lots, County owned parcels and/or remnants, etc., and attach a plat clearly showing where these properties are located).

S 38161

COBB COUNTY, GEORGIA
ORDINANCE CODE VIOLATION CITATION,
SUMMONS, ACCUSATION

CODE ENFORCEMENT DIVISION

DATE 3/24/26 TIME ____ AM/PM

NAME Rivera, Israel
Last First M.I.

BUSINESS NAME ____

ADDRESS 1665 Joyner Ave SE

CITY Marietta STATE GA ZIP 30066

PHONE ____ DOB 2/22/83 SEX M

HAIR ____ WEIGHT 175 HEIGHT 5'2"

DLN# Maryland N-161-344-618-134 EXP __/__/__

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VIOLATION

Within the Unincorporated Area of Cobb County, Georgia, the Violator did then and there commit the following offense:

VIOLATION: Non Conforming Use

CODE SECTION: 134-31(b)

DESCRIPTION: The property is zoned CF the property is not zoned as residential and cannot be used as a business as there has been no license since 2020

Notice of Violation 8-18-25

OFFENSE LOCATION 1665 Joyner
ADDRESS, CITY

SUMMONS

YOU ARE HEREBY ORDERED TO APPEAR TO ANSWER THESE CHARGES ON THE 30 DAY OF Apr 20 26 AT 9 AM AT THE MAGISTRATE COURT OF COBB COUNTY, GEORGIA, 32 WADDELL STREET, (BUILDING "D2") MARIETTA, GA, 3RD FLOOR PUBLIC SAFETY BUILDING. FAILURE TO APPEAR COULD SUBJECT YOU TO PENALTIES OF CONTEMPT A BENCH WARRANT AS PROVIDED BY LAW. SIGNATURE ACKNOWLEDGES SERVICE OF THE SUMMONS AND RECEIPT OF COPY OF SAME.

SIGNATURE ____

ISSUE DATE 3/24/26

CODE ENF OFFICER C. Anderson

CCCE CASE NUMBER Cod 2505 05454

Distribution-White: Court Copy; Yellow: Violator Copy; Pink: Code Enforcement

VIOLATOR COPY

Z-29-2026 DEPARTMENT COMMENTS – Fire Department

07/24/26

The proposed zoning case must address the comments listed below by prescriptive code or equivalency, as approved by the Cobb County Fire Marshal's Office

Approval will be based on Professional Engineer-stamped plans that signify overall plan conformance to all Georgia State and Cobb County Codes. Design Professional and Developer maintain the sole responsibility for the design and for correcting all errors, omissions, problems, and code violations (if any) exposed during construction AFTER authorization by Cobb County.

CERTIFICATE OF OCCUPANCY:
Plans must be submitted to the Cobb County Fire Marshal's Office to initiate the Certificate of Occupancy process.

Jeff Byrd
(678) 229-7059
Jeffrey.Byrd@cobbcounty.gov

Z-29-2026 DEPARTMENT COMMENTS – Stormwater Management

6/26/2026

Site Data

1. Address: 1665 Joyner Avenue
2. District: 2
3. Existing Zoning: CF — Existing Allowable Impervious Coverage: 70%
4. Proposed Zoning: CRC — Allowable Future Impervious Coverage: 70%
5. Future Land Use: CAC

Existing Conditions

Floodplain Information

1. Flood Damage Prevention Designated Flood Hazard: No

Stormwater Information

1. Drainage Basin: Nickajack Creek Basin
2. State Stream Buffers: No
3. County Stream Buffer Ordinance: No
4. Impaired Stream: Yes: If the site is within a one-mile radius of an impaired stream additional Erosion Control BMP's per the State's current requirements will be required. It is the Engineer's responsibility to verify Impaired Streams per the State EPD's list.
5. Hotspot: No
6. Wetlands: No
7. Water Intake Zone: No
8. Chattahoochee River Corridor: No
9. Existing Onsite Ponds / Lake: No

Topography Information

1. General site Description: The site has been increasingly developed over the last several years such that the parcel is almost fully cleared with most of the property now covered in buildings, concrete & gravel. The parcel slopes from Joyner Avenue, toward the rear.

2. Downstream Description: Stormwater discharges through an established residential neighborhood downstream.

3. Potential or known drainage problems may exist downstream from this site.

Project Design Comments and Recommendations

The following comments and recommendations are typically required at the time of plan review and permitting.

(continued)

Proposed Project Onsite Design Requirements

1. At the time of plan review provide a comprehensive Hydrology Study and Design for the Stormwater Management Design will be required. The design and study shall be in accordance with the Georgia Stormwater Management Manual and the current Cobb County Codes. The design and study shall include but not limited to stormwater detention, runoff reduction and/or water quality, channel protection, and downstream flood prevention.

2. At the time of plan review calculate and provide the percentage of impervious coverage for the project site on the plans.

3. Recommend a pre-design concept meeting with Cobb County Stormwater Management Division. At the time of the Concept Meeting a proposed concept stormwater management plan shall be presented.

4. The proposed onsite storm drain system and stormwater management facility is considered private. All annual inspections, maintenance and repairs are the responsibility of the property owner. A stormwater facility "Maintenance Agreement and Access Easement" will be required at the time of the land disturbance permit with the Cobb County Stormwater Management Division.

5. Stormwater discharges must be controlled not to exceed the existing capacity of the downstream storm drainage system including drainage swales and roadside ditches.

6. Substantially mitigate any effects of concentrated stormwater discharges onto adjacent properties. Level spreaders may be required to disburse the stormwater discharge.

7. Developer must secure drainage easement(s) to receive concentrated discharges where none naturally exist downstream.

8. Any spring activity discovered must be addressed by a qualified registered geotechnical professional engineer (PE) at the expense of the owner/developer.

9. Structural fill must be placed under the direction of a qualified registered geotechnical engineer (PE) at the expense of the owner/developer.

10. At this time there are no present or future site improvement/modifications proposed.

Z-29-2026 DEPARTMENT COMMENTS – Stormwater Management

(continued)

Special Conditions

1. The dumpster pad on this site, if one is utilized, must be connected to sanitary sewer or an infiltration system must be provided to capture the dumpster pad runoff.
2. Because there is no location to receive a point discharge from a detention and/or Water Quality Pond, it will be necessary to provide an infiltration system for Runoff Reduction that will allow excess overflow runoff to sheet-flow off the property as in the existing condition.
3. The provided Zoning site plan does not accurately reflect the existing extent of impervious area onsite.

Community Development – Zoning Division
John Pederson – Division Manager

ZONING CASE

Z-30-2026

SITE BACKGROUND

Applicant	TWO Capital Developer, LLC
Phone	Contact Zoning Office
Email	Contact Zoning Office
Representative Contact	Breck DeHart
Phone	Contact Zoning Office
Email	Contact Zoning Office
Titleholder	Jasai Krupa, Inc.
Property Location	Located on the east side of Roswell Road and on the west side of Lecroy Drive, south of Barnes Mill Road
Address	2214 Roswell Road
Access to Property	Roswell Road

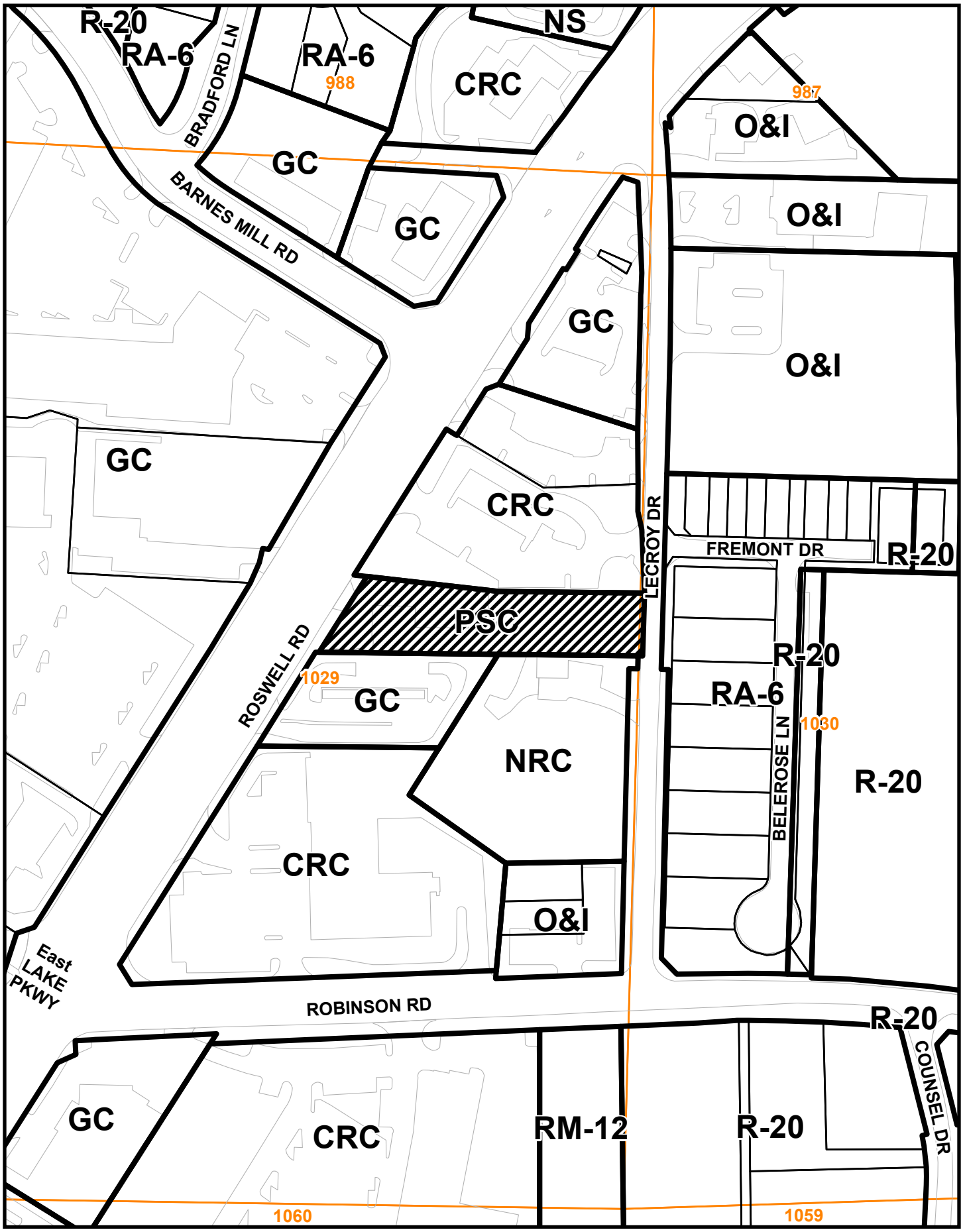
QUICK FACTS

Commission District	3 - Birrell
Current Zoning	PSC
Current Use of Property	Retail Commercial (smoke/vape shop)
Proposed Zoning	CRC
Proposed Use	Light Automotive Repair (Take Five Oil Change)
Future Land Use	CAC
Site Acreage	0.72
District	16
Land Lot	1029
Parcel #	1610290060
Taxes Paid	Yes

FINAL ZONING STAFF RECOMMENDATIONS

Click here to enter text.

Z-30 2026 Map

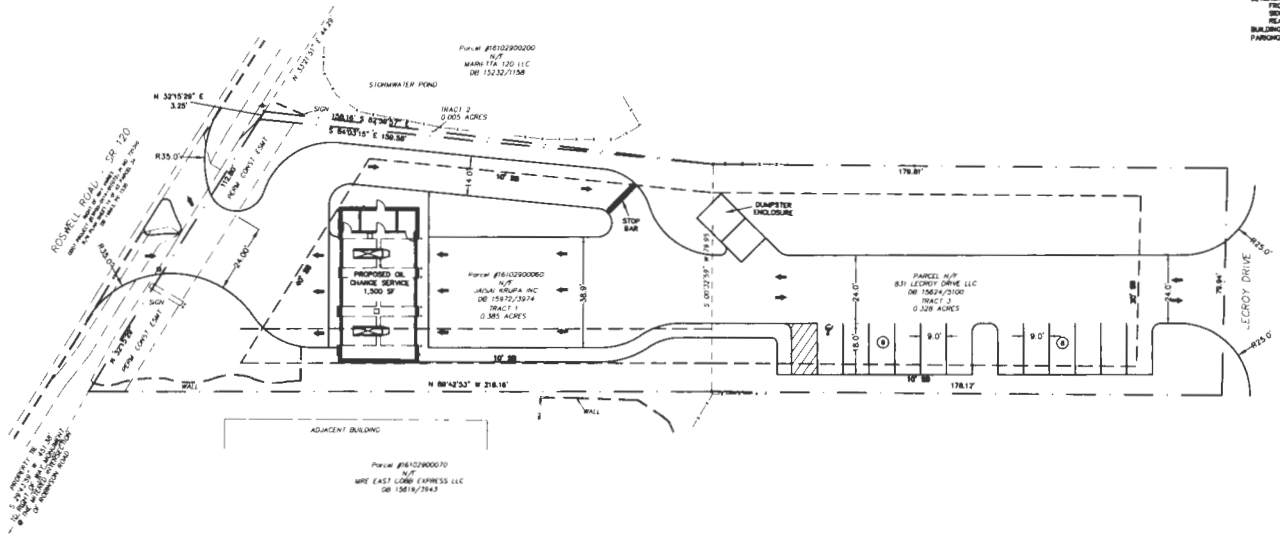


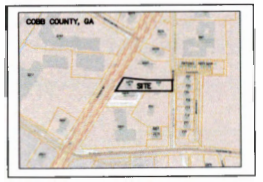
This map is provided for display and planning purposes only. It is not meant to be a legal description.

0 140 280 Feet

Zoning Boundary

City Boundary





Vicinity Map

SITE SUMMARY

USE: OIL CHANGE SERVICE
PROPOSED ZONING: GC (GENERAL COMMERCIAL)
PARCEL ID: 16102900060
SITE AREAS:
TOTAL SITE AREA: 0.718 ACRES
SETBACKS:
FRONT - 60'
SIDE - 10'
REAR - 30'
BUILDING AREA: 1,500 SF (GROSS)
PARKING: 12 SPACES (INCLUDES 1 HC SPACE)

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OWNER
JAISAI KRUPA, INC.

DEVELOPER
TWO CAPITAL PARTNERS
3284 NORTHSIDE PKWY NW SUITE 650
ATLANTA, GEORGIA 30327
404-791-7603
BRECK@TWOCPPE.COM

SURVEYOR
CLARKCANADAY, LLC
4086 HOLLY SPRINGS ROAD
DALLSVILLE, GA 30543
PH. 678.830.2039
CLARKCANADAY2@GMAIL.COM

CIVIL ENGINEER
SDG ENGINEERING
PO BOX 680963
MARIETTA, GEORGIA 30068
678-560-4161
SDG_ENGINEERING@COMCAST.NET

REVISIONS

SDG ENGINEERING
P.O. BOX 680963
MARIETTA, GEORGIA 30068-0017
678-560-4161

GEORGIA REGISTERED PROFESSIONAL ENGINEER MICHAEL D. RITCH
GSWCC LEVEL II CERTIFICATION NO. 03427

CLIENT NAME
TWO CAPITAL PARTNERS
3284 NORTHSIDE PKWY NW
SUITE 650
ATLANTA, GEORGIA 30327
404-791-7603

PROJECT TITLE
OIL CHANGE FACILITY
2214 ROSWELL ROAD (SR 120)
LL 1029, 16TH DIST, 2ND SECT
COBB COUNTY, GA
PID 16102900060

DATE	06-04-26
PROJECT NO.	25501
DRAWN BY	MDR
SCALE	1"=20'
DRAWING TITLE	REZONING EXHIBIT

Z-30 2026 Aerial Map

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0 140 280 Feet

Zoning Boundary

City Boundary

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COBB COUNTY ZONING

Application No. _____

Summary of Intent for Rezoning

Part 1. Residential Rezoning Information (attach additional information if needed)

a) **Proposed unit square-footage(s):** _____

b) **Proposed building architecture:** _____

c) **List all requested variances:** _____

Part 2. Non-residential Rezoning Information (attach additional information if needed)

a) **Proposed use(s):** Light automotive repair establishment

b) **Proposed building architecture:** 3-bay quick lube facility; Concrete slab w/ above ground lube trench (pits) Wood stud walls, wood roof trusses, brick/masonry vaneer

c) **Proposed hours/days of operation:** Mon-Sat: 7am - 8pm; Sun 7am - 6:30pm

d) **List all requested variances:** Face bays parallel to Roswell Rd

Front setback variance from 40' to 30'

Part 3. Other Pertinent Information (List or attach additional information if needed)

The proposed Take 5 Oil Change facility is a modern, clean, and professionally operated quick-lube center featuring a single-story, wood-framed building with attractive brick veneer exterior and three fully enclosed service bays. All maintenance activities will occur indoors with no outside storage of vehicles, parts, or equipment. All oils, lubricants, fluids, and related materials will be handled through a completely self-contained and sealed system, with all used fluids collected directly into a dedicated used-oil recycling tank for proper off-site recycling.
This low-impact design ensures minimal noise, traffic, and environmental effects while providing convenient, high-quality automotive service that is highly compatible with the surrounding commercial corridor.

Part 4. Is any of the property included on the proposed site plan owned by the Local, State, or Federal Government?

(Please list all Right-of-Ways, Government owned lots, County owned parcels and/or remnants, etc., and attach a plat clearly showing where these properties are located).

N/A

JUN 0 4 2026
COBB COUNTY ZONING

IMPACT ANALYSIS Rezoning Application – 2214 Roswell Road, Marietta, GA 30062

Current Zoning: PSC (Planned Shopping Center)

Proposed Zoning: GC (General Commercial)

Proposed Use: Light Automotive Repair Establishment (Take 5 Oil Change / Quick-Lube Facility)

The applicant provides the following written analysis addressing each of the six matters required by the Cobb County Zoning Ordinance for non-residential rezoning requests:

(a) Whether the zoning proposal will permit a use that is suitable in view of the use and development of adjacent and nearby property

Yes. The subject property is located within the established Avenue East Cobb commercial corridor along Roswell Road. Surrounding properties are developed with retail, restaurant, and service uses consistent with a community shopping center environment. The proposed 1,500 square foot indoor quick-lube facility is a low-intensity commercial service use that is highly compatible with existing development and will enhance the diversity of services available to the community.

(b) Whether the zoning proposal will adversely affect the existing use or usability of adjacent or nearby property

No. The subject property currently contains a **vacant building that was previously occupied by a vape shop**. The proposed Take 5 Oil Change facility will redevelop this vacant space into a clean, modern, and professionally operated quick-lube center. All service activities will occur inside the fully enclosed 1,500 square foot building with three service bays. There will be no outside storage of vehicles, parts, or equipment. All oils, lubricants, and fluids will be handled through a completely self-contained and sealed system, with used fluids collected directly into a dedicated used-oil recycling tank for proper off-site recycling. This represents a clear improvement over the previous vacant condition and will minimize noise, odor, and visual impacts.

(c) Whether the property to be affected by the zoning proposal has a reasonable economic use as currently zoned

The property currently has a reasonable economic use under PSC zoning. However, the existing vacant building represents an underutilized site. Rezoning to GC will allow the redevelopment of this vacant structure into a modern 1,500 square foot quick-lube facility that better serves the traveling public and provides a more efficient and economically viable use of the site.

(d) Whether the zoning proposal will result in a use which will or could cause an excessive or burdensome use of existing streets, transportation facilities, utilities, or schools

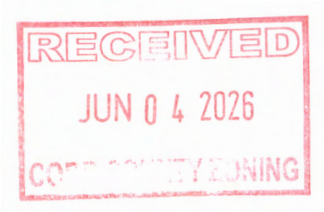
No. The modest 1,500 square foot quick-lube facility generates very low daily traffic volumes compared to typical retail or restaurant uses. All customer activity occurs on-site with short average visit times. The site is served by existing Roswell Road infrastructure and will utilize the established parking and access points within the Avenue East Cobb shopping center. No additional burden will be placed on schools or public utilities.

(e) Whether the zoning proposal is in conformity with the policy and intent of the land use plan

Yes. The Cobb County Comprehensive Plan designates this area as a commercial corridor suitable for retail and service-oriented businesses. The proposed GC zoning and light automotive repair use are consistent with the Plan's goals of providing convenient commercial services along major roadways while maintaining compatibility with the surrounding neighborhood shopping center.

(f) Whether there are other existing or changing conditions affecting the use and development of the property which give supporting grounds for either approval or disapproval of the zoning proposal

Strong supporting grounds exist for approval. The property currently contains a vacant former vape shop. Redeveloping this underutilized commercial building into a high-quality Take 5 Oil Change facility represents a positive change for the corridor. Cobb County has previously approved an identical Take 5 Oil Change facility in a comparable commercial location (Z-069-2015). The proposed prototype building features attractive brick veneer architecture, fully enclosed operations, and state-of-the-art environmental controls (sealed fluid recycling system). These factors, combined with the growing demand for convenient automotive maintenance services, strongly support approval of the rezoning.



RESERVED FOR CLERK OF SUPERIOR COURT RECORDING INFORMATION

SURVEYOR'S CERTIFICATE

THIS PLAT IS A RETRACEMENT OF AN EXISTING PARCEL OR PARCELS OF LAND AND DOES NOT SUBDIVIDE OR CREATE A NEW PARCEL OR MAKE ANY CHANGES TO ANY REAL PROPERTY BOUNDARIES. THE RECORDING INFORMATION OF THE DOCUMENTS, MAPS, PLATS, OR OTHER INSTRUMENTS WHICH CREATED THE PARCEL OR PARCELS ARE STATED HEREON. RECORDATION OF THIS PLAT DOES NOT IMPLY APPROVAL OF ANY LOCAL JURISDICTION, AVAILABILITY OF PERMITS, COMPLIANCE WITH LOCAL REGULATIONS OR REQUIREMENTS, OR SUITABILITY FOR ANY USE OR PURPOSE OF THE LAND. FURTHERMORE, THE UNDERSIGNED LAND SURVEYOR CERTIFIES THAT THIS PLAT COMPLIES WITH THE MINIMUM TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA AS SET FORTH IN THE RULES AND REGULATIONS OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND AS SET FORTH IN O.C.G.A. SECTION 15-6-67.

GEORGIA REGISTERED 3039 LAND SURVEYOR PATRICK D. CANADAY

P.D.C. DATE 5/26/26

PATRICK D. CANADAY, GA RLS #3039
CLARKCANADAY, LLC
C.O.A NO. LSF 001175
EMAIL: CLARKCANADAY2@GMAIL.COM

SURVEY NOTES:

1.) FIELD DATA: 0.04' AVERAGE HRMS

2.) MEASUREMENTS WERE TAKEN WITH A DUAL FREQUENCY CARLSON BRX7 GPS RTK & BASE RECEIVER ON 5/28/26.

3.) PLAT PRECISION: 1'/227,266'.

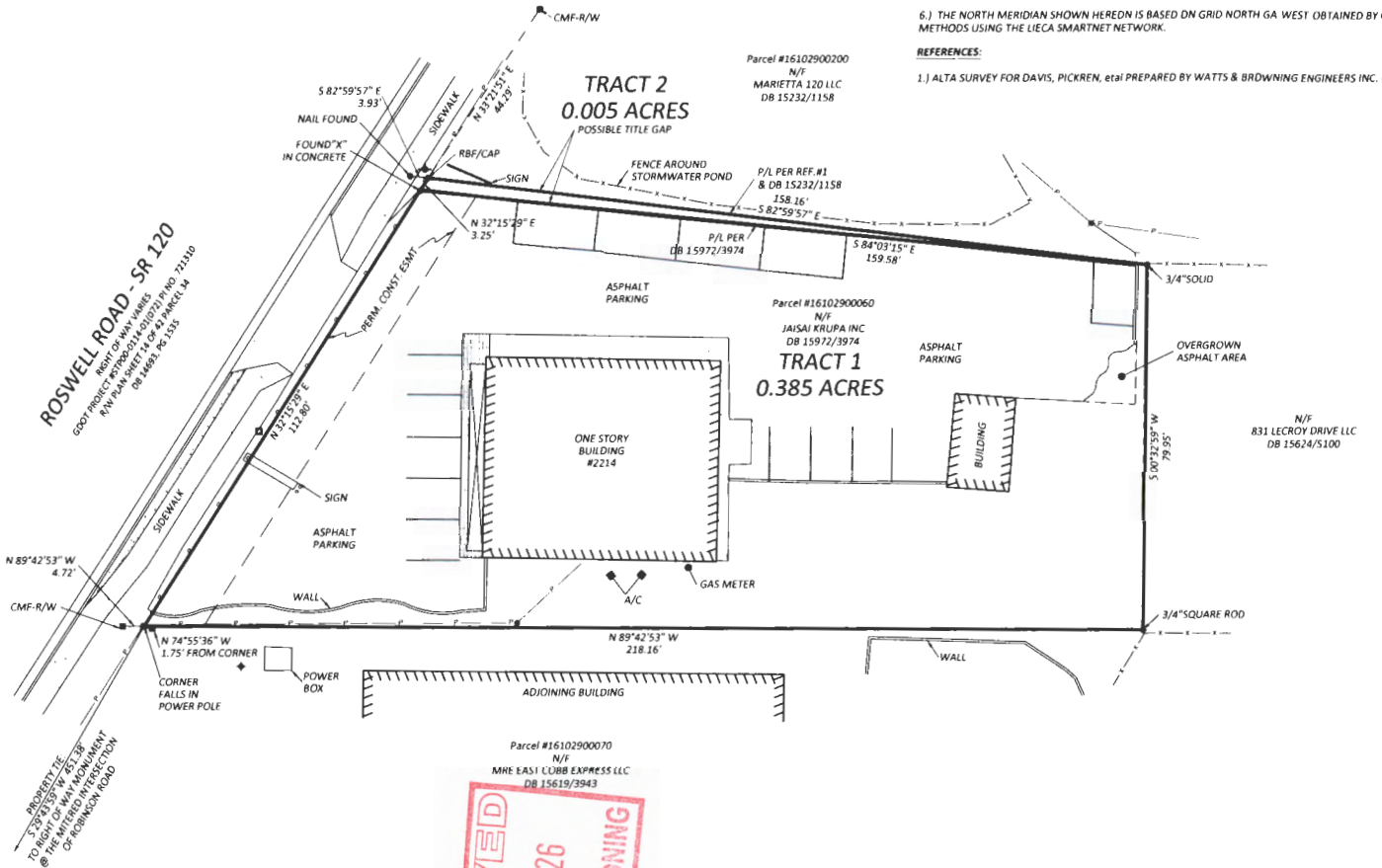
4.) THIS PLAT HAS BEEN DONE FOR THE USE AND PURPOSE OF THE CLIENT ASCRIBED AND CONTRACTED WITH BELOW. ALL OTHER PARTIES ARE SUBSEQUENTLY PUT ON NOTICE AS TO THE LIMITED DEGREE OF RELIANCE UPON THIS PLAT BY THIRD PARTIES.

5.) THE PUBLIC RECORDS REFERENCED HEREON REFLECT THOSE RECORDS NECESSARY TO THE BOUNDARY OF THE SUBJECT PARCEL. THEY DO NOT CONSTITUTE A TITLE SEARCH AND SURVEY IS SUBJECT TO ALL EASEMENTS AND RIGHT OF WAYS OF RECORD IN WHICH A TITLE SEARCH MAY PRODUCE..

6.) THE NORTH MERIDIAN SHOWN HEREON IS BASED ON GRID NORTH GA WEST OBTAINED BY GPS RTK/BASE METHODS USING THE LIECA SMARTNET NETWORK.

REFERENCES:

1.) ALTA SURVEY FOR DAVIS, PICKREN, etal PREPARED BY WATTS & BROWNING ENGINEERS INC. DATED 9/7/21.



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SYMBOL LEGEND

- LIGHT POLE
- CLEANOUT
- WATER METER
- POWER BOX
- CABLE TV BOX
- TELEPHONE CO. BOX
- FIRE HYDRANT
- WATER VALVE
- -P- = OVERHEAD POWER LINE
- -X- = FENCE LINE
- -FO- = U.G. COMMUNICATION LINE
- -G- = GAS LINE
- -W- = WATER LINE
- -T- = TELEPHONE LINES/CABLE/FO
- -E- = UNDERGROUND POWER
- -S- = SANITARY SEWER
- = SET 1/2" REBAR
- = STORM PIPE
- = STREET OR TRAFFIC SIGN
- (R) = RECORD CALL

TEXT LEGEND

- OTPF = OPEN TOP FOUND
- CTPF = CRIMPED TOP FOUND
- RBF = REBAR FOUND
- CMF = CONCRETE MONUMENT
- IPS = IRON PIN SET (1/2" REBAR)
- R/W = RIGHT OF WAY
- B/L = BUILDING LINE
- N/F = NOW OR FORMERLY
- DB = DEED BOOK
- PB = PLAT BOOK
- PG = PAGE
- D.E. = DRAINAGE EASEMENT
- N.T.S = NOT TO SCALE
- P.O.C. = POINT OF COMMENCEMENT
- P.O.B = POINT OF BEGINNING
- P/L = PROPERTY LINE
- C/L = CENTER LINE
- TBM = BENCHMARK
- FFE = FINISH FLOOR ELEVATION
- EL = ELEVATION

N

GRID NORTH
0 GA-WEST 20
GRAPHIC SCALE - FEET

BOUNDARY RE-TRACEMENT SURVEY
FOR PROPERTY OF:

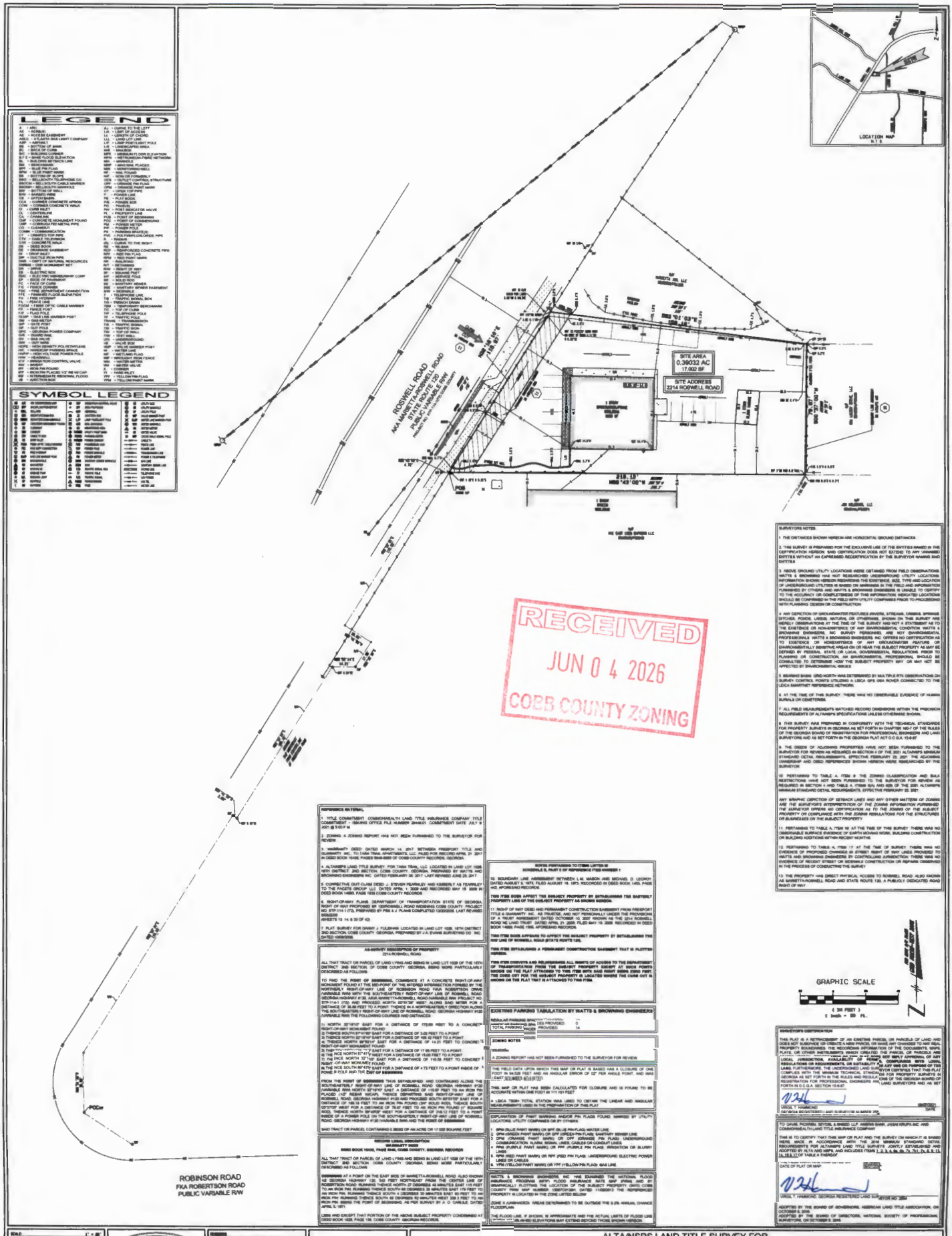
JAISAI KRUPA INC

LAND LOT 1029 - 16TH DISTRICT - 2ND SECTION
COBB COUNTY, GEORGIA

REVISIONS:

Drawn By: PDC	
Plat Date: 5/29/26	
Field Date: 5/28/26	
Scale: 1" = 20'	
Project No.: 2214ROSWELLRD	

CLARKCANADAY
LAND SURVEYING • PLANNING • CONSULTING
4066 Holly Springs Road
Gillsville, Georgia 30543
Phone: 678.630.2039
Email: clarkcanaday2@gmail.com



SURVEYORS NOTES:

1. THE DISTANCES SHOWN HEREON ARE HORIZONTAL GROUND DISTANCES.

2. THIS SURVEY IS PREPARED FOR THE EXCLUSIVE USE OF THE ENTITIES NAMED IN THE CERTIFICATION HEREON. SAID CERTIFICATION DOES NOT EXTEND TO ANY UNNAMED ENTITIES WITHOUT AN EXPRESSED RECERTIFICATION BY THE SURVEYOR NAMING SAID ENTITIES.

3. ABOVE GROUND UTILITY LOCATIONS WERE OBTAINED FROM FIELD OBSERVATIONS. WATTS & BROWNING HAS NOT RESEARCHED UNDERGROUND UTILITY LOCATIONS. INFORMATION SHOWN HEREON REGARDING THE EXISTENCE, SIZE, TYPE AND LOCATION OF UNDERGROUND UTILITIES IS BASED ON MARKINGS IN THE FIELD AND INFORMATION FURNISHED BY OTHERS AND WATTS & BROWNING ENGINEERS IS UNABLE TO CERTIFY TO THE ACCURACY OR COMPLETENESS OF THIS INFORMATION. INDICATED LOCATIONS SHOULD BE CONFIRMED IN THE FIELD WITH UTILITY COMPANIES PRIOR TO PROCEEDING WITH PLANNING, DESIGN OR CONSTRUCTION.

4. ANY DEPICTION OF GROUNDWATER FEATURES (RIVERS, STREAMS, CREEKS, SPRINGS, DITCHES, PONDS, LAKES, WATERS, OR OTHERWISE, SHOWN ON THIS SURVEY ARE MERELY OBSERVATIONS AT THE TIME OF THE SURVEY AND NOT A STATEMENT AS TO THE EXISTENCE OR NON-EXISTENCE OF ANY ENVIRONMENTAL CONDITION. WATTS & BROWNING ENGINEERS, INC. SURVEY PERSONNEL ARE NOT ENVIRONMENTAL PROFESSIONALS. WATTS & BROWNING ENGINEERS, INC. OFFERS NO CERTIFICATION AS TO EXISTENCE OR NONEXISTENCE OF ANY GROUNDWATER FEATURE OR ENVIRONMENTALLY SENSITIVE AREAS ON OR NEAR THE SUBJECT PROPERTY AS MAY BE DEFINED BY FEDERAL, STATE OR LOCAL GOVERNMENTAL REGULATIONS PRIOR TO PLANNING OR CONSTRUCTION. AN ENVIRONMENTAL PROFESSIONAL SHOULD BE CONSULTED TO DETERMINE HOW THE SUBJECT PROPERTY MAY OR MAY NOT BE AFFECTED BY ENVIRONMENTAL ISSUES.

5. BEARING BASIS: GRID NORTH WAS DETERMINED BY MULTIPLE RTK OBSERVATIONS ON SURVEY CONTROL POINTS UTILIZING A LEICA GPS GS14 ROVER CONNECTED TO THE LEICA SMARTNET REFERENCE NETWORK.

6. AT THE TIME OF THIS SURVEY, THERE WAS NO OBSERVABLE EVIDENCE OF HUMAN BURIALS OR CEMETERIES.

7. ALL FIELD MEASUREMENTS MATCHED RECORD DIMENSIONS WITHIN THE PRECISION REQUIREMENTS OF ALTA/NSPS SPECIFICATIONS UNLESS OTHERWISE SHOWN.

8. THIS SURVEY WAS PREPARED IN CONFORMITY WITH THE TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA AS SET FORTH IN CHAPTER 180-7 OF THE RULES OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND AS SET FORTH IN THE GEORGIA PLAT ACT O.C.G.A. 15-6-67.

9. THE DEEDS OF ADJOINING PROPERTIES HAVE NOT BEEN FURNISHED TO THE SURVEYOR FOR REVIEW AS REQUIRED IN SECTION 4 OF THE 2021 ALTA/NSPS MINIMUM STANDARD DETAIL REQUIREMENTS, EFFECTIVE FEBRUARY 23, 2021. THE ADJOINING OWNERSHIP AND DEED REFERENCES SHOWN HEREON WERE RESEARCHED BY THE SURVEYOR.

10. PERTAINING TO TABLE A, ITEM 9: THE ZONING CLASSIFICATION AND BULK RESTRICTIONS HAVE NOT BEEN FURNISHED TO THE SURVEYOR FOR REVIEW AS REQUIRED IN SECTION 4 AND TABLE A, ITEMS 6(a), 6(b) AND 9(b) OF THE 2021 ALTA/NSPS MINIMUM STANDARD DETAIL REQUIREMENTS, EFFECTIVE FEBRUARY 23, 2021.

ANY GRAPHIC DEPICTION OF SETBACK LINES AND ANY OTHER MATTERS OF ZONING ARE THE SURVEYOR'S INTERPRETATION OF THE ZONING INFORMATION FURNISHED THE SURVEYOR OFFERS NO CERTIFICATION AS TO THE ZONING OF THE SUBJECT PROPERTY OR COMPLIANCE WITH THE ZONING REGULATIONS FOR THE STRUCTURES OR BUSINESSES ON THE SUBJECT PROPERTY.

11. PERTAINING TO TABLE A, ITEM 16: AT THE TIME OF THIS SURVEY THERE WAS NO OBSERVABLE SURFACE EVIDENCE OF EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS WITHIN RECENT MONTHS.

12. PERTAINING TO TABLE A, ITEM 17: AT THE TIME OF SURVEY THERE WAS NO EVIDENCE OF PROPOSED CHANGES IN STREET RIGHT OF WAY LINES PROVIDED TO WATTS AND BROWNING ENGINEERS BY CONTROLLING JURISDICTION. THERE WAS NO EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS OBSERVED IN THE PROCESS OF CONDUCTING THE SURVEY.

13. THE PROPERTY HAS DIRECT PHYSICAL ACCESS TO ROSWELL ROAD, ALSO KNOWN AS MARIETTA-ROSWELL ROAD AND STATE ROUTE 120, A PUBLIC DEDICATED ROAD RIGHT OF WAY.

REFERENCES MATERIAL

1. TITLE COMMITMENT: COMMONWEALTH LAND TITLE INSURANCE COMPANY, TITLE COMMITMENT # 1884-WNG OFFICE FILE NUMBER 2044511 COMMITMENT DATE: JULY 5, 2021 @ 5:00 P.M.

2. ZONING: A ZONING REPORT HAS NOT BEEN FURNISHED TO THE SURVEYOR FOR REVIEW.

3. WARRANTY DEED: DATED MARCH 14, 2017, BETWEEN FREEPORT TITLE AND GUARANTY, INC., TO TARA TRAIL APARTMENTS, LLC, FILED FOR RECORD APRIL 21, 2017 IN DEED BOOK 15498, PAGES 5846-5850 OF COBB COUNTY RECORDS, GEORGIA.

4. ALTA/NSPS LAND TITLE SURVEY: FOR TARA TRAIL, LLC, LOCATED IN LAND LOT 1029, 16TH DISTRICT, 2ND SECTION, COBB COUNTY, GEORGIA, PREPARED BY WATTS AND BROWNING ENGINEERS INC. DATED FEBRUARY 28, 2017. LAST REVISED JUNE 23, 2017.

5. CORRECTIVE QUIT-CLAIM DEED: J. STEVEN PEARMILEY AND KIMBERLY AS PEARMILEY TO THE FACETS GROUP, LLC. DATED APRIL 1, 2020 AND RECORDED MAY 19, 2020 IN DEED BOOK 14880, PAGE 1938 COBB COUNTY RECORDS.

6. RIGHT-OF-WAY PLANS: DEPARTMENT OF TRANSPORTATION STATE OF GEORGIA, RIGHT OF WAY PROPOSED SR 120/ROSWELL ROAD WIDENING COBB COUNTY. PROJECT NO. STP-114-1 (73), PREPARED BY PBS & J. PLANS COMPLETED 12/20/2005. LAST REVISED 05/02/2006. (SHEETS 13, 14 & 33 OF 42).

7. PLAT SURVEY FOR DANNY J. FULEIHAN LOCATED IN LAND LOT 1029, 16TH DISTRICT 2ND SECTION, COBB COUNTY, GEORGIA, PREPARED BY J.A. EVANS SURVEYING CO. INC. DATED 10/26/2006.

AS-SURVEY DESCRIPTION OF PROPERTY
2214 ROSWELL ROAD

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 1029 OF THE 16TH DISTRICT, 2ND SECTION, OF COBB COUNTY, GEORGIA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

TO FIND THE POINT OF BEGINNING, COMMENCE AT A CONCRETE RIGHT-OF-WAY MONUMENT FOUND AT THE MID-POINT OF THE INTERIED INTERSECTION FORMED BY THE NORTHERLY RIGHT-OF-WAY LINE OF ROBINSON ROAD FKA ROBERTSON DRIVE (VARIABLE R/W) WITH THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF ROSWELL ROAD GEORGIA HIGHWAY 9120, AKA MARIETTA-ROSWELL ROAD (VARIABLE R/W PROJECT NO. STP-114-1 (73)) AND PROCEED ALONG SAID WITH FOR A DISTANCE OF 35.85 FEET TO A POINT; THENCE IN A NORTHEASTERLY DIRECTION ALONG THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF ROSWELL ROAD GEORGIA HIGHWAY 9120 (VARIABLE R/W) THE FOLLOWING COURSES AND DISTANCES:

1) NORTH 32°19'02" EAST FOR A DISTANCE OF 173.69 FEET TO A CONCRETE RIGHT-OF-WAY MONUMENT FOUND;
2) THENCE SOUTH 57°41'58" EAST FOR A DISTANCE OF 5.00 FEET TO A POINT;
3) THENCE NORTH 32°19'02" EAST FOR A DISTANCE OF 50.00 FEET TO A POINT;
4) THENCE NORTH 39°52'41" EAST FOR A DISTANCE OF 14.21 FEET TO CONCRETE RIGHT-OF-WAY MONUMENT FOUND;
5) THENCE NORTH 32°19'02" EAST FOR A DISTANCE OF 17.95 FEET TO A POINT;
6) THE NICE NORTH 57°41'58" WEST FOR A DISTANCE OF 15.00 FEET TO A POINT;
7) THE NICE NORTH 32°19'02" EAST FOR A DISTANCE OF 116.58 FEET TO CONCRETE RIGHT-OF-WAY MONUMENT FOUND;
8) THE NICE SOUTH 57°41'58" EAST FOR A DISTANCE OF 17.95 FEET TO A POINT;
9) THE NICE NORTH 57°41'58" WEST FOR A DISTANCE OF 15.00 FEET TO A POINT;
10) THE NICE NORTH 32°19'02" EAST FOR A DISTANCE OF 116.58 FEET TO CONCRETE RIGHT-OF-WAY MONUMENT FOUND;
11) THE SOUTH 57°41'58" EAST FOR A DISTANCE OF 4.73 FEET TO A POINT INSIDE OF POWER POLE AND THE **POINT OF BEGINNING**

FROM THE POINT OF **BEGINNING** THUS ESTABLISHED AND CONTINUING ALONG THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF ROSWELL ROAD GEORGIA HIGHWAY 9120 (VARIABLE R/W) NORTH 32°19'02" EAST A DISTANCE OF 115.87 FEET TO AN IRON PIN PLACED; THENCE LEAVING SAID RIGHT-OF-WAY LINE OF ROSWELL ROAD, GEORGIA HIGHWAY 9120 AND PROCEED SOUTH 69°05'57" EAST FOR A DISTANCE OF 79.42 FEET TO AN IRON PIN FOUND; THENCE SOUTH 20°27'07" WEST FOR A DISTANCE OF 76.82 FEET TO AN IRON PIN FOUND; THENCE SOUTH 69°05'57" WEST FOR A DISTANCE OF 218.12 FEET TO A POINT INSIDE OF A POWER POLE ON THE EASTERLY RIGHT-OF-WAY LINE OF ROSWELL ROAD, GEORGIA HIGHWAY 9120 (VARIABLE R/W) AND THE POINT OF **BEGINNING**

SAID TRACT OR PARCEL CONTAINING 0.39032 OF AN ACRE OR 17,002 SQUARE FEET

RECORD LEGAL DESCRIPTION
WARRANTY DEED
DEED BOOK 15498, PAGE 5846, COBB COUNTY, GEORGIA RECORDS

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 1029 OF THE 16TH DISTRICT, 2ND SECTION, COBB COUNTY, GEORGIA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE EAST SIDE OF MARIETTA-ROSWELL ROAD ALSO KNOWN AS GEORGIA HIGHWAY 120, 542 FEET NORTHEAST FROM THE CENTER LINE OF ROBERTSON ROAD RUNNING THENCE NORTH 27 DEGREES 49 MINUTES EAST 115 FEET TO AN IRON PIN; RUNNING THENCE SOUTH 69 DEGREES 39 MINUTES EAST 179 FEET TO AN IRON PIN; RUNNING THENCE SOUTH 4 DEGREES 30 MINUTES EAST 80 FEET TO AN IRON PIN; THENCE SOUTH 76 DEGREES 10 MINUTES WEST 238.3 FEET TO AN IRON PIN; BEING THE POINT OF BEGINNING, AS PER SURVEY BY A. O. CARLILE, DATED APRIL 5, 1951.

LESS AND EXCEPT THAT PORTION OF THE ABOVE SUBJECT PROPERTY CONDEMNED AT DEED BOOK 1835, PAGE 139, COBB COUNTY, GEORGIA RECORDS.

NOTES PERTAINING TO ITEMS LISTED IN SCHEDULE B, PART II OF REFERENCE ITEM# NUMBER 1

10. BOUNDARY LINE AGREEMENT BETWEEN L.M. MASON AND MICHAEL D. LEGROY DATED AUGUST 9, 1973, FILED AUGUST 16, 1973, RECORDED IN DEED BOOK 1459, PAGE 445, AFORESAID RECORDS.

ITEM ITEM DOES AFFECT THE SUBJECT PROPERTY BY ESTABLISHING THE EASTERLY PROPERTY LINE OF THE SUBJECT PROPERTY AS BEING SHOWN.

11. RIGHT OF WAY DEED AND PERMANENT CONSTRUCTION EASEMENT FROM FREEPORT TITLE & GUARANTY INC. AS TRUSTEE, AND NOT PERSONALLY UNDER THE PROVISIONS OF A TRUST AGREEMENT DATED OCTOBER 10, 2007 KNOWN AS THE 2214 ROSWELL ROAD NE LAND TRUST DATED APRIL 21, 2008. FILED MAY 19, 2020 RECORDED IN DEED BOOK 14880, PAGE 1958, AFORESAID RECORDS.

ITEM ITEM DOES APPEARS TO AFFECT THE SUBJECT PROPERTY BY ESTABLISHING THE REAR LINE OF ROSWELL ROAD (STATE ROUTE 120).

ITEM ITEM ESTABLISHING A PERMANENT CONSTRUCTION EASEMENT THAT IS PLOTTED HEREON.

ITEM ITEM CONVEYS AND RELINQUISHES ALL RIGHTS OF ACCESS TO THE DEPARTMENT OF TRANSPORTATION FROM THE SUBJECT PROPERTY EXCEPT AT THOSE POINTS SHOWN ON THE PLAT ATTACHED TO THIS ITEM WITH SAID RIGHT BEING ZERO FEET. THE CUSS OUT FOR THE SUBJECT PROPERTY IS LOCATED WHERE THE CUSS OUT IS SHOWN ON THE PLAT THAT IS ATTACHED TO THIS ITEM.

EXISTING PARKING TABULATION BY WATTS & BROWNING ENGINEERS

REGULAR PARKING SPACES PROVIDED	0
HANDICAP PARKING SPACES PROVIDED	0
TOTAL PARKING SPACES PROVIDED	14

ZONING NOTES

CONDITIONS:

A ZONING REPORT HAS NOT BEEN FURNISHED TO THE SURVEYOR FOR REVIEW.

THE FIELD DATA UPON WHICH THIS MAP OR PLAT IS BASED HAS A CLOSURE OF ONE FOOT IN 64,529 FEET AND AN ANGULAR ERROR OF 02" PER ANGLE POINT, AND WAS ADJUSTED USING THE COMPASS RULE METHOD.

THIS MAP OR PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 111,191 FEET.

A LEICA TS02+ TOTAL STATION WAS USED TO OBTAIN THE LINEAR AND ANGULAR MEASUREMENTS USED IN THE PREPARATION OF THIS PLAT.

EXPLANATION OF PAINT MARKING AND/OR PIN FLAGS FOUND MARKED BY UTILITY LOCATORS, UTILITY COMPANIES OR BY OTHERS:

1. BPM (BLUE PAINT MARK) OR BPF (BLUE PIN FLAG) WATER LINE
2. OPM (ORNGE PAINT MARK) OR OPF (ORNGE PIN FLAG) SANITARY SEWER LINE
3. OPM (ORANGE PAINT MARK) OR OPF (ORANGE PIN FLAG) UNDERGROUND COMMUNICATION, ALARM, SIGNAL LINES, CABLES OR CONDUIT LINES
4. PPM (PURPLE PAINT MARK) OR PPF (PURPLE PIN FLAG) IRRIGATION OR SLURRY LINES
5. RPM (RED PAINT MARK) OR RPF (RED PIN FLAG) UNDERGROUND ELECTRIC POWER LINES OR CABLES
6. YPM (YELLOW PAINT MARK) OR YPF (YELLOW PIN FLAG) GAS LINE

WATTS & BROWNING ENGINEERS, INC. HAS EXAMINED THE NATIONAL FLOOD INSURANCE PROGRAMS (NFIP) FLOOD INSURANCE RATE MAP (FIRM) AND BY GRAPHICALLY PLOTTING THE LOCATION OF THE SUBJECT PROPERTY ON/TO COBB COUNTY FIRM MAP NUMBER 13067C0129H, DATED 11/05/2013 THE REFERENCED PROPERTY IS LOCATED IN THE ZONE LISTED BELOW:

ZONE X (UNSHADED) AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.

THE FLOOD LINE, IF SHOWN, IS APPROXIMATE AND THE ACTUAL LIMITS OF FLOOD LINE DELINEATED ELEVATIONS MAY EXTEND BEYOND THOSE SHOWN HEREON.

SURVEYOR'S CERTIFICATION

THIS PLAT IS A RETRACEMENT OF AN EXISTING PARCEL OR PARCELS OF LAND AND DOES NOT SUBDIVIDE OR CREATE A NEW PARCEL OR MAKE ANY CHANGES TO ANY REAL PROPERTY BOUNDARIES. THE RECORDING INFORMATION FOR THE DOCUMENTS, MAPS, PLATS, OR OTHER INSTRUMENTS WHICH CREATED THE PARCEL OR PARCELS ARE STATED HEREON. THE SIZE OF A PARCEL DOES NOT IMPLY APPROVAL OF ANY LOCAL JURISDICTION, AVAILABILITY OF PERMITS, COMPLIANCE WITH LOCAL REGULATIONS OR REQUIREMENTS, OR SUITABILITY FOR USES OR CONVEYANCE. WATTS & BROWNING ENGINEERS, INC. AND THE UNDERSIGNED LAND SURVEYOR CERTIFIES THAT THIS PLAT COMPLIES WITH THE MINIMUM TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA AS SET FORTH IN THE RULES AND REGULATIONS OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND AS SET FORTH IN O.C.G.A. SECTION 15-6-67.

VIRGIL T. HAMMOND, GEORGIA REGISTERED LAND SURVEYOR NO. 2854 — DATE

TO: DAVIS, PICKREN, SEYDEL & SNEED, LLP, AMERIS BANK, JAISAI KRUPA INC. AND COMMONWEALTH 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 2016 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 6a, 7b, 7c, 8, 9, 11, 13, 14, 16 & 17 OF TABLE A THEREOF.

THE FIELD WORK WAS COMPLETED ON

DATE OF PLAT OR MAP:

VIRGIL T. HAMMOND, GEORGIA REGISTERED LAND SURVEYOR NO. 2854

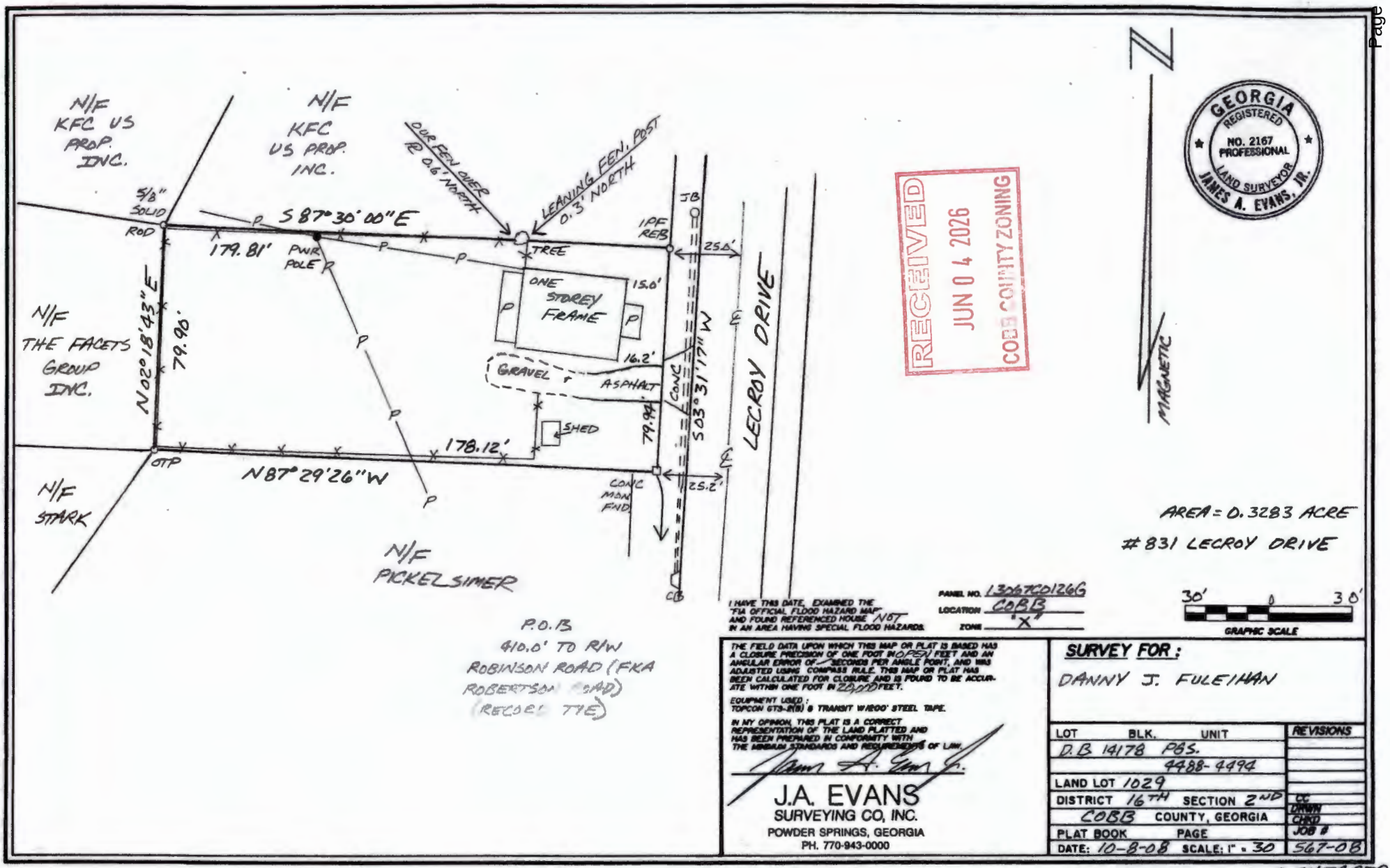
ADOPTED BY THE BOARD OF GOVERNORS, AMERICAN LAND TITLE ASSOCIATION, ON OCTOBER 6, 2005.
ADOPTED BY THE BOARD OF DIRECTORS, NATIONAL SOCIETY OF PROFESSIONAL SURVEYORS, ON OCTOBER 2, 2015.

SCALE:	1" = 60'
DATE SURVEYED:	05/13/2021
DATE DRAFTED:	N/A
SURVEYED BY:	VH, BRW
DRAFTED BY:	BRW/T.BRIGG
OFFICE DRAFTED:	N/A
DRAWN BY:	BRW
CHECKED BY:	VH
FIELD BOOK #:	1054
JOB NUMBER #:	2105072
FIELDWORK WAS MADE:	21NOV20
CAD FILE:	N/A
BASIC FILE:	21JAN21
CAMPBELL SUR:	COBB_1029_16-2
PLAT FILE:	-
SHEET:	1 OF 1

W&B
WATTS & BROWNING ENGINEERS, INC.
CIVIL ENGINEERS & LAND SURVEYORS
1580 WELLS FERRY ROAD
MARIETTA, GEORGIA 30066-6030
PHONE (770) 421-1396
www.wattseng.com
LSF000489 - PEF000714

NO.	DATE	DESCRIPTION
1	05/26/2021	REVISED PER REVISED SURVEY & TITLE WORK

ALTA/NSPS LAND TITLE SURVEY FOR
DAVIS, PICKREN, SEYDEL & SNEED, LLP,
AMERIS BANK, JAISAI KRUPA INC. AND
COMMONWEALTH LAND TITLE INSURANCE COMPANY
LOCATED IN
LAND LOT 1029, 16TH DISTRICT, 2ND SECTION
COBB COUNTY, GEORGIA



I HAVE THIS DATE, EXAMINED THE "FIA OFFICIAL FLOOD HAZARD MAP" AND FOUND REFERENCED HOUSE NOT IN AN AREA HAVING SPECIAL FLOOD HAZARDS.

PANEL NO. 13067C0126G
LOCATION COBB
ZONE X

THE FIELD DATA UPON WHICH THIS MAP OR PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 0,000 FEET AND AN ANGULAR ERROR OF SECONDS PER ANGLE POINT, AND WAS ADJUSTED USING COMPASS RULE. THIS MAP OR PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 22,000 FEET.

EQUIPMENT USED:
TOPCON GTS-235 & TRANSIT W/200' STEEL TAPE.

IN MY OPINION, THIS PLAT IS A CORRECT REPRESENTATION OF THE LAND PLATTED AND HAS BEEN PREPARED IN CONFORMITY WITH THE MINIMUM STANDARDS AND REQUIREMENTS OF LAW.

J.A. EVANS
SURVEYING CO, INC.
POWDER SPRINGS, GEORGIA
PH. 770-943-0000

SURVEY FOR:
DANNY J. FULEIHAN

LOT	BLK.	UNIT
D.B 14178	PBS.	4488-4494
LAND LOT 1029		
DISTRICT 16TH	SECTION 2ND	
COBB	COUNTY, GEORGIA	
PLAT BOOK	PAGE	
DATE: 10-8-08	SCALE: 1" = 30	

REVISIONS
DRAWN
CHKD
JOB # 567-08

M. SHEARER

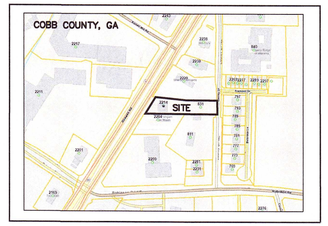
REPRO PRODUCTS 624520

Z-30

GRAPHIC SCALE

20 0 20 40

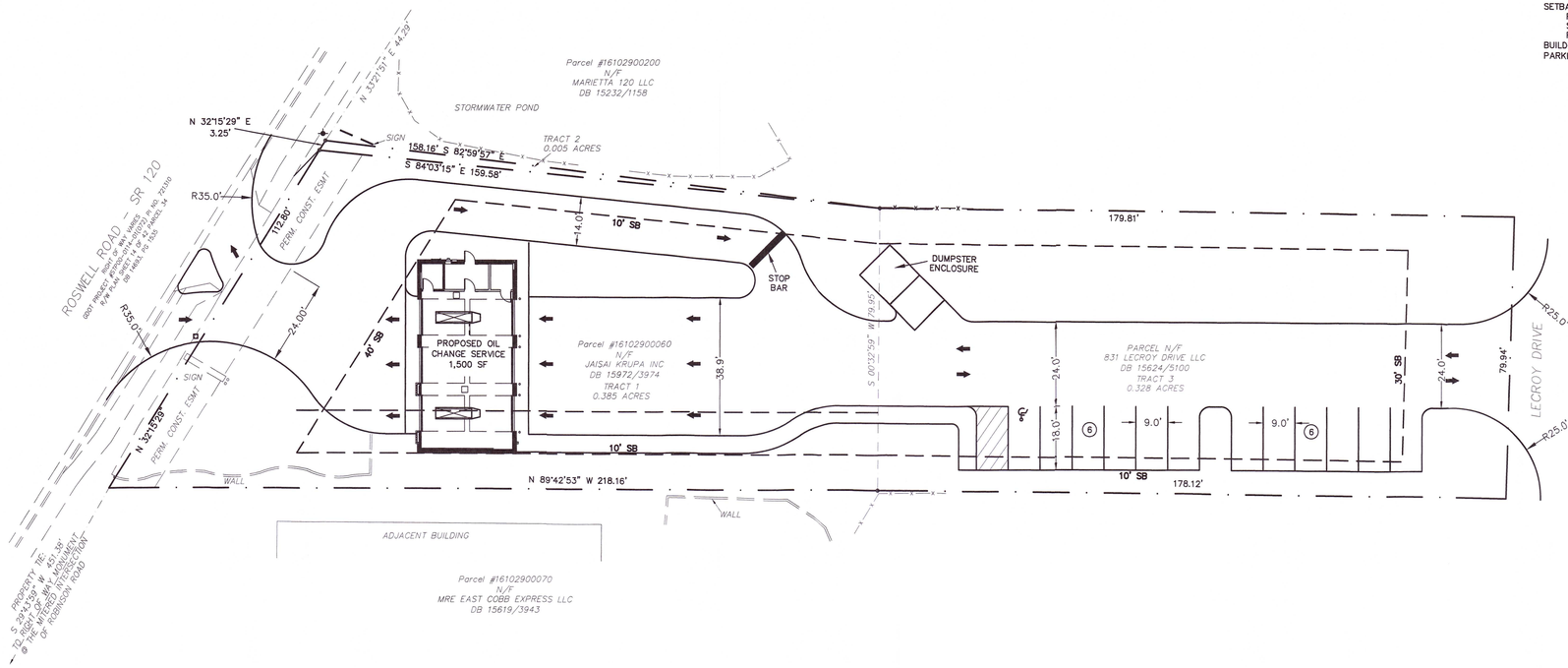
(IN FEET)
1 inch = 20 ft.



Vicinity Map
Not To Scale

SITE SUMMARY

USE: OIL CHANGE SERVICE
PROPOSED ZONING: GC (GENERAL COMMERCIAL)
PARCEL ID: 16102900060
SITE AREAS:
TOTAL SITE AREA: 0.718 ACRES
SETBACKS:
FRONT - 40'
SIDE - 10'
REAR - 30'
BUILDING AREA: 1,500 SF (GROSS)
PARKING: 12 SPACES (INCLUDES 1 HC SPACE)



RECEIVED
JUN 04 2026
COBB COUNTY ZONING

OWNER
JAISAI KRUPA, INC.

DEVELOPER
TWO CAPITAL PARTNERS
3284 NORTHSIDE PKWY NW SUITE 650
ATLANTA, GEORGIA 30327
404-791-7603
BRECK@TWOCPPE.COM

SURVEYOR
CLARKCANADAY, LLC
4066 HOLLY SPRINGS ROAD
GILLSVILLE, GA 30543
PH. 678.630.2039
CLARKCANADAY2@GMAIL.COM

CIVIL ENGINEER
SDG ENGINEERING
PO BOX 680963
MARIETTA, GEORGIA 30068
678-560-4161
SDG_ENGINEERING@COMCAST.NET

REVISIONS

SDG ENGINEERING
P.O. BOX 680963
MARIETTA, GEORGIA 30068-0017
678-560-4161

GEORGIA REGISTERED ID: 18740 PROFESSIONAL ENGINEER MICHAEL D. RITCH

GSWCC LEVEL II CERTIFICATION NO. 03427

CLIENT NAME

TWO CAPITAL PARTNERS
3284 NORTHSIDE PKWY NW
SUITE 650
ATLANTA, GEORGIA 30327
404-791-7603

PROJECT TITLE

OIL CHANGE FACILITY
2214 ROSWELL ROAD (SR 120)
LL 1029, 16TH DIST, 2ND SECT
COBB COUNTY, GA
PID 16102900060

DATE	06-04-26
PROJECT NO.	25501
DRAWN BY	MDR
SCALE	1"=20'
DRAWING TITLE	REZONING EXHIBIT

Community Development – Zoning Division
John Pederson – Division Manager

ZONING CASE

Z-30-2026

SITE BACKGROUND

Applicant	TWO Capital Developer, LLC
Phone	Contact Zoning Office
Email	Contact Zoning Office
Representative Contact	Breck DeHart
Phone	Contact Zoning Office
Email	Contact Zoning Office
Titleholder	Jasai Krupa, Inc.
Property Location	Located on the east side of Roswell Road and on the west side of Lecroy Drive, south of Barnes Mill Road
Address	2214 Roswell Road
Access to Property	Roswell Road

QUICK FACTS

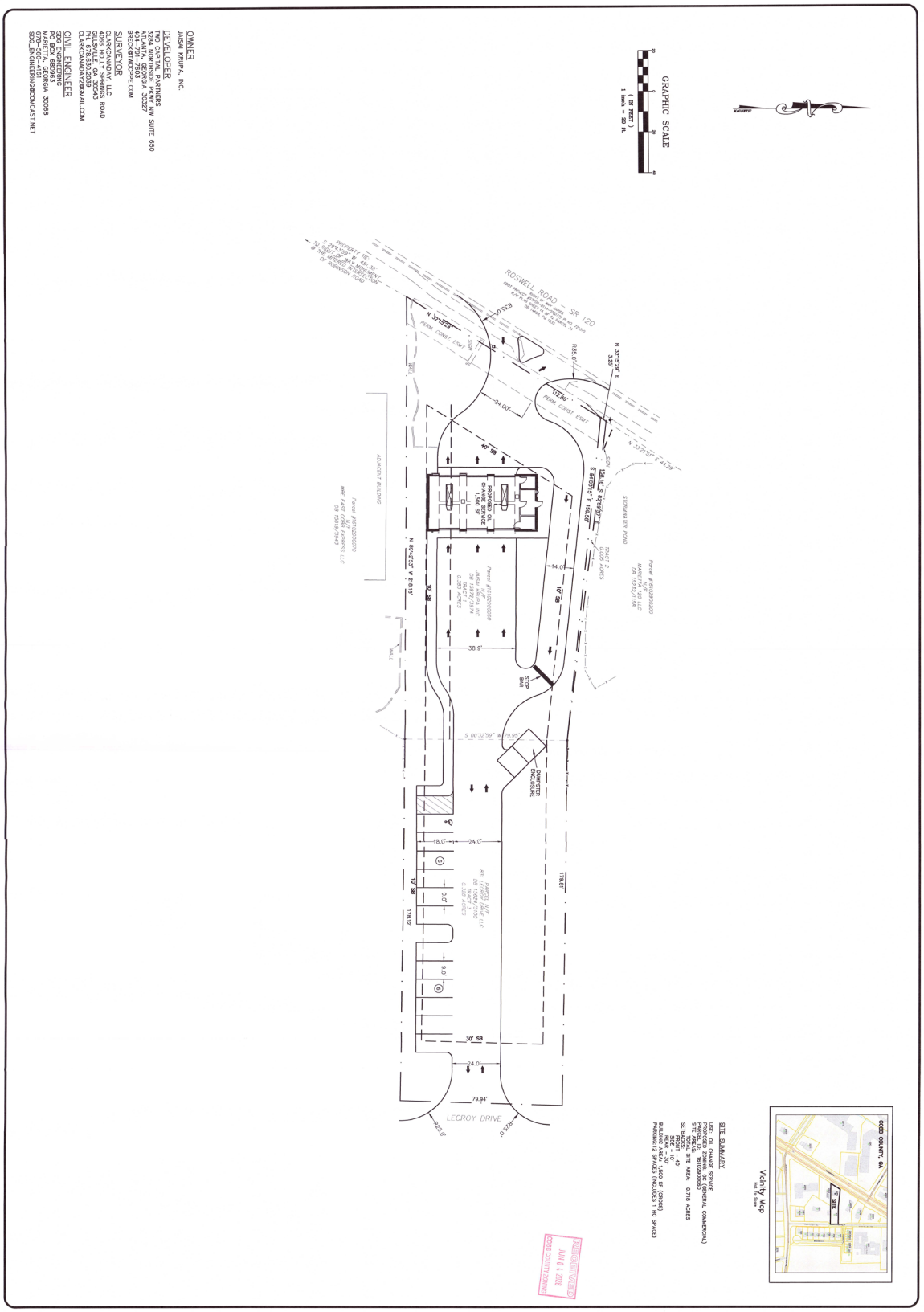
Commission District	3 - Birrell
Current Zoning	PSC
Current Use of Property	Retail Commercial (smoke/vape shop)
Proposed Zoning	CRC
Proposed Use	Light Automotive Repair (Take Five Oil Change)
Future Land Use	CAC
Site Acreage	0.72
District	16
Land Lot	1029
Parcel #	1610290060
Taxes Paid	Yes

FINAL ZONING STAFF RECOMMENDATIONS

(Zoning staff member: Cameron Jones, CNU-A)

Based on the analysis of this case, Staff recommends **APPROVAL**, subject to the following:

1. Site plan received by the Zoning Division on June 4, 2026, with District Commissioner approving minor modifications;
2. No outdoor storage or outdoor display of merchandise;
3. Fire Department comments and recommendations;
4. Stormwater Management Division comments and recommendations;
5. Water and Sewer Division comments and recommendations; and
6. Department of Transportation comments and recommendations.


OWNER
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DEVELOPER
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SDG_ENGINEERING@COMCAST.NET
GRAPHIC SCALE
1 inch = 20 ft.
ROSWELL ROAD - SR 120
PROPOSED OIL CHANGE SERVICE 1,500 SF
DUMPSTER ENCLOSURE
LECROY DRIVE
SITE SUMMARY
USE: OIL CHANGE SERVICE
PROPOSED ZONING: OI (GENERAL COMMERCIAL)
PARCEL ID: 16102900060
SITE AREA: 0.76 ACRES
SETBACKS: FRONT - 40'
SIDE - 10'
REAR - 30'
BUILDING AREA: 1,500 SF (SERVICE)
PARKING: 12 SPACES (INCLUDES 1 HC SPACE)
Vicinity Map
COBB COUNTY, GA
SITE
RECEIVED
JUN 6 L 2026
COBB COUNTY ZONING
REZONING EXHIBIT
DATE 06-04-26
PROJECT NO. 25501
DRAWN BY MDR
SCALE 1"=20'
DRAWING TITLE
OIL CHANGE FACILITY
2214 ROSWELL ROAD (SR 120)
LL 1029, 16TH DIST, 2ND SECT
COBB COUNTY, GA
PID 16102900060
PROJECT TITLE
TWO CAPITAL PARTNERS
3284 NORTHSIDE PKWY NW
SUITE 650
ATLANTA, GEORGIA 30327
404-791-7603
CLIENT NAME
SDG ENGINEERING
P.O. BOX 680963
MARIETTA, GEORGIA 30068-0017
678-560-4161
CORRECTIONS AND/OR ADDITIONS
REVISIONS
Z-30

Z-30 2026 Aerial Map

North

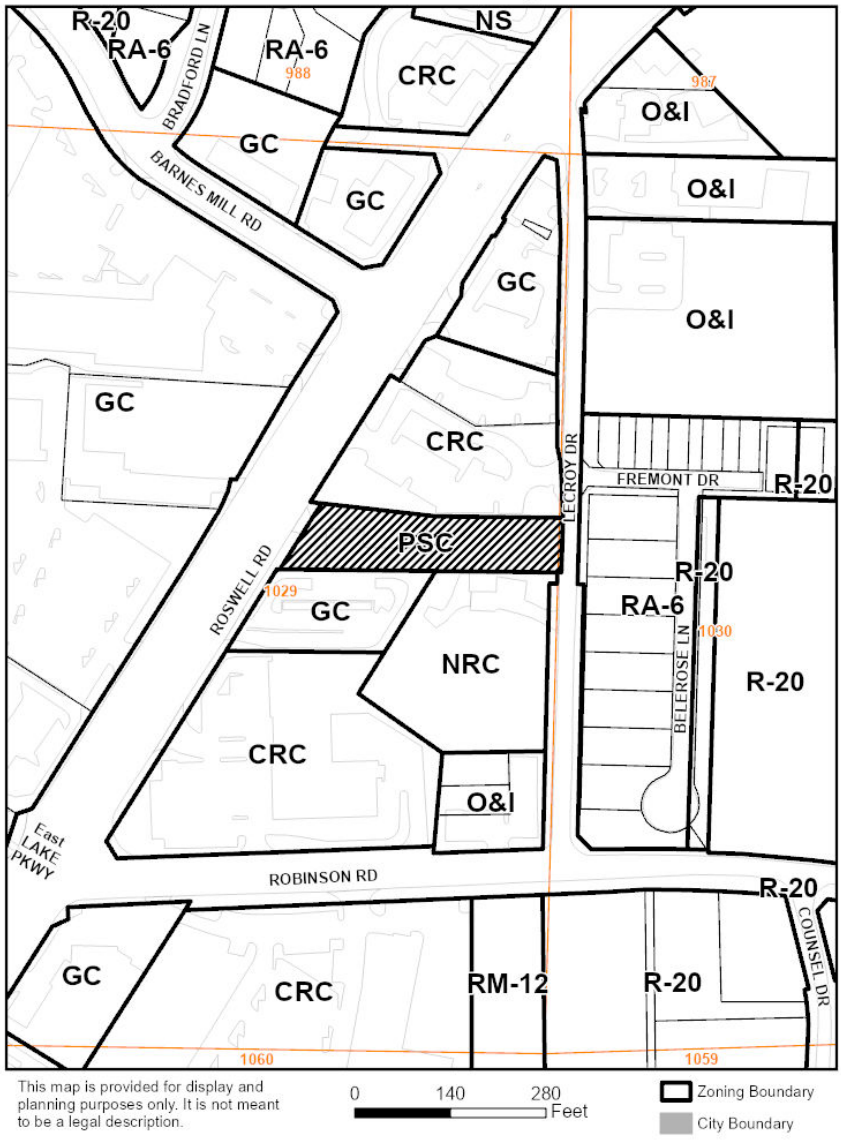
Zoning: CRC / Retail Store
Future Land Use: CAC

WEST

Zoning: GC / Shopping Center

Future Land Use: CAC, TCU

Z-30 2026 Map



EAST

Zoning: RA-6 / Single-Family Homes

Future Land Use: LDR

SOUTH

Zoning: GC, NRC / Carwash, Office Building
Future Land Use: CAC

Current zoning district for the property

The PSC district is established to provide locations for retail commercial and service uses which are designed and oriented to serve several neighborhoods making up a community. Projects developed within the PSC zoning district should be done as compact, unified centers. Projects developed within the PSC zoning district should occupy a quadrant of an intersection, with ingress and egress only from a major collector street or state highway, within an area delineated within a community activity center or regional activity center as defined and shown on the Cobb County Comprehensive Plan: A Policy Guide, adopted November 27, 1990. Any existing, developed PSC zoning/use located outside of a community activity center or regional activity center shall be deemed to be a grandfathered, nonconforming use and subject to those provisions contained in this chapter. Should any undeveloped property zoned PSC outside a community activity center or regional activity center fail to commence development by January 17, 1996, the owner of such property shall be required to bring the property back in for rezoning consistent with the comprehensive plan prior to any development. Obtaining a building or grading permit for such development shall be deemed to be commencing development.

Requested zoning district for the property

The CRC district is established to provide locations for retail commercial and service uses which are designed and oriented to serve several neighborhoods making up a community. Projects developed within the CRC district should be done so as compact unified centers. CRC districts should be located on properties which are delineated within a community activity center and regional activity center as defined and shown on the Cobb County Comprehensive Plan: A Policy Guide, adopted November 27, 1990. Additionally, the desired quadrant location will provide for planned developments and one-destination shopping and service locations to serve the community, and will minimize traffic congestion.

Summary of the applicant's proposal

The applicant is requesting to rezone to the CRC community retail commercial zoning district to develop an oil change and lube facility located on a 0.72-acre site. There will be one (1) proposed 3-bay building which will have wood stud walls, wood roof trusses, and brick and masonry veneer. The building will be 1,500 square feet and one (1) story. The hours of operation are proposed to be 7:00 am until 8:00 pm on Monday through Saturday and 7:00 am until 6:30 pm on Sunday.

Non-residential criteria

Proposed # of buildings**:** 1
Proposed # of stories: 1
Total sq. footage of development: 1,500
Floor area ratio: 0.05
Square footage per acre: 2,083
Required parking spaces: 9
Proposed parking spaces: 12
Acres in floodplain or wetlands: 0
Impervious surface shown: Maximum 70%

Are there any zoning variances?

Yes;

1. Reduce the front setback from required 50 feet to 40 feet.

Are there any environmental conditions existing or proposed on the site?

None Identified

Z-30-2026 DEPARTMENT COMMENTS – Cemetery Preservation

No comment

8/4/2026

Approval of this petition will not have an impact on the enrollment of schools.

6/26/2026

Comprehensive Plan Future Land Use Designation: Community Activity Center
The subject tract is within the Community Activity Center (CAC). Community Activity Centers provides for areas that can meet the immediate needs of several neighborhoods or communities. Typical land uses for these areas include low- to mid-rise office buildings and department stores.

Future Land Use Sub-Category? N/A

☒ Consistent ☐ Inconsistent

House Bill 489 Intergovernmental Agreement Zoning Amendment Notification

Is the proposal within one-half mile of a city boundary? ☒ Yes ☐ No
If yes, which City: Marietta
Was the city notified? Yes

Specific Area Policy Guidelines: ☐ Yes ☒ No
Policy:

Masterplan/ Corridor Study: ☐ Yes ☒ No
Name of Masterplan/Corridor Study: N/A

Design guidelines area? ☐ Yes ☒ No
If yes, design guidelines area? N/A
Does the proposal plan comply with the design requirements? N/A

Is the property within an Opportunity Zone? ☐ Yes ☒ No
If yes, Opportunity Zone? N/A
(The Opportunity Zone is an incentive that provides $3,500 tax credit per job in eligible areas if two or more jobs are being created. This incentive is for new or existing businesses)

Is the property within an Enterprise Zone? ☐ Yes ☒ No
If yes, Enterprise Zone? N/A
(The Enterprise Zone is an incentive that provides tax abatements and other economic incentives for qualifying businesses locating or expanding within designated areas for new jobs and capital investment)

Is the property eligible for the Façade Improvement Program? ☐ Yes ☒ No
(The Façade Improvement Program is an incentive for owners and tenants to enhance the appearance of buildings. The CDBG program provides the funding. Properties must be either on the current inventory of redevelopment sites or in a corridor study area and be in a census tract with at least 51% low and moderate income. The program serves to improve the economic viability of these areas.)

(continued)

Is the property eligible for incentives through the Commercial and Industrial Property Rehabilitation Program? *(The Commercial and Industrial Property Rehabilitation Program Is an incentive that provides a reduction in ad valorem property taxes for qualifying redevelopment in eligible areas)*	☐ Yes	☒ No

Note: For more information on incentives, please call the Community Development Agency- Economic Development Division at 770-528-2018 or find information online at www.cobbcounty.org/econdev.

Special District:

Is this property within the Cumberland Special District #1 (hotel/motel fee)?	☐ Yes	☒ No
Is this property within the Cumberland Special District #2 (ad valorem tax)?	☐ Yes	☒ No
Is this property within the Six Flags Special Service District?	☐ Yes	☒ No

Dobbins Air Reserve Base Zones:

Is the property within the Dobbins Airfield Safety Zone?	☐ Yes	☒ No
Is the property within the Clear Zone (CZ)?	☐ Yes	☒ No
Is the property within 3000’ of Dobbins ARB?	☐ Yes	☒ No
Is the property within the Accident Potential Zone (APZ I)?	☐ Yes	☒ No
Is the property within the Accident Potential Zone II (APZ II)?	☐ Yes	☒ No
Is the property within the Noise Zone?	☐ Yes	☒ No
Is the property within the Bird/Wildlife Air Strike Hazard Area (BASH)?	☒ Yes	☐ No

Historic Preservation:

After consulting various county historic resources surveys, historic maps, archaeology surveys and Civil War trench location maps, staff finds that no known significant historic resources appear to be affected by this application.

Water comments:

At development: ☒ YES ☐ NO

Fire flow test required: ☒ YES ☐ NO

Size/location of existing water main(s): 12" on Roswell Rd

Additional water comments:

Sewer comments:

In the drainage basin: ☒ YES ☐ NO

At development: ☒ YES ☐ NO*

Approx. distance to nearest sewer: Roswell Rd right-of-way

Estimated waste generation (in G.P.D.): Average daily = 100

Peak flow = 150

Treatment plant: Sutton WRF

Plant capacity: ☒ Yes ☐ NO

Projected plant availability: ☐ 0-5 years ☐ 5-10 years ☒ over 10 years

Off-site easement required: ☐ YES* ☒ NO

Line capacity study required: ☐ YES ☒ NO

Letter of allocation issued: ☐ YES ☒ NO

Septic tank recommended by this department: ☐ YES ☒ NO

Subject to Health Department approval: ☐ YES ☒ NO

Additional sewer comments:

*If off-site easements are required, the developer/owner must submit easements to CCWS for review and approval as to form and stipulations prior to the execution of easements by the property owners. All easement acquisitions are the responsibility of the developer/owner.

Note: These comments only reflect what facilities were in existence at the time of this review. Developer may be required to install/upgrade water mains based on fire flow test results or Fire Department code. This will be addressed in the Plan Review process. The developer/owner will be responsible for connecting to the existing county water and sewer systems, installing and/or upgrading all outfalls & water mains, obtaining onsite and/or offsite easements, and dedication of onsite and/or offsite water and sewer to Cobb County as may be required. Rezoning does not guarantee water/sewer availability or capacity unless so stated in writing by the Cobb County Water System.

Roadway	Roadway classification	Speed limit (mph)	Jurisdictional control	Min. R.O.W. requirements
Lecroy Drive	Local	25	Cobb County	50’
Roswell Road	Arterial	45	GDOT	110’

Roadway	Location	Average daily trips (vpd)	Level of service
Lecroy Drive	NA	NA	NA
Roswell Road	North of Greenbriar Parkway	56,700	F

vpd = vehicles per day

Based on 2024 AADT counting data taken by GDOT, as published on their website, for Roswell Road.

Planning Level of Service based on available Average Daily Trips using GRTA guideline thresholds. Classification thresholds for LOS A and LOS B are not available for arterial or minor collector roads from this data source.

LOS C or D is acceptable based on GDOT Design Policy Manual criteria.

ITE Land Use	Description	Expected Size (Bays)	AM			PM			Daily (vpd)
			In (vph)	Out (vph)	**Total (vph)**	In (vph)	Out (vph)	**Total (vph)**	
941	Quick Lube Vehicle Shop	3	6	3	**9**	8	7	**15**	**120**

vph = vehicles per hour

Development gross trip generation based on available development size and rates from the Institute of Transportation Engineers (ITE) Trip Generation, 12th edition.

Comments and observations

Lecroy Drive is classified as a local roadway and according to the available information the existing right-of-way does not meet the minimum requirements for this classification.

Roswell Road is classified as an arterial roadway and according to the available information the existing right-of-way may not meet the minimum requirements for this classification.

Access driveway on Lecroy Drive does not meet the minimum requirements for Non-Residential Driveways.

This site has been previously reviewed through Plan Review SPR-2026-00177.

In accordance with Cobb County Code 134-121 and based on site plan received June 4, 2026, this development does not require a traffic study submittal.

(continued)

Recommendations

THE RECOMMENDATIONS BELOW SHALL BECOME STIPULATED REQUIREMENTS UPON INCLUSION WITH AND APPROVAL BY THE BOARD OF COMMISSIONERS OF THIS APPLICATION:

1. Recommend applicant address all Plan Review comments for the concurrent application SPR-2025-00177.

2. Recommend applicant, **WITHIN 12 MONTHS OF ZONING APPROVAL**, donate right-of-way on the west side of Lecroy Drive, a minimum of 25' from the roadway centerline, in accordance with Cobb County Development Standard 401.2, Right-of-Way.

3. Recommend applicant confirm and if required, **WITHIN 12 MONTHS OF ZONING APPROVAL**, donate right-of-way on the east side of Roswell Road, a minimum of 55' from the roadway centerline, in accordance with Cobb County Development Standard 401.2, Right-of-Way.

4. Recommend access driveways on Roswell Road to be upgraded to commercial standards. This recommendation is pursuant to Cobb County Development Standard 402.8, Non-Residential Driveways and Cobb County Development Standard Detail 116, Commercial Driveway Requirements.

5. Recommend access driveway on Lecroy Drive to be removed or subject to design exception during the plan review process, with Cobb DOT approval. This recommendation is pursuant to Cobb County Development Standard 402.8, Non-Residential Driveways and Cobb County Development Standard Detail 116, Commercial Driveway Requirements.

6. Recommend retaining and/or replacing any disturbed curb, gutter, and sidewalk along the property frontage on Roswell Road to meet Cobb DOT standards. This recommendation is pursuant to Cobb County Development Standard 401.15, Curbs and Gutters (including subsections), Cobb County Development Standard 404 Sidewalks and Pathways, Cobb County Development Standard 405 Accessibility Requirements, and Cobb County Development Standard Detail 106, Concrete Curbs, Medians.

7. Recommend curb, gutter, and sidewalk along the entire frontage of Lecroy Drive to meet Cobb DOT standards. This recommendation is pursuant to Cobb County Development Standard 401.15, Curbs and Gutters (including subsections), Cobb County Development Standard 404 Sidewalks and Pathways, Cobb County Development Standard Detail 106, Concrete Curbs, Medians.

8. All signage and landscaping should be installed off county right-of-way and where it will not impede the line of sight for the driveways or roadways.

9. Recommend applicant verify that minimum intersection sight distance is available for the proposed development access and if it is not, implement remedial measures, subject to the Department's approval, to achieve the minimum requirement. This recommendation is pursuant to Cobb County Development Standard Detail 401B, Intersection Sight Distance.

10. Recommend GDOT permits for all work that encroaches upon State right-of-way.

11. Recommend applicant be required to meet all Cobb County Development Standards and Ordinances related to project improvements.

STAFF ANALYSIS

Per section 134-122 of the Official Code of Cobb County, below is a written zoning analysis relating to the following (question in bold; the answer is not bold):

A. **Whether the zoning proposal will permit a use that is suitable in view of the use and development of adjacent and nearby property;**
It is Staff's opinion that the zoning proposal will permit a use that is suitable in view of the use and development of adjacent and nearby properties. The adjacent properties located to the north, south, and west of the proposed development are commercial developments.

B. **Whether the zoning proposal will adversely affect the existing use or usability of adjacent or nearby property;**
It is Staff's opinion that the new development will not adversely affect the existing use or usability of adjacent and nearby properties. It will complement the surrounding area by serving the nearby commercial and residential developments.

C. **Whether the zoning proposal will result in a use which will or could cause an excessive burdensome use of existing streets, transportation facilities, utilities, or schools;**
It is Staff's opinion that this zoning proposal does not create an excessive burdensome on the use of existing streets, transportation facilities, utilities, or schools. This opinion is supported by the departmental comments contained in this analysis.

D. **Whether the zoning proposal is in conformity with the policies and intent of the comprehensive plan;**
It is Staff's opinion that the applicant's rezoning proposal is in conformity with the policies and intent of the Cobb County Comprehensive Plan. The property is delineated in a Community Activity Center, CAC future land use category. The requested zoning district and proposed use is consistent with the CAC future land use designation, which allows for an oil change and lube facility.

E. **Whether there are other existing or changing conditions affecting the use and development of the property which give supporting grounds for either approval or disapproval of the zoning proposal;**
It is Staff's opinion that there are existing and changing conditions affecting the use and development of the property which give grounds for approving the applicant's rezoning proposal. The proposed use would be consistent with and compatible to adjoining properties.

The staff analysis and recommendation made by the Planning and Zoning Staff are only the opinions of the Planning and Zoning Staff and are by no means the final decision. The Cobb County Board of Commissioners makes the final decisions on all Rezoning and Land Use Permits at an advertised public hearing.

RECEIVED
JUN 04 2026
COBB COUNTY ZONING

Application No. _____

Summary of Intent for Rezoning

Part 1. Residential Rezoning Information (attach additional information if needed)

a) **Proposed unit square-footage(s):** _____

b) **Proposed building architecture:** _____

c) **List all requested variances:** _____

Part 2. Non-residential Rezoning Information (attach additional information if needed)

a) **Proposed use(s):** Light automotive repair establishment

b) **Proposed building architecture:** 3-bay quick lube facility; Concrete slab w/ above ground lube trench (pits) Wood stud walls, wood roof trusses, brick/masonry vaneer

c) **Proposed hours/days of operation:** Mon-Sat: 7am - 8pm; Sun 7am - 6:30pm

d) **List all requested variances:** Face bays parallel to Roswell Rd

Front setback variance from 40' to 30'

Part 3. Other Pertinent Information (List or attach additional information if needed)

The proposed Take 5 Oil Change facility is a modern, clean, and professionally operated quick-lube center featuring a single-story, wood-framed building with attractive brick veneer exterior and three fully enclosed service bays. All maintenance activities will occur indoors with no outside storage of vehicles, parts, or equipment. All oils, lubricants, fluids, and related materials will be handled through a completely self-contained and sealed system, with all used fluids collected directly into a dedicated used-oil recycling tank for proper off-site recycling.
This low-impact design ensures minimal noise, traffic, and environmental effects while providing convenient, high-quality automotive service that is highly compatible with the surrounding commercial corridor.

Part 4. Is any of the property included on the proposed site plan owned by the Local, State, or Federal Government?

(Please list all Right-of-Ways, Government owned lots, County owned parcels and/or remnants, etc., and attach a plat clearly showing where these properties are located).

N/A

JUN 0 4 2026
COBB COUNTY ZONING

IMPACT ANALYSIS Rezoning Application – 2214 Roswell Road, Marietta, GA 30062

Current Zoning: PSC (Planned Shopping Center)

Proposed Zoning: GC (General Commercial)

Proposed Use: Light Automotive Repair Establishment (Take 5 Oil Change / Quick-Lube Facility)

The applicant provides the following written analysis addressing each of the six matters required by the Cobb County Zoning Ordinance for non-residential rezoning requests:

(a) Whether the zoning proposal will permit a use that is suitable in view of the use and development of adjacent and nearby property

Yes. The subject property is located within the established Avenue East Cobb commercial corridor along Roswell Road. Surrounding properties are developed with retail, restaurant, and service uses consistent with a community shopping center environment. The proposed 1,500 square foot indoor quick-lube facility is a low-intensity commercial service use that is highly compatible with existing development and will enhance the diversity of services available to the community.

(b) Whether the zoning proposal will adversely affect the existing use or usability of adjacent or nearby property

No. The subject property currently contains a **vacant building that was previously occupied by a vape shop**. The proposed Take 5 Oil Change facility will redevelop this vacant space into a clean, modern, and professionally operated quick-lube center. All service activities will occur inside the fully enclosed 1,500 square foot building with three service bays. There will be no outside storage of vehicles, parts, or equipment. All oils, lubricants, and fluids will be handled through a completely self-contained and sealed system, with used fluids collected directly into a dedicated used-oil recycling tank for proper off-site recycling. This represents a clear improvement over the previous vacant condition and will minimize noise, odor, and visual impacts.

(c) Whether the property to be affected by the zoning proposal has a reasonable economic use as currently zoned

The property currently has a reasonable economic use under PSC zoning. However, the existing vacant building represents an underutilized site. Rezoning to GC will allow the redevelopment of this vacant structure into a modern 1,500 square foot quick-lube facility that better serves the traveling public and provides a more efficient and economically viable use of the site.

(d) Whether the zoning proposal will result in a use which will or could cause an excessive or burdensome use of existing streets, transportation facilities, utilities, or schools

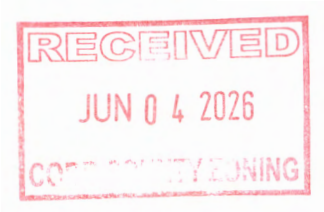
No. The modest 1,500 square foot quick-lube facility generates very low daily traffic volumes compared to typical retail or restaurant uses. All customer activity occurs on-site with short average visit times. The site is served by existing Roswell Road infrastructure and will utilize the established parking and access points within the Avenue East Cobb shopping center. No additional burden will be placed on schools or public utilities.

(e) Whether the zoning proposal is in conformity with the policy and intent of the land use plan

Yes. The Cobb County Comprehensive Plan designates this area as a commercial corridor suitable for retail and service-oriented businesses. The proposed GC zoning and light automotive repair use are consistent with the Plan's goals of providing convenient commercial services along major roadways while maintaining compatibility with the surrounding neighborhood shopping center.

(f) Whether there are other existing or changing conditions affecting the use and development of the property which give supporting grounds for either approval or disapproval of the zoning proposal

Strong supporting grounds exist for approval. The property currently contains a vacant former vape shop. Redeveloping this underutilized commercial building into a high-quality Take 5 Oil Change facility represents a positive change for the corridor. Cobb County has previously approved an identical Take 5 Oil Change facility in a comparable commercial location (Z-069-2015). The proposed prototype building features attractive brick veneer architecture, fully enclosed operations, and state-of-the-art environmental controls (sealed fluid recycling system). These factors, combined with the growing demand for convenient automotive maintenance services, strongly support approval of the rezoning.



RESERVED FOR CLERK OF SUPERIOR COURT RECORDING INFORMATION

SURVEYOR'S CERTIFICATE

THIS PLAT IS A RETRACEMENT OF AN EXISTING PARCEL OR PARCELS OF LAND AND DOES NOT SUBDIVIDE OR CREATE A NEW PARCEL OR MAKE ANY CHANGES TO ANY REAL PROPERTY BOUNDARIES. THE RECORDING INFORMATION OF THE DOCUMENTS, MAPS, PLATS, OR OTHER INSTRUMENTS WHICH CREATED THE PARCEL OR PARCELS ARE STATED HEREON. RECORDATION OF THIS PLAT DOES NOT IMPLY APPROVAL OF ANY LOCAL JURISDICTION, AVAILABILITY OF PERMITS, COMPLIANCE WITH LOCAL REGULATIONS OR REQUIREMENTS, OR SUITABILITY FOR ANY USE OR PURPOSE OF THE LAND. FURTHERMORE, THE UNDERSIGNED LAND SURVEYOR CERTIFIES THAT THIS PLAT COMPLIES WITH THE MINIMUM TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA AS SET FORTH IN THE RULES AND REGULATIONS OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND AS SET FORTH IN O.C.G.A. SECTION 15-6-67.

GEORGIA REGISTERED 3039 LAND SURVEYOR PATRICK D. CANADAY

P.D.C. DATE 5/26/26

PATRICK D. CANADAY, GA RLS #3039
CLARKCANADAY, LLC
C.O.A NO. LSF 001175
EMAIL: CLARKCANADAY2@GMAIL.COM

SURVEY NOTES:

1.) FIELD DATA: 0.04' AVERAGE HRMS

2.) MEASUREMENTS WERE TAKEN WITH A DUAL FREQUENCY CARLSON BRX7 GPS RTK & BASE RECEIVER ON 5/28/26.

3.) PLAT PRECISION: 1'/227,266'.

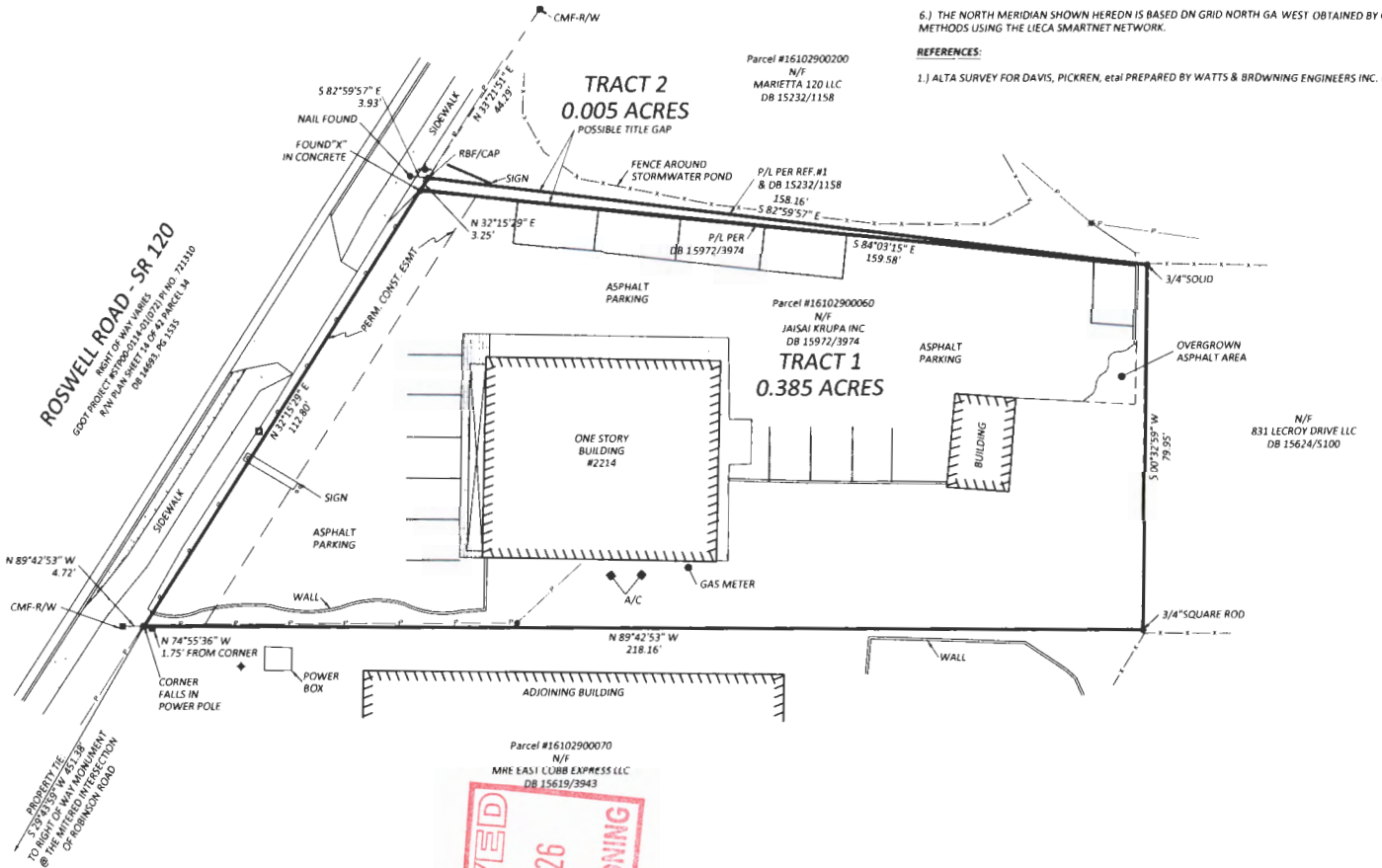
4.) THIS PLAT HAS BEEN DONE FOR THE USE AND PURPOSE OF THE CLIENT ASCRIBED AND CONTRACTED WITH BELOW. ALL OTHER PARTIES ARE SUBSEQUENTLY PUT ON NOTICE AS TO THE LIMITED DEGREE OF RELIANCE UPON THIS PLAT BY THIRD PARTIES.

5.) THE PUBLIC RECORDS REFERENCED HEREON REFLECT THOSE RECORDS NECESSARY TO THE BOUNDARY OF THE SUBJECT PARCEL. THEY DO NOT CONSTITUTE A TITLE SEARCH AND SURVEY IS SUBJECT TO ALL EASEMENTS AND RIGHT OF WAYS OF RECORD IN WHICH A TITLE SEARCH MAY PRODUCE..

6.) THE NORTH MERIDIAN SHOWN HEREON IS BASED ON GRID NORTH GA WEST OBTAINED BY GPS RTK/BASE METHODS USING THE LIECA SMARTNET NETWORK.

REFERENCES:

1.) ALTA SURVEY FOR DAVIS, PICKREN, etal PREPARED BY WATTS & BROWNING ENGINEERS INC. DATED 9/7/21.



RECEIVED JUN 04 2026 COBB COUNTY ZONING

SYMBOL LEGEND

- LIGHT POLE
- CLEANOUT
- WATER METER
- POWER BOX
- CABLE TV BOX
- TELEPHONE CO. BOX
- FIRE HYDRANT
- WATER VALVE
- -P- = OVERHEAD POWER LINE
- -X- = FENCE LINE
- -FO- = U.G. COMMUNICATION LINE
- -G- = GAS LINE
- -W- = WATER LINE
- -T- = TELEPHONE LINES/CABLE/FO
- -E- = UNDERGROUND POWER
- -S- = SANITARY SEWER
- = SET 1/2" REBAR
- = STORM PIPE
- = STREET OR TRAFFIC SIGN
- (R) = RECORD CALL

TEXT LEGEND

- OTPF = OPEN TOP FOUND
- CTPF = CRIMPED TOP FOUND
- RBF = REBAR FOUND
- CMF = CONCRETE MONUMENT
- IPS = IRON PIN SET (1/2" REBAR)
- R/W = RIGHT OF WAY
- B/L = BUILDING LINE
- N/F = NOW OR FORMERLY
- DB = DEED BOOK
- PB = PLAT BOOK
- PG = PAGE
- D.E. = DRAINAGE EASEMENT
- N.T.S = NOT TO SCALE
- P.O.C. = POINT OF COMMENCEMENT
- P.O.B = POINT OF BEGINNING
- P/L = PROPERTY LINE
- C/L = CENTER LINE
- TBM = BENCHMARK
- FFE = FINISH FLOOR ELEVATION
- EL = ELEVATION

N
GRID NORTH
0 GA-WEST 20
GRAPHIC SCALE - FEET

BOUNDARY RE-TRACEMENT SURVEY
FOR PROPERTY OF:

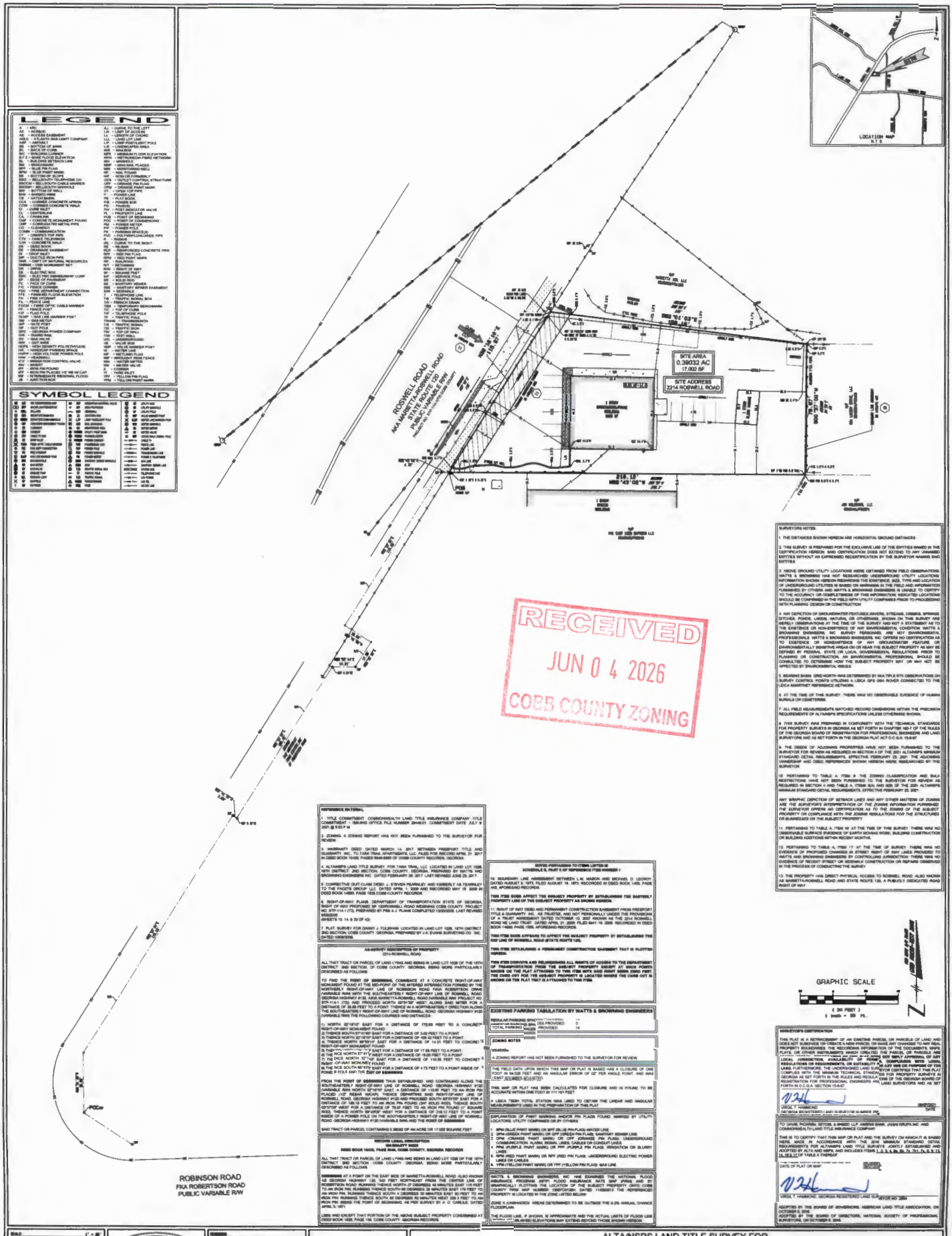
JAISAI KRUPA INC

LAND LOT 1029 - 16TH DISTRICT - 2ND SECTION
COBB COUNTY, GEORGIA

REVISIONS:

Drawn By: PDC	
Plat Date: 5/29/26	
Field Date: 5/28/26	
Scale: 1" = 20'	
Project No.: 2214ROSWELLRD	

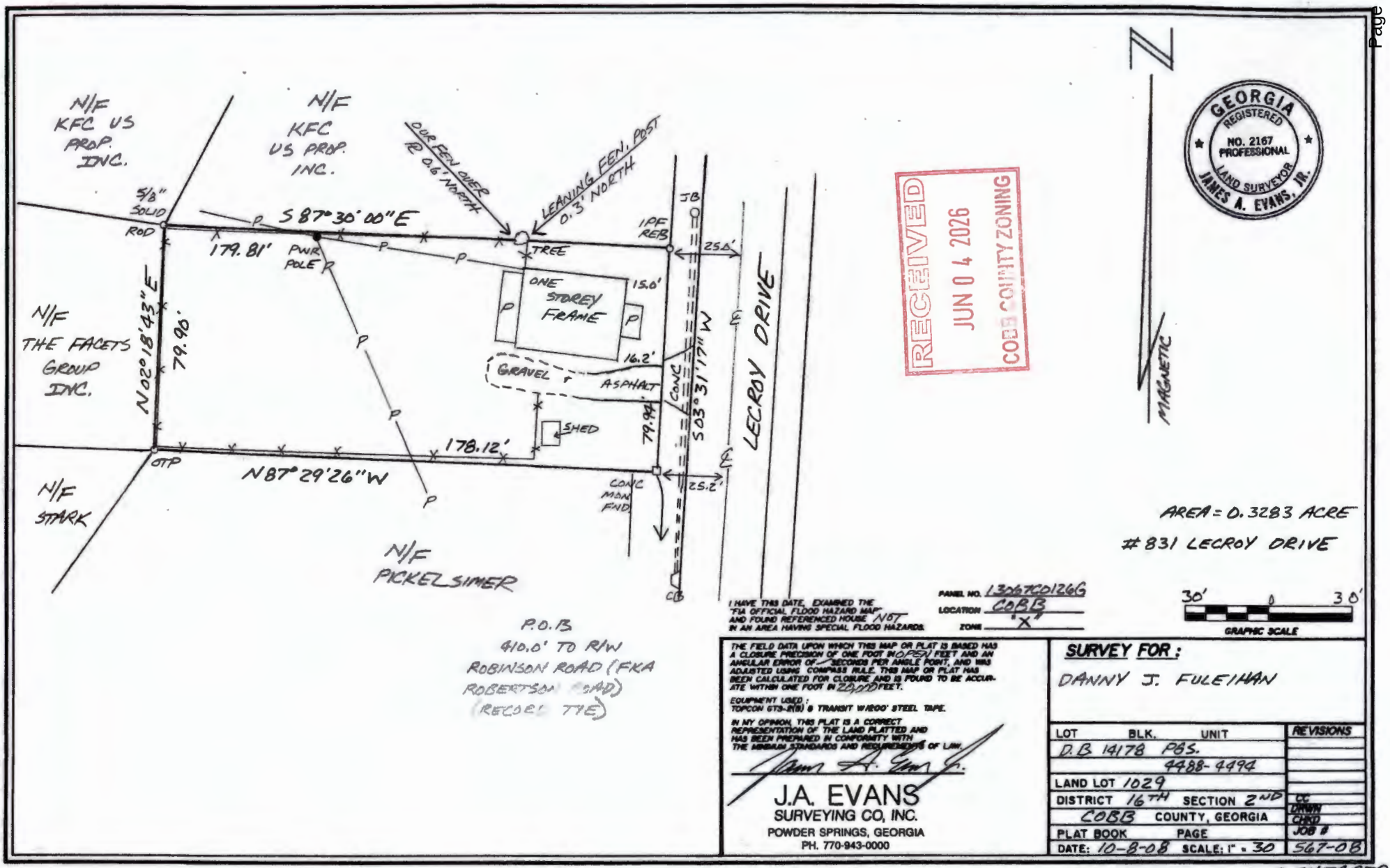
CLARKCANADAY
LAND SURVEYING • PLANNING • CONSULTING
4066 Holly Springs Road
Gillsville, Georgia 30543
Phone: 678.630.2039
Email: clarkcanaday2@gmail.com



ALTA/NSPS LAND TITLE SURVEY FOR

DAVIS, PICKREN, SEYDEL & SNEED, LLP,
AMERIS BANK, JAISAI KRUPA INC. AND
COMMONWEALTH LAND TITLE INSURANCE COMPANY

LOCATED IN
LAND LOT 1029, 16TH DISTRICT, 2ND SECTION
COBB COUNTY, GEORGIA



I HAVE THIS DATE, EXAMINED THE "FIA OFFICIAL FLOOD HAZARD MAP" AND FOUND REFERENCED HOUSE NOT IN AN AREA HAVING SPECIAL FLOOD HAZARDS.

PANEL NO. 13067C0126G
LOCATION COBB
ZONE X

THE FIELD DATA UPON WHICH THIS MAP OR PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 0,000 FEET AND AN ANGULAR ERROR OF SECONDS PER ANGLE POINT, AND WAS ADJUSTED USING COMPASS RULE. THIS MAP OR PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 22,000 FEET.

EQUIPMENT USED:
TOPCON GTS-2(B) & TRANSIT W/200' STEEL TAPE.

IN MY OPINION, THIS PLAT IS A CORRECT REPRESENTATION OF THE LAND PLATTED AND HAS BEEN PREPARED IN CONFORMITY WITH THE MINIMUM STANDARDS AND REQUIREMENTS OF LAW.

J.A. EVANS
SURVEYING CO, INC.
POWDER SPRINGS, GEORGIA
PH. 770-943-0000

SURVEY FOR:
DANNY J. FULEIHAN

LOT	BLK.	UNIT
D.B 14178	PGS.	4488-4494
LAND LOT 1029		
DISTRICT 16TH	SECTION 2ND	
COBB	COUNTY, GEORGIA	
PLAT BOOK	PAGE	
DATE: 10-8-08	SCALE: 1" = 30	

REVISIONS
DRAWN
CHKD
JOB # 567-08

M. SHEARER

REPRO PRODUCTS 624520

F1 BUILDING - FRONT LEFT

F9 BUILDING - FRONT RIGHT

A1 BUILDING - BACK LEFT

A9 BUILDING - BACK RIGHT

ALIGN DESIGN ASSOCIATES
11775 The Exchange SE, Suite 510
Atlanta, Georgia 30339
Phone: 404.424.4488
www.aligndesignassociates.com

TAKE 5 OIL CHANGE

3415 ATLANTA HIGHWAY, FLOWERY BRANCH, GEORGIA 30542

A DEVELOPMENT FOR:

TWO CAPITAL PARTNERS

ISSUE

DATE	DESCRIPTION	INCLUDED
02/26/2025	CONSTRUCTION DOCUMENTS	X
04/07/2025	OWNER COMMENTS	X

REVISION

DATE	DESCRIPTION	REV

SEAL:

STATE OF GEORGIA
STUART J. REES
CERTIFICATE NO. RA0[illegible]
REGISTERED ARCHITECT

DISCLAIMER:

ALL DRAWINGS FOR THIS PROJECT ARE THE PROPERTY OF ALIGN DESIGN ASSOCIATES LLC. ANY REPRODUCTION OF THEM MAY ONLY BE USED BY THE OWNER TO CONSTRUCT AND OCCUPY THIS PROJECT. NEITHER THE DESIGN INDICATED ON THE DRAWINGS OR THE DRAWINGS THEMSELVES MAY BE USED FOR ANY OTHER PROJECT OR PURPOSE WITHOUT WRITTEN CONSENT OF ALIGN DESIGN ASSOCIATES LLC. SCALES AS NOTED ON THE DRAWINGS ARE VALID ON THE ORIGINAL DRAWINGS ONLY AS PRINTED FULL SCALE.

SHEET NAME:

3D VIEWS

JOB NUMBER:
70-25100.00

A050

ISSUED FOR CONSTRUCTION

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C:\Users\Chris Fettes\OneDrive\Align Design Associates\2025\70-25100.00 Take 5 - Oakwood\01 Model\70-25101.00 Take 5 - Prototype_R25.rvt

4/14/2025 9:32:03 AM

EXTERIOR MATERIAL LEGEND

BOL	CONCRETE SAFETY BOLLARD	FINISH TO MATCH SW6871 POSITIVE RED
BRK-1	FULL DEPTH BRICK: HENRY BRICK - OLE CAHABA	MORTAR COLOR: BUFF BRICK SIZE: MODULAR
BRK-R	BRICK ROWLOCK	MATCH ADJACENT BRICK COLOR AND STYLE
DNS	SCUPPER WITH DOWNSPOUT	FACTORY PAINTED ALUMINUM FINISH TO MATCH SW6097 STURDY BROWN
STC-1	STUCCO (FIELD)	SW9583 SANCTUARY (GC TO CONFIRM WITH OWNER PRIOR TO PAINTING)
STC-2	STUCCO (ACCENT BAND AND CORNICE)	SW7876 COTTAGE CREAM (GC TO CONFIRM WITH OWNER PRIOR TO PAINTING)
STC-3	STUCCO (SIGNAGE BAND)	SW6871 POSITIVE RED (GC TO CONFIRM WITH OWNER PRIOR TO PAINTING)
HM	HOLLOW METAL EXTERIOR DOOR	REFER TO DOOR SCHEDULE FOR FURTHER INFORMATION
LS-01	WALL CYLINDER UP/DOWN LIGHT	FINISH TO MATCH SW6097 STURDY BROWN
LS-02	WALL PACK LIGHT	FINISH TO MATCH SW6097 STURDY BROWN
MTC	METAL COPING	SW6871 POSITIVE RED
OHD	OVERHEAD SERVICE DOOR	CONFIRM SPECIFICATION AND COLOR WITH OWNER
SFR	STOREFRONT	SOLARBAN 60 (OR EQUIVALENT) DOUBLE PANE INSULATED GLASS WITH 2" MULLIONS. FRAME TO MATCH SW6097 STURDY BROWN
SSM	STANDING SEAM METAL AWNING	FACTORY PAINTED

F1 FRONT ELEVATION
1/4" = 1'-0"

A1 REAR ELEVATION
1/4" = 1'-0"

ALIGN DESIGN ASSOCIATES
11775 The Exchange SE, Suite 510
Atlanta, Georgia 30339
Phone: 404.424.4488
www.aligndesignassociates.com

TAKE 5 OIL CHANGE

3415 ATLANTA HIGHWAY, FLOWERY BRANCH, GEORGIA 30542

A DEVELOPMENT FOR:

TWO CAPITAL PARTNERS

ISSUE

DATE	DESCRIPTION	INCLUDED
02/26/2025	CONSTRUCTION DOCUMENTS	X
04/07/2025	OWNER COMMENTS	X

REVISION

DATE	DESCRIPTION	REV

SEAL:

STATE OF GEORGIA
STUART J. REES
CERTIFICATE NO. RA0[illegible]
REGISTERED ARCHITECT

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SHEET NAME:

EXTERIOR ELEVATIONS

JOB NUMBER:
70-25100.00

A200

ISSUED FOR CONSTRUCTION

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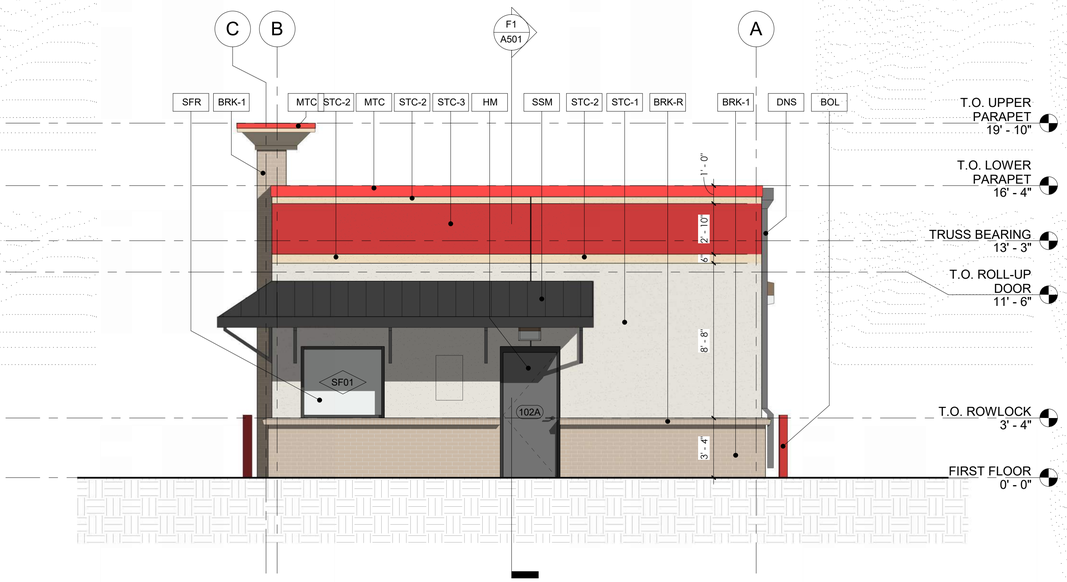
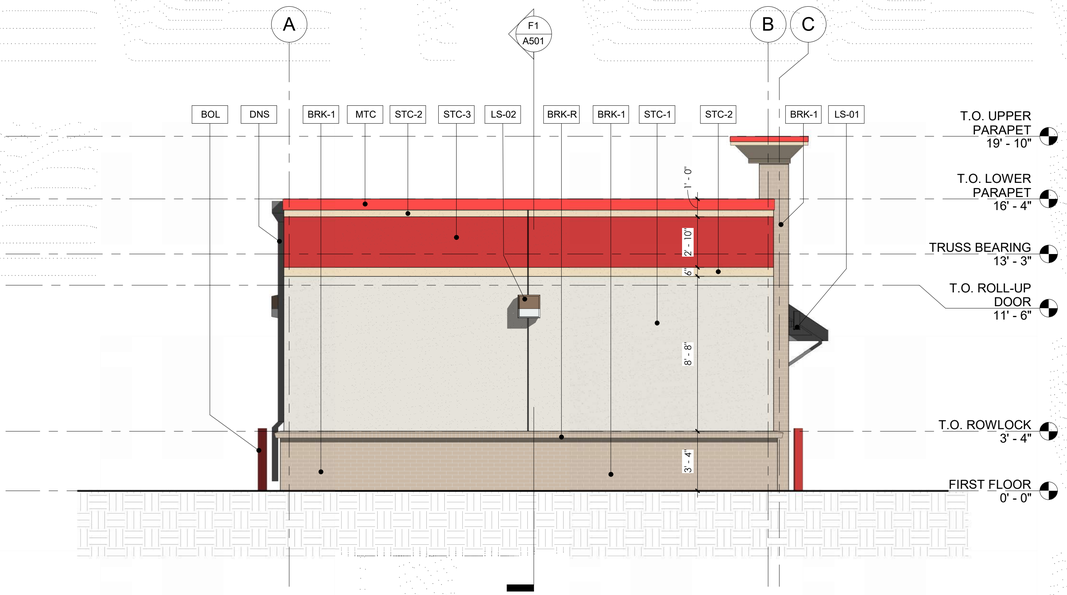
EXTERIOR MATERIAL LEGEND

BOL	CONCRETE SAFETY BOLLARD	FINISH TO MATCH SW6871 POSITIVE RED
BRK-1	FULL DEPTH BRICK; HENRY BRICK - OLE CAHABA	MORTAR COLOR: BUFF BRICK SIZE: MODULAR
BRK-R	BRICK ROWLOCK	MATCH ADJACENT BRICK COLOR AND STYLE
DNS	SCUPPER WITH DOWNSPOUT	FACTORY PAINTED ALUMINUM FINISH TO MATCH SW6097 STURDY BROWN
STC-1	STUCCO (FIELD)	SW9583 SANCTUARY (GC TO CONFIRM WITH OWNER PRIOR TO PAINTING)
STC-2	STUCCO (ACCENT BAND AND CORNICE)	SW7876 COTTAGE CREAM (GC TO CONFIRM WITH OWNER PRIOR TO PAINTING)
STC-3	STUCCO (SIGNAGE BAND)	SW6871 POSITIVE RED (GC TO CONFIRM WITH OWNER PRIOR TO PAINTING)
HM	HOLLOW METAL EXTERIOR DOOR	REFER TO DOOR SCHEDULE FOR FURTHER INFORMATION
LS-01	WALL CYLINDER UP/DOWN LIGHT	FINISH TO MATCH SW6097 STURDY BROWN
LS-02	WALL PACK LIGHT	FINISH TO MATCH SW6097 STURDY BROWN
MTC	METAL COPING	SW6871 POSITIVE RED
OHD	OVERHEAD SERVICE DOOR	CONFIRM SPECIFICATION AND COLOR WITH OWNER
SFR	STOREFRONT	SOLARBAN 60 (OR EQUIVALENT) DOUBLE PANE INSULATED GLASS WITH 2" MULLIONS. FRAME TO MATCH SW6097 STURDY BROWN
SSM	STANDING SEAM METAL AWNING	FACTORY PAINTED



F1 RIGHT ELEVATOIN
1/4" = 1'-0"



A1 LEFT ELEVATION
1/4" = 1'-0"

ALIGN DESIGN ASSOCIATES
11775 The Exchange SE, Suite 510
Atlanta, Georgia 30339
Phone: 404.424.4488
www.aligndesignassociates.com

TAKE 5 OIL CHANGE
3415 ATLANTA HIGHWAY, FLOWERY BRANCH, GEORGIA 30542

A DEVELOPMENT FOR:
TWO CAPITAL PARTNERS

ISSUE

DATE	DESCRIPTION	INCLUDED
02/26/2025	CONSTRUCTION DOCUMENTS	X
04/07/2025	OWNER COMMENTS	X

REVISION

DATE	DESCRIPTION	REV

SEAL:

STATE OF GEORGIA
STUART J. REES
CERTIFICATE NO. RA-[illegible]
REGISTERED ARCHITECT

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SEA
SAILORS ENGINEERING ASSOCIATES, INC.
1675 SPECTRUM DRIVE • LAWRENCEVILLE, GEORGIA 30043 • TEL (770) 962-5922 • FAX 962-7964

PHASE I ENVIRONMENTAL SITE ASSESSMENT
2214 ROSWELL ROAD
MARIETTA, COBB COUNTY, GEORGIA

SEA JOB #262-036

The following table lists the critical dates as outlined in the ASTM E1527-21 Standard Practice for Phase I Environmental Site Assessments. According to the standard, the report is viable for a period of 1-year so long as the elements listed here are no more than 180-days old.

Item	Date
Interviews	5/14/2026
Activity Use Limitations1	Not Requested
Environmental Records Review	5/13/2026
Site and adjoining property inspections	5/26/2026
Environmental Professional declaration	6/3/2026
Viability Date prior to update required	11/9/2026
Viability Date if updated	5/13/2027

1. ASTM E 1527-21 states that the deed research including research regarding any activity use limitation or recorded environmental cleanup liens are the responsibility of the User and not the Environmental Professional; however, if the User has engaged the Environmental Professional to conduct these searches, then that date shall also be identified in the report.

SEA
SAILORS ENGINEERING ASSOCIATES, INC.
1675 SPECTRUM DRIVE • LAWRENCEVILLE, GEORGIA 30043 • TEL (770) 962-5922 • FAX 962-7964

June 3, 2026

Mr. Breck DeHart
Two Capital Partners
3284 Northside Pkwy NW, Suite 650
Atlanta, GA 30327

RE: Phase I Environmental Site Assessment
2214 Roswell Rd
Marietta, Georgia
SEA Job #262-036

Dear Mr. DeHart:

Sailors Engineering Associates, Inc. (SEA) has conducted a Phase I Environmental Site Assessment for the property referenced above and is pleased to provide this report with a summary of our findings.

The Subject Property under investigation consists of one (1) commercially developed parcel of land that measures approximately 0.66-acres. The Subject Property is improved with a vacant retail facility and includes a storage shed, storage container, asphalt paved parking lot, and property landscaping. According to the Cobb County Tax Assessor's website, the Subject Property is identified by Parcel ID Number: 16102900060 and is associated with the physical address 2214 Roswell Road, Marietta, Cobb County, Georgia. The Subject Property is located in Land Lot 1029 of the 16th District, 2nd Section of Cobb County, Georgia. The Subject Property is currently connected to municipal water, sewer, and power utilities.

The Subject Property is located in an area of Marietta, Cobb County, Georgia that primarily consists of commercial and residential property. The Subject Property is bordered to the north by commercial property, to the west by Roswell Road followed by commercial property, to the south by commercial property, and to the east by LeCroy Drive followed by residential property.

FINDINGS

The Subject Property does not appear on any of the regulatory lists reviewed. Based on ownership records and other historical sources, the Subject Property appears to have been undeveloped agricultural and wooded land until 1974 when the property was developed with the existing vacant retail building and asphalt paved parking lot. The storage building appears to have been constructed in the early 2000s. SEA noted three (3) bags of garbage litter in the northern property extent in the rear of the building. The discarded trash debris is considered a *de minimis condition* with regard to the Subject Property.

Several facilities within the prescribed ASTM minimum search-distances appeared on one (1) or more of the regulatory lists reviewed.

Fleet Oil Company (Closed)/Sherwin-Williams/RaceTrac Petroleum Inc. – located at 2220 Roswell Road is adjacent to the north and down-gradeint from the Subject Property. The site is listed in the EDR Historic Automotive, E Manifest, AST, UST, UST Finder, LUST, UST Finder Release, and Financial Assurance databases. Based on the down-gradeint location, presence of a small quantity documented spill that did not affect the Subject Property, and NFA status, Fleet Oil Company (Closed)/Sherwin-Williams/RaceTrac Petroleum Inc. is not identified as a REC with regard to the Subject Property.

Cosmoprof 6607 – located at 2213 Roswell Road in Suite 170 is located approximately 475-feet west-northwest and down-gradient from the Subject Property. The site is listed on the E-Manifest and RCRA-VSQG databases. Based on the facility type, Cosmoprof 6607 is not identified as a REC with regard to the Subject Property.

Trang Sophany – formerly located at 2200 Roswell Road in Suite 130 was approximately 250-feet south and down-gradient from the Subject Property. The site is currently occupied by a computer repair facility (The Mac Space). The site is listed on the EDR Historic Cleaners database. Based on the topographic distance, down-gradient location, and current site operations, Trang Sophany is not identified as a REC with regard to the Subject Property.

DBA Rite Aid 11711– formerly located at 2200 Roswell Road was approximately 275-feet south and down-gradient from the Subject Property. The site is currently occupied by AutoZone (discussed below). The site is listed on the E-Manifest database. Based on the facility type, DBA Rite Aid 11711is not identified as a REC with regard to the Subject Property.

AutoZone – located at 2200 Roswell Road in Suite 100 is approximately 275-feet south and down-gradient from the Subject Property. The site is listed on the E-Manifest database. Based on the facility type, AutoZone is not identified as a REC with regard to the Subject Property.

Super Test Oil Co. of Georgia – formerly located at 2221 Roswell Road is listed on the EDR Radius Report as approximately 250-feet northwest and down-gradient from the Subject Property. The site is currently occupied by the Bellsouth facility discussed below. The facility is listed on the EDR Historic Automotive database. Based on the topographic distance, down-gradient location, and current site operations, Super Test Oil Co. of Georgia is not identified as a REC with regard to the Subject Property.

Fitzgerald Convenience Center – formerly located at 2217 Roswell Road was approximately 270-feet northwest and down-gradient from the Subject Property. The facility is listed on the EDR Historic Automotive database. The facility is currently occupied by a restaurant (Mazzy's Sports Bar & Grill). Based on the topographic distance, down-gradient location, former convince store operations, and current site operations, Fitzgerald Convenience Center is not identified as a REC with regard to the Subject Property.

Bellsouth East Marietta F5379/BST MRTTGAEA F5379/BellSouth – Roswell Road – F5379 – the facility's tanks are located approximately 310-feet west-northwest and down-gradient from the Subject Property. The site is listed on the UST, UST Finder, LUST, UST Finder, TIER 2, RCRA NonGen/NLR, FINDS, ECHO, and Financial Assurance databases. Based on the topographic distance, down-gradient location, and facility status, Bellsouth East Marietta

F5379/BST MRTTGAEA F5379/BellSouth – Roswell Road – F5379 is not identified as a REC with regard to the Subject Property.

Shell Oil Company/Chevron #201828/American Personnel Services – located at 2243 Roswell Road is approximately 390-feet north and side-gradient to the Subject Property. The facility is listed on the AST, UST, UST Finder, LUST, UST Finder Release, Financial Assurance, and EDR Historic Automotive databases. Based on the topographic distance, side gradient location, and facility status, Shell Oil Company/Chevron #201828/American Personnel Services is not identified as a REC with regard to the Subject Property.

CONCLUSIONS AND OPINIONS

We have performed a Phase I Environmental Site Assessment in accordance with the scope and limitations of ASTM E 1527-21 for the Subject Property located at 2214 Roswell Road, Marietta, Cobb County, Georgia. Our investigation did not identify any RECs, CRECs, or HRECs with regard to the Subject Property. The observed litter and debris are considered *de minimis conditions* and should be removed from the site prior to development. No further investigation is warranted.

Respectfully submitted,

SAILORS ENGINEERING ASSOCIATES, INC.

Paul Miles,
Staff Geologist

Michael J. Haller, P.G.

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Owner Questionnaire
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1.0 INTRODUCTION

1.1 Purpose

This assessment followed the American Society for Testing and Materials (ASTM) Practice E 1527-21, *Phase I Environmental Site Assessment Process*. Practice E 1527-21 has been developed to define "*all appropriate inquiry*" for purposes of establishing any of the four Landowner Liability Protections (*LLPs)* available under CERCLA as amended by the *Brownfields Amendments*. The purpose of the ASTM practice is to identify recognized environmental conditions, controlled recognized environmental conditions and historical recognized environmental conditions. The term *"recognized environmental conditions"* (REC) means the presence of any hazardous substances or petroleum products in, on, or at a property (1) due to a release to the environment; (2) the likely presence of hazardous substances or petroleum products in, on or at the Subject Property due to a release or likely release to the environment; or (3) the presence of hazardous substances or petroleum products in, on or at the Subject Property under conditions that pose a material threat of a future release to the environment. De minimis conditions are not recognized environmental conditions. The term *"controlled recognized environmental condition"* (CREC) means a *recognized environmental condition* affecting the Subject Property that has been addressed to the satisfaction of the applicable regulatory authority or authorities with hazardous substances or petroleum products allowed to remain in place subject to implementation of controls. The term *"historical recognized environmental condition*" (HREC) means a previous release of hazardous substances or petroleum products affecting the Subject Property that has been addressed to the satisfaction of the applicable regulatory authority or authorities and meeting unrestricted use criteria established by the applicable regulatory authority or authorities, without subjecting the property to any controls. Any *significant data gaps*, which are defined as data gaps that affects the ability of the environmental professional to identify a REC, will be identified in this report along with an explanation of its impact on our ability to identify RECs.

1.2 Detailed Scope-of-Services

Our Scope-of-Services includes, but may not be limited to, the following:

- a visual inspection of the site
- a visual inspection of surrounding properties which could affect the site
- personal interviews with current and/or former property owners or residents of the area who may have knowledge of the site history
- a review of ownership records to determine past uses of the property
- a review of current U.S. Environmental Protection Agency (EPA) and Georgia Environmental Protection Division (EPD) reports and lists to include, but not be limited to, the following:

    a. EPA National Priorities List (NPL) and delisted NPL sites list
    b. EPA SEMS (CERCLIS) and SEMS ARCHIVE (CERCLIS NFRAP) Lists
    c. EPA RCRA Generators, TSD and CORRACTS Lists
    d. EPA Federal Brownfield Sites listing

e. Federal institutional control/engineering control registries
f. EPA National Spill Reports Emergency Response Notification System
g. State and tribal lists of hazardous waste sites identified for investigation or remediation
h. State and tribal equivalent NPL
i. State and tribal equivalent CERCLIS
j. State and tribal landfill and/or solid waste disposal sites lists
k. State and tribal leaking storage tank lists
l. State and tribal registered underground storage tank lists
m. State and tribal institutional control/engineering control registries
n. State and tribal voluntary cleanup sites list
o. State and tribal Brownfield sites lists

- a review of available aerial photographs, Sanborn Fire Insurance Maps and USGS topographic maps to aid in determining past site uses and disturbances
- a report presenting our investigative procedures and results

Our scope of services did not include assessments for the extended scope issues such as those noted in the ASTM E 1527-21 standard including archaeological/historical/cultural resources, wetlands/State Waters, asbestos, lead-based paint, lead in drinking water, mold, radon gas, flood zones or endangered/threatened species.

1.3 Significant Assumptions

Sailors Engineering Associates, Inc. (SEA) relies upon regulatory records made available by local, state and federal authorities. We assume this information to be accurate and reliable. We assume that information given during interviews is correct and accurate.

1.4 Limitations and Exceptions

No environmental site assessment can wholly eliminate uncertainty regarding the potential for recognized environmental conditions in connection with a property. Performance of this practice is intended to reduce, but not eliminate, uncertainty regarding the potential for recognized environmental conditions in connection with a property, and this practice recognizes reasonable limits of time and cost.

1.5 Special Terms and Conditions

This investigation had no special terms or conditions.

1.6 User Reliance

This report was prepared for the exclusive use of TWO Capital Partners and/or their lender. This report, and the findings contained herein, shall not be used by any other party without the prior written consent of SEA.

2.0 SITE DESCRIPTION

2.1 Site Description and Current Use

The Subject Property under investigation consists of one (1) commercially developed parcel of land that measures approximately 0.66-acres. The Subject Property is improved with a vacant retail facility and includes a storage shed, storage container, asphalt paved parking lot, and property landscaping. According to the Cobb County Tax Assessor's website, the Subject Property is identified by Parcel ID Number: 16102900060 and is associated with the physical address 2214 Roswell Road, Marietta, Cobb County, Georgia. The Subject Property is located in Land Lot 1029 of the 16th District, 2nd Section of Cobb County, Georgia. The Subject Property is currently connected to municipal water, sewer, and power utilities.

2.2 Adjoining Properties and Current Use

The Subject Property is located in an area of Marietta, Cobb County, Georgia that primarily consists of commercial and residential property. The Subject Property is bordered to the north by commercial property, to the west by Roswell Road followed by commercial property, to the south by commercial property, and to the east by LeCroy Drive followed by residential property.

2.3 Physical Setting

2.3.1 Area Geology

The Subject Property is located in the physiographic province known as the Piedmont, which extends from the Hudson River at the north to Alabama at the south. The Piedmont, the least mountainous portion of the Appalachian Highlands, is an area of intensely folded and faulted igneous and metamorphic rocks. The surface of the Piedmont can be described as a broadly undulating or rolling topography with low knobs or ridges, and valleys 30 to 300 feet thick. The underlying crystalline rocks of the Piedmont are metamorphic schists, gneisses, quartzites and slates, and igneous granites and gabbros. According to the *Physiographic Map of Georgia* (Clark and Zisa, 1976), the subject site is located in the Central Upland District of the Upland Georgia Subsection of the Southern Piedmont Province. The northeastern and central portions of the Central Upland District are a series of low, linear ridges, 1300-1500 feet above sea level, and separated by broad, open valleys. Streams flowing through this section are generally transverse to the structure and occupy valleys 150-200 feet below the ridge crests. In the southwestern part, elevations decrease to 1100 feet, and the linearity of the topography is not so apparent. Stream valleys in the southwestern portion are not as open as those to the northeast. They exhibit a rectangular drainage pattern and lie only 100-150 feet below the surrounding area. The southern boundary of this district is the ridge crest that marks the beginning of the Gainesville Ridges District. According to the Georgia Geologic Survey Bulletin 96 entitled Geology of the Greater Atlanta Region (McConnell and Abrams, 1984), the underlying rock present on the subject site is part of the Southern Piedmont Province and is identified as the Sandy Springs Group. The Powers Ferry Group (Higgins and McConnell, 1978: Kline, 1980) is a unit that consists of a lower unit of intercalated biotite gneiss, mica schist and amphibolite (pfu).

According to the United States Department of Agriculture Soil Conservation Service Soil Survey web page, two (2) predominant soil types are associated with the Subject Property. The Subject Property consists of Madison clay loam (MDC3), and Pacolet sandy clay loam (PgC3).

2.3.2 Area Hydrogeology

Shallow unconfined water table conditions are present throughout the Piedmont physiographic province. Recharge to the groundwater occurs from precipitation, which averages approximately 49 inches per year within the north Georgia area. Rainfall occurs throughout the year, although increased amounts of rainfall are typical during the spring months. Soils within the area consist predominantly of sandy silts and silty sands which allow rapid percolation of the rainfall. Typically, the infiltration of precipitation through the soil to the groundwater occurs within a few days after rainfall. In the general area of the Subject Property, the groundwater surface is typically a subdued reflection of surface topography. Based on site topography groundwater is expected to flow towards a pond to the east.

According to the Georgia Geologic Survey Information Circular 63 entitled *Ground Water in the Greater Atlanta Region*, the Subject Property is located on Plate 1, in Unit H. Well depths in Unit "H" range from 122 feet to 500 feet below ground surface (bgs), averaging 297 feet bgs. Well yields range from 20 gallons to 200 gallons per minute, averaging 72 gallons per minute.

3.0 USER PROVIDED DOCUMENTATION

On May 14, 2026, SEA forwarded a User Questionnaire to the User, Mr. Breck DeHart, Vice President of Real Estate, with TWO Capital Partners, who completed the questionnaire. A copy of the completed User Questionnaire is included in the appendix. The following information was contained in the User Questionnaire.

3.1 Title Records, Environmental Liens or Activity and Use Limitations

The User did not provide SEA with a chain of ownership for the Subject Property which constitutes a data gap. However, SEA independently researched documents comprising the chain of ownership for the Subject Property on the Cobb County Tax Assessor's Office website, or through the Georgia Superior Court Clerk's Cooperative Authority's website. SEA's property ownership research was conducted to determine more completely the past uses of the Subject Property. According to the Cobb County Tax Assessor's website, JaiSai Krupa, Inc. is listed as the current owner of the Subject Property. The User was not aware of any Environmental Liens or any Activity and Use Limitations for the Subject Property. SEA found no Environmental Liens or Activity and Use Limitations in our deed research of the Subject Property.

Based on ownership records and other historical sources, the Subject Property appears to have been undeveloped agricultural and wooded land until 1974 when the property was developed with the existing vacant retail building and asphalt paved parking lot. The storage building appears to have been constructed in the early 2000s. The current deed and legal description for the Subject Property is included in the appendix.

3.2 Specialized Knowledge

The User is aware the Subject Property will be redeveloped following property acquisition.

3.3 Commonly Known or Reasonably Ascertainable Information

The User is aware the Subject Property is a retail building.

3.4 Valuation Reduction for Environmental Issues

The User was not aware of any known environmental conditions that would affect the fair market value of the Subject Property.

3.5 Owner, Property Manager, and Occupant Information

The Cobb County Tax Assessor's website lists JaiSai Krupa, Inc. as the current owner of the Subject Property.

3.6 Reason for Performing Phase I

The User requested the Phase I ESA in order to perform due diligence regarding loan refinancing.

4.0 RECORDS REVIEW

4.1 Standard Environmental Record Sources

As part of our regulatory records review, SEA requested, and has received, "The EDR Radius Map Report®" for the Subject Property from Environmental Data Resources, Inc. (EDR), Milford, Connecticut. The report identifies facilities in the area that appear on regulatory databases updated by EDR periodically. The approximate minimum search distances (AMSD) used were equal to or greater than the distances recommended in ASTM (American Society for Testing and Materials) Practice E 1527-21. For listings not mentioned in ASTM E 1527-21, a minimum search distance of an equivalent list was used.

1. United States Environmental Protection Agency National Priorities List (NPL) dated December 26, 2025 (AMSD = 1.0 mile) and the Delisted NPL Site List dated December 26, 2025 (AMSD = 1.0 mile).

2. United States Environmental Protection Agency Superfund Enterprise Management System (SEMS)/(CERCLIS) list dated December 26, 2025 and the SEMS ARCHIVE/CERCLIS No Further Remedial Action Planned (NFRAP) listing dated December 26, 2025 (AMSD = 0.5 mile).

3. United States Environmental Protection Agency Resource, Conservation and Recovery Act (RCRA) Corrective Action sites (CORRACTS) listing dated November 30, 2025 (AMSD = 1.0 mile).

4. United States Environmental Protection Agency RCRA non-CORRACTS and Treatment, Storage, and Disposal (TSD) facilities listing dated November 30, 2025 (AMSD = 0.5 mile).

5. United States Environmental Protection Agency RCRA generators listing dated November 30, 2025 (AMSD = 0.25 mile).

6. United States Environmental Protection Agency institutional controls/engineering control registries dated October 10, 2025 (AMSD = 0.5 mile).

7. United States Environmental Protection Agency Emergency Response Notification System (ERNS) National Response Center (NRC) spill reports through September 23, 2025 (AMSD = Subject Property only).

8. Georgia Department of Natural Resources Hazardous Site Inventory (HSI) dated July 1, 2024 (AMSD = 1.0 mile).

9. Georgia Department of Natural Resources Hazardous Sites Response Act release notification files (non-HSI) through October 24, 2024 (AMSD = 1.0 mile).

10. Georgia Department of Natural Resources Solid Waste landfill listing including active, closed and inert landfills dated December 19, 2025 (AMSD = 0.5 mile).

11. Georgia Department of Natural Resources Underground Storage Tank Management Program list of leaking underground storage tanks (LUST) dated July 1, 2025 (AMSD = 0.5 mile).

12. Georgia Department of Natural Resources Underground Storage Tank Management Program list of registered Underground Storage Tanks dated June 6, 2025 (AMSD = 0.25 mile).

13. Georgia Department of Natural Resources institutional control/engineering control registries dated October 27, 2025 (AMSD = 0.5 mile).

14. Georgia Department of Natural Resources Hazardous Site Reuse and Redevelopment Act list of properties that have entered the Voluntary Brownfield Program dated October 27, 2025 (AMSD = 0.5 mile).

There are no current or delisted NPL sites within a one-mile radius of the Subject Property. There are no Federally recognized or State-recognized tribal lands in Cobb County, Georgia. There are no Federal or State Institutional/Engineering Controls registered for the Subject Property.

The Subject Property does not appear on any of the regulatory lists reviewed. Several facilities within the prescribed ASTM minimum search-distances appeared on one (1) or more of the regulatory lists reviewed. The closest facilities are discussed below:

Fleet Oil Company (Closed)/Sherwin-Williams/RaceTrac Petroleum Inc. – located at 2220 Roswell Road is adjacent to the north and down-gradient from the Subject Property. The site is listed in the EDR Historic Automotive, E Manifest, AST, UST, UST Finder, LUST, UST Finder Release, and Financial Assurance databases. The E Manifest lists the Sherwin-Williams facility for its disposal of paints, paint removers, wood stains, etc. The Sherwin-Williams facility has no reported violations for its compliance evaluations. The EDR Historic Automotive database lists the Fleet Oil Company as a gas station operating from 1986 to 1992. The AST database does not list the tank contents, capacity of number of tanks. Based on the former site operations, it is likely the facility sold 20-pound consumer use propane tanks. Liquid propane is not typically considered a REC, as it evaporates quickly upon contact with ambient air. The UST and UST Finder databases list the site for its former operation of four (4) petroleum product tanks. The site previously operated three (3) 6,000-gallon gasoline tanks, and one (1) 10,000-gallon gasoline tank. The former tanks were installed in 1967 and are all listed as closed and were removed from the ground in March 1994. The LUST and UST Finder Release databases list the site for a reported release. Prior to purchasing the property, RaceTrac performed a site investigation that included soil sampling for laboratory analysis of benzene, toluene, ethylbenzene and xylene (BTEX) compounds, polycyclic aromatic hydrocarbon (PAH) compounds, total petroleum hydrocarbons (TPH), and lead. The laboratory results of RaceTrac's investigation identified TPH up to 235 parts per million (ppm) in soil from samples collected in and around the UST system. BTEX and PAH compounds were below laboratory detection limits, and lead was reported at low levels below actionable levels. The results of the testing indicated the presence of a small quantity spill; otherwise, there did not appear to be any petroleum contamination in the soil around the UST system. During the tank removal in 1994, soil samples were collected in and around the tank pit and pump islands and submitted for laboratory analysis of BTEX compounds and TPH. Laboratory results identified low level detection of TPH in soil at concentrations below actionable levels. BTEX compounds were below laboratory detection limits. Following the closure report submitted on April 5, 1994, the site received a No Further Action (NFA) letter from the Georgia Environmental Protection Division's Underground Storage Tank Management Program (GA EPD's USTMP) dated April 5, 1995. The Financial Assurance database lists the site as a closed truck/transport fueling facility that ceased operations in 1996. Based on the down-gradient location, presence of a small quantity documented spill that did not affect the Subject Property, and NFA status, Fleet Oil Company (Closed)/Sherwin-Williams/RaceTrac Petroleum Inc. is not identified as a REC with regard to the Subject Property.

Cosmoprof 6607 – located at 2213 Roswell Road in Suite 170 is located approximately 475-feet west-northwest and down-gradient from the Subject Property. The site is listed on the E-Manifest and RCRA-VSQG databases. The E-Manifest and RCRA-VSQG databases list the site for its disposal of cosmetic supplies including aerosol cans, soaps, hair dyes, etc. These unused products require disposal as a hazardous waste. The facility has no reported violations for its compliance evaluations. Based on the facility type, Cosmoprof 6607 is not identified as a REC with regard to the Subject Property.

Trang Sophany – formerly located at 2200 Roswell Road in Suite 130 was approximately 250-feet south and down-gradient from the Subject Property. The site is currently occupied by a computer repair facility (The Mac Space). The site is listed on the EDR Historic Cleaners database. The EDR Historic Cleaners database lists Trang Sophany as a laundry and drycleaning facility from 1998 to 2005. Based on the topographic distance, down-gradient location, and current site operations, Trang Sophany is not identified as a REC with regard to the Subject Property.

DBA Rite Aid 11711– formerly located at 2200 Roswell Road was approximately 275-feet south and down-gradient from the Subject Property. The site is currently occupied by AutoZone (discussed below). The site is listed on the E-Manifest database. The E-Manifest database lists the site for its disposal of pharmaceutical supplies including medications, aerosol cans, nicotine salts, etc. These unused products require disposal as a hazardous waste. The facility has no reported violations for its compliance evaluations. Based on the facility type, DBA Rite Aid 11711is not identified as a REC with regard to the Subject Property.

AutoZone – located at 2200 Roswell Road in Suite 100 is approximately 275-feet south and down-gradient from the Subject Property. The site is listed on the E-Manifest database. The E- Manifest database lists the site for its disposal of automotive supplies including paints, motor oils, aerosol cans, grease, batteries, cleaning supplies, etc. These unused products require disposal as a hazardous waste. The facility has no reported violations for its compliance evaluations. Based on the facility type, AutoZone is not identified as a REC with regard to the Subject Property.

Super Test Oil Co. of Georgia – formerly located at 2221 Roswell Road is listed on the EDR Radius Report as approximately 250-feet northwest and down-gradient from the Subject Property. The site is currently occupied by the Bellsouth facility discussed below. The facility is listed on the EDR Historic Automotive database. The EDR Historic Automotive database lists the facility as gasoline service station in 1969 and 1970. SEA identified the former facility on the 1968 aerial photograph. Based on the topographic distance, down-gradient location, and current site operations, Super Test Oil Co. of Georgia is not identified as a REC with regard to the Subject Property.

Fitzgerald Convenience Center – formerly located at 2217 Roswell Road was approximately 270-feet northwest and down-gradient from the Subject Property. The facility is listed on the EDR Historic Automotive database. The facility is currently occupied by a restaurant (Mazzy's Sports Bar & Grill). The EDR Historic Automotive database lists the facility as a convenience store from 1991 to 2000. Based on the topographic distance, down-gradient location, former convince store operations, and current site operations, Fitzgerald Convenience Center is not identified as a REC with regard to the Subject Property.

Bellsouth East Marietta F5379/BST MRTTGAEA F5379/BellSouth – Roswell Road – F5379 – the facility's tanks are located approximately 310-feet west-northwest and down-gradient from the Subject Property. The site is listed on the UST, UST Finder, LUST, UST Finder, TIER 2, RCRA NonGen/NLR, FINDS, ECHO, and Financial Assurance databases. The UST and UST Finder databases list the facility for its former operations of one (1) tank and its active operations of one (1) tank. The facility formerly operated one (1) 10,000-gallon diesel tank that was installed in 1981 and was closed and removed from the ground. The facility currently operates one (1)

6,000-gallon diesel tank installed in 1995. The LUST and UST Finder Release databases list the site for one (1) reported release dated November 15, 1995. Following investigation, the site received an NFA letter from GA EPD USTMP dated October 29, 1999. The TIER 2, RCRA NonGen/NLR, FINDS, and ECHO databases list the facility for its disposal of telecommunication equipment. These unused products require disposal as a hazardous waste. The facility has no reported violations for its compliance evaluations. The database listings are also associated with the facility's former and active operations of USTs. The Financial Assurance database lists the facility as an active self-insured industrial facility. Based on the topographic distance, down-gradient location, and facility status, Bellsouth East Marietta F5379/BST MRTTGAEA F5379/BellSouth – Roswell Road – F5379 is not identified as a REC with regard to the Subject Property.

Shell Oil Company/Chevron #201828/American Personnel Services – located at 2243 Roswell Road is approximately 390-feet north and side-gradient to the Subject Property. The facility is listed on the AST, UST, UST Finder, LUST, UST Finder Release, Financial Assurance, and EDR Historic Automotive databases. The AST database does not list the number of tanks, their contents, or the tank capacity. Based on the facility type, the listing is likely in reference to 20-pound consumer propane tanks sold and serviced by a private provider. Liquid propane is not typically considered a REC, as it evaporates quickly upon contact with ambient air. The UST and UST Finder database list the facility for its former operations of three (3) tanks and its active operations of three (3) tanks. The facility formerly operated three (3) 10,000-gallon gasoline tanks that were installed in 1975 and closed and removed from the ground. The facility currently operates three (3) 10,000-gallon gasoline tanks installed in 1988. The LUST and UST Finder Release databases list the site for one (1) reported release dated November 12, 1991. Following investigation, the facility received an NFA letter from the GA EPD USTMP dated May 30, 2001. The Financial Assurance database lists the facility as an active gas station insured under the Georgia UST (GUST) Trust Fund. The EDR Historic Automotive database lists the facility as a gasoline service station operating under various business names from 1992 to 2007. Based on the topographic distance, side gradient location, and facility status, Shell Oil Company/Chevron #201828/American Personnel Services is not identified as a REC with regard to the Subject Property.

Additional facilities within the prescribed ASTM minimum search-distances appeared on one or more of the regulatory lists reviewed. These facilities were not identified as RECs with regard to the Subject Property due to the type of facility and/or the topographic separation from the Subject Property. Further information on these facilities is available in the attached EDR Radius Map Report with GeoCheck.

4.2 Additional Environmental Record Sources

On May 13, 2026, SEA queried the United States Environmental Protection Agency's (USEPA's) Enforcement and Compliance History Online (ECHO) and Envirofacts database for reported enforcement or compliance issues at the Subject Property. No enforcement or compliance issues have been reported to USEPA/ECHO for the Subject Property.

4.3 Historical Use Information on the Subject Property and Vicinity

To determine past uses of the Subject Property, ownership records were reviewed on the Georgia Superior Court Clerk's Cooperative Authority website or at the Cobb County Tax Assessor's website. In addition, Aerial Photographs, Topographic Maps, Historic City Directories and Sanborn Fire Insurance Maps were researched.

Sanborn Fire Insurance Maps for the Subject Property and its vicinity were requested from Environmental Data Resources (EDR), Milford, Connecticut. Map coverage for the Subject Property and site vicinity was not available for review.

Historic Aerial photographs were requested from Environmental Data Resources (EDR), Milford, Connecticut. Aerial photographs dated 1938, 1943, 1950, 1955, 1960, 1968, 1972, 1978, 1981, 1988, 1993, 1999, 2007, 2010, 2015, 2019, and 2023 were available for review. SEA also reviewed the most recent 2025 Google Earth aerial photographs. The 1939 aerial photograph depicts the Subject Property as undeveloped agricultural land. Roswell Road is depicted along the western property boundary, and LeCroy Drive is depicted along the eastern property boundary. No significant changes were noted on the 1943 to 1960 aerial photographs. The 1968 aerial photograph depicts the Subject Property as undeveloped wooded land. No significant changes were noted on the 1972 aerial photograph. The 1978 aerial photograph depicts the development of a commercial structure and asphalt paved parking lot in the western property interior. No significant changes were noted on the 1978 to 2023 aerial photographs. The most recent 2025 Google Earth aerial photograph depicts two (2) structures in the western property interior. The remaining property extent consists of undeveloped wooded land.

Aerial photographs of the surrounding area were also reviewed. The 1938 to 1955 aerial photographs depict the surrounding area as predominantly undeveloped and agricultural land with sparse residential homes. Roswell Road is depicted along the western property boundary, and LeCroy Drive is depicted along the eastern property boundary. The 1960 aerial photograph depicts an increase in the development of residential homes in the site vicinity. The 1968 to 1988 aerial photographs depict the development of commercial property throughout the site vicinity. No significant changes were noted on the 1993 to 2015 aerial photographs. The 2019 aerial photograph depicts the development of residential property to the east of the Subject Property. No significant changes were noted on the 2023 aerial photograph. The most recent 2025 Google Earth aerial photograph depicts the surrounding area as predominantly commercial and residential property.

Historic topographic maps of the Subject Property were requested from Environmental Data Resources (EDR), Milford, Connecticut. Maps available for review included 1888, 1895, 1954, 1955, 1968, 1973, 1983, 1992, 1995, 1999, 2014, 2017, 2020, and 2024. The 1888 and 1895 topographic maps depict little detail on the Subject Property beyond topographic contours. Roswell Road is depicted along the western property boundary. The 1954 & 1955 topographic maps depict the development of two (2) structures on the Subject Property. LeCroy Drive is depicted along the eastern property boundary. The 1968 topographic map no longer depicts the two (2) former on-site structures. No significant changes were note don the 1973 to 2024 topographic maps reviewed. No evidence of fill material being brought onto the Subject Property is shown by the topographic maps.

Topographic maps were also reviewed for the surrounding area. The 1888 and 1895 topographic maps depict the surrounding area as mostly undeveloped. Roswell Road is depicted along the western property boundary. The 1954 & 1955 topographic maps depict the development of several structures (likely residential dwellings) throughout the site vicinity. LeCroy Drive and Marietta Campground are depicted to the east of the Subject Property. The 1968 to 1983 topographic maps depict the development of commercial property to the west and south of the Subject Property. No structures are depicted on the 1992 to 2024 topographic maps reviewed.

Historic city directories were requested from Environmental Data Resources (EDR), Milford, Connecticut. The city directories available for review date from 1964 to 2024. The Subject Property is associated with the physical address 2214 Roswell Road, Marietta, Cobb County, Georgia. According to the current property owner, the Subject Property was formerly associated with the additional physical address 831 LeCroy Drive, Marietta, Cobb County, Georgia. 2214 Roswell Road, Marietta, Cobb County, Georgia is listed on the 1964 and 1966 city directories as occupied by Varner's Restaurant, in the 1977 city directory as occupied by Clover Realty Company, in the 1981 city directory as occupied by Judi Barrett, in the 1985 city directory as occupied by Spratlin Clover Realty, in the 1986 city directory as occupied by Bonnie Fuzzell & Spratlin Clover Realty, in the 1987 city directory as occupied by Spratlin Clover Realty, in the 1991 and 1992 city directories as occupied by Giodano & Company and Harris Bradley Jewlers, in the 1995 city directory as occupied by Giodano & Company, in the 2000 city directory as occupied by Giodano & Company and Atlanta Service Master General, in the 2005 city directory as occupied by Giodano & Company, Classic Pool & Spa, and Seman Fernley, Inc., in the 2010 city directory as occupied by Bella Decor, in the 2014 city directory as occupied by TaylorMade Cabinets and Refreshing Decorating, LLC, in the 2017 and 2022 city directories as occupied by Refreshing Decorating, LLC, and in the 2024 city directory as occupied by Flooring Atlanta. 831 LeCroy Drive, Marietta, Cobb County, Georgia is listed on the 1977 and 1981 city directories as occupied by Randall M. Cole, in the 1985 to 1987 city directories as occupied by E. R. Rollins, in the 1991 and 1992 city directories a s occupied by Charles Cleveland, in the 1995 city directory as occupied by Maria Piedra, and in the 2000 to 2005 city directories as occupied by Charles Cleveland.

Historic city directories reviewed for the Subject Property were also reviewed for the surrounding vicinity. A review of the city directories identified the surrounding vicinity to consist predominantly of residential and commercial since the 1960s. No suspect environmental concerns were listed in the city directories.

Interval gaps (greater than five years) were encountered during the research of historical use information for the Subject Property and the surrounding area between the years of 1888-1895, 1895-1938, 1943-1950, 1960-1968, 1993-1999, and 1999-2007. However, based on a review of available historical sources, environmental databases, interviews, and other documentation and no significant land-use changes during these intervals, these data failures did not have an impact on our ability to identify RECs and are not significant data gaps.

4.4 Emerging Contaminants and PFAS Evaluation

Emerging contaminants are chemicals that may pose a potential risk to human health or the environment but are not fully regulated. Examples include pharmaceuticals, personal care products, and certain industrial compounds. In April 2024, USEPA designated two (2) PFAS, PFOA, and PFOS, as hazardous substances under CERCLA, effective July 8, 2024. As a result, potential releases of these compounds are considered within the scope of a Phase I ESA in accordance with ASTM E1527-21. PFAS have been used in products such as Aqueous Film-Forming Foam, stain resistant coatings, and waterproofing materials. Common release sources include fire training areas, airports, landfills, and certain industrial facilities.

SEA evaluated the Subject Property and surrounding properties for activities commonly associated with PFAS use. Sources reviewed include regulatory database listing, the Environmental Working Group PFAS map, USEPA PFAS databases, and local drinking water quality reports, where applicable. Based on records reviewed, historical information, and site reconnaissance, there was no evidence of known PFAS use, storage, or disposal at the Subject Property or adjacent properties. Therefore, PFAS were not identified as a REC with regard to the Subject Property at the time of this assessment.

5.0 SITE RECONNAISSANCE

On May 26, 2026, Mr. Paul Miles, Staff Geologist with SEA, conducted a visual inspection of the Subject Property and vicinity. The Subject Property is indicated on the Area and Site Plans in the Appendix. The purpose of the inspection was to locate any obvious signs of environmental impacts present at the surface of the Subject Property, such as discolored soil, stressed vegetation, improperly dumped materials or containers, or evidence of activity that may have an adverse environmental effect on the property. The property boundary was walked, and the remainder of the property was crisscrossed on foot.

5.1 Exterior Observations

The Subject Property is improved with a vacant retail building, a storage shed, one (1) storage container, paved parking and property landscaping. No USTs, sumps, pits, or sludge ponds/lagoons were observed on the Subject Property at the time of our site reconnaissance. One (1) pole-mounted transformer was observed along the southwestern property boundary. No visual evidence of damage, ground staining, or stressed vegetation was observed near the observed transformers. The transformers are owned by Georgia Power, which is responsible for the maintenance of the units and any spills or releases. SEA noted three (3) bags of garbage litter in the northern property extent in the rear of the building. The discarded trash debris is considered a *de minimis condition* with regard to the Subject Property.

Polychlorinated biphenyls (PCBs) were produced in the United States from approximately 1929 until approximately 1979, primarily for use as insulating fluids in electrical transformers and lighting ballasts. Although PCBs are no longer being manufactured, electrical transformers and lighting ballasts containing PCBs may still be in service.

5.2 Interior Observations

The interior of the subject building was generally separated into retail spaces, restrooms, and storage areas. SEA observed damaged interior building materials (ceiling trim and ceiling board) in the main retail space at the front of the building, the remining building interior appeared to generally be in good condition. SEA noted stored building materials in the rear of the building. SEA observed vinyl and tile flooring with drywall throughout the building interior. HVAC units were present and appeared to be in good condition. No floor drains, specialized waste-handling systems, or chemical storage areas were observed. Housekeeping conditions were generally good. No suspect environmental conditions such as staining, strong or unusual odors, or water damage were observed.

The storage building and storage container was inaccessible at the time of our site reconnaissance.

6.0 INTERVIEWS

6.1 Interview with Owner or Past Owner.

On May 14, 2026, SEA forwarded an Owner Questionnaire to Mr. Priyesh Pomal, Owner of JaiSai Krupa, Inc., the current property owner. Mr. Pomal stated that they have owned the Subject Property for five (5) years. Prior to purchasing the property, the site was occupied by a flooring company. The site is currently connected to municipal water, sewer, and power utilities. He also stated, to his knowledge, there are no known environmental concerns associated with the Subject Property. Mr. Pomal stated that the Subject Property was formerly two (2) separate parcels. Mr. Pomal stated that the rear of the lot is undeveloped wooded land.

6.2 Interview with Site Manager

The on-site retail building is vacant; no site manager was available for interview.

6.3 Interview with Occupants

The on-site retail building is vacant; no occupants were available for interview.

6.4 Interviews with Local Government Officials

On May 18, 2026, SEA contacted Cobb County Fire Department with regard to any documented environmental issues or violations associated with the Subject Property. The Cobb County Fire Department had no record of any outstanding fire department violations, hazardous material storage, spills, or releases with regard to the Subject Property.

7.0 FINDINGS

7.1 On-Site

The Subject Property does not appear on any of the regulatory lists reviewed. Based on ownership records and other historical sources, the Subject Property appears to have been undeveloped agricultural and wooded land until 1974 when the property was developed with the existing vacant retail building and asphalt paved parking lot. The storage building appears to have been constructed in the early 2000s.

7.2 Off-Site

Several facilities within the prescribed ASTM minimum search-distances appeared on one (1) or more of the regulatory lists reviewed. The closest facilities are discussed below:

Fleet Oil Company (Closed)/Sherwin-Williams/RaceTrac Petroleum Inc. – located at 2220 Roswell Road is adjacent to the north and down-gradient from the Subject Property. The site is listed in the EDR Historic Automotive, E Manifest, AST, UST, UST Finder, LUST, UST Finder Release, and Financial Assurance databases. Based on the down-gradient location, presence of a small quantity documented spill that did not affect the Subject Property, and NFA status, Fleet Oil Company (Closed)/Sherwin-Williams/RaceTrac Petroleum Inc. is not identified as a REC with regard to the Subject Property.

Cosmoprof 6607 – located at 2213 Roswell Road in Suite 170 is located approximately 475-feet west-northwest and down-gradient from the Subject Property. The site is listed on the E-Manifest and RCRA-VSQG databases. Based on the facility type, Cosmoprof 6607 is not identified as a REC with regard to the Subject Property.

Trang Sophany – formerly located at 2200 Roswell Road in Suite 130 was approximately 250-feet south and down-gradient from the Subject Property. The site is currently occupied by a computer repair facility (The Mac Space). The site is listed on the EDR Historic Cleaners database. Based on the topographic distance, down-gradient location, and current site operations, Trang Sophany is not identified as a REC with regard to the Subject Property.

DBA Rite Aid 11711– formerly located at 2200 Roswell Road was approximately 275-feet south and down-gradient from the Subject Property. The site is currently occupied by AutoZone (discussed below). The site is listed on the E-Manifest database. Based on the facility type, DBA Rite Aid 11711is not identified as a REC with regard to the Subject Property.

AutoZone – located at 2200 Roswell Road in Suite 100 is approximately 275-feet south and down-gradient from the Subject Property. The site is listed on the E-Manifest database. Based on the facility type, AutoZone is not identified as a REC with regard to the Subject Property.

Super Test Oil Co. of Georgia – formerly located at 2221 Roswell Road is listed on the EDR Radius Report as approximately 250-feet northwest and down-gradient from the Subject Property. The site is currently occupied by the Bellsouth facility discussed below. The facility is listed on

the EDR Historic Automotive database. Based on the topographic distance, down-gradient location, and current site operations, Super Test Oil Co. of Georgia is not identified as a REC with regard to the Subject Property.

Fitzgerald Convenience Center – formerly located at 2217 Roswell Road was approximately 270-feet northwest and down-gradient from the Subject Property. The facility is listed on the EDR Historic Automotive database. The facility is currently occupied by a restaurant (Mazzy's Sports Bar & Grill). Based on the topographic distance, down-gradient location, former convince store operations, and current site operations, Fitzgerald Convenience Center is not identified as a REC with regard to the Subject Property.

Bellsouth East Marietta F5379/BST MRTTGAEA F5379/BellSouth – Roswell Road – F5379 – the facility's tanks are located approximately 310-feet west-northwest and down-gradient from the Subject Property. The site is listed on the UST, UST Finder, LUST, UST Finder, TIER 2, RCRA NonGen/NLR, FINDS, ECHO, and Financial Assurance databases. Based on the topographic distance, down-gradient location, and facility status, Bellsouth East Marietta F5379/BST MRTTGAEA F5379/BellSouth – Roswell Road – F5379 is not identified as a REC with regard to the Subject Property.

Shell Oil Company/Chevron #201828/American Personnel Services – located at 2243 Roswell Road is approximately 390-feet north and side-gradient to the Subject Property. The facility is listed on the AST, UST, UST Finder, LUST, UST Finder Release, Financial Assurance, and EDR Historic Automotive databases. Based on the topographic distance, side gradient location, and facility status, Shell Oil Company/Chevron #201828/American Personnel Services is not identified as a REC with regard to the Subject Property.

Additional facilities within the prescribed ASTM minimum search-distances appeared on one or more of the regulatory lists reviewed. These facilities were not identified as RECs with regard to the Subject Property due to the type of facility and/or the topographic separation from the Subject Property. Further information on these facilities is available in the attached EDR Radius Map Report with GeoCheck.

8.0 CONCLUSIONS AND OPINIONS

We have performed a Phase I Environmental Site Assessment in accordance with the scope and limitations of ASTM E 1527-21 for the Subject Property located at 2214 Roswell Road, Marietta, Cobb County, Georgia. Our investigation did not identify any RECs, CRECs, or HRECs with regard to the Subject Property. The observed litter and debris are considered *de minimis conditions* and should be removed from the site prior to development. No further investigation is warranted.

9.0 DATA GAPS

Although data failures were noted for some of the historic records, primarily relating to the time interval between available records, or interviews with local government agencies, no significant data gaps that would affect our ability to identify recognized environmental conditions were encountered as part of our investigation.

10.0 REFERENCES

The following references were utilized in the preparation of this report:

- EPA Cleanups in My Community database, https://www.epa.gov/cleanups/cleanups-my-community.
- EPA Enforcement and Compliance History Online (ECHO) database, https://echo.epa.gov/.
- EWG, PFAS Contamination in the U.S (January 6, 2021), https://www.ewg.org/interactive-maps/pfas_contamination/map/.
- Environmental Data Resources, Inc. (EDR), Milford, Connecticut: The EDR Aerial Photo Decade Package for the Subject Property at 2214 Roswell Road, Marietta, GA 30068, dated May 14, 2026.
- Environmental Data Resources, Inc. (EDR), Milford, Connecticut: The EDR Radius Map Report for the Subject Property at 2214 Roswell Road, Marietta, GA 30068, dated May 13, 2026.
- Environmental Data Resources, Inc. (EDR), Milford, Connecticut: The EDR City Directory Image Report for the Subject Property at 2214 Roswell Road, Marietta, GA 30068, dated May 13, 2026.
- Environmental Data Resources, Inc. (EDR), Milford, Connecticut. The EDR Sanborn Map Report for the Subject Property at 2214 Roswell Road, Marietta, GA 30068, dated May 13, 2026.
- Environmental Data Resources, Inc. (EDR), Milford, Connecticut. The EDR Historical Topo Map Report for the Subject Property at 2214 Roswell Road, Marietta, GA 30068, dated May 13, 2026.
- Google Earth, https://www.google.com/intl/en/earth/index.html.
- Georgia Department of Environmental and Natural Resources Division of Water Quality's "Hydrogeological Site Characterization in the Piedmont and Mountain Region of Georgia" LeGrand 2004.
- Georgia Department of Natural Resources, Environmental Protection Division, Georgia Geologic Survey, Geologic Map of Georgia," Clark and Zisa, 1976.
- United States Department of Agriculture, Natural Resources Conservation Service *Web Soil Survey*, 2024.

- United States Geological Survey 7.5-minute topographic series titled "Sandy Springs & Marietta" dated 2024.

11.0 SIGNATURE(S) AND QUALIFICATIONS

11.1 Signature(s) of Environmental Professional(s)

The signatures of the Environmental Professionals responsible for this Report appear on the Transmittal Letter.

11.2 Qualification(s) of Environmental Professional(s)

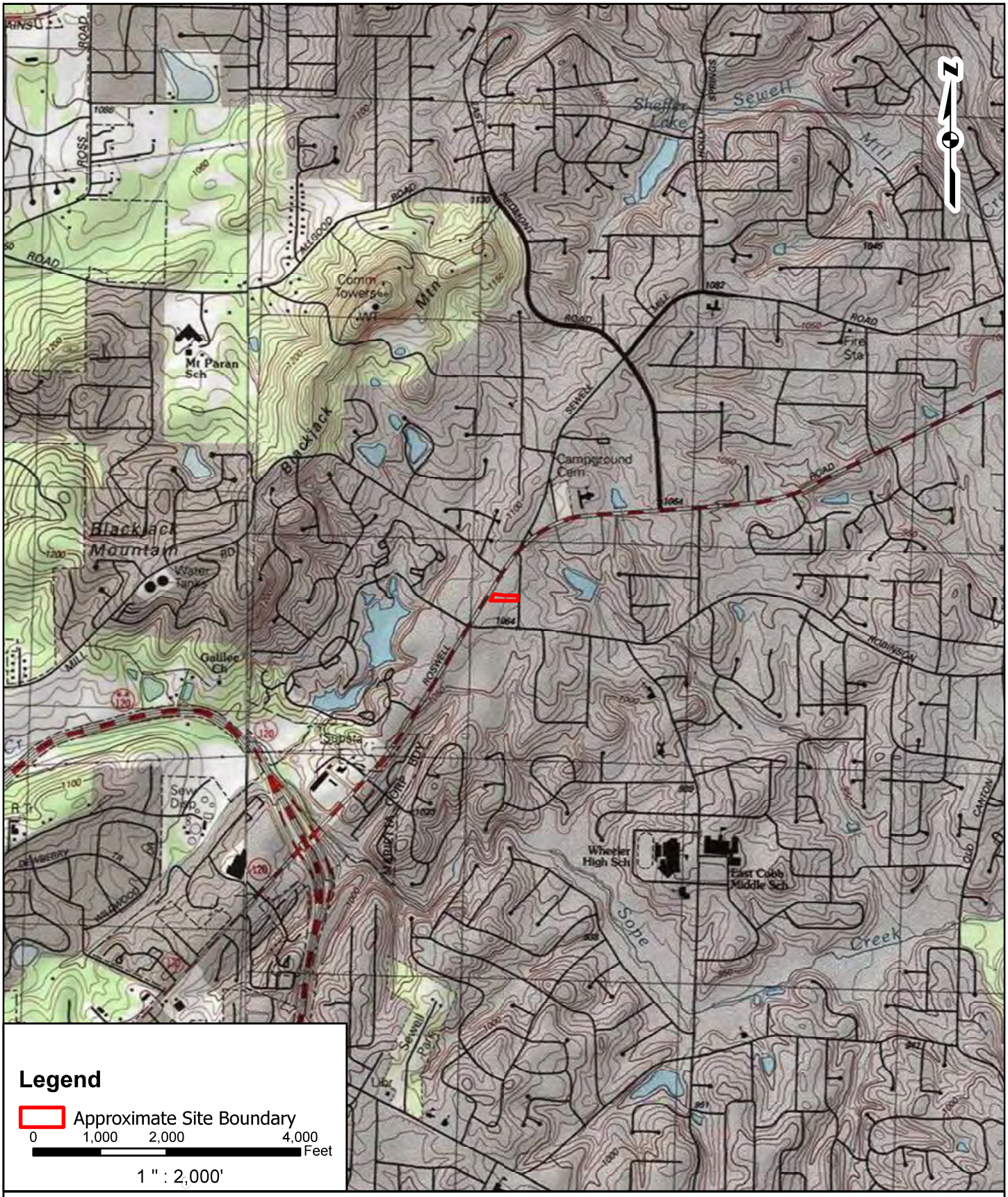
Mr. Michael J. Haller, P.G. with Sailors Engineering Associates, Inc., served as project manager and has over 35 years of experience completing Geotechnical and Environmental Investigations.

Paul Miles, Staff Geologist with Sailors Engineering Associates, Inc., holds a bachelor's degree in Geology from the University of West Georgia and 5 years of experience completing Geotechnical and Environmental Investigations.

We declare that to the best of our professional knowledge and belief, we meet the definition of Environmental Professional as outlined in §312.10 of 40 CFR 312 and we have the specific qualifications based on education, training, and experience to assess a property of the nature, history and setting of the Subject Property. We have developed and performed all appropriate inquiries in conformance with the standards and practices set forth in 40 CFR Part 312.

Appendix

Area Plan
Site Plan
Vicinity Plan
Site Photographs
EDR Aerial Photo Decade Package®
EDR Sanborn Report®
EDR Radius Map Report®
EDR Historical Topo Map Report®
EDR City Directory Report®
Deeds and Legal Descriptions
User Questionnaire
Owner Questionnaire
Qualification(s) of the Environmental Professional(s)



Imagery Sources: Hybrid Reference Layer: Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, (c) OpenStreetMap contributors, and the GIS User Community
USA_Topo_Maps: Copyright:© 2013 National Geographic Society, i-cubed

SEA
SAILORS ENGINEERING ASSOCIATES, INC.
ENVIRONMENTAL/GEOTECHNICAL
1675 SPECTRUM DRIVE
LAWRENCEVILLE, GEORGIA 30043
(770) 962-5922 FAX 962-7964

AREA PLAN

ROSWELL RD TRACT
2214 Roswell Rd
Marietta, Cobb County, GA

SEA Job No. 262-036

Coordinate System: NAD 1983 StatePlane Georgia West FIPS 1002 Feet GIS: E,H Last Edited: 6/3/2026 10:22 AM

Imagery Sources:

SEA
SAILORS ENGINEERING ASSOCIATES, INC.
ENVIRONMENTAL/GEOTECHNICAL
1675 SPECTRUM DRIVE
LAWRENCEVILLE, GEORGIA 30043
(770) 962-5922 FAX 962-7964

SITE PLAN

ROSWELL RD TRACT
2214 Roswell Rd
Marietta, Cobb County, GA

SEA Job No. 262-036

Coordinate System: NAD 1983 StatePlane Georgia West FIPS 1002 Feet

GIS: E,H

Last Edited: 6/3/2026 10:22 AM

Imagery Sources:

SEA

SAILORS ENGINEERING ASSOCIATES, INC.
ENVIRONMENTAL/GEOTECHNICAL
1675 SPECTRUM DRIVE
LAWRENCEVILLE, GEORGIA 30043
(770) 962-5922 FAX 962-7964

VICINITY PLAN

ROSWELL RD TRACT
2214 Roswell Rd
Marietta, Cobb County, GA

SEA Job No. 262-036

Coordinate System: NAD 1983 StatePlane Georgia West FIPS 1002 Feet

GIS: E,H

Last Edited: 6/3/2026 10:22 AM

View from western property extent facing east showing front of vacant building exterior and asphalt paved parking lot.

View from vacant building interior showing stored building materials.

View from vacant building interior showing lobby and retail space.

View from vacant building interior showing storage room.

View from vacant building interior showing rear storage room.

View from vacant building interior showing damaged building materials.

View from vacant building interior showing damaged building materials.

View from northwestern property interior facing west showing rear of vacant building exterior and asphalt paved parking lot.

View from western property extend facing south showing one (1) pole-mounted transformer.

View from northwestern property interior facing east showing side of storage building exterior and asphalt paved parking lot.

View from northwestern property interior facing south showing side of vacant building exterior and asphalt paved parking lot.

View from northwestern property interior facing south showing front of storage building exterior and asphalt paved parking lot.

View from northern property extent facing east showing discarded trash debris.

View from eastern property interior facing west showing discarded building materials and undeveloped wooded land.

View from eastern property extent facing east showing LeCroy Drive and adjacent residential property.

View from eastern property interior facing west showing undeveloped wooded land.

Roswell Road Property

2214 ROSWELL RD

Marietta, GA 30068

Inquiry Number: 8343466.8

May 14, 2026

The EDR Aerial Photo Decade Package

6 Armstrong Road, 4th floor
Shelton, CT 06484
Toll Free: 800.352.0050
www.edrnet.com

EDR Aerial Photo Decade Package

05/14/26

Site Name:

Roswell Road Property
2214 ROSWELL RD
Marietta, GA 30068
EDR Inquiry # 8343466.8

Client Name:

Sailors Eng Assoc Inc.
1675 Spectrum Drive
Lawrenceville, GA 30043
Contact: Paul Miles

Environmental Data Resources, Inc. (EDR) Aerial Photo Decade Package is a screening tool designed to assist environmental professionals in evaluating potential liability on a target property resulting from past activities. EDR's professional researchers provide digitally reproduced historical aerial photographs, and when available, provide one photo per decade.

Search Results:

Year	*Scale*	*Details*	*Source*
2023	1"=500'	Flight Year: 2023	USDA/NAIP
2019	1"=500'	Flight Year: 2019	USDA/NAIP
2015	1"=500'	Flight Year: 2015	USDA/NAIP
2010	1"=500'	Flight Year: 2010	USDA/NAIP
2007	1"=500'	Flight Year: 2007	USDA/NAIP
1999	1"=500'	Flight Year: 1999	USGS/DOQQ
1993	1"=500'	Acquisition Date: February 27, 1993	USGS/DOQQ
1988	1"=500'	Flight Date: February 06, 1988	NAPP
1981	1"=500'	Flight Date: March 10, 1981	NHAP
1978	1"=500'	Flight Date: December 12, 1978	USDA
1972	1"=500'	Flight Date: February 08, 1972	ASCS
1968	1"=500'	Flight Date: December 06, 1968	USGS
1960	1"=500'	Flight Date: January 15, 1960	ASCS
1955	1"=500'	Flight Date: April 15, 1955	ASCS
1950	1"=500'	Flight Date: January 07, 1950	USDA
1943	1"=500'	Flight Date: March 09, 1943	ASCS
1938	1"=500'	Flight Date: February 20, 1938	USDA

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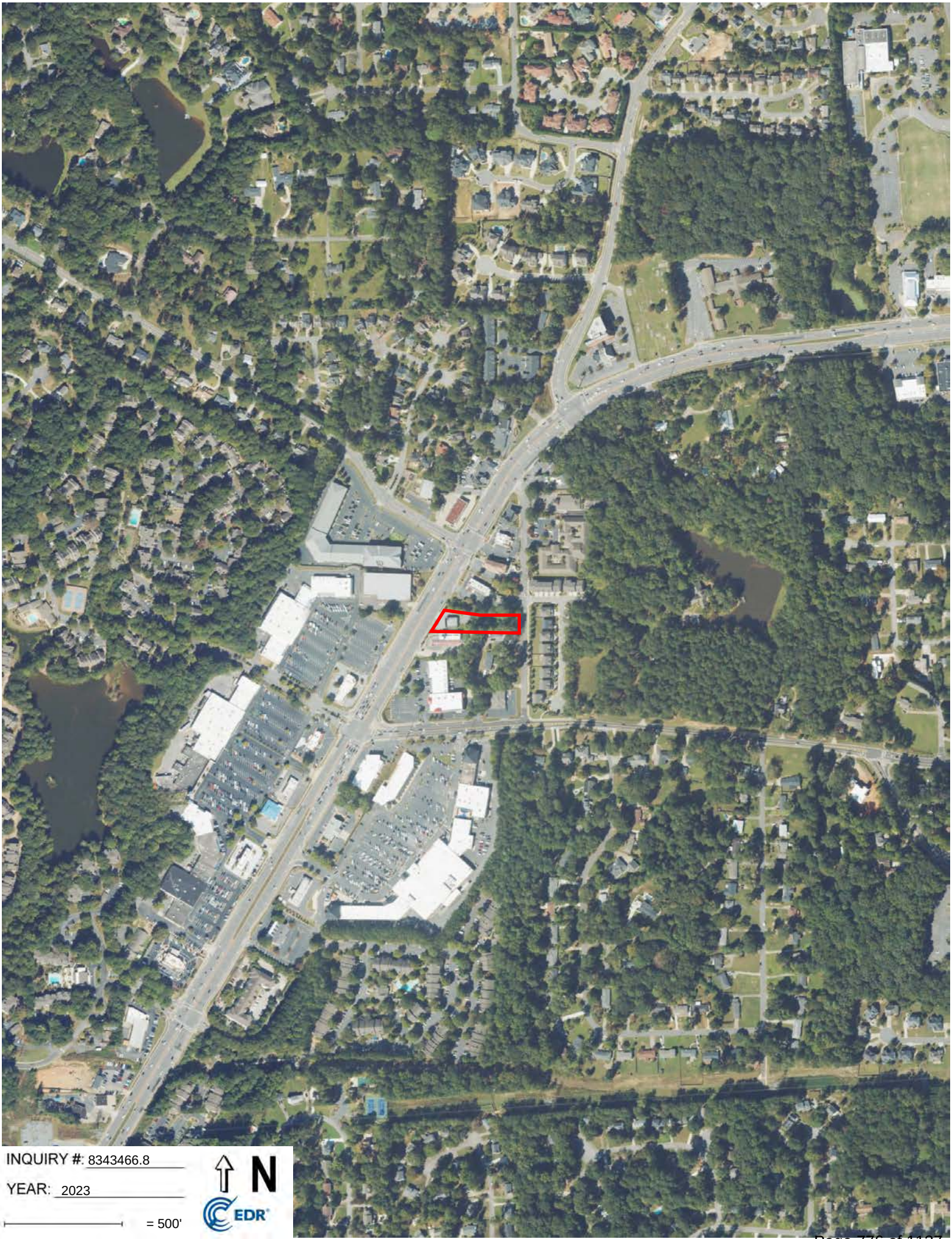
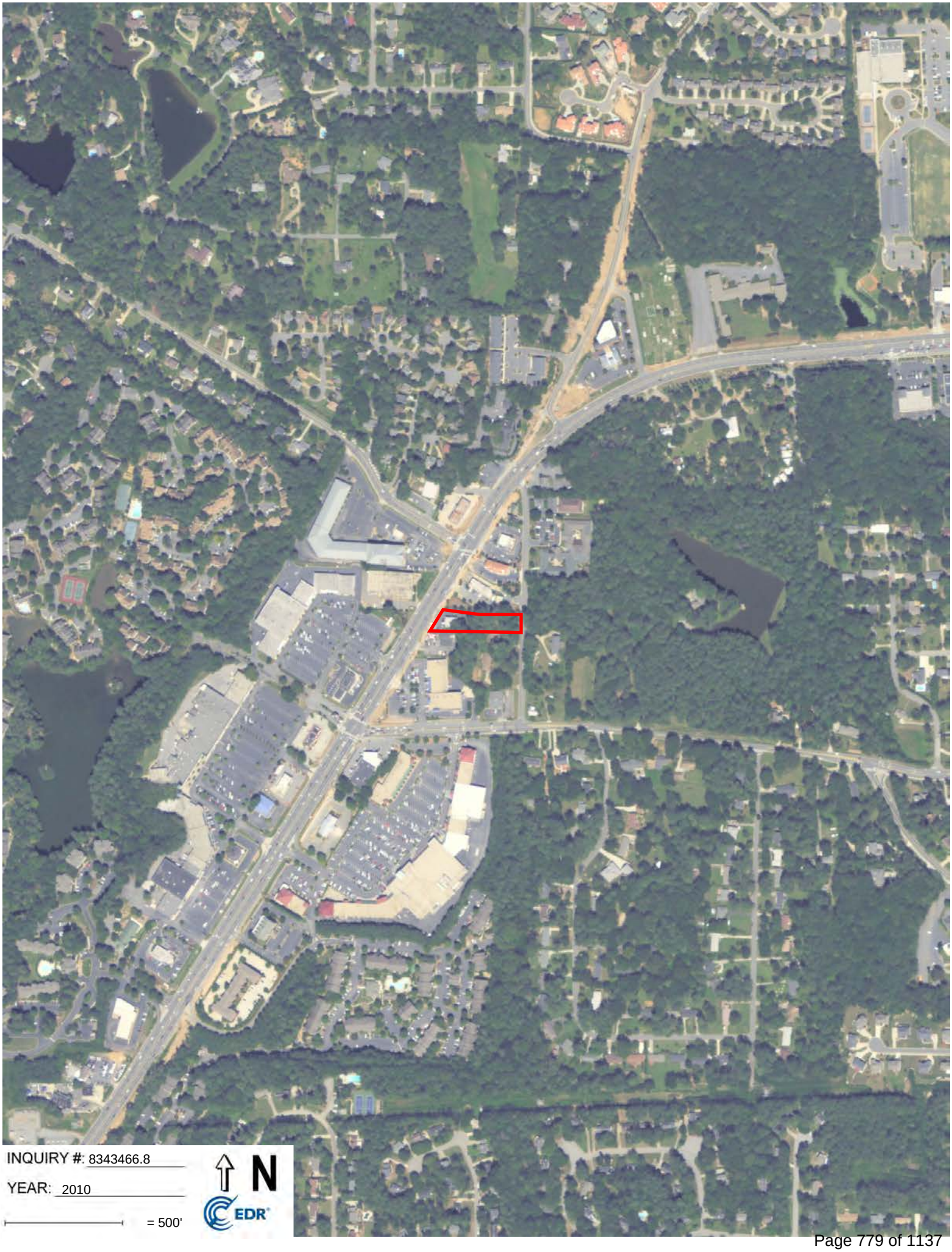

INQUIRY #: 8343466.8
YEAR: 2023
= 500'
N
EDR

INQUIRY #: 8343466.8
YEAR: 2019
= 500'
N
EDR

INQUIRY #: 8343466.8
YEAR: 2015
= 500'
N
EDR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EDR

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YEAR: 1993
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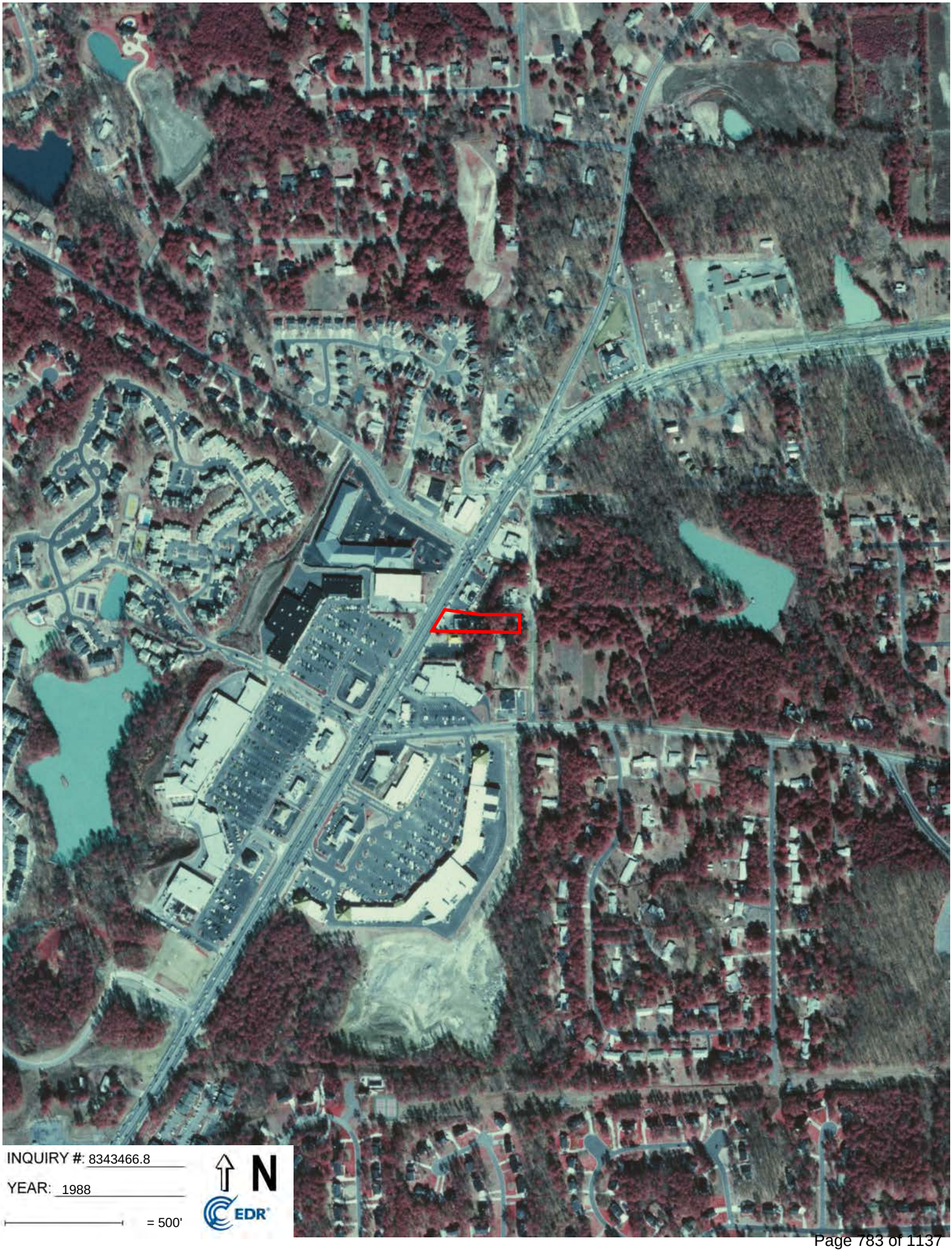
EDR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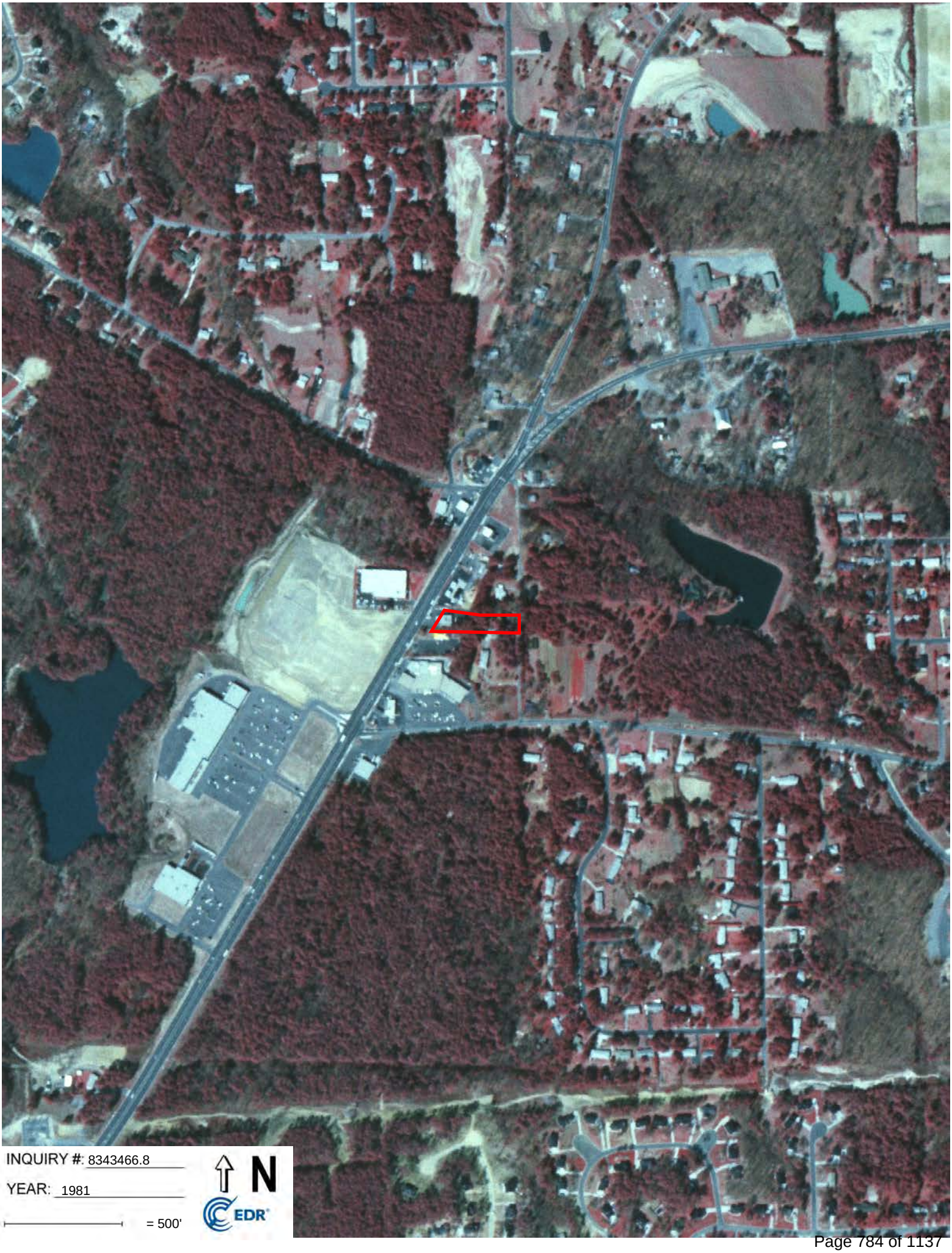
EDR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EDR

INQUIRY #: 8343466.8
YEAR: 1978
= 500'
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EDR

INQUIRY #: 8343466.8
YEAR: 1972
= 500'
N
EDR

INQUIRY #: 8343466.8
YEAR: 1968
= 500'
N
EDR

INQUIRY #: 8343466.8

YEAR: 1960

= 500'

N

EDR

INQUIRY #: 8343466.8
YEAR: 1955
= 500'
N
EDR

INQUIRY #: 8343466.8
YEAR: 1950
= 500'
N
EDR

INQUIRY #: 8343466.8
YEAR: 1943
= 500'
N
EDR

INQUIRY #: 8343466.8

YEAR: 1938

= 500'

N

EDR

Roswell Road Property
2214 ROSWELL RD
Marietta, GA 30068

Inquiry Number: 8343466.3
May 13, 2026

Certified Sanborn® Map Report

6 Armstrong Road, 4th floor
Shelton, CT 06484
Toll Free: 800.352.0050
www.edrnet.com

Certified Sanborn® Map Report

05/13/26

Site Name:

Roswell Road Property
2214 ROSWELL RD
Marietta, GA 30068
EDR Inquiry # 8343466.3

Client Name:

Sailors Eng Assoc Inc.
1675 Spectrum Drive
Lawrenceville, GA 30043
Contact: Paul Miles

The Sanborn Library has been searched by EDR and maps covering the target property location as provided by Sailors Eng Assoc Inc. were identified for the years listed below. The Sanborn Library is the largest, most complete collection of fire insurance maps. The collection includes maps from Sanborn, Bromley, Perris & Browne, Hopkins, Barlow, and others. Only Environmental Data Resources Inc. (EDR) is authorized to grant rights for commercial reproduction of maps by the Sanborn Library LLC, the copyright holder for the collection. Results can be authenticated by visiting www.edrnet.com/sanborn.

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Certified Sanborn Results:

Certification # 6296-487D-93F8

PO # 262-036

Project Roswell Road

UNMAPPED PROPERTY

This report certifies that the complete holdings of the Sanborn Library, LLC collection have been searched based on client supplied target property information, and fire insurance maps covering the target property were not found.

Sanborn® Library search results

Certification #: 6296-487D-93F8

The Sanborn Library includes more than 1.2 million fire insurance maps from Sanborn, Bromley, Perris & Browne, Hopkins, Barlow and others which track historical property usage in approximately 12,000 American cities and towns. Collections searched:

- ☑ Library of Congress
- ☑ University Publications of America
- ☑ EDR Private Collection

The Sanborn Library LLC Since 1866™

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Roswell Road Property
2214 ROSWELL RD
Marietta, GA 30068

Inquiry Number: 8343466.2s
May 13, 2026

The EDR Radius Map™ Report with GeoCheck®

6 Armstrong Road, 4th floor
Shelton, CT 06484
Toll Free: 800.352.0050
www.edrnet.com

TP FORM EDC CGA

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LIGHTBOX LIVE

Open LightBox Live to access data, tools, and advanced analytics in one online platform.

http://www.web.edrnet.com/ordering/switchboard/login.aspx?s=goto_lightbox&pguid=7BC3F52B-0B83-48AA-B5CC-FAF193928CE5

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EXECUTIVE SUMMARY

A search of available environmental records was conducted by Environmental Data Resources, Inc (EDR). The report was designed to assist parties seeking to meet the search requirements of EPA's Standards and Practices for All Appropriate Inquiries (40 CFR Part 312), the ASTM Standard Practice for Environmental Site Assessments (E1527 - 21), the ASTM Standard Practice for Environmental Site Assessments for Forestland or Rural Property (E2247 - 23), the ASTM Standard Practice for Limited Environmental Due Diligence: Transaction Screen Process (E1528 - 22) or custom requirements developed for the evaluation of environmental risk associated with a parcel of real estate.

TARGET PROPERTY INFORMATION

ADDRESS

2214 ROSWELL RD
MARIETTA, GA 30068

COORDINATES

Latitude (North):	33.9707130 - 33° 58' 14.56''
Longitude (West):	84.4872380 - 84° 29' 14.05''
Universal Tranverse Mercator:	Zone 16
UTM X (Meters):	732161.1
UTM Y (Meters):	3761560.0
Elevation:	1085 ft. above sea level

USGS TOPOGRAPHIC MAP ASSOCIATED WITH TARGET PROPERTY

Target Property Map:	50049392 SANDY SPRINGS, GA
Version Date:	2024
Southwest Map:	50049375 MARIETTA, GA
Version Date:	2024

AERIAL PHOTOGRAPHY IN THIS REPORT

Photo Year:	2023
Source:	USDA

MAPPED SITES SUMMARY

Target Property Address:
2214 ROSWELL RD
MARIETTA, GA 30068

Click on Map ID to see full detail.

MAP ID	SITE NAME	ADDRESS	DATABASE ACRONYMS	RELATIVE ELEVATION	DIST (ft. & mi.) DIRECTION
A1	COSMOPROF 6607	2213 ROSWELL RD.STE.	E MANIFEST	Lower	111, 0.021, WNW
B2	FLEET OIL CO	2220 ROSWELL RD	EDR Hist Auto	Lower	114, 0.022, North
B3	SHERWIN- WILLIAMS	2220 ROSWELL RD	E MANIFEST	Lower	114, 0.022, North
B4	FLEET OIL COMPANY (C	2220 ROSWELL ROAD	AST	Lower	114, 0.022, North
B5	RACETRAC PETROLEUM I	2220 ROSWELL RD	LUST, UST, Financial Assurance	Lower	114, 0.022, North
B6	RACETRAC PETROLEUM I	2220 ROSWELL RD	UST FINDER, UST FINDER RELEASE	Lower	114, 0.022, North
C7	DBA RITE AID 11711	2200 ROSWELL ROAD	E MANIFEST	Higher	245, 0.046, SSW
C8	TRANG SOPHANY	2200 ROSWELL RD STE	EDR Hist Cleaner	Higher	245, 0.046, SSW
C9	DBA RITE AID #11711	2200 ROSWELL ROAD	E MANIFEST	Higher	245, 0.046, SSW
A10	SUPER TEST OIL CO OF	2221 ROSWELL RD	EDR Hist Auto	Lower	251, 0.048, NNW
C11	AUTOZONE	2200 ROSWELL #100	E MANIFEST	Higher	268, 0.051, SSW
C12	AUTO ZONE	2200 ROSWELL #100	E MANIFEST	Higher	268, 0.051, SSW
A13	FITZGERALD CONVENIEN	2217 ROSWELL RD STE	EDR Hist Auto	Lower	349, 0.066, NW
D14	SHELL OIL COMPANY	2243 ROSWELL ROAD	AST	Lower	424, 0.080, North
D15	CHEVRON #201828	2243 ROSWELL RD	UST FINDER, UST FINDER RELEASE	Lower	424, 0.080, North
D16	CHEVRON	2243 ROSWELL ROAD	AST	Lower	424, 0.080, North
D17	CHEVRON #201828	2243 ROSWELL RD	LUST, UST, Financial Assurance	Lower	424, 0.080, North
D18	AMERICAN PERSONNEL S	2243 ROSWELL RD	EDR Hist Auto	Lower	424, 0.080, North
E19	PROFESSIONAL CLEANER	2199 ROSWELL ROAD	DRYCLEANERS	Lower	494, 0.094, WSW
E20	PROFESSIONAL CLEANER	2199 ROSWELL RD NE	RCRA NonGen / NLR, FINDS, ECHO	Lower	494, 0.094, WSW
E21	ALZ CORPORATION	2199 ROSWELL RD	EDR Hist Cleaner	Lower	494, 0.094, WSW
F22	EUROPEAN CLEANERS II	2196 ROSWELL RD	EDR Hist Cleaner	Lower	582, 0.110, SW
E23	STAR CLEANERS	2195 ROSWELL ROAD	DRYCLEANERS	Lower	616, 0.117, WSW
E24	DRY CLEAN USA OF MAR	2195 ROSWELL RD	EDR Hist Cleaner	Lower	616, 0.117, WSW
D25	AMOCO STATION #4295	2245 ROSWELL RD	UST FINDER	Higher	673, 0.127, North
D26	AMOCO STATION #4295	2245 ROSWELL RD	UST, Financial Assurance	Higher	673, 0.127, North
D27	AMOCO OIL COMPANY #4	2245 ROSWELL ROAD	AST	Higher	673, 0.127, North
D28	POWER CLEANERS	2245 ROSWELL RD	DRYCLEANERS	Higher	673, 0.127, North
G29	BELLSOUTH - ROSWELL	2215 ROSWELL RD	LUST, TIER 2	Lower	675, 0.128, West
G30	BELLSOUTHT EAST MARI	2215 ROSWELL RD NE	UST, Financial Assurance	Lower	675, 0.128, West
G31	BST MRTTGAEA F5379	2215 ROSWELL RD NE	RCRA NonGen / NLR, FINDS, ECHO	Lower	675, 0.128, West
G32	BELLSOUTHT EAST MARI	2215 ROSWELL RD NE	UST FINDER, UST FINDER RELEASE	Lower	675, 0.128, West
G33	COSMOPROF 6607	2211 2213 ROSWELL RD	RCRA-VSQG, E MANIFEST	Lower	675, 0.128, West
F34	SAVE #9/STEVES FINA	2170 ROSWELL RD	LUST, UST, Financial Assurance	Lower	730, 0.138, SW
F35	SAVE #9/STEVES FINA	2170 ROSWELL RD	UST FINDER, UST FINDER RELEASE	Lower	730, 0.138, SW
H36	PAVILLION DRUM SITE	2100 UPPER ROSWELL R	SEMS-ARCHIVE	Lower	945, 0.179, SSW
I37	BGA SERVICE CENTER	2245 SEWELL MILL RD	LUST, UST, Financial Assurance	Lower	976, 0.185, NNE
I38	BGA SERVICE CENTER	2245 SEWELL MILL RD	UST FINDER, UST FINDER RELEASE	Lower	976, 0.185, NNE
H39	ACE HARDWARE	2100 ROSWELL ROAD	AST	Lower	1067, 0.202, South

MAPPED SITES SUMMARY

Target Property Address:
2214 ROSWELL RD
MARIETTA, GA 30068

Click on Map ID to see full detail.

MAP ID	SITE NAME	ADDRESS	DATABASE ACRONYMS	RELATIVE ELEVATION	DIST (ft. & mi.) DIRECTION
H40	KROGER GA-454	2100 ROSWELL RD	UST, Financial Assurance	Lower	1067, 0.202, South
H41	ART CLEANERS	2100 ROSWELL RD # 60	DRYCLEANERS	Lower	1073, 0.203, SSW
H42	KROGER 454-11	2100 ROSWELL RD SUIT	RCRA-VSQG, E MANIFEST	Lower	1073, 0.203, SSW
43	BENTLEY PROPERTIES I	BARNES MILL ROAD	SWF/LF	Higher	2120, 0.402, NW

EXECUTIVE SUMMARY

TARGET PROPERTY SEARCH RESULTS

The target property was not listed in any of the databases searched by EDR.

DATABASES WITH NO MAPPED SITES

No mapped sites were found in EDR's search of available ("reasonably ascertainable ") government records either on the target property or within the search radius around the target property for the following databases:

STANDARD ENVIRONMENTAL RECORDS

Lists of Federal NPL (Superfund) sites

NPL ---------- National Priority List
Proposed NPL ---------- Proposed National Priority List Sites
NPL LIENS ---------- Federal Superfund Liens

Lists of Federal Delisted NPL sites

Delisted NPL ---------- National Priority List Deletions

Lists of Federal sites subject to CERCLA removals and CERCLA orders

FEDERAL FACILITY ---------- Federal Facility Site Information listing
SEMS ---------- Superfund Enterprise Management System

Lists of Federal RCRA facilities undergoing Corrective Action

CORRACTS ---------- Corrective Action Report

Lists of Federal RCRA TSD facilities

RCRA-TSDF ---------- RCRA - Treatment, Storage and Disposal

Lists of Federal RCRA generators

RCRA-LQG ---------- RCRA - Large Quantity Generators
RCRA-SQG ---------- RCRA - Small Quantity Generators

Federal institutional controls / engineering controls registries

LUCIS ---------- Land Use Control Information System
US ENG CONTROLS ---------- Engineering Controls Sites List
US INST CONTROLS ---------- Institutional Controls Sites List

Federal ERNS list

ERNS ---------- Emergency Response Notification System

Lists of state- and tribal hazardous waste facilities

SHWS ---- Hazardous Site Inventory
GA NON-HSI ---- Non-Hazardous Site Inventory

Lists of state and tribal leaking storage tanks

INDIAN LUST ---- Leaking Underground Storage Tanks on Indian Land

Lists of state and tribal registered storage tanks

FEMA UST ---- Underground Storage Tank Listing
INDIAN UST ---- Underground Storage Tanks on Indian Land

State and tribal institutional control / engineering control registries

INST CONTROL ---- Public Record List
AUL ---- Uniform Environmental Covenants

Lists of state and tribal voluntary cleanup sites

VCP ---- Voluntary Cleanup Program site
INDIAN VCP ---- Voluntary Cleanup Priority Listing

Lists of state and tribal brownfield sites

BROWNFIELDS ---- Brownfields Public Record List

ADDITIONAL ENVIRONMENTAL RECORDS

Local Brownfield lists

US BROWNFIELDS ---- A Listing of Brownfields Sites

Local Lists of Landfill / Solid Waste Disposal Sites

HIST LF ---- Historical Landfills
SWRCY ---- Recycling Center Listing
INDIAN ODI ---- Report on the Status of Open Dumps on Indian Lands
ODI ---- Open Dump Inventory
DEBRIS REGION 9 ---- Torres Martinez Reservation Illegal Dump Site Locations
IHS OPEN DUMPS ---- Open Dumps on Indian Land

Local Lists of Hazardous waste / Contaminated Sites

US HIST CDL ---- Delisted National Clandestine Laboratory Register
CDL ---- Clandestine Drug Labs
DEL SHWS ---- Delisted Hazardous Site Inventory Listing
US CDL ---- National Clandestine Laboratory Register

Local Land Records

LIENS 2 ---- CERCLA Lien Information

EXECUTIVE SUMMARY

Records of Emergency Release Reports

HMIRS	Hazardous Materials Information Reporting System
SPILLS	Spills Information
SPILLS 90	SPILLS 90 data from FirstSearch

Other Ascertainable Records

FUDS	Formerly Used Defense Sites
DOD	Department of Defense Sites
SCRD DRYCLEANERS	State Coalition for Remediation of Drycleaners Listing
US FIN ASSUR	Financial Assurance Information
EPA WATCH LIST	EPA WATCH LIST
2020 COR ACTION	2020 Corrective Action Program List
TSCA	Toxic Substances Control Act
TRIS	Toxic Chemical Release Inventory System
SSTS	Section 7 Tracking Systems
ROD	Records Of Decision
RMP	Risk Management Plans
RAATS	RCRA Administrative Action Tracking System
PRP	Potentially Responsible Parties
PADS	PCB Activity Database System
ICIS	Integrated Compliance Information System
FTTS	FIFRA/ TSCA Tracking System - FIFRA (Federal Insecticide, Fungicide, & Rodenticide Act)/TSCA (Toxic Substances Control Act)
MLTS	Material Licensing Tracking System
COAL ASH DOE	Steam-Electric Plant Operation Data
COAL ASH EPA	Coal Combustion Residues Surface Impoundments List
PCB TRANSFORMER	PCB Transformer Registration Database
RADINFO	Radiation Information Database
HIST FTTS	FIFRA/TSCA Tracking System Administrative Case Listing
DOT OPS	Incident and Accident Data
CONSENT	Superfund (CERCLA) Consent Decrees
INDIAN RESERV	Indian Reservations
FUSRAP	Formerly Utilized Sites Remedial Action Program
UMTRA	Uranium Mill Tailings Sites
LEAD SMELTERS	Lead Smelter Sites
US AIRS	Aerometric Information Retrieval System Facility Subsystem
US MINES	Mines Master Index File
MINES MRDS	Mineral Resources Data System
ABANDONED MINES	Abandoned Mines
FINDS	Facility Index System/Facility Registry System
UXO	Unexploded Ordnance Sites
DOCKET HWC	Hazardous Waste Compliance Docket Listing
ECHO	Enforcement & Compliance History Information
FUELS PROGRAM	EPA Fuels Program Registered Listing
PFAS NPL	Superfund Sites with PFAS Detections Information
PFAS FEDERAL SITES	Federal Sites PFAS Information
PFAS TRIS	List of PFAS Added to the TRI
PFAS TSCA	PFAS Manufacture and Imports Information
PFAS RCRA MANIFEST	PFAS Transfers Identified In the RCRA Database Listing
PFAS ATSDR	PFAS Contamination Site Location Listing
PFAS WQP	Ambient Environmental Sampling for PFAS
PFAS NPDES	Clean Water Act Discharge Monitoring Information

EXECUTIVE SUMMARY

PFAS PROJECT	NORTHEASTERN UNIVERSITY PFAS PROJECT
PFAS ECHO	Facilities in Industries that May Be Handling PFAS Listing
PFAS ECHO FIRE TRAIN	Facilities in Industries that May Be Handling PFAS Listing
PFAS PT 139 AIRPORT	All Certified Part 139 Airports PFAS Information Listing
AQUEOUS FOAM NRC	Aqueous Foam Related Incidents Listing
BIOSOLIDS	ICIS-NPDES Biosolids Facility Data
PFAS	PFAS Contamination Site Listing
ABAND AIRFIELDS	Abandoned & Little-Known Airfields Listing
AIRS	Permitted Facility and Emissions Listing
COAL ASH	Coal Ash Disposal Site Listing
Financial Assurance	Financial Assurance Information Listing
NPDES	NPDES Wastewater Permit List
TIER 2	Tier 2 Data Listing
UIC	Underground Injection Control
DRYCLEANERS	Drycleaner Facility Listing
HSRA NOTIF	Hazardous Site Response Notifications Listing

EDR HIGH RISK HISTORICAL RECORDS

EDR Exclusive Records

EDR MGP	EDR Proprietary Manufactured Gas Plants

EDR RECOVERED GOVERNMENT ARCHIVES

Exclusive Recovered Govt. Archives

RGA HWS	Recovered Government Archive State Hazardous Waste Facilities List
RGA LF	Recovered Government Archive Solid Waste Facilities List
RGA LUST	Recovered Government Archive Leaking Underground Storage Tank

SURROUNDING SITES: SEARCH RESULTS

Surrounding sites were identified in the following databases.

Elevations have been determined from the USGS Digital Elevation Model and should be evaluated on a relative (not an absolute) basis. Relative elevation information between sites of close proximity should be field verified. Sites with an elevation equal to or higher than the target property have been differentiated below from sites with an elevation lower than the target property.
Page numbers and map identification numbers refer to the EDR Radius Map report where detailed data on individual sites can be reviewed.

Sites listed in ***bold italics*** are in multiple databases.

Unmappable (orphan) sites are not considered in the foregoing analysis.

STANDARD ENVIRONMENTAL RECORDS

Lists of Federal CERCLA sites with NFRAP

SEMS-ARCHIVE: SEMS-ARCHIVE (Superfund Enterprise Management System Archive) tracks sites that have no further interest under the Federal Superfund Program based on available information. The list was formerly

known as the CERCLIS-NFRAP, renamed to SEMS ARCHIVE by the EPA in 2015. EPA may perform a minimal level of assessment work at a site while it is archived if site conditions change and/or new information becomes available. Archived sites have been removed and archived from the inventory of SEMS sites. Archived status indicates that, to the best of EPA's knowledge, assessment at a site has been completed and that EPA has determined no further steps will be taken to list the site on the National Priorities List (NPL), unless information indicates this decision was not appropriate or other considerations require a recommendation for listing at a later time. The decision does not necessarily mean that there is no hazard associated with a given site; it only means that. based upon available information, the location is not judged to be potential NPL site.

A review of the SEMS-ARCHIVE list, as provided by EDR, and dated 03/26/2026 has revealed that there is 1 SEMS-ARCHIVE site within approximately 0.5 miles of the target property.

Lower Elevation	Address	Direction / Distance	Map ID	Page
PAVILLION DRUM SITE Site ID: 0405415 EPA Id: GAD984279406	2100 UPPER ROSWELL R	SSW 1/8 - 1/4 (0.179 mi.)	H36	105

Lists of Federal RCRA generators

RCRA-VSQG: RCRAInfo is EPA's comprehensive information system, providing access to data supporting the Resource Conservation and Recovery Act (RCRA) of 1976 and the Hazardous and Solid Waste Amendments (HSWA) of 1984. The database includes selective information on sites which generate, transport, store, treat and/or dispose of hazardous waste as defined by the Resource Conservation and Recovery Act (RCRA). Very small quantity generators (VSQGs) generate less than 100 kg of hazardous waste, or less than 1 kg of acutely hazardous waste per month.

A review of the RCRA-VSQG list, as provided by EDR, and dated 11/30/2025 has revealed that there are 2 RCRA-VSQG sites within approximately 0.25 miles of the target property.

Lower Elevation	Address	Direction / Distance	Map ID	Page
COSMOPROF 6607 EPA ID:: GAR000088492	***2211 2213 ROSWELL RD***	***W 1/8 - 1/4 (0.128 mi.)***	***G33***	***92***
KROGER 454-11 EPA ID:: GAR000101659	***2100 ROSWELL RD SUIT***	***SSW 1/8 - 1/4 (0.203 mi.)***	***H42***	***114***

Lists of state and tribal landfills and solid waste disposal facilities

SWF/LF: The Solid Waste Facilities/Landfill Sites records typically contain an inventory of solid waste disposal facilities or landfills in a particular state. The data come from the Department of Natural Resources' Operating Solid Waste Facilities' list.

A review of the SWF/LF list, as provided by EDR, and dated 12/19/2024 has revealed that there is 1 SWF/LF site within approximately 0.5 miles of the target property.

Equal/Higher Elevation	Address	Direction / Distance	Map ID	Page
BENTLEY PROPERTIES I Permit Number: PBR-033-72IL Operating Status: Operating	BARNES MILL ROAD	NW 1/4 - 1/2 (0.402 mi.)	43	128

Lists of state and tribal leaking storage tanks

LUST: The Leaking Underground Storage Tank Incident Reports contain an inventory of reported leaking underground storage tank incidents. The data come from the Department of Natural Resources' Confirmed Release List.

A review of the LUST list, as provided by EDR, and dated 07/01/2025 has revealed that there are 5 LUST sites within approximately 0.5 miles of the target property.

Lower Elevation	Address	Direction / Distance	Map ID	Page
RACETRAC PETROLEUM I	***2220 ROSWELL RD***	***N 0 - 1/8 (0.022 mi.)***	***B5***	***18***
Cleanup Status: NFA - No Further Action				
Facility Id: 00330522				
CHEVRON #201828	***2243 ROSWELL RD***	***N 0 - 1/8 (0.080 mi.)***	***D17***	***39***
Cleanup Status: NFA - No Further Action				
Facility Id: 00330040				
BELLSOUTH - ROSWELL	***2215 ROSWELL RD***	***W 1/8 - 1/4 (0.128 mi.)***	***G29***	***59***
Cleanup Status: NFA - No Further Action				
Cleanup Status: NFA - Clean Closure				
Facility Id: 09033220				
SAVE #9/STEVES FINA	***2170 ROSWELL RD***	***SW 1/8 - 1/4 (0.138 mi.)***	***F34***	***101***
Cleanup Status: NFA - No Further Action				
Facility Id: 00330285				
BGA SERVICE CENTER	***2245 SEWELL MILL RD***	***NNE 1/8 - 1/4 (0.185 mi.)***	***I37***	***106***
Cleanup Status: NFA - No Further Action				
Facility Id: 00330429				

Lists of state and tribal registered storage tanks

UST: The Underground Storage Tank database contains registered USTs. USTs are regulated under Subtitle I of the Resource Conservation and Recovery Act (RCRA). The data come from the Department of Natural Resources' Underground Storage Tank Database.

A review of the UST list, as provided by EDR, and dated 03/05/2026 has revealed that there are 7 UST sites within approximately 0.25 miles of the target property.

Equal/Higher Elevation	Address	Direction / Distance	Map ID	Page
AMOCO STATION #4295	***2245 ROSWELL RD***	***N 1/8 - 1/4 (0.127 mi.)***	***D26***	***54***
Facility Id: 330342				
Status: Removed from Ground				

Lower Elevation	Address	Direction / Distance	Map ID	Page
RACETRAC PETROLEUM I	***2220 ROSWELL RD***	***N 0 - 1/8 (0.022 mi.)***	***B5***	***18***
Facility Id: 330522				
Status: Removed from Ground				
CHEVRON #201828	***2243 ROSWELL RD***	***N 0 - 1/8 (0.080 mi.)***	***D17***	***39***
Facility Id: 330040				
Status: Removed from Ground				

Status: Currently in Use

BELLSOUTHT EAST MARI	***2215 ROSWELL RD NE***	***W 1/8 - 1/4 (0.128 mi.)***	***G30***	***84***
Facility Id: 9033220				
Status: Currently in Use				
Status: Removed from Ground				
SAVE #9/STEVES FINA	***2170 ROSWELL RD***	***SW 1/8 - 1/4 (0.138 mi.)***	***F34***	***101***
Facility Id: 330285				
Status: Removed from Ground				
BGA SERVICE CENTER	***2245 SEWELL MILL RD***	***NNE 1/8 - 1/4 (0.185 mi.)***	***I37***	***106***
Facility Id: 330429				
Status: Removed from Ground				
KROGER GA-454	***2100 ROSWELL RD***	***S 1/8 - 1/4 (0.202 mi.)***	***H40***	***110***
Facility Id: 10003038				
Status: Currently in Use				

AST: A listing of LP gas tank site locations.

A review of the AST list, as provided by EDR, and dated 04/02/2024 has revealed that there are 5 AST sites within approximately 0.25 miles of the target property.

Equal/Higher Elevation	Address	Direction / Distance	Map ID	Page
AMOCO OIL COMPANY #4	2245 ROSWELL ROAD	N 1/8 - 1/4 (0.127 mi.)	D27	56

Lower Elevation	Address	Direction / Distance	Map ID	Page
FLEET OIL COMPANY (C	2220 ROSWELL ROAD	N 0 - 1/8 (0.022 mi.)	B4	17
SHELL OIL COMPANY	2243 ROSWELL ROAD	N 0 - 1/8 (0.080 mi.)	D14	36
CHEVRON	2243 ROSWELL ROAD	N 0 - 1/8 (0.080 mi.)	D16	38
ACE HARDWARE	2100 ROSWELL ROAD	S 1/8 - 1/4 (0.202 mi.)	H39	110
Tank Capacity: 500				
Number of Tanks: 1				

ADDITIONAL ENVIRONMENTAL RECORDS

Other Ascertainable Records

RCRA NonGen / NLR: RCRAInfo is EPA's comprehensive information system, providing access to data supporting the Resource Conservation and Recovery Act (RCRA) of 1976 and the Hazardous and Solid Waste Amendments (HSWA) of 1984. The database includes selective information on sites which generate, transport, store, treat and/or dispose of hazardous waste as defined by the Resource Conservation and Recovery Act (RCRA). Non-Generators do not presently generate hazardous waste.

A review of the RCRA NonGen / NLR list, as provided by EDR, and dated 11/30/2025 has revealed that there are 2 RCRA NonGen / NLR sites within approximately 0.25 miles of the target property.

Lower Elevation	Address	Direction / Distance	Map ID	Page
PROFESSIONAL CLEANER	***2199 ROSWELL RD NE***	***WSW 0 - 1/8 (0.094 mi.)***	***E20***	***45***
EPA ID:: GAD984293464				
BST MRTTGAEA F5379	***2215 ROSWELL RD NE***	***W 1/8 - 1/4 (0.128 mi.)***	***G31***	***86***

EXECUTIVE SUMMARY

EPA ID:: GAR000022665

UST FINDER: EPA developed UST Finder, a web map application containing a comprehensive, state-sourced national map of underground storage tank (UST) and leaking UST (LUST) data. It provides the attributes and locations of active and closed USTs, UST facilities, and LUST sites from states and from Tribal lands and US territories . UST Finder contains information about proximity of UST facilities and LUST sites to: surface and groundwater public drinking water protection areas; estimated number of private domestic wells and number of people living nearby; and flooding and wildfires.

A review of the UST FINDER list, as provided by EDR, and dated 06/08/2023 has revealed that there are 6 UST FINDER sites within approximately 0.25 miles of the target property.

Equal/Higher Elevation	Address	Direction / Distance	Map ID	Page
AMOCO STATION #4295	2245 ROSWELL RD	N 1/8 - 1/4 (0.127 mi.)	D25	53

Lower Elevation	Address	Direction / Distance	Map ID	Page
RACETRAC PETROLEUM I	***2220 ROSWELL RD***	***N 0 - 1/8 (0.022 mi.)***	***B6***	***20***
CHEVRON #201828	***2243 ROSWELL RD***	***N 0 - 1/8 (0.080 mi.)***	***D15***	***36***
BELLSOUTHT EAST MARI	***2215 ROSWELL RD NE***	***W 1/8 - 1/4 (0.128 mi.)***	***G32***	***90***
SAVE #9/STEVES FINA	***2170 ROSWELL RD***	***SW 1/8 - 1/4 (0.138 mi.)***	***F35***	***103***
BGA SERVICE CENTER	***2245 SEWELL MILL RD***	***NNE 1/8 - 1/4 (0.185 mi.)***	***I38***	***108***

UST FINDER RELEASE: US EPA's UST Finder data is a national composite of leaking underground storage tanks. This data contains information about, and locations of, leaking underground storage tanks. Data was collected from state sources and standardized into a national profile by EPA's Office of Underground Storage Tanks, Office of Research and Development, and the Association of State and Territorial Solid Waste Management Officials.

A review of the UST FINDER RELEASE list, as provided by EDR, and dated 06/08/2023 has revealed that there are 5 UST FINDER RELEASE sites within approximately 0.5 miles of the target property.

Lower Elevation	Address	Direction / Distance	Map ID	Page
RACETRAC PETROLEUM I	***2220 ROSWELL RD***	***N 0 - 1/8 (0.022 mi.)***	***B6***	***20***
CHEVRON #201828	***2243 ROSWELL RD***	***N 0 - 1/8 (0.080 mi.)***	***D15***	***36***
BELLSOUTHT EAST MARI	***2215 ROSWELL RD NE***	***W 1/8 - 1/4 (0.128 mi.)***	***G32***	***90***
SAVE #9/STEVES FINA	***2170 ROSWELL RD***	***SW 1/8 - 1/4 (0.138 mi.)***	***F35***	***103***
BGA SERVICE CENTER	***2245 SEWELL MILL RD***	***NNE 1/8 - 1/4 (0.185 mi.)***	***I38***	***108***

E MANIFEST: EPA established a national system for tracking hazardous waste shipments electronically. This system, known as ?e-Manifest,? will modernize the nation?s cradle-to-grave hazardous waste tracking process while saving valuable time, resources, and dollars for industry and states.

A review of the E MANIFEST list, as provided by EDR, and dated 11/30/2025 has revealed that there are 8 E MANIFEST sites within approximately 0.25 miles of the target property.

Equal/Higher Elevation	Address	Direction / Distance	Map ID	Page
DBA RITE AID 11711	2200 ROSWELL ROAD	SSW 0 - 1/8 (0.046 mi.)	C7	22
DBA RITE AID #11711	2200 ROSWELL ROAD	SSW 0 - 1/8 (0.046 mi.)	C9	25
AUTOZONE	2200 ROSWELL #100	SSW 0 - 1/8 (0.051 mi.)	C11	30
AUTO ZONE	2200 ROSWELL #100	SSW 0 - 1/8 (0.051 mi.)	C12	33

Lower Elevation	Address	Direction / Distance	Map ID	Page
COSMOPROF 6607	2213 ROSWELL RD.STE.	WNW 0 - 1/8 (0.021 mi.)	A1	8

Lower Elevation	Address	Direction / Distance	Map ID	Page
SHERWIN- WILLIAMS	2220 ROSWELL RD	N 0 - 1/8 (0.022 mi.)	B3	15
COSMOPROF 6607	***2211 2213 ROSWELL RD***	***W 1/8 - 1/4 (0.128 mi.)***	***G33***	***92***
KROGER 454-11	***2100 ROSWELL RD SUIT***	***SSW 1/8 - 1/4 (0.203 mi.)***	***H42***	***114***

DRYCLEANERS: A list of drycleaners in the state. The listing includes drycleaner facilities, that use perchloroethylene, that responded to the Notification of Compliance Status forms. It also includes those businesses that are pick-up stores only and do not conduct dry cleaning on site.

A review of the DRYCLEANERS list, as provided by EDR, and dated 12/12/2025 has revealed that there are 4 DRYCLEANERS sites within approximately 0.25 miles of the target property.

Equal/Higher Elevation	Address	Direction / Distance	Map ID	Page
POWER CLEANERS	2245 ROSWELL RD	N 1/8 - 1/4 (0.127 mi.)	D28	56

Lower Elevation	Address	Direction / Distance	Map ID	Page
PROFESSIONAL CLEANER	2199 ROSWELL ROAD	WSW 0 - 1/8 (0.094 mi.)	E19	42
STAR CLEANERS	2195 ROSWELL ROAD	WSW 0 - 1/8 (0.117 mi.)	E23	49
ART CLEANERS	2100 ROSWELL RD # 60	SSW 1/8 - 1/4 (0.203 mi.)	H41	112

EDR HIGH RISK HISTORICAL RECORDS

EDR Exclusive Records

EDR Hist Auto: EDR has searched selected national collections of business directories and has collected listings of potential gas station/filling station/service station sites that were available to EDR researchers. EDR's review was limited to those categories of sources that might, in EDR's opinion, include gas station/filling station/service station establishments. The categories reviewed included, but were not limited to gas, gas station, gasoline station, filling station, auto, automobile repair, auto service station, service station, etc. This database falls within a category of information EDR classifies as "High Risk Historical Records", or HRHR. EDR's HRHR effort presents unique and sometimes proprietary data about past sites and operations that typically create environmental concerns, but may not show up in current government records searches.

A review of the EDR Hist Auto list, as provided by EDR, has revealed that there are 4 EDR Hist Auto sites within approximately 0.125 miles of the target property.

Lower Elevation	Address	Direction / Distance	Map ID	Page
FLEET OIL CO	2220 ROSWELL RD	N 0 - 1/8 (0.022 mi.)	B2	14
SUPER TEST OIL CO OF	2221 ROSWELL RD	NNW 0 - 1/8 (0.048 mi.)	A10	29
FITZGERALD CONVENIEN	2217 ROSWELL RD STE	NW 0 - 1/8 (0.066 mi.)	A13	35
AMERICAN PERSONNEL S	2243 ROSWELL RD	N 0 - 1/8 (0.080 mi.)	D18	42

EXECUTIVE SUMMARY

EDR Hist Cleaner: EDR has searched selected national collections of business directories and has collected listings of potential dry cleaner sites that were available to EDR researchers. EDR's review was limited to those categories of sources that might, in EDR's opinion, include dry cleaning establishments. The categories reviewed included, but were not limited to dry cleaners, cleaners, laundry, laundromat, cleaning/laundry, wash & dry etc. This database falls within a category of information EDR classifies as "High Risk Historical Records", or HRHR. EDR's HRHR effort presents unique and sometimes proprietary data about past sites and operations that typically create environmental concerns, but may not show up in current government records searches.

A review of the EDR Hist Cleaner list, as provided by EDR, has revealed that there are 4 EDR Hist Cleaner sites within approximately 0.125 miles of the target property.

Equal/Higher Elevation	Address	Direction / Distance	Map ID	Page
TRANG SOPHANY	2200 ROSWELL RD STE	SSW 0 - 1/8 (0.046 mi.)	C8	25

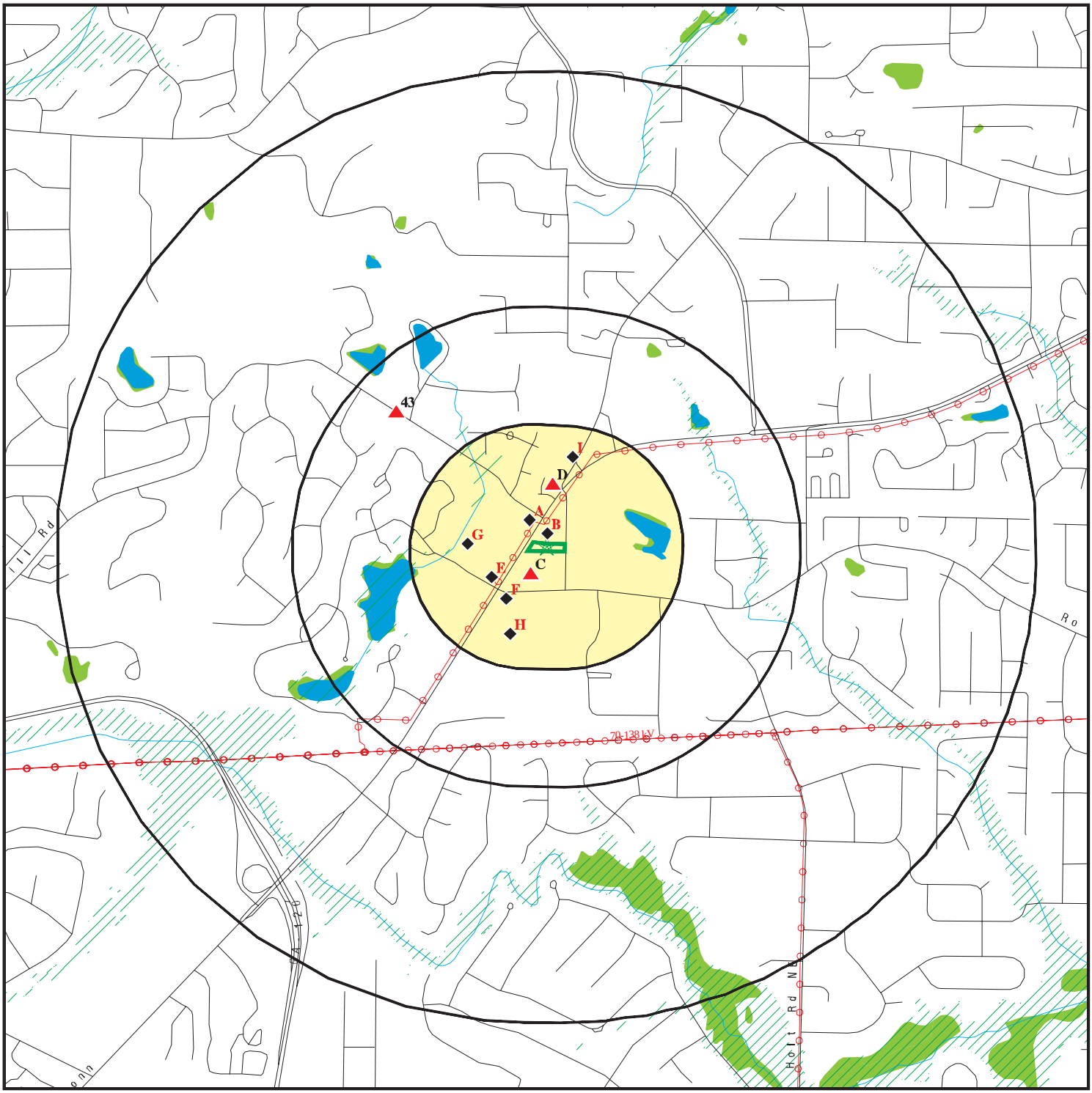
Lower Elevation	Address	Direction / Distance	Map ID	Page
ALZ CORPORATION	2199 ROSWELL RD	WSW 0 - 1/8 (0.094 mi.)	E21	48
EUROPEAN CLEANERS II	2196 ROSWELL RD	SW 0 - 1/8 (0.110 mi.)	F22	49
DRY CLEAN USA OF MAR	2195 ROSWELL RD	WSW 0 - 1/8 (0.117 mi.)	E24	52

EXECUTIVE SUMMARY

Due to poor or inadequate address information, the following sites were not mapped. Count: 11 records.

Site Name	Database(s)
CVS #75569 LOWER ROSWELL & JOHNSON	NPDES
LOWER ROSWELL ROAD WEST - D6130	NPDES
LOWER ROSWELL ROAD EAST D6140	NPDES
DISCOUNT TIRE GAA 11102 - ROSWELL	NPDES
LOWER ROSWELL ROAD SAFETY AND OPER	NPDES
ATLANTA FORENSIC CLEANING, LLC	SWF/LF
RYLAND HOMES INERT LANDFILL	SWF/LF
RYLAND HOMES INERT LANDFILL	SWF/LF
LOWER ROSWELL ROAD SAFETY AND OPER	FINDS
4719 LOWER ROSWELL ROAD (COBB)	SPILLS
LOWER ROSWELL ROAD SAFETY AND OPER	ECHO

OVERVIEW MAP - 8343466.2S



- Target Property
- Sites at elevations higher than or equal to the target property
- Sites at elevations lower than the target property
- Manufactured Gas Plants
- National Priority List Sites
- Dept. Defense Sites
- Indian Reservations BIA
- Power transmission lines
- Special Flood Hazard Area (1%)
- 0.2% Annual Chance Flood Hazard
- National Wetland Inventory
- State Wetlands

This report includes Interactive Map Layers to display and/or hide map information. The legend includes only those icons for the default map view.

SITE NAME: Roswell Road Property	CLIENT: Sailors Eng Assoc Inc.
ADDRESS: 2214 ROSWELL RD	CONTACT: Paul Miles
Marietta GA 30068	INQUIRY #: 8343466.2s
LAT/LONG: 33.970713 / 84.487238	DATE: May 13, 2026 12:42 pm

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DETAIL MAP - 8343466.2S

0 1/16 1/8 1/4 Miles

- Target Property
- Sites at elevations higher than or equal to the target property
- Sites at elevations lower than the target property
- Manufactured Gas Plants
- Sensitive Receptors
- National Priority List Sites
- Dept. Defense Sites
- Indian Reservations BIA
- Power transmission lines
- Special Flood Hazard Area (1%)
- 0.2% Annual Chance Flood Hazard
- National Wetland Inventory
- State Wetlands

This report includes Interactive Map Layers to display and/or hide map information. The legend includes only those icons for the default map view.

SITE NAME: Roswell Road Property	CLIENT: Sailors Eng Assoc Inc.
ADDRESS: 2214 ROSWELL RD Marietta GA 30068	CONTACT: Paul Miles
LAT/LONG: 33.970713 / 84.487238	INQUIRY #: 8343466.2s DATE: May 13, 2026 12:45 pm

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MAP FINDINGS SUMMARY

Database	Search Distance (Miles)	Target Property	< 1/8	1/8 - 1/4	1/4 - 1/2	1/2 - 1	> 1	Total Plotted
STANDARD ENVIRONMENTAL RECORDS								
Lists of Federal NPL (Superfund) sites								
NPL	1.000		0	0	0	0	NR	0
Proposed NPL	1.000		0	0	0	0	NR	0
NPL LIENS	1.000		0	0	0	0	NR	0
Lists of Federal Delisted NPL sites								
Delisted NPL	1.000		0	0	0	0	NR	0
Lists of Federal sites subject to CERCLA removals and CERCLA orders								
FEDERAL FACILITY	0.500		0	0	0	NR	NR	0
SEMS	0.500		0	0	0	NR	NR	0
Lists of Federal CERCLA sites with NFRAP								
SEMS-ARCHIVE	0.500		0	1	0	NR	NR	1
Lists of Federal RCRA facilities undergoing Corrective Action								
CORRACTS	1.000		0	0	0	0	NR	0
Lists of Federal RCRA TSD facilities								
RCRA-TSDF	0.500		0	0	0	NR	NR	0
Lists of Federal RCRA generators								
RCRA-LQG	0.250		0	0	NR	NR	NR	0
RCRA-SQG	0.250		0	0	NR	NR	NR	0
RCRA-VSQG	0.250		0	2	NR	NR	NR	2
Federal institutional controls / engineering controls registries								
LUCIS	0.500		0	0	0	NR	NR	0
US ENG CONTROLS	0.500		0	0	0	NR	NR	0
US INST CONTROLS	0.500		0	0	0	NR	NR	0
Federal ERNS list								
ERNS	TP		NR	NR	NR	NR	NR	0
Lists of state- and tribal hazardous waste facilities								
SHWS	1.000		0	0	0	0	NR	0
GA NON-HSI	1.000		0	0	0	0	NR	0
Lists of state and tribal landfills and solid waste disposal facilities								
SWF/LF	0.500		0	0	1	NR	NR	1
Lists of state and tribal leaking storage tanks								
LUST	0.500		2	3	0	NR	NR	5

MAP FINDINGS SUMMARY

Database	Search Distance (Miles)	Target Property	< 1/8	1/8 - 1/4	1/4 - 1/2	1/2 - 1	> 1	Total Plotted
INDIAN LUST	0.500		0	0	0	NR	NR	0
Lists of state and tribal registered storage tanks								
FEMA UST	0.250		0	0	NR	NR	NR	0
UST	0.250		2	5	NR	NR	NR	7
AST	0.250		3	2	NR	NR	NR	5
INDIAN UST	0.250		0	0	NR	NR	NR	0
State and tribal institutional control / engineering control registries								
INST CONTROL	0.500		0	0	0	NR	NR	0
AUL	0.500		0	0	0	NR	NR	0
Lists of state and tribal voluntary cleanup sites								
VCP	0.500		0	0	0	NR	NR	0
INDIAN VCP	0.500		0	0	0	NR	NR	0
Lists of state and tribal brownfield sites								
BROWNFIELDS	0.500		0	0	0	NR	NR	0
ADDITIONAL ENVIRONMENTAL RECORDS								
Local Brownfield lists								
US BROWNFIELDS	0.500		0	0	0	NR	NR	0
Local Lists of Landfill / Solid Waste Disposal Sites								
HIST LF	0.500		0	0	0	NR	NR	0
SWRCY	0.500		0	0	0	NR	NR	0
INDIAN ODI	0.500		0	0	0	NR	NR	0
ODI	0.500		0	0	0	NR	NR	0
DEBRIS REGION 9	0.500		0	0	0	NR	NR	0
IHS OPEN DUMPS	0.500		0	0	0	NR	NR	0
Local Lists of Hazardous waste / Contaminated Sites								
US HIST CDL	TP		NR	NR	NR	NR	NR	0
CDL	TP		NR	NR	NR	NR	NR	0
DEL SHWS	1.000		0	0	0	0	NR	0
US CDL	TP		NR	NR	NR	NR	NR	0
Local Land Records								
LIENS 2	TP		NR	NR	NR	NR	NR	0
Records of Emergency Release Reports								
HMIRS	TP		NR	NR	NR	NR	NR	0
SPILLS	TP		NR	NR	NR	NR	NR	0
SPILLS 90	TP		NR	NR	NR	NR	NR	0
Other Ascertainable Records								
RCRA NonGen / NLR	0.250		1	1	NR	NR	NR	2

MAP FINDINGS SUMMARY

Database	Search Distance (Miles)	Target Property	< 1/8	1/8 - 1/4	1/4 - 1/2	1/2 - 1	> 1	Total Plotted
FUDS	1.000		0	0	0	0	NR	0
DOD	1.000		0	0	0	0	NR	0
SCRD DRYCLEANERS	0.500		0	0	0	NR	NR	0
US FIN ASSUR	TP		NR	NR	NR	NR	NR	0
EPA WATCH LIST	TP		NR	NR	NR	NR	NR	0
2020 COR ACTION	0.250		0	0	NR	NR	NR	0
TSCA	TP		NR	NR	NR	NR	NR	0
TRIS	TP		NR	NR	NR	NR	NR	0
SSTS	TP		NR	NR	NR	NR	NR	0
ROD	1.000		0	0	0	0	NR	0
RMP	TP		NR	NR	NR	NR	NR	0
RAATS	TP		NR	NR	NR	NR	NR	0
PRP	TP		NR	NR	NR	NR	NR	0
PADS	TP		NR	NR	NR	NR	NR	0
ICIS	TP		NR	NR	NR	NR	NR	0
FTTS	TP		NR	NR	NR	NR	NR	0
MLTS	TP		NR	NR	NR	NR	NR	0
COAL ASH DOE	TP		NR	NR	NR	NR	NR	0
COAL ASH EPA	0.500		0	0	0	NR	NR	0
PCB TRANSFORMER	TP		NR	NR	NR	NR	NR	0
RADINFO	TP		NR	NR	NR	NR	NR	0
HIST FTTS	TP		NR	NR	NR	NR	NR	0
DOT OPS	TP		NR	NR	NR	NR	NR	0
CONSENT	1.000		0	0	0	0	NR	0
INDIAN RESERV	1.000		0	0	0	0	NR	0
FUSRAP	1.000		0	0	0	0	NR	0
UMTRA	0.500		0	0	0	NR	NR	0
LEAD SMELTERS	TP		NR	NR	NR	NR	NR	0
US AIRS	TP		NR	NR	NR	NR	NR	0
US MINES	0.250		0	0	NR	NR	NR	0
MINES MRDS	0.250		0	0	NR	NR	NR	0
ABANDONED MINES	0.250		0	0	NR	NR	NR	0
FINDS	TP		NR	NR	NR	NR	NR	0
UXO	1.000		0	0	0	0	NR	0
DOCKET HWC	TP		NR	NR	NR	NR	NR	0
ECHO	TP		NR	NR	NR	NR	NR	0
FUELS PROGRAM	0.250		0	0	NR	NR	NR	0
PFAS NPL	0.250		0	0	NR	NR	NR	0
PFAS FEDERAL SITES	0.250		0	0	NR	NR	NR	0
PFAS TRIS	0.250		0	0	NR	NR	NR	0
PFAS TSCA	0.250		0	0	NR	NR	NR	0
PFAS RCRA MANIFEST	0.250		0	0	NR	NR	NR	0
PFAS ATSDR	0.250		0	0	NR	NR	NR	0
PFAS WQP	0.250		0	0	NR	NR	NR	0
PFAS NPDES	0.250		0	0	NR	NR	NR	0
PFAS PROJECT	0.250		0	0	NR	NR	NR	0
PFAS ECHO	0.250		0	0	NR	NR	NR	0
PFAS ECHO FIRE TRAIN	0.250		0	0	NR	NR	NR	0
PFAS PT 139 AIRPORT	0.250		0	0	NR	NR	NR	0
AQUEOUS FOAM NRC	0.250		0	0	NR	NR	NR	0
BIOSOLIDS	TP		NR	NR	NR	NR	NR	0

MAP FINDINGS SUMMARY

Database	Search Distance (Miles)	Target Property	< 1/8	1/8 - 1/4	1/4 - 1/2	1/2 - 1	> 1	Total Plotted
UST FINDER	0.250		2	4	NR	NR	NR	6
UST FINDER RELEASE	0.500		2	3	0	NR	NR	5
E MANIFEST	0.250		6	2	NR	NR	NR	8
PFAS	0.250		0	0	NR	NR	NR	0
ABAND AIRFIELDS	0.500		0	0	0	NR	NR	0
AIRS	TP		NR	NR	NR	NR	NR	0
COAL ASH	0.500		0	0	0	NR	NR	0
DRYCLEANERS	0.250		2	2	NR	NR	NR	4
Financial Assurance	TP		NR	NR	NR	NR	NR	0
NPDES	TP		NR	NR	NR	NR	NR	0
TIER 2	TP		NR	NR	NR	NR	NR	0
UIC	TP		NR	NR	NR	NR	NR	0
DRYCLEANERS	0.250		0	0	NR	NR	NR	0
HSRA NOTIF	TP		NR	NR	NR	NR	NR	0
EDR HIGH RISK HISTORICAL RECORDS								
EDR Exclusive Records								
EDR MGP	1.000		0	0	0	0	NR	0
EDR Hist Auto	0.125		4	NR	NR	NR	NR	4
EDR Hist Cleaner	0.125		4	NR	NR	NR	NR	4
EDR RECOVERED GOVERNMENT ARCHIVES								
Exclusive Recovered Govt. Archives								
RGA HWS	TP		NR	NR	NR	NR	NR	0
RGA LF	TP		NR	NR	NR	NR	NR	0
RGA LUST	TP		NR	NR	NR	NR	NR	0
- Totals --		0	28	25	1	0	0	54

NOTES:

TP = Target Property

NR = Not Requested at this Search Distance

Sites may be listed in more than one database

A1
WNW
< 1/8
0.021 mi.
111 ft.

COSMOPROF 6607 — **E MANIFEST** — **1031982622**
2213 ROSWELL RD.STE.170 — **N/A**
MARIETTA, GA 30062

Site 1 of 3 in cluster A

Relative:
Lower

Actual:
1083 ft.

E MANIFEST:

Manifest Tracking Number:	024344462JJK
Last Updated Date:	20220919
Shipped Date:	20220830
Received Date:	20220908
Manifest Status:	Signed
Submission Type:	DataImage5Copy
Origin Type:	Service
Generator EPA ID:	GAR000088492
Generator Name:	Cosmoprof 6607
Generator Location Street Number:	Not reported
Generator Location Street 1:	2213 ROSWELL RD.STE.170
Generator Location Street 2:	Not reported
Generator Location City:	MARIETTA
Generator Location State:	GA
Generator Location Zip:	30062
Generator Mail Street Number:	Not reported
Generator Mail Street 1:	STORE MANAGER
Generator Mail Street 2:	2213 ROSWELL RD.STE.170
Generator Mail City:	MARIETTA
Generator Mail Zip:	30062
Generator Mail State:	GA
Generator Contact Company Name:	Not reported
Designated Facility EPA ID:	ALD983177015
Designated Facility Name:	Us Ecology Sulligent, Inc.
Designated Facility Mail Street Number:	Not reported
Designated Facility Mail Street 1:	Not reported
Designated Facility Mail Street 2:	51328 HIGHWAY 17
Designated Facility Mail City:	SULLIGENT
Designated Facility Mail Zip:	35586
Designated Facility Mail State:	AL
Designated Facility Location Street Number:	Not reported
Designated Facility Location Street 1:	51328 HIGHWAY 17
Designated Facility Location Street 2:	Not reported
Designated Facility Location City:	SULLIGENT
Designated Facility Location Zip:	35586
Designated Facility Location State:	AL
Designated Facility Contact Company Name:	Not reported
Manifest Residue Indicator:	N
Rejection Indicator:	N

Manifest Tracking Number:	024145236JJK
Last Updated Date:	20220411
Shipped Date:	20220325
Received Date:	20220405
Manifest Status:	Signed
Submission Type:	DataImage5Copy
Origin Type:	Service
Generator EPA ID:	GAR000088492
Generator Name:	Cosmoprof 6607
Generator Location Street Number:	Not reported
Generator Location Street 1:	2213 ROSWELL RD.STE.170
Generator Location Street 2:	Not reported

COSMOPROF 6607 (Continued) **1031982622**

Generator Location City:	MARIETTA
Generator Location State:	GA
Generator Location Zip:	30062
Generator Mail Street Number:	Not reported
Generator Mail Street 1:	STORE MANAGER
Generator Mail Street 2:	2213 ROSWELL RD.STE.170
Generator Mail City:	MARIETTA
Generator Mail Zip:	30062
Generator Mail State:	GA
Generator Contact Company Name:	Not reported
Designated Facility EPA ID:	ALD983177015
Designated Facility Name:	Us Ecology Sulligent, Inc.
Designated Facility Mail Street Number:	Not reported
Designated Facility Mail Street 1:	Not reported
Designated Facility Mail Street 2:	51328 HIGHWAY 17
Designated Facility Mail City:	SULLIGENT
Designated Facility Mail Zip:	35586
Designated Facility Mail State:	AL
Designated Facility Location Street Number:	Not reported
Designated Facility Location Street 1:	51328 HIGHWAY 17
Designated Facility Location Street 2:	Not reported
Designated Facility Location City:	SULLIGENT
Designated Facility Location Zip:	35586
Designated Facility Location State:	AL
Designated Facility Contact Company Name:	Not reported
Manifest Residue Indicator:	N
Rejection Indicator:	N

Manifest Tracking Number:	024708606JJK
Last Updated Date:	20230228
Shipped Date:	20230209
Received Date:	20230223
Manifest Status:	Signed
Submission Type:	DataImage5Copy
Origin Type:	Service
Generator EPA ID:	GAR000088492
Generator Name:	Cosmoprof 6607
Generator Location Street Number:	Not reported
Generator Location Street 1:	2213 ROSWELL RD.STE.170
Generator Location Street 2:	Not reported
Generator Location City:	MARIETTA
Generator Location State:	GA
Generator Location Zip:	30062
Generator Mail Street Number:	Not reported
Generator Mail Street 1:	STORE MANAGER
Generator Mail Street 2:	2213 ROSWELL RD.STE.170
Generator Mail City:	MARIETTA
Generator Mail Zip:	30062
Generator Mail State:	GA
Generator Contact Company Name:	Not reported
Designated Facility EPA ID:	ALD983177015
Designated Facility Name:	Us Ecology Sulligent, Inc.
Designated Facility Mail Street Number:	Not reported
Designated Facility Mail Street 1:	Not reported
Designated Facility Mail Street 2:	51328 HIGHWAY 17
Designated Facility Mail City:	SULLIGENT
Designated Facility Mail Zip:	35586

COSMOPROF 6607 (Continued) **1031982622**

Designated Facility Mail State:	AL
Designated Facility Location Street Number:	Not reported
Designated Facility Location Street 1:	51328 HIGHWAY 17
Designated Facility Location Street 2:	Not reported
Designated Facility Location City:	SULLIGENT
Designated Facility Location Zip:	35586
Designated Facility Location State:	AL
Designated Facility Contact Company Name:	Not reported
Manifest Residue Indicator:	N
Rejection Indicator:	N

Manifest Tracking Number:	020511517JJK
Last Updated Date:	20210802
Shipped Date:	20210629
Received Date:	20210709
Manifest Status:	Signed
Submission Type:	DataImage5Copy
Origin Type:	Service
Generator EPA ID:	GAR000088492
Generator Name:	Cosmoprof 6607
Generator Location Street Number:	Not reported
Generator Location Street 1:	2213 ROSWELL RD.STE.170
Generator Location Street 2:	Not reported
Generator Location City:	MARIETTA
Generator Location State:	GA
Generator Location Zip:	30062
Generator Mail Street Number:	Not reported
Generator Mail Street 1:	STORE MANAGER
Generator Mail Street 2:	2213 ROSWELL RD.STE.170
Generator Mail City:	MARIETTA
Generator Mail Zip:	30062
Generator Mail State:	GA
Generator Contact Company Name:	Not reported
Designated Facility EPA ID:	ALD983177015
Designated Facility Name:	Us Ecology Sulligent, Inc.
Designated Facility Mail Street Number:	Not reported
Designated Facility Mail Street 1:	Not reported
Designated Facility Mail Street 2:	51328 HIGHWAY 17
Designated Facility Mail City:	SULLIGENT
Designated Facility Mail Zip:	35586
Designated Facility Mail State:	AL
Designated Facility Location Street Number:	Not reported
Designated Facility Location Street 1:	51328 HIGHWAY 17
Designated Facility Location Street 2:	Not reported
Designated Facility Location City:	SULLIGENT
Designated Facility Location Zip:	35586
Designated Facility Location State:	AL
Designated Facility Contact Company Name:	Not reported
Manifest Residue Indicator:	N
Rejection Indicator:	N

Manifest Tracking Number:	025442727JJK
Last Updated Date:	20230803
Shipped Date:	20230721
Received Date:	20230728
Manifest Status:	Signed
Submission Type:	DataImage5Copy

COSMOPROF 6607 (Continued) **1031982622**

Origin Type:	Service
Generator EPA ID:	GAR000088492
Generator Name:	Cosmoprof 6607
Generator Location Street Number:	Not reported
Generator Location Street 1:	2213 ROSWELL RD.STE.170
Generator Location Street 2:	Not reported
Generator Location City:	MARIETTA
Generator Location State:	GA
Generator Location Zip:	30062
Generator Mail Street Number:	Not reported
Generator Mail Street 1:	STORE MANAGER
Generator Mail Street 2:	2213 ROSWELL RD.STE.170
Generator Mail City:	MARIETTA
Generator Mail Zip:	30062
Generator Mail State:	GA
Generator Contact Company Name:	Not reported
Designated Facility EPA ID:	ALD983177015
Designated Facility Name:	Us Ecology Sulligent, Inc.
Designated Facility Mail Street Number:	Not reported
Designated Facility Mail Street 1:	Not reported
Designated Facility Mail Street 2:	51328 HIGHWAY 17
Designated Facility Mail City:	SULLIGENT
Designated Facility Mail Zip:	35586
Designated Facility Mail State:	AL
Designated Facility Location Street Number:	Not reported
Designated Facility Location Street 1:	51328 HIGHWAY 17
Designated Facility Location Street 2:	Not reported
Designated Facility Location City:	SULLIGENT
Designated Facility Location Zip:	35586
Designated Facility Location State:	AL
Designated Facility Contact Company Name:	Not reported
Manifest Residue Indicator:	N
Rejection Indicator:	N

Transporter:

Manifest Tracking Number:	025442727JJK
Transporter Line Number:	1
Transporter EPA ID:	MIK435642742
Transporter Name:	Eq Industrial Services

Waste Line:

Manifest Tracking Number:	025442727JJK
Waste Line Number:	1
U.S. DOT Hazardous Indicator:	Y
U.S. DOT ID Number:	UN1950
U.S. DOT Description:	Rq, Un1950, Waste Aerosols, 2.1, (Rq: D001), Erg#126
Non-Hazardous Waste Description:	Not reported
Number of Containers:	1
Container Type Code:	DF
Container Type Description:	Fiberboard or plastic drums, barrels, kegs
Waste Quantity:	8
Quantity Unit of Measure Code:	P
Quantity Unit of Measure Description:	Pounds
Waste Quantity, in Tons:	0.004
Acute Waste Quantity, in Tons:	0
Non-Acute Waste Quantity, in Tons:	0.004

COSMOPROF 6607 (Continued) **1031982622**

Waste Quantity, in Kilograms:	3.6281202
Acute Waste Quantity, in Kilograms:	0
Non-Acute Waste Quantity, in Kilorgrams:	3.6281202
Management Method Code:	H141
Management Method Description:	STORAGE, BULKING AND/OR TRANSFER OFF SITE
Waste Residue Indicator:	N
Quantity Discrepancy Indicator:	N
Waste Type Discrepancy Indicator:	N
Waste Density:	Not reported
Waste Density Unit of Measure Code:	Not reported
Waste Density Unit of Measure Description:	Not reported
Form Code:	Not reported
Form Code Description:	Not reported
Source Code:	Not reported
Source Code Description:	Not reported
Waste Minimization Code:	Not reported
Waste Minimization Code Description:	Not reported
Consent Number:	Not reported
EPA Waste Indicator:	Y
Federal Waste Codes:	D001
Quantity Haz Kg:	3.6281202
Quantity Haz Tons:	0.004
Quantity Non Haz Kg:	Not reported
Quantity Non Haz Tons:	Not reported
State Waste Codes:	Not reported
Manifest Tracking Number:	025442727JJK
Waste Line Number:	2
U.S. DOT Hazardous Indicator:	Y
U.S. DOT ID Number:	UN3266
U.S. DOT Description:	Rq, Un3266, Waste Corrosive Liquid, Basic, Inorganic, N.O.S., 8, Pgii, (Rq: D002), Erg#154
Non-Hazardous Waste Description:	Not reported
Number of Containers:	1
Container Type Code:	DF
Container Type Description:	Fiberboard or plastic drums, barrels, kegs
Waste Quantity:	20
Quantity Unit of Measure Code:	P
Quantity Unit of Measure Description:	Pounds
Waste Quantity, in Tons:	0.01
Acute Waste Quantity, in Tons:	0
Non-Acute Waste Quantity, in Tons:	0.01
Waste Quantity, in Kilograms:	9.0703
Acute Waste Quantity, in Kilograms:	0
Non-Acute Waste Quantity, in Kilorgrams:	9.0703
Management Method Code:	H141
Management Method Description:	STORAGE, BULKING AND/OR TRANSFER OFF SITE
Waste Residue Indicator:	N
Quantity Discrepancy Indicator:	N
Waste Type Discrepancy Indicator:	N
Waste Density:	Not reported
Waste Density Unit of Measure Code:	Not reported
Waste Density Unit of Measure Description:	Not reported
Form Code:	Not reported
Form Code Description:	Not reported
Source Code:	Not reported
Source Code Description:	Not reported

COSMOPROF 6607 (Continued) **1031982622**

Waste Minimization Code:	Not reported
Waste Minimization Code Description:	Not reported
Consent Number:	Not reported
EPA Waste Indicator:	Y
Federal Waste Codes:	D002
Quantity Haz Kg:	9.0703
Quantity Haz Tons:	0.01
Quantity Non Haz Kg:	Not reported
Quantity Non Haz Tons:	Not reported
State Waste Codes:	Not reported
Manifest Tracking Number:	025442727JJK
Waste Line Number:	3
U.S. DOT Hazardous Indicator:	Y
U.S. DOT ID Number:	UN1993
U.S. DOT Description:	Rq, Un1993, Waste Flammable Liquids, N.O.S., 3, Pgii, (Rq: D018), Erg#128
Non-Hazardous Waste Description:	Not reported
Number of Containers:	1
Container Type Code:	DF
Container Type Description:	Fiberboard or plastic drums, barrels, kegs
Waste Quantity:	5
Quantity Unit of Measure Code:	P
Quantity Unit of Measure Description:	Pounds
Waste Quantity, in Tons:	0.0025
Acute Waste Quantity, in Tons:	0
Non-Acute Waste Quantity, in Tons:	0.0025
Waste Quantity, in Kilograms:	2.267575
Acute Waste Quantity, in Kilograms:	0
Non-Acute Waste Quantity, in Kilorgrams:	2.267575
Management Method Code:	H141
Management Method Description:	STORAGE, BULKING AND/OR TRANSFER OFF SITE
Waste Residue Indicator:	N
Quantity Discrepancy Indicator:	N
Waste Type Discrepancy Indicator:	N
Waste Density:	Not reported
Waste Density Unit of Measure Code:	Not reported
Waste Density Unit of Measure Description:	Not reported
Form Code:	Not reported
Form Code Description:	Not reported
Source Code:	Not reported
Source Code Description:	Not reported
Waste Minimization Code:	Not reported
Waste Minimization Code Description:	Not reported
Consent Number:	Not reported
EPA Waste Indicator:	Y
Federal Waste Codes:	D001, D018, D035, U002, U112
Quantity Haz Kg:	2.267575
Quantity Haz Tons:	0.0025
Quantity Non Haz Kg:	Not reported
Quantity Non Haz Tons:	Not reported
State Waste Codes:	Not reported
Manifest Tracking Number:	025442727JJK
Waste Line Number:	4
U.S. DOT Hazardous Indicator:	Y
U.S. DOT ID Number:	UN3098

COSMOPROF 6607 (Continued) **1031982622**

U.S. DOT Description:	Rq, Un3098, Waste Oxidizing Liquid, Corrosive, N.O.S., 5.1(8), Pgii, (Rq: D001), Erg#140
Non-Hazardous Waste Description:	Not reported
Number of Containers:	1
Container Type Code:	DF
Container Type Description:	Fiberboard or plastic drums, barrels, kegs
Waste Quantity:	5
Quantity Unit of Measure Code:	P
Quantity Unit of Measure Description:	Pounds
Waste Quantity, in Tons:	0.0025
Acute Waste Quantity, in Tons:	0
Non-Acute Waste Quantity, in Tons:	0.0025
Waste Quantity, in Kilograms:	2.267575
Acute Waste Quantity, in Kilograms:	0
Non-Acute Waste Quantity, in Kilorgrams:	2.267575
Management Method Code:	H141
Management Method Description:	STORAGE, BULKING AND/OR TRANSFER OFF SITE
Waste Residue Indicator:	N
Quantity Discrepancy Indicator:	N
Waste Type Discrepancy Indicator:	N
Waste Density:	Not reported
Waste Density Unit of Measure Code:	Not reported
Waste Density Unit of Measure Description:	Not reported
Form Code:	Not reported
Form Code Description:	Not reported
Source Code:	Not reported
Source Code Description:	Not reported
Waste Minimization Code:	Not reported
Waste Minimization Code Description:	Not reported
Consent Number:	Not reported
EPA Waste Indicator:	Y
Federal Waste Codes:	D001, D002
Quantity Haz Kg:	2.267575
Quantity Haz Tons:	0.0025
Quantity Non Haz Kg:	Not reported
Quantity Non Haz Tons:	Not reported
State Waste Codes:	Not reported

B2 **FLEET OIL CO** **EDR Hist Auto** **1020505312**
North **2220 ROSWELL RD** **N/A**
< 1/8 **MARIETTA, GA 30062**
0.022 mi.
114 ft. **Site 1 of 5 in cluster B**

Relative: EDR Hist Auto
Lower

Actual:
1080 ft.

Year:	Name:	Type:
1986	FLEET OIL CO	Gasoline Service Stations
1987	FLEET OIL CO	Gasoline Service Stations
1988	FLEET OIL CO	Gasoline Service Stations
1989	FLEET OIL CO	Gasoline Service Stations
1990	FLEET OIL CO	Gasoline Service Stations
1991	FLEET OIL CO	Gasoline Service Stations
1992	FLEET OIL CO	Gasoline Service Stations

B3 **SHERWIN- WILLIAMS** **E MANIFEST** **1032298566**
North **2220 ROSWELL RD** **N/A**
< 1/8 **MARIETTA, GA 30062**
0.022 mi.
114 ft. **Site 2 of 5 in cluster B**

Relative:
Lower

Actual:
1080 ft.

E MANIFEST:

Manifest Tracking Number:	200210059CLE
Last Updated Date:	20220909
Shipped Date:	20220727
Received Date:	20220823
Manifest Status:	Signed
Submission Type:	DataImage5Copy
Origin Type:	Service
Generator EPA ID:	CESQG
Generator Name:	Sherwin- Williams
Generator Location Street Number:	Not reported
Generator Location Street 1:	2220 ROSWELL RD
Generator Location Street 2:	Not reported
Generator Location City:	MARIETTA
Generator Location State:	GA
Generator Location Zip:	30062-2960
Generator Mail Street Number:	Not reported
Generator Mail Street 1:	2220 Roswell Rd
Generator Mail Street 2:	Not reported
Generator Mail City:	Marietta
Generator Mail Zip:	30062
Generator Mail State:	GA
Generator Contact Company Name:	Not reported
Designated Facility EPA ID:	ALD094476793
Designated Facility Name:	Allworth, Llc
Designated Facility Mail Street Number:	Not reported
Designated Facility Mail Street 1:	Not reported
Designated Facility Mail Street 2:	500 Medco Road
Designated Facility Mail City:	Birmingham
Designated Facility Mail Zip:	35217
Designated Facility Mail State:	AL
Designated Facility Location Street Number:	Not reported
Designated Facility Location Street 1:	500 Medco Road
Designated Facility Location Street 2:	Not reported
Designated Facility Location City:	Birmingham
Designated Facility Location Zip:	35217
Designated Facility Location State:	AL
Designated Facility Contact Company Name:	Not reported
Manifest Residue Indicator:	N
Rejection Indicator:	N

Transporter:

Manifest Tracking Number:	200210059CLE
Transporter Line Number:	1
Transporter EPA ID:	MNS000110924
Transporter Name:	Clean Earth Specialty Waste Solutions

Manifest Tracking Number:	200210059CLE
Transporter Line Number:	2
Transporter EPA ID:	MNS000110924
Transporter Name:	Clean Earth Specialty Waste Solutions

Manifest Tracking Number:	200210059CLE

SHERWIN- WILLIAMS (Continued) **1032298566**

Transporter Line Number: 3
Transporter EPA ID: ALR000053272
Transporter Name: Safeway Industrial Services, Llc

Waste Line:
Manifest Tracking Number: 200210059CLE
Waste Line Number: 1
U.S. DOT Hazardous Indicator: Y
U.S. DOT ID Number: UN1263
U.S. DOT Description: Un1263 Waste Paint Ii 3 "Marine Pollutant" (Flashpoint=22.78c)
Non-Hazardous Waste Description: Not reported
Number of Containers: 1
Container Type Code: CF
Container Type Description: Fiber or plastic boxes, cartons, cases
Waste Quantity: 44
Quantity Unit of Measure Code: P
Quantity Unit of Measure Description: Pounds
Waste Quantity, in Tons: 0.022
Acute Waste Quantity, in Tons: 0
Non-Acute Waste Quantity, in Tons: 0.022
Waste Quantity, in Kilograms: 19.95466
Acute Waste Quantity, in Kilograms: 0
Non-Acute Waste Quantity, in Kilorgrams: 19.95466
Management Method Code: H061
Management Method Description: FUEL BLENDING
Waste Residue Indicator: N
Quantity Discrepancy Indicator: N
Waste Type Discrepancy Indicator: N
Waste Density: Not reported
Waste Density Unit of Measure Code: Not reported
Waste Density Unit of Measure Description: Not reported
Form Code: Not reported
Form Code Description: Not reported
Source Code: Not reported
Source Code Description: Not reported
Waste Minimization Code: Not reported
Waste Minimization Code Description: Not reported
Consent Number: Not reported
EPA Waste Indicator: Y
Federal Waste Codes: D001
Quantity Haz Kg: 19.95466
Quantity Haz Tons: 0.022
Quantity Non Haz Kg: 0
Quantity Non Haz Tons: 0
State Waste Codes: Not reported

Manifest Tracking Number: 200210059CLE
Waste Line Number: 2
U.S. DOT Hazardous Indicator: N
U.S. DOT ID Number: Not reported
U.S. DOT Description: Not reported
Non-Hazardous Waste Description: Non-Dot, Non-Rcra Regulated Material (Latex Paint)
Number of Containers: 2
Container Type Code: CF
Container Type Description: Fiber or plastic boxes, cartons, cases
Waste Quantity: 196
Quantity Unit of Measure Code: P

SHERWIN- WILLIAMS (Continued) **1032298566**

Quantity Unit of Measure Description:	Pounds
Waste Quantity, in Tons:	0.098
Acute Waste Quantity, in Tons:	0
Non-Acute Waste Quantity, in Tons:	0.098
Waste Quantity, in Kilograms:	88.88894
Acute Waste Quantity, in Kilograms:	0
Non-Acute Waste Quantity, in Kilorgrams:	88.88894
Management Method Code:	H141
Management Method Description:	STORAGE, BULKING AND/OR TRANSFER OFF SITE
Waste Residue Indicator:	N
Quantity Discrepancy Indicator:	N
Waste Type Discrepancy Indicator:	N
Waste Density:	Not reported
Waste Density Unit of Measure Code:	Not reported
Waste Density Unit of Measure Description:	Not reported
Form Code:	Not reported
Form Code Description:	Not reported
Source Code:	Not reported
Source Code Description:	Not reported
Waste Minimization Code:	Not reported
Waste Minimization Code Description:	Not reported
Consent Number:	Not reported
EPA Waste Indicator:	N
Federal Waste Codes:	Not reported
Quantity Haz Kg:	0
Quantity Haz Tons:	0
Quantity Non Haz Kg:	88.88894
Quantity Non Haz Tons:	0.098
State Waste Codes:	Not reported

B4 **FLEET OIL COMPANY (CLOSED)** **AST** **A100497133**
North **2220 ROSWELL ROAD** **N/A**
< 1/8 **MARIETTA, GA 30062**
0.022 mi.
114 ft. **Site 3 of 5 in cluster B**

Relative: **Lower**

Actual: **1080 ft.**

AST:

Name:	FLEET OIL COMPANY (CLOSED)
Address:	2220 ROSWELL ROAD
City,State,Zip:	MARIETTA, GA 30062
Owner Name:	Fleet Oil Company
Owner Address:	Not reported
Owner City/State/Zip:	Not reported
Number Of Tanks:	Not reported
Tank Capacity:	Not reported
File No:	033-SSS-396
Permit Type:	Not reported
Sub Type:	Not reported
Status:	Not reported
Issue Date:	Not reported

B5 **RACETRAC PETROLEUM INC/FLEET OIL** **LUST** **U001475805**
North **2220 ROSWELL RD** **UST** **N/A**
< 1/8 **MARIETTA, GA** **Financial Assurance**
0.022 mi.
114 ft. **Site 4 of 5 in cluster B**

Relative:
Lower

Actual:
1080 ft.

LUST:

Name:	RACETRAC PETROLEUM INC/FLEET OIL
Address:	2220 ROSWELL RD
City,State,Zip:	MARIETTA, GA 30062
Facility ID:	00330522
Leak ID:	Not reported
Description:	Not reported
Cleanup Status:	NFA - No Further Action
Date Received:	01/23/1995
Project Officer:	EPD Migration
Project Name:	UST - 1 - RACETRAC PETROLEUM INC/FLEET OIL
Site Code Description:	Owner/Operator funded site
No Further Action Date:	04/05/1995

UST:

Name:	RACETRAC PETROLEUM INC/FLEET OIL
Address:	2220 ROSWELL RD
City,State,Zip:	MARIETTA, GA

Tank Info:

Tank ID:	3
Name:	RACETRAC PETROLEUM INC/FLEET OIL
Address:	2220 ROSWELL RD
Tank Status:	Removed from Ground
City:	MARIETTA
Tank Material:	Bare Steel
Pipe Type:	Not reported
Overfill Type:	Not reported
Install Date:	05/13/1967
Facility ID:	330522
Product:	Gas (Historical Use)
Pipe Material:	Galvanized Steel
Overfill Protection:	Not reported
Overfill Installed:	Not reported
Tank Exempt From Spill:	Not reported
Date Spill Device Installed:	Not reported

Tank ID:	2
Name:	RACETRAC PETROLEUM INC/FLEET OIL
Address:	2220 ROSWELL RD
Tank Status:	Removed from Ground
City:	MARIETTA
Tank Material:	Bare Steel
Pipe Type:	Not reported
Overfill Type:	Not reported
Install Date:	05/13/1967
Facility ID:	330522
Product:	Gas (Historical Use)
Pipe Material:	Galvanized Steel
Overfill Protection:	Not reported
Overfill Installed:	Not reported
Tank Exempt From Spill:	Not reported
Date Spill Device Installed:	Not reported

RACETRAC PETROLEUM INC/FLEET OIL (Continued) **U001475805**

Tank ID:	1
Name:	RACETRAC PETROLEUM INC/FLEET OIL
Address:	2220 ROSWELL RD
Tank Status:	Removed from Ground
City:	MARIETTA
Tank Material:	Bare Steel
Pipe Type:	Not reported
Overfill Type:	Not reported
Install Date:	05/13/1967
Facility ID:	330522
Product:	Gas (Historical Use)
Pipe Material:	Galvanized Steel
Overfill Protection:	Not reported
Overfill Installed:	Not reported
Tank Exempt From Spill:	Not reported
Date Spill Device Installed:	Not reported

Tank ID:	4
Name:	RACETRAC PETROLEUM INC/FLEET OIL
Address:	2220 ROSWELL RD
Tank Status:	Removed from Ground
City:	MARIETTA
Tank Material:	Bare Steel
Pipe Type:	Not reported
Overfill Type:	Not reported
Install Date:	05/13/1967
Facility ID:	330522
Product:	Gas (Historical Use)
Pipe Material:	Galvanized Steel
Overfill Protection:	Not reported
Overfill Installed:	Not reported
Tank Exempt From Spill:	Not reported
Date Spill Device Installed:	Not reported

GA Financial Assurance 1:

Name:	RACETRAC PETROLEUM INC/FLEET OIL
Address:	2220 ROSWELL RD
City,State,Zip:	MARIETTA, GA 30062
Region:	1
Facility ID:	330522
Financial Responsiblity:	Not reported
Location Start Date:	05/08/1986
Location End Date:	05/21/1996
Location Status:	Close
Location Type:	Truck/Transport
Facility Status:	INACTIVE

B6 **RACETRAC PETROLEUM INC/FLEET OIL** **UST FINDER** **1028264360**
North **2220 ROSWELL RD** **UST FINDER RELEASE** **N/A**
< 1/8 **MARIETTA, GA 30062**
0.022 mi.
114 ft. **Site 5 of 5 in cluster B**

Relative:
Lower

Actual:
1080 ft.

UST FINDER:

Object ID:	102690
Facility ID:	GA330522
Name:	Racetrac Petroleum Inc/Fleet Oil
Address:	2220 ROSWELL RD
City,State,Zip:	MARIETTA, GA 30062
Address Match Type:	PointAddress
Open USTs:	0
Closed USTs:	4
TOS USTs:	0
Population 1500ft:	755
Private Wells 1500ft:	0
Within 100yr Floodplain:	No
Land Use:	Developed, High Intensity
Within SPA:	No
SPA PWS Facility ID:	Not reported
SPA Water Type:	Not reported
SPA Facility Type:	Not reported
SPA HUC12:	Not reported
Within WHPA:	No
WHPA PWS Facility ID:	Not reported
WHPA Water Type:	Not reported
WHPA Facility Type:	Not reported
WHPA HUC12:	Not reported
Facility Status:	Closed UST(s)
Date of Last Inspection:	Not reported
EPA Region:	4
Tribe:	Not reported
Coordinate Source:	Geocode
X Coord:	-84.48758703
Y Coord:	33.97116048
Latitude:	33.97116048
Longitude:	-84.48758703

UST FINDER:

Object ID:	386666
Facility ID:	GA330522
Tank ID:	GA330522_1
Tank Status:	Closed
Installation Date:	1967/05/13 16:00:01+00
Removal Date:	Not reported
Tank Capacity:	6000
Substances:	Gas (Historical Use)
Tank Wall Type:	Not reported

Object ID:	386667
Facility ID:	GA330522
Tank ID:	GA330522_2
Tank Status:	Closed
Installation Date:	1967/05/13 16:00:01+00
Removal Date:	Not reported
Tank Capacity:	6000
Substances:	Gas (Historical Use)
Tank Wall Type:	Not reported

RACETRAC PETROLEUM INC/FLEET OIL (Continued) **1028264360**

Object ID:	386668
Facility ID:	GA330522
Tank ID:	GA330522_3
Tank Status:	Closed
Installation Date:	1967/05/13 16:00:01+00
Removal Date:	Not reported
Tank Capacity:	6000
Substances:	Gas (Historical Use)
Tank Wall Type:	Not reported

Object ID:	386669
Facility ID:	GA330522
Tank ID:	GA330522_4
Tank Status:	Closed
Installation Date:	1967/05/13 16:00:01+00
Removal Date:	Not reported
Tank Capacity:	10000
Substances:	Gas (Historical Use)
Tank Wall Type:	Not reported

UST FINDER RELEASE:

Object ID:	131632
Facility ID:	GA330522
Lust ID:	GA3531
Name:	RACETRAC PETROLEUM INC/FLEET OIL
Address:	2220 ROSWELL RD
City,State,Zip:	MARIETTA, GA 30062
Address Match Type:	PointAddress
Reported Date:	1995/01/23 15:59:59+00
Status:	No Further Action
Substance:	Not reported
Population within 1500ft:	756
Domestic Wells within 1500ft:	0
Land Use:	Developed, High Intensity
Within SPA:	No
SPA PWS Facility ID:	Not reported
SPA Water Type:	Not reported
SPA Facility Type:	Not reported
SPA HUC12:	Not reported
Within WHPA:	No
WHPA PWS Facility ID:	Not reported
WHPA Water Type:	Not reported
WHPA Facility Type:	Not reported
WHPA HUC12:	Not reported
Within 100yr Floodplain:	No
Tribe:	Not reported
EPA Region:	4
NFA Letter 1:	Not reported
NFA Letter 2:	Not reported
NFA Letter 3:	Not reported
NFA Letter 4:	Not reported
Closed With Residual Contaminate:	Not reported
Coordinate Source:	Geocode
X Coord:	-84.48759
Y Coord:	33.9711600000001
Latitude:	33.9711599999999

RACETRAC PETROLEUM INC/FLEET OIL (Continued) **1028264360**

Longitude: -84.4875899999999

C7 **DBA RITE AID 11711** **E MANIFEST** **1032001597**
SSW **2200 ROSWELL ROAD** **N/A**
< 1/8 **MARIETTA, GA 30062**
0.046 mi.
245 ft. **Site 1 of 5 in cluster C**

Relative:
Higher

Actual:
1085 ft.

E MANIFEST:

Manifest Tracking Number:	019458529JJK
Last Updated Date:	20190916
Shipped Date:	20180906
Received Date:	20180914
Manifest Status:	Corrected
Submission Type:	DataImage5Copy
Origin Type:	Service
Generator EPA ID:	Not reported
Generator Name:	Dba Rite Aid #11711
Generator Location Street Number:	Not reported
Generator Location Street 1:	2200 ROSWELL ROAD
Generator Location Street 2:	Not reported
Generator Location City:	MARIETTA
Generator Location State:	GA
Generator Location Zip:	30062-2983
Generator Mail Street Number:	Not reported
Generator Mail Street 1:	ATTN. STORE MANAGER
Generator Mail Street 2:	2200 ROSWELL ROAD
Generator Mail City:	MARIETTA
Generator Mail Zip:	30062-2983
Generator Mail State:	GA
Generator Contact Company Name:	Not reported
Designated Facility EPA ID:	ALD983177015
Designated Facility Name:	Us Ecology Sulligent, Inc.
Designated Facility Mail Street Number:	Not reported
Designated Facility Mail Street 1:	Not reported
Designated Facility Mail Street 2:	51328 AL HIGHWAY 17
Designated Facility Mail City:	SULLIGENT
Designated Facility Mail Zip:	35586
Designated Facility Mail State:	AL
Designated Facility Location Street Number:	Not reported
Designated Facility Location Street 1:	51328 AL HIGHWAY 17
Designated Facility Location Street 2:	Not reported
Designated Facility Location City:	SULLIGENT
Designated Facility Location Zip:	35586
Designated Facility Location State:	AL
Designated Facility Contact Company Name:	Not reported
Manifest Residue Indicator:	N
Rejection Indicator:	N

Manifest Tracking Number:	012520997FLE
Last Updated Date:	20180926
Shipped Date:	20180817
Received Date:	20180828
Manifest Status:	Signed
Submission Type:	DataImage5Copy
Origin Type:	Service
Generator EPA ID:	GAR000069021
Generator Name:	Dba Rite Aid 11711

DBA RITE AID 11711 (Continued) **1032001597**

Generator Location Street Number:	Not reported
Generator Location Street 1:	2200 ROSWELL ROAD
Generator Location Street 2:	Not reported
Generator Location City:	MARIETTA
Generator Location State:	GA
Generator Location Zip:	30062
Generator Mail Street Number:	Not reported
Generator Mail Street 1:	2200 Roswell Road
Generator Mail Street 2:	Not reported
Generator Mail City:	Marietta
Generator Mail Zip:	30062
Generator Mail State:	GA
Generator Contact Company Name:	Not reported
Designated Facility EPA ID:	NCD000648451
Designated Facility Name:	Clean Harbors Reidsville Llc
Designated Facility Mail Street Number:	Not reported
Designated Facility Mail Street 1:	Not reported
Designated Facility Mail Street 2:	208 Watlington Industrial Drive
Designated Facility Mail City:	Reidsville
Designated Facility Mail Zip:	27320
Designated Facility Mail State:	NC
Designated Facility Location Street Number:	Not reported
Designated Facility Location Street 1:	208 Watlington Industrial Drive
Designated Facility Location Street 2:	Not reported
Designated Facility Location City:	Reidsville
Designated Facility Location Zip:	27320
Designated Facility Location State:	NC
Designated Facility Contact Company Name:	Not reported
Manifest Residue Indicator:	N
Rejection Indicator:	N

Transporter:

Manifest Tracking Number:	012520997FLE
Transporter Line Number:	1
Transporter EPA ID:	MAD039322250
Transporter Name:	Clean Harbors Environmental Services, Inc.
Manifest Tracking Number:	012520997FLE
Transporter Line Number:	2
Transporter EPA ID:	MAD039322250
Transporter Name:	Clean Harbors Environmental Services, Inc.
Manifest Tracking Number:	012520997FLE
Transporter Line Number:	3
Transporter EPA ID:	MAD039322250
Transporter Name:	Clean Harbors Environmental Services, Inc.

Waste Line:

Manifest Tracking Number:	012520997FLE
Waste Line Number:	1
U.S. DOT Hazardous Indicator:	Y
U.S. DOT ID Number:	UN3249
U.S. DOT Description:	Un3249, Waste Medicine, Solid, Toxic, N.O.S. (Warfarin), 6.1, Pg Ii, Empty Bottles
Non-Hazardous Waste Description:	Not reported
Number of Containers:	1

DBA RITE AID 11711 (Continued) **1032001597**

Container Type Code:	CF
Container Type Description:	Fiber or plastic boxes, cartons, cases
Waste Quantity:	1
Quantity Unit of Measure Code:	P
Quantity Unit of Measure Description:	Pounds
Waste Quantity, in Tons:	0.0005
Acute Waste Quantity, in Tons:	0.0005
Non-Acute Waste Quantity, in Tons:	0
Waste Quantity, in Kilograms:	0.45351502
Acute Waste Quantity, in Kilograms:	0.45351502
Non-Acute Waste Quantity, in Kilorgrams:	0
Management Method Code:	H141
Management Method Description:	STORAGE, BULKING AND/OR TRANSFER OFF SITE
Waste Residue Indicator:	N
Quantity Discrepancy Indicator:	N
Waste Type Discrepancy Indicator:	N
Waste Density:	Not reported
Waste Density Unit of Measure Code:	Not reported
Waste Density Unit of Measure Description:	Not reported
Form Code:	Not reported
Form Code Description:	Not reported
Source Code:	Not reported
Source Code Description:	Not reported
Waste Minimization Code:	Not reported
Waste Minimization Code Description:	Not reported
Consent Number:	Not reported
EPA Waste Indicator:	Y
Federal Waste Codes:	P001
Quantity Haz Kg:	0.45351502
Quantity Haz Tons:	0.0005
Quantity Non Haz Kg:	0
Quantity Non Haz Tons:	0
State Waste Codes:	Not reported
Manifest Tracking Number:	012520997FLE
Waste Line Number:	2
U.S. DOT Hazardous Indicator:	Y
U.S. DOT ID Number:	UN3249
U.S. DOT Description:	Un3249, Waste Medicine, Solid, Toxic, N.O.S. (Mytomycin, Melphalan), 6.1, Pg Ii
Non-Hazardous Waste Description:	Not reported
Number of Containers:	1
Container Type Code:	CF
Container Type Description:	Fiber or plastic boxes, cartons, cases
Waste Quantity:	3
Quantity Unit of Measure Code:	P
Quantity Unit of Measure Description:	Pounds
Waste Quantity, in Tons:	0.0015
Acute Waste Quantity, in Tons:	0
Non-Acute Waste Quantity, in Tons:	0.0015
Waste Quantity, in Kilograms:	1.360545
Acute Waste Quantity, in Kilograms:	0
Non-Acute Waste Quantity, in Kilorgrams:	1.360545
Management Method Code:	H141
Management Method Description:	STORAGE, BULKING AND/OR TRANSFER OFF SITE
Waste Residue Indicator:	N
Quantity Discrepancy Indicator:	N

DBA RITE AID 11711 (Continued) **1032001597**

Waste Type Discrepancy Indicator:	N
Waste Density:	Not reported
Waste Density Unit of Measure Code:	Not reported
Waste Density Unit of Measure Description:	Not reported
Form Code:	Not reported
Form Code Description:	Not reported
Source Code:	Not reported
Source Code Description:	Not reported
Waste Minimization Code:	Not reported
Waste Minimization Code Description:	Not reported
Consent Number:	Not reported
EPA Waste Indicator:	Y
Federal Waste Codes:	U010, U035, U059, U085, U089, U150, U200, U206, U237
Quantity Haz Kg:	1.360545
Quantity Haz Tons:	0.0015
Quantity Non Haz Kg:	0
Quantity Non Haz Tons:	0
State Waste Codes:	Not reported

C8 **TRANG SOPHANY** **EDR Hist Cleaner** **1018820852**
SSW **2200 ROSWELL RD STE 130** **N/A**
< 1/8 **MARIETTA, GA 30062**
0.046 mi.
245 ft. **Site 2 of 5 in cluster C**

Relative: EDR Hist Cleaner
Higher

Actual: **1085 ft.**

Year:	Name:	Type:
1998	TRANG SOPHANY	Laundry And Drycleaner Agents
1999	TRANG SOPHANY	Laundry And Drycleaner Agents
2000	TRANG SOPHANY	Laundry And Drycleaner Agents
2001	TRANG SOPHANY	Laundry And Drycleaner Agents
2002	TRANG SOPHANY	Laundry And Drycleaner Agents
2003	TRANG SOPHANY	Laundry And Drycleaner Agents
2004	TRANG SOPHANY	Laundry And Drycleaner Agents
2005	TRANG SOPHANY	Laundry And Drycleaner Agents

C9 **DBA RITE AID #11711** **E MANIFEST** **1032001367**
SSW **2200 ROSWELL ROAD** **N/A**
< 1/8 **MARIETTA, GA 30062**
0.046 mi.
245 ft. **Site 3 of 5 in cluster C**

Relative: E MANIFEST:
Higher

Actual: **1085 ft.**

Manifest Tracking Number:	018705653JJK
Last Updated Date:	20180927
Shipped Date:	20180709
Received Date:	20180719
Manifest Status:	Signed
Submission Type:	DataImage5Copy
Origin Type:	Service
Generator EPA ID:	GAR000069021
Generator Name:	Dba Rite Aid #11711
Generator Location Street Number:	Not reported
Generator Location Street 1:	2200 ROSWELL ROAD
Generator Location Street 2:	Not reported

DBA RITE AID #11711 (Continued) **1032001367**

Generator Location City:	MARIETTA
Generator Location State:	GA
Generator Location Zip:	30062
Generator Mail Street Number:	Not reported
Generator Mail Street 1:	300 WILMOT ROAD MS #3301
Generator Mail Street 2:	Not reported
Generator Mail City:	DEERFIELD
Generator Mail Zip:	60015
Generator Mail State:	IL
Generator Contact Company Name:	Not reported
Designated Facility EPA ID:	ALD983177015
Designated Facility Name:	Eq Alabama, Inc.
Designated Facility Mail Street Number:	51328
Designated Facility Mail Street 1:	Not reported
Designated Facility Mail Street 2:	51328 AL HIGHWAY 17
Designated Facility Mail City:	SULLIGENT
Designated Facility Mail Zip:	35586
Designated Facility Mail State:	AL
Designated Facility Location Street Number:	51328
Designated Facility Location Street 1:	51328 AL HIGHWAY 17
Designated Facility Location Street 2:	Not reported
Designated Facility Location City:	SULLIGENT
Designated Facility Location Zip:	35586
Designated Facility Location State:	AL
Designated Facility Contact Company Name:	Not reported
Manifest Residue Indicator:	N
Rejection Indicator:	N

Transporter:

Manifest Tracking Number:	018705653JJK
Transporter Line Number:	1
Transporter EPA ID:	MIK435642742
Transporter Name:	Eq Industrial Services Inc
Manifest Tracking Number:	018705653JJK
Transporter Line Number:	2
Transporter EPA ID:	FLD982105884
Transporter Name:	A R Paquette & Company

Waste Line:

Manifest Tracking Number:	018705653JJK
Waste Line Number:	1
U.S. DOT Hazardous Indicator:	Y
U.S. DOT ID Number:	UN1950
U.S. DOT Description:	Rq, Un1950, Waste Aerosols, 2.1, Rq(D001), Erg#126
Non-Hazardous Waste Description:	Not reported
Number of Containers:	1
Container Type Code:	DF
Container Type Description:	Fiberboard or plastic drums, barrels, kegs
Waste Quantity:	3
Quantity Unit of Measure Code:	P
Quantity Unit of Measure Description:	Pounds
Waste Quantity, in Tons:	0.0015
Acute Waste Quantity, in Tons:	0
Non-Acute Waste Quantity, in Tons:	0.0015
Waste Quantity, in Kilograms:	1.360545

DBA RITE AID #11711 (Continued) **1032001367**

Acute Waste Quantity, in Kilograms:	0
Non-Acute Waste Quantity, in Kilorgrams:	1.360545
Management Method Code:	H141
Management Method Description:	STORAGE, BULKING AND/OR TRANSFER OFF SITE
Waste Residue Indicator:	N
Quantity Discrepancy Indicator:	N
Waste Type Discrepancy Indicator:	N
Waste Density:	Not reported
Waste Density Unit of Measure Code:	Not reported
Waste Density Unit of Measure Description:	Not reported
Form Code:	Not reported
Form Code Description:	Not reported
Source Code:	Not reported
Source Code Description:	Not reported
Waste Minimization Code:	Not reported
Waste Minimization Code Description:	Not reported
Consent Number:	Not reported
EPA Waste Indicator:	Y
Federal Waste Codes:	D001, D035
Quantity Haz Kg:	1.360545
Quantity Haz Tons:	0.0015
Quantity Non Haz Kg:	0
Quantity Non Haz Tons:	0
State Waste Codes:	Not reported
Manifest Tracking Number:	018705653JJK
Waste Line Number:	2
U.S. DOT Hazardous Indicator:	Y
U.S. DOT ID Number:	UN3175
U.S. DOT Description:	Rq, Un3175, Waste Solids Containing Flammable Liquids, N.O.S., (Xylene, Toluene), 4.1, Pgii, Rq(D018), Erg#133
Non-Hazardous Waste Description:	Not reported
Number of Containers:	1
Container Type Code:	DF
Container Type Description:	Fiberboard or plastic drums, barrels, kegs
Waste Quantity:	1
Quantity Unit of Measure Code:	P
Quantity Unit of Measure Description:	Pounds
Waste Quantity, in Tons:	0.0005
Acute Waste Quantity, in Tons:	0
Non-Acute Waste Quantity, in Tons:	0.0005
Waste Quantity, in Kilograms:	0.45351502
Acute Waste Quantity, in Kilograms:	0
Non-Acute Waste Quantity, in Kilorgrams:	0.45351502
Management Method Code:	H141
Management Method Description:	STORAGE, BULKING AND/OR TRANSFER OFF SITE
Waste Residue Indicator:	N
Quantity Discrepancy Indicator:	N
Waste Type Discrepancy Indicator:	N
Waste Density:	Not reported
Waste Density Unit of Measure Code:	Not reported
Waste Density Unit of Measure Description:	Not reported
Form Code:	Not reported
Form Code Description:	Not reported
Source Code:	Not reported
Source Code Description:	Not reported
Waste Minimization Code:	Not reported

DBA RITE AID #11711 (Continued) **1032001367**

Waste Minimization Code Description:	Not reported
Consent Number:	Not reported
EPA Waste Indicator:	Y
Federal Waste Codes:	D001, D018, D035, U002
Quantity Haz Kg:	0.45351502
Quantity Haz Tons:	0.0005
Quantity Non Haz Kg:	0
Quantity Non Haz Tons:	0
State Waste Codes:	Not reported
Manifest Tracking Number:	018705653JJK
Waste Line Number:	3
U.S. DOT Hazardous Indicator:	N
U.S. DOT ID Number:	Not reported
U.S. DOT Description:	Not reported
Non-Hazardous Waste Description:	Pharmaceutical Non Haz
Number of Containers:	1
Container Type Code:	DF
Container Type Description:	Fiberboard or plastic drums, barrels, kegs
Waste Quantity:	1
Quantity Unit of Measure Code:	P
Quantity Unit of Measure Description:	Pounds
Waste Quantity, in Tons:	0.0005
Acute Waste Quantity, in Tons:	0
Non-Acute Waste Quantity, in Tons:	0.0005
Waste Quantity, in Kilograms:	0.45351502
Acute Waste Quantity, in Kilograms:	0
Non-Acute Waste Quantity, in Kilorgrams:	0.45351502
Management Method Code:	H141
Management Method Description:	STORAGE, BULKING AND/OR TRANSFER OFF SITE
Waste Residue Indicator:	N
Quantity Discrepancy Indicator:	N
Waste Type Discrepancy Indicator:	N
Waste Density:	Not reported
Waste Density Unit of Measure Code:	Not reported
Waste Density Unit of Measure Description:	Not reported
Form Code:	Not reported
Form Code Description:	Not reported
Source Code:	Not reported
Source Code Description:	Not reported
Waste Minimization Code:	Not reported
Waste Minimization Code Description:	Not reported
Consent Number:	Not reported
EPA Waste Indicator:	N
Federal Waste Codes:	Not reported
Quantity Haz Kg:	0
Quantity Haz Tons:	0
Quantity Non Haz Kg:	0.45351502
Quantity Non Haz Tons:	0.0005
State Waste Codes:	Not reported
Manifest Tracking Number:	018705653JJK
Waste Line Number:	4
U.S. DOT Hazardous Indicator:	Y
U.S. DOT ID Number:	UN3249
U.S. DOT Description:	Rq, Un3249, Residue Last Contained, Waste Medicines, Solid, Toxic, N.O.S. (Warfarin, Coumadin), 6.1, Pgii, Rq(P001), Erg#151

DBA RITE AID #11711 (Continued) **1032001367**

Non-Hazardous Waste Description:	Not reported
Number of Containers:	1
Container Type Code:	DF
Container Type Description:	Fiberboard or plastic drums, barrels, kegs
Waste Quantity:	1
Quantity Unit of Measure Code:	P
Quantity Unit of Measure Description:	Pounds
Waste Quantity, in Tons:	0.0005
Acute Waste Quantity, in Tons:	0.0005
Non-Acute Waste Quantity, in Tons:	0
Waste Quantity, in Kilograms:	0.45351502
Acute Waste Quantity, in Kilograms:	0.45351502
Non-Acute Waste Quantity, in Kilorgrams:	0
Management Method Code:	H141
Management Method Description:	STORAGE, BULKING AND/OR TRANSFER OFF SITE
Waste Residue Indicator:	N
Quantity Discrepancy Indicator:	N
Waste Type Discrepancy Indicator:	N
Waste Density:	Not reported
Waste Density Unit of Measure Code:	Not reported
Waste Density Unit of Measure Description:	Not reported
Form Code:	Not reported
Form Code Description:	Not reported
Source Code:	Not reported
Source Code Description:	Not reported
Waste Minimization Code:	Not reported
Waste Minimization Code Description:	Not reported
Consent Number:	Not reported
EPA Waste Indicator:	Y
Federal Waste Codes:	P001
Quantity Haz Kg:	0.45351502
Quantity Haz Tons:	0.0005
Quantity Non Haz Kg:	0
Quantity Non Haz Tons:	0
State Waste Codes:	Not reported

A10 **SUPER TEST OIL CO OF GEORGIA*** **EDR Hist Auto** **1020789223**
NNW **2221 ROSWELL RD** **N/A**
< 1/8 **MARIETTA, GA 30060**
0.048 mi.
251 ft. **Site 2 of 3 in cluster A**

Relative: EDR Hist Auto
Lower

Actual:
1070 ft.

Year:	Name:	Type:
1969	SUPER TEST OIL CO OF GEORGIA*	Gasoline Service Stations
1970	SUPER TEST OIL CO OF GEORGIA*	Gasoline Service Stations

C11
SSW
< 1/8
0.051 mi.
268 ft.

AUTOZONE
2200 ROSWELL #100
MARIETTA, GA 30062

Site 4 of 5 in cluster C

E MANIFEST **1031880501**
N/A

Relative:
Higher

Actual:
1085 ft.

E MANIFEST:

Manifest Tracking Number:	201146264CLE
Last Updated Date:	20250609
Shipped Date:	20250515
Received Date:	20250523
Manifest Status:	Signed
Submission Type:	DataImage5Copy
Origin Type:	Service
Generator EPA ID:	CESQG
Generator Name:	Autozone
Generator Location Street Number:	Not reported
Generator Location Street 1:	2200 ROSWELL #100
Generator Location Street 2:	Not reported
Generator Location City:	MARIETTA
Generator Location State:	GA
Generator Location Zip:	30062
Generator Mail Street Number:	Not reported
Generator Mail Street 1:	2200 ROSWELL #100
Generator Mail Street 2:	Not reported
Generator Mail City:	MARIETTA
Generator Mail Zip:	30062
Generator Mail State:	MI
Generator Contact Company Name:	Not reported
Designated Facility EPA ID:	ALD094476793
Designated Facility Name:	Allworth, Inc. (Esol)
Designated Facility Mail Street Number:	500
Designated Facility Mail Street 1:	Not reported
Designated Facility Mail Street 2:	MEDCO ROAD
Designated Facility Mail City:	BIRMINGHAM
Designated Facility Mail Zip:	35217
Designated Facility Mail State:	AL
Designated Facility Location Street Number:	500
Designated Facility Location Street 1:	MEDCO ROAD
Designated Facility Location Street 2:	Not reported
Designated Facility Location City:	BIRMINGHAM
Designated Facility Location Zip:	35217
Designated Facility Location State:	AL
Designated Facility Contact Company Name:	Not reported
Manifest Residue Indicator:	N
Rejection Indicator:	N

Manifest Tracking Number:	200381838CLE
Last Updated Date:	20230405
Shipped Date:	20230215
Received Date:	20230306
Manifest Status:	Signed
Submission Type:	DataImage5Copy
Origin Type:	Service
Generator EPA ID:	CESQG
Generator Name:	Autozone
Generator Location Street Number:	Not reported
Generator Location Street 1:	2200 ROSWELL #100
Generator Location Street 2:	Not reported

AUTOZONE (Continued) **1031880501**

Generator Location City:	MARIETTA
Generator Location State:	GA
Generator Location Zip:	30062
Generator Mail Street Number:	Not reported
Generator Mail Street 1:	2200 Roswell #100
Generator Mail Street 2:	Not reported
Generator Mail City:	Marietta
Generator Mail Zip:	30062
Generator Mail State:	GA
Generator Contact Company Name:	Not reported
Designated Facility EPA ID:	ALD094476793
Designated Facility Name:	Allworth, Llc
Designated Facility Mail Street Number:	Not reported
Designated Facility Mail Street 1:	Not reported
Designated Facility Mail Street 2:	500 Medco Road
Designated Facility Mail City:	Birmingham
Designated Facility Mail Zip:	35217
Designated Facility Mail State:	AL
Designated Facility Location Street Number:	Not reported
Designated Facility Location Street 1:	500 Medco Road
Designated Facility Location Street 2:	Not reported
Designated Facility Location City:	Birmingham
Designated Facility Location Zip:	35217
Designated Facility Location State:	AL
Designated Facility Contact Company Name:	Not reported
Manifest Residue Indicator:	N
Rejection Indicator:	N

Transporter:

Manifest Tracking Number:	200381838CLE
Transporter Line Number:	1
Transporter EPA ID:	ALR000053272
Transporter Name:	Safeway Industrial Services, Llc

Waste Line:

Manifest Tracking Number:	200381838CLE
Waste Line Number:	1
U.S. DOT Hazardous Indicator:	Y
U.S. DOT ID Number:	UN1950
U.S. DOT Description:	Un1950, Waste Aerosols, [Flammable, (Each Not Exceeding 1 L Capacity)] 2.1, Erg#126
Non-Hazardous Waste Description:	Not reported
Number of Containers:	1
Container Type Code:	CF
Container Type Description:	Fiber or plastic boxes, cartons, cases
Waste Quantity:	23
Quantity Unit of Measure Code:	P
Quantity Unit of Measure Description:	Pounds
Waste Quantity, in Tons:	0.0115
Acute Waste Quantity, in Tons:	0
Non-Acute Waste Quantity, in Tons:	0.0115
Waste Quantity, in Kilograms:	10.430845
Acute Waste Quantity, in Kilograms:	0
Non-Acute Waste Quantity, in Kilorgrams:	10.430845
Management Method Code:	H141
Management Method Description:	STORAGE, BULKING AND/OR TRANSFER OFF SITE

AUTOZONE (Continued) **1031880501**

Waste Residue Indicator:	N
Quantity Discrepancy Indicator:	N
Waste Type Discrepancy Indicator:	N
Waste Density:	Not reported
Waste Density Unit of Measure Code:	Not reported
Waste Density Unit of Measure Description:	Not reported
Form Code:	Not reported
Form Code Description:	Not reported
Source Code:	Not reported
Source Code Description:	Not reported
Waste Minimization Code:	Not reported
Waste Minimization Code Description:	Not reported
Consent Number:	Not reported
EPA Waste Indicator:	Y
Federal Waste Codes:	D001, D005, D007, D035
Quantity Haz Kg:	10.430845
Quantity Haz Tons:	0.0115
Quantity Non Haz Kg:	Not reported
Quantity Non Haz Tons:	Not reported
State Waste Codes:	Not reported

Manifest Tracking Number:	200381838CLE
Waste Line Number:	2
U.S. DOT Hazardous Indicator:	Y
U.S. DOT ID Number:	UN1993
U.S. DOT Description:	Un1993, Waste Flammable Liquids, N.O.S. (Methyl Ethyl Ketone, Xylene), 3, Pg Ii, Erg#128
Non-Hazardous Waste Description:	Not reported
Number of Containers:	1
Container Type Code:	CF
Container Type Description:	Fiber or plastic boxes, cartons, cases
Waste Quantity:	24
Quantity Unit of Measure Code:	P
Quantity Unit of Measure Description:	Pounds
Waste Quantity, in Tons:	0.012
Acute Waste Quantity, in Tons:	0
Non-Acute Waste Quantity, in Tons:	0.012
Waste Quantity, in Kilograms:	10.88436
Acute Waste Quantity, in Kilograms:	0
Non-Acute Waste Quantity, in Kilorgrams:	10.88436
Management Method Code:	H061
Management Method Description:	FUEL BLENDING
Waste Residue Indicator:	N
Quantity Discrepancy Indicator:	N
Waste Type Discrepancy Indicator:	N
Waste Density:	Not reported
Waste Density Unit of Measure Code:	Not reported
Waste Density Unit of Measure Description:	Not reported
Form Code:	Not reported
Form Code Description:	Not reported
Source Code:	Not reported
Source Code Description:	Not reported
Waste Minimization Code:	Not reported
Waste Minimization Code Description:	Not reported
Consent Number:	Not reported
EPA Waste Indicator:	Y
Federal Waste Codes:	D001, D035

AUTOZONE (Continued) **1031880501**

Quantity Haz Kg: 10.88436
Quantity Haz Tons: 0.012
Quantity Non Haz Kg: Not reported
Quantity Non Haz Tons: Not reported
State Waste Codes: Not reported

C12 **AUTO ZONE** **E MANIFEST** **1031876080**
SSW **2200 ROSWELL #100** **N/A**
< 1/8 **MARIETTA, GA 30062**
0.051 mi.
268 ft. **Site 5 of 5 in cluster C**

Relative:
Higher

Actual:
1085 ft.

E MANIFEST:

Manifest Tracking Number:	200799530CLE
Last Updated Date:	20240806
Shipped Date:	20240513
Received Date:	20240603
Manifest Status:	Signed
Submission Type:	DataImage5Copy
Origin Type:	Service
Generator EPA ID:	CESQG
Generator Name:	Auto Zone
Generator Location Street Number:	Not reported
Generator Location Street 1:	2200 ROSWELL #100
Generator Location Street 2:	Not reported
Generator Location City:	MARIETTA
Generator Location State:	GA
Generator Location Zip:	30062
Generator Mail Street Number:	Not reported
Generator Mail Street 1:	2200 ROSWELL #100
Generator Mail Street 2:	Not reported
Generator Mail City:	MARIETTA
Generator Mail Zip:	30062
Generator Mail State:	GA
Generator Contact Company Name:	Not reported
Designated Facility EPA ID:	ALD094476793
Designated Facility Name:	Allworth, Inc. (Esol)
Designated Facility Mail Street Number:	500
Designated Facility Mail Street 1:	Not reported
Designated Facility Mail Street 2:	MEDCO ROAD
Designated Facility Mail City:	BIRMINGHAM
Designated Facility Mail Zip:	35217
Designated Facility Mail State:	AL
Designated Facility Location Street Number:	500
Designated Facility Location Street 1:	MEDCO ROAD
Designated Facility Location Street 2:	Not reported
Designated Facility Location City:	BIRMINGHAM
Designated Facility Location Zip:	35217
Designated Facility Location State:	AL
Designated Facility Contact Company Name:	Not reported
Manifest Residue Indicator:	N
Rejection Indicator:	N

Transporter:

Manifest Tracking Number:	200799530CLE
Transporter Line Number:	1
Transporter EPA ID:	MNS000110924

AUTO ZONE (Continued) **1031876080**

Transporter Name: Clean Earth Specialty Waste Solutions,

Waste Line:

Manifest Tracking Number:	200799530CLE
Waste Line Number:	1
U.S. DOT Hazardous Indicator:	Y
U.S. DOT ID Number:	UN1950
U.S. DOT Description:	Un1950, Waste Aerosols (8), 2.1
Non-Hazardous Waste Description:	Not reported
Number of Containers:	1
Container Type Code:	CF
Container Type Description:	Fiber or plastic boxes, cartons, cases
Waste Quantity:	35
Quantity Unit of Measure Code:	P
Quantity Unit of Measure Description:	Pounds
Waste Quantity, in Tons:	0.0175
Acute Waste Quantity, in Tons:	0
Non-Acute Waste Quantity, in Tons:	0.0175
Waste Quantity, in Kilograms:	15.87303
Acute Waste Quantity, in Kilograms:	0
Non-Acute Waste Quantity, in Kilorgrams:	15.873025
Management Method Code:	H141
Management Method Description:	STORAGE, BULKING AND/OR TRANSFER OFF SITE
Waste Residue Indicator:	N
Quantity Discrepancy Indicator:	N
Waste Type Discrepancy Indicator:	N
Waste Density:	Not reported
Waste Density Unit of Measure Code:	Not reported
Waste Density Unit of Measure Description:	Not reported
Form Code:	Not reported
Form Code Description:	Not reported
Source Code:	Not reported
Source Code Description:	Not reported
Waste Minimization Code:	Not reported
Waste Minimization Code Description:	Not reported
Consent Number:	Not reported
EPA Waste Indicator:	Y
Federal Waste Codes:	D001, D005, D007, D035
Quantity Haz Kg:	15.873025
Quantity Haz Tons:	0.0175
Quantity Non Haz Kg:	0
Quantity Non Haz Tons:	0
State Waste Codes:	Not reported

Manifest Tracking Number:	200799530CLE
Waste Line Number:	2
U.S. DOT Hazardous Indicator:	Y
U.S. DOT ID Number:	UN1993
U.S. DOT Description:	Un1993, Waste Flammable Liquids, N.O.S. (Methyl Ethyl Ketone, Xylenes), 3, Pg-Ii
Non-Hazardous Waste Description:	Not reported
Number of Containers:	1
Container Type Code:	DF
Container Type Description:	Fiberboard or plastic drums, barrels, kegs
Waste Quantity:	56
Quantity Unit of Measure Code:	P
Quantity Unit of Measure Description:	Pounds

AUTO ZONE (Continued) **1031876080**

Waste Quantity, in Tons:	0.028
Acute Waste Quantity, in Tons:	0
Non-Acute Waste Quantity, in Tons:	0.028
Waste Quantity, in Kilograms:	25.39684
Acute Waste Quantity, in Kilograms:	0
Non-Acute Waste Quantity, in Kilorgrams:	25.39684
Management Method Code:	H061
Management Method Description:	FUEL BLENDING
Waste Residue Indicator:	N
Quantity Discrepancy Indicator:	N
Waste Type Discrepancy Indicator:	N
Waste Density:	Not reported
Waste Density Unit of Measure Code:	Not reported
Waste Density Unit of Measure Description:	Not reported
Form Code:	Not reported
Form Code Description:	Not reported
Source Code:	Not reported
Source Code Description:	Not reported
Waste Minimization Code:	Not reported
Waste Minimization Code Description:	Not reported
Consent Number:	Not reported
EPA Waste Indicator:	Y
Federal Waste Codes:	D001, D035
Quantity Haz Kg:	25.39684
Quantity Haz Tons:	0.028
Quantity Non Haz Kg:	0
Quantity Non Haz Tons:	0
State Waste Codes:	Not reported

A13 **FITZGERALD CONVENIENCE CENTERS** **EDR Hist Auto** **1020359570**
NW **2217 ROSWELL RD STE B2** **N/A**
< 1/8 **MARIETTA, GA 30062**
0.066 mi.
349 ft. **Site 3 of 3 in cluster A**

Relative: EDR Hist Auto
Lower

Actual:
1064 ft.

Year:	Name:	Type:
1991	FITZGERALD CONVENIENCE CENTERS	Convenience Stores
1992	FITZGERALD CONVENIENCE CENTERS	Convenience Stores
1992	FITZGERALD CONVENIENCE CENTERS	Convenience Stores
1993	FITZGERALD CONVENIENCE CENTERS	Convenience Stores
1993	FITZGERALD CONVENIENCE CENTERS	Convenience Stores
1994	FITZGERALD CONVENIENCE CENTERS	Convenience Stores
1994	FITZGERALD CONVENIENCE CENTERS	Convenience Stores
1995	FITZGERALD CONVENIENCE CENTERS	Convenience Stores
1995	FITZGERALD CONVENIENCE CENTERS	Convenience Stores
1996	FITZGERALD CONVENIENCE CENTERS	Convenience Stores
1996	FITZGERALD CONVENIENCE CENTERS	Convenience Stores
1997	FITZGERALD CONVENIENCE CENTERS	Convenience Stores
1998	FITZGERALD CONVENIENCE CENTERS	Convenience Stores
1999	FITZGERALD CONVENIENCE CENTERS	Convenience Stores
2000	FITZGERALD CONVENIENCE CENTERS	Convenience Stores

D14 **SHELL OIL COMPANY** **AST** **A100502847**
North **2243 ROSWELL ROAD** **N/A**
< 1/8 **MARIETTA, GA 30062**
0.080 mi.
424 ft. **Site 1 of 9 in cluster D**

Relative: AST:
Lower

Actual: Name:	SHELL OIL COMPANY
1082 ft. Address:	2243 ROSWELL ROAD
City,State,Zip:	MARIETTA, GA 30062
Owner Name:	Not reported
Owner Address:	Not reported
Owner City/State/Zip:	Not reported
Number Of Tanks:	Not reported
Tank Capacity:	Not reported
File No:	033-SSS-322
Permit Type:	Not reported
Sub Type:	Not reported
Status:	Not reported
Issue Date:	Not reported

D15 **CHEVRON #201828** **UST FINDER** **1028263986**
North **2243 ROSWELL RD** **UST FINDER RELEASE** **N/A**
< 1/8 **MARIETTA, GA 30062**
0.080 mi.
424 ft. **Site 2 of 9 in cluster D**

Relative: UST FINDER:
Lower

Actual: Object ID:	102698
1082 ft. Facility ID:	GA330040
Name:	Chevron #201828
Address:	2243 ROSWELL RD
City,State,Zip:	MARIETTA, GA 30062
Address Match Type:	PointAddress
Open USTs:	3
Closed USTs:	3
TOS USTs:	0
Population 1500ft:	655
Private Wells 1500ft:	0
Within 100yr Floodplain:	No
Land Use:	Developed, High Intensity
Within SPA:	No
SPA PWS Facility ID:	Not reported
SPA Water Type:	Not reported
SPA Facility Type:	Not reported
SPA HUC12:	Not reported
Within WHPA:	No
WHPA PWS Facility ID:	Not reported
WHPA Water Type:	Not reported
WHPA Facility Type:	Not reported
WHPA HUC12:	Not reported
Facility Status:	Open UST(s)
Date of Last Inspection:	Not reported
EPA Region:	4
Tribe:	Not reported
Coordinate Source:	Geocode
X Coord:	-84.48731707
Y Coord:	33.9719169100001
Latitude:	33.97191691
Longitude:	-84.48731707

CHEVRON #201828 (Continued) **1028263986**

UST FINDER:

Object ID:	350094
Facility ID:	GA330040
Tank ID:	GA330040_4
Tank Status:	Open
Installation Date:	1988/01/01 16:00:00+00
Removal Date:	Not reported
Tank Capacity:	10000
Substances:	Gas (Historical Use)
Tank Wall Type:	Not reported

Object ID:	350095
Facility ID:	GA330040
Tank ID:	GA330040_5
Tank Status:	Open
Installation Date:	1988/01/01 16:00:00+00
Removal Date:	Not reported
Tank Capacity:	10000
Substances:	Gas (Historical Use)
Tank Wall Type:	Not reported

Object ID:	350096
Facility ID:	GA330040
Tank ID:	GA330040_6
Tank Status:	Open
Installation Date:	1988/01/01 16:00:00+00
Removal Date:	Not reported
Tank Capacity:	10000
Substances:	Gas (Historical Use)
Tank Wall Type:	Not reported

Object ID:	376057
Facility ID:	GA330040
Tank ID:	GA330040_1
Tank Status:	Closed
Installation Date:	1975/05/03 16:00:00+00
Removal Date:	Not reported
Tank Capacity:	10000
Substances:	Gas (Historical Use)
Tank Wall Type:	Not reported

Object ID:	376058
Facility ID:	GA330040
Tank ID:	GA330040_2
Tank Status:	Closed
Installation Date:	1975/05/03 16:00:00+00
Removal Date:	Not reported
Tank Capacity:	10000
Substances:	Gas (Historical Use)
Tank Wall Type:	Not reported

Object ID:	376059
Facility ID:	GA330040
Tank ID:	GA330040_3
Tank Status:	Closed
Installation Date:	1975/05/03 16:00:00+00
Removal Date:	Not reported

CHEVRON #201828 (Continued) **1028263986**

Tank Capacity:	10000
Substances:	Gas (Historical Use)
Tank Wall Type:	Not reported

UST FINDER RELEASE:

Object ID:	131633
Facility ID:	GA330040
Lust ID:	GA1297
Name:	CHEVRON #201828
Address:	2243 ROSWELL RD
City,State,Zip:	MARIETTA, GA 30062
Address Match Type:	PointAddress
Reported Date:	1991/11/12 15:59:59+00
Status:	No Further Action
Substance:	Not reported
Population within 1500ft:	657
Domestic Wells within 1500ft:	0
Land Use:	Developed, High Intensity
Within SPA:	No
SPA PWS Facility ID:	Not reported
SPA Water Type:	Not reported
SPA Facility Type:	Not reported
SPA HUC12:	Not reported
Within WHPA:	No
WHPA PWS Facility ID:	Not reported
WHPA Water Type:	Not reported
WHPA Facility Type:	Not reported
WHPA HUC12:	Not reported
Within 100yr Floodplain:	No
Tribe:	Not reported
EPA Region:	4
NFA Letter 1:	Not reported
NFA Letter 2:	Not reported
NFA Letter 3:	Not reported
NFA Letter 4:	Not reported
Closed With Residual Contaminate:	Not reported
Coordinate Source:	Geocode
X Coord:	-84.48732
Y Coord:	33.9719200000001
Latitude:	33.9719199999999
Longitude:	-84.4873199999999

D16 **CHEVRON** **AST** **A100495035**
North **2243 ROSWELL ROAD** **N/A**
< 1/8 **MARIETTA, GA 30062**
0.080 mi.
424 ft. **Site 3 of 9 in cluster D**

Relative: **Lower**

Actual: **1082 ft.**

AST:

Name:	CHEVRON
Address:	2243 ROSWELL ROAD
City,State,Zip:	MARIETTA, GA 30062
Owner Name:	Chevron U.S.A., Inc.
Owner Address:	Not reported
Owner City/State/Zip:	Not reported
Number Of Tanks:	Not reported

CHEVRON (Continued) **A100495035**

Tank Capacity:	Not reported
File No:	033-SSS-172
Permit Type:	Not reported
Sub Type:	Not reported
Status:	Not reported
Issue Date:	Not reported

D17 **CHEVRON #201828** **LUST U001475417**
North **2243 ROSWELL RD** **UST N/A**
< 1/8 **MARIETTA, GA** **Financial Assurance**
0.080 mi.
424 ft. **Site 4 of 9 in cluster D**

Relative:
Lower

Actual:
1082 ft.

LUST:

Name:	CHEVRON #201828
Address:	2243 ROSWELL RD
City,State,Zip:	MARIETTA, GA 30062
Facility ID:	00330040
Leak ID:	Not reported
Description:	Not reported
Cleanup Status:	NFA - No Further Action
Date Received:	11/12/1991
Project Officer:	Stephen Burris
Project Name:	UST - 1 - CHEVRON #201828
Site Code Description:	Not Eligible GUST trust fund reimbursement site
No Further Action Date:	05/30/2001

UST:

Name:	CHEVRON #201828
Address:	2243 ROSWELL RD
City,State,Zip:	MARIETTA, GA

Contact:

Facility ID:	330040
Facility Status:	Active
Location Status:	Active
Contact First Name:	Suleman
Contact Last Name:	Waliany
Company Name:	Not reported
Mailing Address:	2243 Roswell road
Mailing City:	Marietta
Mailing State:	GA
Mailing Zip:	30062
Start Date:	Not reported
End Date:	Not reported

Tank Info:

Tank ID:	3
Name:	CHEVRON #201828
Address:	2243 ROSWELL RD
Tank Status:	Removed from Ground
City:	MARIETTA
Tank Material:	Bare Steel
Pipe Type:	Not reported
Overfill Type:	Not reported
Install Date:	05/03/1975
Facility ID:	330040

CHEVRON #201828 (Continued) **U001475417**

Product:	Gas (Historical Use)
Pipe Material:	Galvanized Steel
Overfill Protection:	Not reported
Overfill Installed:	Not reported
Tank Exempt From Spill:	Not reported
Date Spill Device Installed:	Not reported
Tank ID:	1
Name:	CHEVRON #201828
Address:	2243 ROSWELL RD
Tank Status:	Removed from Ground
City:	MARIETTA
Tank Material:	Bare Steel
Pipe Type:	Not reported
Overfill Type:	Not reported
Install Date:	05/03/1975
Facility ID:	330040
Product:	Gas (Historical Use)
Pipe Material:	Galvanized Steel
Overfill Protection:	Not reported
Overfill Installed:	Not reported
Tank Exempt From Spill:	Not reported
Date Spill Device Installed:	Not reported
Tank ID:	4
Name:	CHEVRON #201828
Address:	2243 ROSWELL RD
Tank Status:	Currently in Use
City:	MARIETTA
Tank Material:	Fiberglass
Pipe Type:	Pressurized
Overfill Type:	Ball Float
Install Date:	01/01/1988
Facility ID:	330040
Product:	Regular
Pipe Material:	Double-Walled Fiberglass
Overfill Protection:	False
Overfill Installed:	07/14/1993
Tank Exempt From Spill:	False
Date Spill Device Installed:	07/14/1993
Tank ID:	5
Name:	CHEVRON #201828
Address:	2243 ROSWELL RD
Tank Status:	Currently in Use
City:	MARIETTA
Tank Material:	Fiberglass
Pipe Type:	Pressurized
Overfill Type:	Ball Float
Install Date:	01/01/1988
Facility ID:	330040
Product:	Plus
Pipe Material:	Double-Walled Fiberglass
Overfill Protection:	False
Overfill Installed:	07/14/1993
Tank Exempt From Spill:	False
Date Spill Device Installed:	07/14/1993

CHEVRON #201828 (Continued) **U001475417**

Tank ID:	2
Name:	CHEVRON #201828
Address:	2243 ROSWELL RD
Tank Status:	Removed from Ground
City:	MARIETTA
Tank Material:	Bare Steel
Pipe Type:	Not reported
Overfill Type:	Not reported
Install Date:	05/03/1975
Facility ID:	330040
Product:	Gas (Historical Use)
Pipe Material:	Galvanized Steel
Overfill Protection:	Not reported
Overfill Installed:	Not reported
Tank Exempt From Spill:	Not reported
Date Spill Device Installed:	Not reported

Tank ID:	6
Name:	CHEVRON #201828
Address:	2243 ROSWELL RD
Tank Status:	Currently in Use
City:	MARIETTA
Tank Material:	Fiberglass
Pipe Type:	Pressurized
Overfill Type:	Ball Float
Install Date:	01/01/1988
Facility ID:	330040
Product:	Premium
Pipe Material:	Double-Walled Fiberglass
Overfill Protection:	False
Overfill Installed:	07/14/1993
Tank Exempt From Spill:	False
Date Spill Device Installed:	07/14/1993

GA Financial Assurance 1:

Name:	CHEVRON #201828
Address:	2243 ROSWELL RD
City,State,Zip:	MARIETTA, GA 30062
Region:	1
Facility ID:	330040
Financial Responsiblity:	G.U.S.T. Trust Fund
Location Start Date:	04/30/1986
Location End Date:	Not reported
Location Status:	Active
Location Type:	Gas Station
Facility Status:	ACTIVE

D18 **AMERICAN PERSONNEL SERVICES** **EDR Hist Auto** **1021552164**
North **2243 ROSWELL RD** **N/A**
< 1/8 **MARIETTA, GA 30062**
0.080 mi.
424 ft. **Site 5 of 9 in cluster D**

Relative: EDR Hist Auto
Lower

Actual:
1082 ft.

Year:	Name:	Type:
1992	CHEVRON CORPORATION	Gasoline Service Stations
1993	AMERICAN PERSONNEL SERVICES	Gasoline Service Stations
1994	AMERICAN PERSONNEL SERVICES	Gasoline Service Stations
1995	AMERICAN PERSONNEL SERVICES	Gasoline Service Stations
1996	CHEVRON STATIONS INC	Gasoline Service Stations
1997	CHEVRON STATIONS INC	Gasoline Service Stations
2000	SOHAIR INC	Gasoline Service Stations
2006	CHEVRON USA INC	Gasoline Service Stations, NEC
2007	CHEVRON USA INC	Gasoline Service Stations, NEC

E19 **PROFESSIONAL CLEANERS** **DRYCLEANERS** **S109506166**
WSW **2199 ROSWELL ROAD** **N/A**
< 1/8 **MARIETTA, GA 30064**
0.094 mi.
494 ft. **Site 1 of 5 in cluster E**

Relative: DRYCLN:
Lower

Actual:
1071 ft.

Name:	PROFESSIONAL CLEANERS
Address:	2199 ROSWELL RD
City,State,Zip:	MARIETTA, GA 30062-7542
Contact Name:	John Parks
Phone Number:	770-565-2547
Contact Name:	John Parks
MSA code:	520
MSA desc:	ATLANTA, GA
CBSA code:	12060
CBSA descr:	ATLANTA SPGS, GA
Metro Micro Indicator:	2
CSA code:	122
Csa descr:	ATLANTA-SANDY SPRINGS-GAINESVILLE, GA-AL
Census tract:	30505
Census block group:	1
Latitude:	33.970358
Longitude:	-84.488368
Match level code:	0
Secondary address:	2199 Roswell Rd
Secondary city:	Marietta
Secondary state:	GA
Secondary zip10:	30062-7542
Secondary carrier route code:	C082
Fax number:	Not reported
Toll free number:	Not reported
Web site:	Not reported
Selected SIC code:	721201
Selected SIC desc:	Cleaners
Primary SIC code:	721201
Primary SIC desc:	Cleaners
NAICS code:	81232002
NAICS desc:	Drycleaning & Laundry Svcs
Location employment size code:	A
Location employment size desc:	01-04

PROFESSIONAL CLEANERS (Continued) **S109506166**

Actual location employment size:	2
Modeled employment size:	A
Location sales volume code:	A
Location sales volume desc:	Less Than $500,000
Actual location sales volume:	120
Corporate sales volume code:	Not reported
Corporate sales volume desc:	Not reported
Actual corporate sales volume:	Not reported
Asset size:	S
Name:	Mr John Parks
Title:	Manager
Ethnicity code:	British
Infousa id:	907001903
Site Number:	907001903
HQ branch code:	9
HQ branch desc:	Single Loc
Public company indicator code:	0
Public filing indicator:	N
Individual firm code:	2
Individual firm desc:	Firm/Business
Year SIC added:	199611
Year first appeared in yellow pages:	1996
Yellow page code:	18306
Transaction date:	199611
Call status code:	A
Call status desc:	No Answer (3 Attempts)
Credit score code:	B+
Credit score desc:	85 to 89
Actual credit score:	88
Ad size code:	Regular
Population code:	6
Population desc:	50,000 - 99,000
Square footage code:	A
Square footage desc:	0 - 2,499
Radial distance from target element:	.
Actnumbus multitenant location:	10+
Building num multi tenant:	94698
Number of pcs code:	0 - 1 PCs
Affluent neighborhood location:	N
Big business:	N
Female owner exec:	N
Highincomeexec:	N
Hightechbusiness:	N
Medium size business entrepreneur:	N
Small business entrepreneur:	N
Tertiary address:	Marshalls at East Lake
Tertiary city:	Marietta
Tertiary state:	GA
Tertiary zip10:	30062
White collar percentage:	29
White collar indicator:	0
Production date:	12/02/2008
Obsolescence date:	06/02/2009
Source:	infoUSA
Bookno:	14900
Name:	PROFESSIONAL CLEANERS

PROFESSIONAL CLEANERS (Continued) **S109506166**

Address:	2199 ROSWELL ROAD
City,State,Zip:	MARIETTA, GA 30064
Contact Name:	Not reported
Phone Number:	Not reported
Contact Name:	Not reported
MSA code:	Not reported
MSA desc:	Not reported
CBSA code:	Not reported
CBSA descr:	Not reported
Metro Micro Indicator:	Not reported
CSA code:	Not reported
Csa descr:	Not reported
Census tract:	Not reported
Census block group:	Not reported
Latitude:	Not reported
Longitude:	Not reported
Match level code:	Not reported
Secondary address:	Not reported
Secondary city:	Not reported
Secondary state:	Not reported
Secondary zip10:	Not reported
Secondary carrier route code:	Not reported
Fax number:	Not reported
Toll free number:	Not reported
Web site:	Not reported
Selected SIC code:	Not reported
Selected SIC desc:	Not reported
Primary SIC code:	Not reported
Primary SIC desc:	Not reported
NAICS code:	Not reported
NAICS desc:	Not reported
Location employment size code:	Not reported
Location employment size desc:	Not reported
Actual location employment size:	Not reported
Modeled employment size:	Not reported
Location sales volume code:	Not reported
Location sales volume desc:	Not reported
Actual location sales volume:	Not reported
Corporate sales volume code:	Not reported
Corporate sales volume desc:	Not reported
Actual corporate sales volume:	Not reported
Asset size:	Not reported
Name:	Not reported
Title:	Not reported
Ethnicity code:	Not reported
Infousa id:	Not reported
Site Number:	Not reported
HQ branch code:	Not reported
HQ branch desc:	Not reported
Public company indicator code:	Not reported
Public filing indicator:	Not reported
Individual firm code:	Not reported
Individual firm desc:	Not reported
Year SIC added:	Not reported
Year first appeared in yellow pages:	Not reported
Yellow page code:	Not reported
Transaction date:	Not reported

PROFESSIONAL CLEANERS (Continued) **S109506166**

Call status code:	Not reported
Call status desc:	Not reported
Credit score code:	Not reported
Credit score desc:	Not reported
Actual credit score:	Not reported
Ad size code:	Not reported
Population code:	Not reported
Population desc:	Not reported
Square footage code:	Not reported
Square footage desc:	Not reported
Radial distance from target element:	Not reported
Actnumbus multitenant location:	Not reported
Building num multi tenant:	Not reported
Number of pcs code:	Not reported
Affluent neighborhood location:	Not reported
Big business:	Not reported
Female owner exec:	Not reported
Highincomeexec:	Not reported
Hightechbusiness:	Not reported
Medium size business entrepreneur:	Not reported
Small business entrepreneur:	Not reported
Tertiary address:	Not reported
Tertiary city:	Not reported
Tertiary state:	Not reported
Tertiary zip10:	Not reported
White collar percentage:	Not reported
White collar indicator:	Not reported
Production date:	Not reported
Obsolescence date:	Not reported
Source:	Not reported
Bookno:	Not reported

E20 **PROFESSIONAL CLEANERS** **RCRA NonGen / NLR** **1004686831**
WSW **2199 ROSWELL RD NE** **FINDS** **GAD984293464**
< 1/8 **MARIETTA, GA 30062** **ECHO**
0.094 mi.
494 ft. **Site 2 of 5 in cluster E**

Relative: **Lower**
Actual: **1071 ft.**

RCRA Listings:

Date Form Received by Agency:	20100513
Handler Name:	Professional Cleaners
Handler Address:	Roswell Rd Ne
Handler City,State,Zip:	MARIETTA, GA 30062
EPA ID:	GAD984293464
Contact Name:	MAN CHANG
Contact Address:	2199 ROSWELL RD NE
Contact City,State,Zip:	MARIETTA, GA 30062
Contact Telephone:	404-973-7812
Contact Fax:	Not reported
Contact Email:	Not reported
Contact Title:	Not reported
EPA Region:	04
Land Type:	Private
Federal Waste Generator Description:	Not a generator, verified
Non-Notifier:	Not reported
Biennial Report Cycle:	Not reported
Accessibility:	Not reported
Active Site Indicator:	Not reported

PROFESSIONAL CLEANERS (Continued) **1004686831**

State District Owner:		Not reported
State District:		Not reported
Mailing Address:		ROSWELL RD NE
Mailing City,State,Zip:		MARIETTA, GA 30062
Owner Name:	Man Chang	
Owner Type:		Private
Operator Name:	Not reported	
Operator Type:		Not reported
Short-Term Generator Activity:		No
Importer Activity:		No
Mixed Waste Generator:		No
Transporter Activity:		No
Transfer Facility Activity:		No
Recycler Activity with Storage:		No
Small Quantity On-Site Burner Exemption:		No
Smelting Melting and Refining Furnace Exemption:		No
Underground Injection Control:		No
Off-Site Waste Receipt:		No
Universal Waste Indicator:		No
Universal Waste Destination Facility:		No
Federal Universal Waste:		No
Active Site State-Reg Handler:		---
Federal Facility Indicator:		Not reported
Hazardous Secondary Material Indicator:		N
Sub-Part K Indicator:		Not reported
2018 GPRA Permit Baseline:		Not on the Baseline
2018 GPRA Renewals Baseline:		Not on the Baseline
202 GPRA Corrective Action Baseline:		No
Subject to Corrective Action Universe:		No
Non-TSDFs Where RCRA CA has Been Imposed Universe:		No
Corrective Action Priority Ranking:		No NCAPS ranking
Environmental Control Indicator:		No
Institutional Control Indicator:		No
Human Exposure Controls Indicator:		N/A
Groundwater Controls Indicator:		N/A
Significant Non-Complier Universe:		No
Unaddressed Significant Non-Complier Universe:		No
Addressed Significant Non-Complier Universe:		No
Significant Non-Complier With a Compliance Schedule Universe:		No
Financial Assurance Required:		Not reported
Handler Date of Last Change:		20151001
Recognized Trader-Importer:		No
Recognized Trader-Exporter:		No
Importer of Spent Lead Acid Batteries:		No
Exporter of Spent Lead Acid Batteries:		No
Recycler Activity Without Storage:		No
Manifest Broker:		No
Sub-Part P Indicator:		No

Hazardous Waste Summary:

Waste Code:	F002
Waste Description:	The Following Spent Halogenated Solvents: Tetrachloroethylene, Methylene Chloride, Trichloroethylene, 1,1,1-Trichloroethane, Chlorobenzene, 1,1,2-Trichloro-1,2,2-Trifluoroethane, Ortho-Dichlorobenzene, Trichlorofluoromethane, And 1,1,2, Trichloroethane; All Spent Solvent Mixtures/Blends Containing, Before

PROFESSIONAL CLEANERS (Continued) **1004686831**

Use, A Total Of Ten Percent Or More (By Volume) Of One Or More Of The Above Halogenated Solvents Or Those Solvents Listed In F001, F004, And F005; And Still Bottoms From The Recovery Of These Spent Solvents And Spent Solvent Mixtures.

Handler - Owner Operator:

Owner/Operator Indicator:	Owner
Owner/Operator Name: MAN CHANG	
Legal Status:	Private
Date Became Current:	Not reported
Date Ended Current:	Not reported
Owner/Operator Address:	2199 ROSWELL RD NE
Owner/Operator City,State,Zip:	MARIETTA, GA 30062
Owner/Operator Telephone:	404-973-7812
Owner/Operator Telephone Ext:	Not reported
Owner/Operator Fax:	Not reported
Owner/Operator Email:	Not reported

Owner/Operator Indicator:	Owner
Owner/Operator Name: MAN CHANG	
Legal Status:	Private
Date Became Current:	Not reported
Date Ended Current:	Not reported
Owner/Operator Address:	2199 ROSWELL RD NE
Owner/Operator City,State,Zip:	MARIETTA, GA 30062
Owner/Operator Telephone:	404-973-7812
Owner/Operator Telephone Ext:	Not reported
Owner/Operator Fax:	Not reported
Owner/Operator Email:	Not reported

Historic Generators:

Receive Date:	20100513
Handler Name: PROFESSIONAL CLEANERS	
Federal Waste Generator Description:	Not a generator, verified
State District Owner:	Not reported
Large Quantity Handler of Universal Waste:	No
Recognized Trader Importer:	No
Recognized Trader Exporter:	No
Spent Lead Acid Battery Importer:	No
Spent Lead Acid Battery Exporter:	No
Current Record:	Yes
Non Storage Recycler Activity:	Not reported
Electronic Manifest Broker:	Not reported

Receive Date:	19940624
Handler Name: PROFESSIONAL CLEANERS	
Federal Waste Generator Description:	Very Small Quantity Generator (formerly Conditionally-Exempt Small Quantity Generator
State District Owner:	Not reported
Large Quantity Handler of Universal Waste:	No
Recognized Trader Importer:	No
Recognized Trader Exporter:	No
Spent Lead Acid Battery Importer:	No
Spent Lead Acid Battery Exporter:	No
Current Record:	No
Non Storage Recycler Activity:	Not reported

PROFESSIONAL CLEANERS (Continued) **1004686831**

Electronic Manifest Broker: Not reported

List of NAICS Codes and Descriptions:
NAICS Codes: No NAICS Codes Found

Facility Has Received Notices of Violations:
Violations: No Violations Found

Evaluation Action Summary:
Evaluations: No Evaluations Found

FINDS:
Registry ID: 110066983018

Click Here for FRS Facility Detail Report:

Environmental Interest/Information System:
The Resource Conservation and Recovery Act Information System (RCRAInfo) is EPA's comprehensive information system in support of the Resource Conservation and Recovery Act (RCRA) of 1976 and the Hazardous and Solid Waste Amendments (HSWA) of 1984. It tracks many types of information about generators, transporters, treaters, storers, and disposers of hazardous waste.

Click this hyperlink while viewing on your computer to access additional FINDS: detail in the EDR Site Report.

ECHO:
Envid: 1004686831
Registry ID: 110066983018

DFR URL:
Name: PROFESSIONAL CLEANERS
Address: 2199 Roswell Rd Ne
City,State,Zip: MARIETTA, GA 30062

E21
WSW
< 1/8
0.094 mi.
494 ft.

ALZ CORPORATION **EDR Hist Cleaner** **1018553876**
2199 ROSWELL RD **N/A**
MARIETTA, GA 30062

Site 3 of 5 in cluster E

Relative:
Lower

Actual:
1071 ft.

EDR Hist Cleaner

Year:	Name:	Type:
1992	ALZ CORPORATION	Laundry And Drycleaner Agents

F22 **EUROPEAN CLEANERS II** **EDR Hist Cleaner** **1019983400**
SW **2196 ROSWELL RD** **N/A**
< 1/8 **MARIETTA, GA 30062**
0.110 mi.
582 ft. **Site 1 of 3 in cluster F**

Relative: EDR Hist Cleaner
Lower

Actual: Year: Name: Type:
1072 ft. 1996 EUROPEAN CLEANERS II Drycleaning Plants, Except Rugs

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E23 **STAR CLEANERS** **DRYCLEANERS** **S109506314**
WSW **2195 ROSWELL ROAD** **N/A**
< 1/8 **MARIETTA, GA 30062**
0.117 mi.
616 ft. **Site 4 of 5 in cluster E**

Relative: DRYCLN:
Lower

Actual: Name:	STAR PLUS CLEANERS
1068 ft. Address:	2195 ROSWELL RD
City,State,Zip:	MARIETTA, GA 30062-3814
Contact Name:	Not reported
Phone Number:	770-565-0845
Contact Name:	Not reported
MSA code:	520
MSA desc:	ATLANTA, GA
CBSA code:	12060
CBSA descr:	ATLANTA SPGS, GA
Metro Micro Indicator:	2
CSA code:	122
Csa descr:	ATLANTA-SANDY SPRINGS-GAINESVILLE, GA-AL
Census tract:	30505
Census block group:	1
Latitude:	33.970258
Longitude:	-84.488444
Match level code:	0
Secondary address:	2195 Roswell Rd
Secondary city:	Marietta
Secondary state:	GA
Secondary zip10:	30062-3814
Secondary carrier route code:	C082
Fax number:	Not reported
Toll free number:	Not reported
Web site:	Not reported
Selected SIC code:	721201
Selected SIC desc:	Cleaners
Primary SIC code:	721201
Primary SIC desc:	Cleaners
NAICS code:	81232002
NAICS desc:	Drycleaning & Laundry Svcs
Location employment size code:	A
Location employment size desc:	01-04
Actual location employment size:	1
Modeled employment size:	A
Location sales volume code:	A
Location sales volume desc:	Less Than $500,000
Actual location sales volume:	60
Corporate sales volume code:	Not reported
Corporate sales volume desc:	Not reported
Actual corporate sales volume:	Not reported

STAR CLEANERS (Continued) **S109506314**

Asset size:	S
Name:	Not reported
Title:	Not reported
Ethnicity code:	Not reported
Infousa id:	989734801
Site Number:	989734801
HQ branch code:	9
HQ branch desc:	Single Loc
Public company indicator code:	0
Public filing indicator:	N
Individual firm code:	2
Individual firm desc:	Firm/Business
Year SIC added:	199901
Year first appeared in yellow pages:	1998
Yellow page code:	18306
Transaction date:	199901
Call status code:	W
Call status desc:	Employee Size Only
Credit score code:	B+
Credit score desc:	85 to 89
Actual credit score:	88
Ad size code:	Regular
Population code:	6
Population desc:	50,000 - 99,000
Square footage code:	A
Square footage desc:	0 - 2,499
Radial distance from target element:	.
Actnumbus multitenant location:	10+
Building num multi tenant:	94615
Number of pcs code:	0 - 1 PCs
Affluent neighborhood location:	N
Big business:	N
Female owner exec:	N
Highincomeexec:	N
Hightechbusiness:	N
Medium size business entrepreneur:	N
Small business entrepreneur:	N
Tertiary address:	East Lake
Tertiary city:	Marietta
Tertiary state:	GA
Tertiary zip10:	30062
White collar percentage:	29
White collar indicator:	0
Production date:	12/02/2008
Obsolescence date:	06/02/2009
Source:	infoUSA
Bookno:	14900
Name:	STAR CLEANERS
Address:	2195 ROSWELL ROAD
City,State,Zip:	MARIETTA, GA 30062
Contact Name:	Not reported
Phone Number:	Not reported
Contact Name:	Not reported
MSA code:	Not reported
MSA desc:	Not reported
CBSA code:	Not reported

STAR CLEANERS (Continued) **S109506314**

CBSA descr:	Not reported
Metro Micro Indicator:	Not reported
CSA code:	Not reported
Csa descr:	Not reported
Census tract:	Not reported
Census block group:	Not reported
Latitude:	Not reported
Longitude:	Not reported
Match level code:	Not reported
Secondary address:	Not reported
Secondary city:	Not reported
Secondary state:	Not reported
Secondary zip10:	Not reported
Secondary carrier route code:	Not reported
Fax number:	Not reported
Toll free number:	Not reported
Web site:	Not reported
Selected SIC code:	Not reported
Selected SIC desc:	Not reported
Primary SIC code:	Not reported
Primary SIC desc:	Not reported
NAICS code:	Not reported
NAICS desc:	Not reported
Location employment size code:	Not reported
Location employment size desc:	Not reported
Actual location employment size:	Not reported
Modeled employment size:	Not reported
Location sales volume code:	Not reported
Location sales volume desc:	Not reported
Actual location sales volume:	Not reported
Corporate sales volume code:	Not reported
Corporate sales volume desc:	Not reported
Actual corporate sales volume:	Not reported
Asset size:	Not reported
Name:	Not reported
Title:	Not reported
Ethnicity code:	Not reported
Infousa id:	Not reported
Site Number:	Not reported
HQ branch code:	Not reported
HQ branch desc:	Not reported
Public company indicator code:	Not reported
Public filing indicator:	Not reported
Individual firm code:	Not reported
Individual firm desc:	Not reported
Year SIC added:	Not reported
Year first appeared in yellow pages:	Not reported
Yellow page code:	Not reported
Transaction date:	Not reported
Call status code:	Not reported
Call status desc:	Not reported
Credit score code:	Not reported
Credit score desc:	Not reported
Actual credit score:	Not reported
Ad size code:	Not reported
Population code:	Not reported
Population desc:	Not reported

STAR CLEANERS (Continued) **S109506314**

Square footage code:	Not reported
Square footage desc:	Not reported
Radial distance from target element:	Not reported
Actnumbus multitenant location:	Not reported
Building num multi tenant:	Not reported
Number of pcs code:	Not reported
Affluent neighborhood location:	Not reported
Big business:	Not reported
Female owner exec:	Not reported
Highincomeexec:	Not reported
Hightechbusiness:	Not reported
Medium size business entrepreneur:	Not reported
Small business entrepreneur:	Not reported
Tertiary address:	Not reported
Tertiary city:	Not reported
Tertiary state:	Not reported
Tertiary zip10:	Not reported
White collar percentage:	Not reported
White collar indicator:	Not reported
Production date:	Not reported
Obsolescence date:	Not reported
Source:	Not reported
Bookno:	Not reported

E24 **DRY CLEAN USA OF MARIETTA INC** **EDR Hist Cleaner** **1019976235**
WSW **2195 ROSWELL RD** **N/A**
< 1/8 **MARIETTA, GA 30060**
0.117 mi.
616 ft. **Site 5 of 5 in cluster E**

Relative: EDR Hist Cleaner
Lower

Actual:
1068 ft.

Year:	Name:	Type:
1979	DRY CLEAN USA OF MARIETTA INC	Drycleaning Plants, Except Rugs
1980	DRY CLEAN USA OF MARIETTA INC	Drycleaning Plants, Except Rugs
1982	DRY CLEAN USA OF MARIETTA INC	Drycleaning Plants, Except Rugs
1983	DRY CLEAN USA OF MARIETTA INC	Drycleaning Plants, Except Rugs
1985	DRY CLEAN USA OF MARIETTA INC	Drycleaning Plants, Except Rugs
1986	DRY CLEAN USA OF MARIETTA INC	Drycleaning Plants, Except Rugs
1987	DRY CLEAN USA OF MARIETTA INC	Drycleaning Plants, Except Rugs
1988	DRY CLEAN USA OF MARIETTA INC	Drycleaning Plants, Except Rugs
1989	DRY CLEAN USA OF MARIETTA	Drycleaning Plants, Except Rugs
1990	DRY CLEAN USA OF MARIETTA	Drycleaning Plants, Except Rugs
1991	DRY CLEAN USA OF MARIETTA	Drycleaning Plants, Except Rugs
1992	DRY CLEAN USA OF MARIETTA	Drycleaning Plants, Except Rugs
1993	DRY CLEAN USA OF MARIETTA	Drycleaning Plants, Except Rugs
1994	STAR & ALPINE VILLAGE CLEANERS	Drycleaning Plants, Except Rugs
1995	STAR & ALPINE VILLAGE CLEANERS	Drycleaning Plants, Except Rugs
2000	STAR PLUS CLEANERS	Drycleaning Plants, Except Rugs
2001	STAR CLEANERS	Drycleaning Plants, Except Rugs
2002	STAR CLEANERS	Drycleaning Plants, Except Rugs
2003	STAR CLEANERS	Drycleaning Plants, Except Rugs
2004	STAR CLEANERS	Drycleaning Plants, Except Rugs
2005	STAR CLEANERS	Drycleaning Plants, Except Rugs
2006	STAR CLEANERS	Drycleaning Plants, Except Rugs
2007	STAR CLEANERS	Drycleaning Plants, Except Rugs
2008	STAR CLEANERS	Drycleaning Plants, Except Rugs
2009	STAR CLEANERS	Drycleaning Plants, Except Rugs

DRY CLEAN USA OF MARIETTA INC (Continued) **1019976235**

2010	STAR CLEANERS	Drycleaning Plants, Except Rugs
2011	STAR CLEANERS	Drycleaning Plants, Except Rugs
2012	STAR CLEANERS	Drycleaning Plants, Except Rugs
2013	STAR CLEANERS	Drycleaning Plants, Except Rugs

D25 **AMOCO STATION #4295** **UST FINDER** **1028264221**
North **2245 ROSWELL RD** **N/A**
1/8-1/4 **MARIETTA, GA 30067**
0.127 mi.
673 ft. **Site 6 of 9 in cluster D**

Relative: **Higher**

Actual: **1092 ft.**

UST FINDER:

Object ID:	102710
Facility ID:	GA330342
Name:	Amoco Station #4295
Address:	2245 ROSWELL RD
City,State,Zip:	MARIETTA, GA 30067
Address Match Type:	PointAddress
Open USTs:	0
Closed USTs:	4
TOS USTs:	0
Population 1500ft:	462
Private Wells 1500ft:	0
Within 100yr Floodplain:	No
Land Use:	Developed, Low Intensity
Within SPA:	No
SPA PWS Facility ID:	Not reported
SPA Water Type:	Not reported
SPA Facility Type:	Not reported
SPA HUC12:	Not reported
Within WHPA:	No
WHPA PWS Facility ID:	Not reported
WHPA Water Type:	Not reported
WHPA Facility Type:	Not reported
WHPA HUC12:	Not reported
Facility Status:	Closed UST(s)
Date of Last Inspection:	Not reported
EPA Region:	4
Tribe:	Not reported
Coordinate Source:	Geocode
X Coord:	-84.4867239
Y Coord:	33.9726779900001
Latitude:	33.97267799
Longitude:	-84.4867239

UST FINDER:

Object ID:	380199
Facility ID:	GA330342
Tank ID:	GA330342_1
Tank Status:	Closed
Installation Date:	1972/04/26 16:00:00+00
Removal Date:	Not reported
Tank Capacity:	6000
Substances:	Gas (Historical Use)
Tank Wall Type:	Not reported

Object ID:	380200
Facility ID:	GA330342

AMOCO STATION #4295 (Continued) **1028264221**

Tank ID:	GA330342_2
Tank Status:	Closed
Installation Date:	1972/04/26 16:00:00+00
Removal Date:	Not reported
Tank Capacity:	5000
Substances:	Gas (Historical Use)
Tank Wall Type:	Not reported

Object ID:	380201
Facility ID:	GA330342
Tank ID:	GA330342_3
Tank Status:	Closed
Installation Date:	1972/04/26 16:00:00+00
Removal Date:	Not reported
Tank Capacity:	5000
Substances:	Gas (Historical Use)
Tank Wall Type:	Not reported

Object ID:	380202
Facility ID:	GA330342
Tank ID:	GA330342_4
Tank Status:	Closed
Installation Date:	1972/04/26 16:00:00+00
Removal Date:	Not reported
Tank Capacity:	1000
Substances:	Used Oil
Tank Wall Type:	Not reported

D26 **AMOCO STATION #4295** **UST** **U001475659**
North **2245 ROSWELL RD** **Financial Assurance** **N/A**
1/8-1/4 **MARIETTA, GA**
0.127 mi.
673 ft. **Site 7 of 9 in cluster D**

Relative:
Higher

Actual:
1092 ft.

UST:

Name:	AMOCO STATION #4295
Address:	2245 ROSWELL RD
City,State,Zip:	MARIETTA, GA

Tank Info:

Tank ID:	2
Name:	AMOCO STATION #4295
Address:	2245 ROSWELL RD
Tank Status:	Removed from Ground
City:	MARIETTA
Tank Material:	Bare Steel
Pipe Type:	Not reported
Overfill Type:	Not reported
Install Date:	04/26/1972
Facility ID:	330342
Product:	Gas (Historical Use)
Pipe Material:	Galvanized Steel
Overfill Protection:	Not reported
Overfill Installed:	Not reported
Tank Exempt From Spill:	Not reported
Date Spill Device Installed:	Not reported

AMOCO STATION #4295 (Continued) **U001475659**

Tank ID:	3
Name:	AMOCO STATION #4295
Address:	2245 ROSWELL RD
Tank Status:	Removed from Ground
City:	MARIETTA
Tank Material:	Bare Steel
Pipe Type:	Not reported
Overfill Type:	Not reported
Install Date:	04/26/1972
Facility ID:	330342
Product:	Gas (Historical Use)
Pipe Material:	Galvanized Steel
Overfill Protection:	Not reported
Overfill Installed:	Not reported
Tank Exempt From Spill:	Not reported
Date Spill Device Installed:	Not reported

Tank ID:	4
Name:	AMOCO STATION #4295
Address:	2245 ROSWELL RD
Tank Status:	Removed from Ground
City:	MARIETTA
Tank Material:	Bare Steel
Pipe Type:	Not reported
Overfill Type:	Not reported
Install Date:	04/26/1972
Facility ID:	330342
Product:	Used Oil
Pipe Material:	Galvanized Steel
Overfill Protection:	True
Overfill Installed:	Not reported
Tank Exempt From Spill:	True
Date Spill Device Installed:	Not reported

Tank ID:	1
Name:	AMOCO STATION #4295
Address:	2245 ROSWELL RD
Tank Status:	Removed from Ground
City:	MARIETTA
Tank Material:	Bare Steel
Pipe Type:	Not reported
Overfill Type:	Not reported
Install Date:	04/26/1972
Facility ID:	330342
Product:	Gas (Historical Use)
Pipe Material:	Galvanized Steel
Overfill Protection:	Not reported
Overfill Installed:	Not reported
Tank Exempt From Spill:	Not reported
Date Spill Device Installed:	Not reported

GA Financial Assurance 1:

Name:	AMOCO STATION #4295
Address:	2245 ROSWELL RD
City,State,Zip:	MARIETTA, GA 30067
Region:	1

AMOCO STATION #4295 (Continued) **U001475659**

Facility ID:	330342
Financial Responsiblity:	Not reported
Location Start Date:	04/23/1986
Location End Date:	05/17/1996
Location Status:	Close
Location Type:	Gas Station
Facility Status:	INACTIVE

D27 **AMOCO OIL COMPANY #4318** **AST** **A100493373**
North **2245 ROSWELL ROAD** **N/A**
1/8-1/4 **MARIETTA, GA 30062**
0.127 mi.
673 ft. **Site 8 of 9 in cluster D**

Relative: AST:
Higher

Name:	AMOCO OIL COMPANY #4318
Address:	2245 ROSWELL ROAD
City,State,Zip:	MARIETTA, GA 30062
Owner Name:	Not reported
Owner Address:	Not reported
Owner City/State/Zip:	Not reported
Number Of Tanks:	Not reported
Tank Capacity:	Not reported
File No:	033-SSS-006
Permit Type:	Not reported
Sub Type:	Not reported
Status:	Not reported
Issue Date:	Not reported

Actual:
1092 ft.

D28 **POWER CLEANERS** **DRYCLEANERS** **S106897430**
North **2245 ROSWELL RD** **N/A**
1/8-1/4 **MARIETTA, GA 30062**
0.127 mi.
673 ft. **Site 9 of 9 in cluster D**

Relative: DRYCLN:
Higher

Name:	POWER CLEANERS
Address:	2245 ROSWELL RD
City,State,Zip:	MARIETTA, GA 30062-2974
Contact Name:	Maggie Ra
Phone Number:	770-565-8988
Contact Name:	Maggie Ra
MSA code:	520
MSA desc:	ATLANTA, GA
CBSA code:	12060
CBSA descr:	ATLANTA SPGS, GA
Metro Micro Indicator:	2
CSA code:	122
Csa descr:	ATLANTA-SANDY SPRINGS-GAINESVILLE, GA-AL
Census tract:	30504
Census block group:	3
Latitude:	33.972238
Longitude:	-84.486925
Match level code:	0
Secondary address:	2245 Roswell Rd
Secondary city:	Marietta

Actual:
1092 ft.

POWER CLEANERS (Continued) **S106897430**

Secondary state:	GA
Secondary zip10:	30062-2974
Secondary carrier route code:	C082
Fax number:	Not reported
Toll free number:	Not reported
Web site:	Not reported
Selected SIC code:	721201
Selected SIC desc:	Cleaners
Primary SIC code:	721201
Primary SIC desc:	Cleaners
NAICS code:	81232002
NAICS desc:	Drycleaning & Laundry Svcs
Location employment size code:	B
Location employment size desc:	05-09
Actual location employment size:	5
Modeled employment size:	A
Location sales volume code:	A
Location sales volume desc:	Less Than $500,000
Actual location sales volume:	300
Corporate sales volume code:	Not reported
Corporate sales volume desc:	Not reported
Actual corporate sales volume:	Not reported
Asset size:	S
Name:	Ms Maggie Ra
Title:	Owner
Ethnicity code:	Korean
Infousa id:	989734751
Site Number:	989734751
HQ branch code:	9
HQ branch desc:	Single Loc
Public company indicator code:	0
Public filing indicator:	N
Individual firm code:	2
Individual firm desc:	Firm/Business
Year SIC added:	199901
Year first appeared in yellow pages:	1998
Yellow page code:	18306
Transaction date:	199901
Call status code:	P
Call status desc:	Contact Name Only
Credit score code:	A
Credit score desc:	90 to 94
Actual credit score:	92
Ad size code:	Regular
Population code:	6
Population desc:	50,000 - 99,000
Square footage code:	B
Square footage desc:	2,500 - 9,999
Radial distance from target element:	.
Actnumbus multitenant location:	Not reported
Building num multi tenant:	Not reported
Number of pcs code:	0 - 1 PCs
Affluent neighborhood location:	N
Big business:	N
Female owner exec:	N
Highincomeexec:	N
Hightechbusiness:	N

POWER CLEANERS (Continued) **S106897430**

Medium size business entrepreneur:	N
Small business entrepreneur:	Y
Tertiary address:	Not reported
Tertiary city:	Not reported
Tertiary state:	Not reported
Tertiary zip10:	Not reported
White collar percentage:	29
White collar indicator:	0
Production date:	12/02/2008
Obsolescence date:	06/02/2009
Source:	infoUSA
Bookno:	14900
Name:	POWER CLEANERS
Address:	2245 ROSWELL ROAD
City,State,Zip:	MARIETTA, GA 30062
Contact Name:	Not reported
Phone Number:	Not reported
Contact Name:	Not reported
MSA code:	Not reported
MSA desc:	Not reported
CBSA code:	Not reported
CBSA descr:	Not reported
Metro Micro Indicator:	Not reported
CSA code:	Not reported
Csa descr:	Not reported
Census tract:	Not reported
Census block group:	Not reported
Latitude:	Not reported
Longitude:	Not reported
Match level code:	Not reported
Secondary address:	Not reported
Secondary city:	Not reported
Secondary state:	Not reported
Secondary zip10:	Not reported
Secondary carrier route code:	Not reported
Fax number:	Not reported
Toll free number:	Not reported
Web site:	Not reported
Selected SIC code:	Not reported
Selected SIC desc:	Not reported
Primary SIC code:	Not reported
Primary SIC desc:	Not reported
NAICS code:	Not reported
NAICS desc:	Not reported
Location employment size code:	Not reported
Location employment size desc:	Not reported
Actual location employment size:	Not reported
Modeled employment size:	Not reported
Location sales volume code:	Not reported
Location sales volume desc:	Not reported
Actual location sales volume:	Not reported
Corporate sales volume code:	Not reported
Corporate sales volume desc:	Not reported
Actual corporate sales volume:	Not reported
Asset size:	Not reported
Name:	Not reported

POWER CLEANERS (Continued) **S106897430**

Title:	Not reported
Ethnicity code:	Not reported
Infousa id:	Not reported
Site Number:	Not reported
HQ branch code:	Not reported
HQ branch desc:	Not reported
Public company indicator code:	Not reported
Public filing indicator:	Not reported
Individual firm code:	Not reported
Individual firm desc:	Not reported
Year SIC added:	Not reported
Year first appeared in yellow pages:	Not reported
Yellow page code:	Not reported
Transaction date:	Not reported
Call status code:	Not reported
Call status desc:	Not reported
Credit score code:	Not reported
Credit score desc:	Not reported
Actual credit score:	Not reported
Ad size code:	Not reported
Population code:	Not reported
Population desc:	Not reported
Square footage code:	Not reported
Square footage desc:	Not reported
Radial distance from target element:	Not reported
Actnumbus multitenant location:	Not reported
Building num multi tenant:	Not reported
Number of pcs code:	Not reported
Affluent neighborhood location:	Not reported
Big business:	Not reported
Female owner exec:	Not reported
Highincomeexec:	Not reported
Hightechbusiness:	Not reported
Medium size business entrepreneur:	Not reported
Small business entrepreneur:	Not reported
Tertiary address:	Not reported
Tertiary city:	Not reported
Tertiary state:	Not reported
Tertiary zip10:	Not reported
White collar percentage:	Not reported
White collar indicator:	Not reported
Production date:	Not reported
Obsolescence date:	Not reported
Source:	Not reported
Bookno:	Not reported

G29 **BELLSOUTH - ROSWELL RD - F5379** **LUST** **S109508372**
West **2215 ROSWELL RD** **TIER 2** **N/A**
1/8-1/4 **MARIETTA, GA 30062**
0.128 mi.
675 ft. **Site 1 of 5 in cluster G**

Relative: LUST:
Lower

Name:	BELLSOUTHT EAST MARIETTA F5379
Address:	2215 ROSWELL RD NE
City,State,Zip:	MARIETTA, GA 30062
Facility ID:	09033220
Leak ID:	Not reported

Actual:
1057 ft.

BELLSOUTH - ROSWELL RD - F5379 (Continued) **S109508372**

Description:	Not reported
Cleanup Status:	NFA - No Further Action
Date Received:	11/15/1995
Project Officer:	EPD Migration
Project Name:	UST - 1 - BELLSOUTHT EAST MARIETTA F5379
Site Code Description:	Owner/Operator funded site
No Further Action Date:	12/08/1997

Name:	BELLSOUTHT EAST MARIETTA F5379
Address:	2215 ROSWELL RD NE
City,State,Zip:	MARIETTA, GA 30062
Facility ID:	09033220
Leak ID:	Not reported
Description:	Not reported
Cleanup Status:	NFA - Clean Closure
Date Received:	Not reported
Project Officer:	EPD Migration
Project Name:	UST - CLOSURE - BELLSOUTHT EAST MARIETTA F5379
Site Code Description:	Potential GUST trust fund reimbursement site
No Further Action Date:	10/29/1999

GA TIER 2:

Reporting Year:	2021
Facility ID:	7085034
Facility Country:	Not reported
Company Name:	BellSouth - ROSWELL RD - F5379
Date Submitted:	01/12/2022
Filing Type:	302 312
SIC Code:	Not reported
NAICS Code:	517311
Dun&Bradstreet Code:	185035813
Chemicals Same as Last Year:	Not reported
Data Tier 2 Signed:	Not reported
Dikes/Saveguard Measures:	Not reported
Facility Department:	Not reported
Facility Date Modified:	01/12/2022
State Fees Total:	Not reported
Mailing Address:	Not reported
Mailing City,St,Zip:	Not reported
Mailing Country:	Not reported
Latitude:	Not reported
Longitude:	Not reported
Lat/Long Location Desc:	Not reported
Lat/Long Method:	Not reported
Number Employees on Site:	Not reported
Site Coordinate Abbrvtns Sbmttd:	Not reported
Fire District:	Not reported
Notes:	Not reported
Validity:	Not reported

Reporting Year:	2021
Facility ID:	7085034
Facility Country:	Not reported
Company Name:	BellSouth - ROSWELL RD - F5379
Date Submitted:	01/12/2022
Filing Type:	302 312
SIC Code:	Not reported

BELLSOUTH - ROSWELL RD - F5379 (Continued) **S109508372**

NAICS Code:	517311
Dun&Bradstreet Code:	185035813
Chemicals Same as Last Year:	Not reported
Data Tier 2 Signed:	Not reported
Dikes/Saveguard Measures:	Not reported
Facility Department:	Not reported
Facility Date Modified:	01/12/2022
State Fees Total:	Not reported
Mailing Address:	Not reported
Mailing City,St,Zip:	Not reported
Mailing Country:	Not reported
Latitude:	Not reported
Longitude:	Not reported
Lat/Long Location Desc:	Not reported
Lat/Long Method:	Not reported
Number Employees on Site:	Not reported
Site Coordinate Abbrvtns Sbmttd:	Not reported
Fire District:	Not reported
Notes:	Not reported
Validity:	Not reported

Reporting Year:	2021
Facility ID:	7085034
Facility Country:	Not reported
Company Name:	BellSouth - ROSWELL RD - F5379
Date Submitted:	01/12/2022
Filing Type:	302 312
SIC Code:	Not reported
NAICS Code:	517311
Dun&Bradstreet Code:	185035813
Chemicals Same as Last Year:	Not reported
Data Tier 2 Signed:	Not reported
Dikes/Saveguard Measures:	Not reported
Facility Department:	Not reported
Facility Date Modified:	01/12/2022
State Fees Total:	Not reported
Mailing Address:	Not reported
Mailing City,St,Zip:	Not reported
Mailing Country:	Not reported
Latitude:	Not reported
Longitude:	Not reported
Lat/Long Location Desc:	Not reported
Lat/Long Method:	Not reported
Number Employees on Site:	Not reported
Site Coordinate Abbrvtns Sbmttd:	Not reported
Fire District:	Not reported
Notes:	Not reported
Validity:	Not reported

Reporting Year:	2020
Facility ID:	6792807
Facility Country:	Not reported
Company Name:	AT&T Communications
Date Submitted:	01/11/2021
Filing Type:	302 312
SIC Code:	Not reported
NAICS Code:	517311

BELLSOUTH - ROSWELL RD - F5379 (Continued) **S109508372**

Dun&Bradstreet Code:	185035813
Chemicals Same as Last Year:	Not reported
Data Tier 2 Signed:	Not reported
Dikes/Saveguard Measures:	Not reported
Facility Department:	Not reported
Facility Date Modified:	01/11/2021
State Fees Total:	Not reported
Mailing Address:	Not reported
Mailing City,St,Zip:	Not reported
Mailing Country:	Not reported
Latitude:	Not reported
Longitude:	Not reported
Lat/Long Location Desc:	Not reported
Lat/Long Method:	Not reported
Number Employees on Site:	Not reported
Site Coordinate Abbrvtns Sbmttd:	Not reported
Fire District:	Not reported
Notes:	Not reported
Validity:	Not reported

Reporting Year:	2020
Facility ID:	6792807
Facility Country:	Not reported
Company Name:	AT&T Communications
Date Submitted:	01/11/2021
Filing Type:	302 312
SIC Code:	Not reported
NAICS Code:	517311
Dun&Bradstreet Code:	185035813
Chemicals Same as Last Year:	Not reported
Data Tier 2 Signed:	Not reported
Dikes/Saveguard Measures:	Not reported
Facility Department:	Not reported
Facility Date Modified:	01/11/2021
State Fees Total:	Not reported
Mailing Address:	Not reported
Mailing City,St,Zip:	Not reported
Mailing Country:	Not reported
Latitude:	Not reported
Longitude:	Not reported
Lat/Long Location Desc:	Not reported
Lat/Long Method:	Not reported
Number Employees on Site:	Not reported
Site Coordinate Abbrvtns Sbmttd:	Not reported
Fire District:	Not reported
Notes:	Not reported
Validity:	Not reported

Reporting Year:	2020
Facility ID:	6792807
Facility Country:	Not reported
Company Name:	AT&T Communications
Date Submitted:	01/11/2021
Filing Type:	302 312
SIC Code:	Not reported
NAICS Code:	517311
Dun&Bradstreet Code:	185035813

BELLSOUTH - ROSWELL RD - F5379 (Continued) **S109508372**

Chemicals Same as Last Year:	Not reported
Data Tier 2 Signed:	Not reported
Dikes/Saveguard Measures:	Not reported
Facility Department:	Not reported
Facility Date Modified:	01/11/2021
State Fees Total:	Not reported
Mailing Address:	Not reported
Mailing City,St,Zip:	Not reported
Mailing Country:	Not reported
Latitude:	Not reported
Longitude:	Not reported
Lat/Long Location Desc:	Not reported
Lat/Long Method:	Not reported
Number Employees on Site:	Not reported
Site Coordinate Abbrvtns Sbmttd:	Not reported
Fire District:	Not reported
Notes:	Not reported
Validity:	Not reported

Reporting Year:	2019
Facility ID:	6636433
Facility Country:	Not reported
Company Name:	BellSouth - ROSWELL RD - F5379
Date Submitted:	01/16/2020
Filing Type:	302 312
SIC Code:	Not reported
NAICS Code:	517311
Dun&Bradstreet Code:	185035813
Chemicals Same as Last Year:	Not reported
Data Tier 2 Signed:	Not reported
Dikes/Saveguard Measures:	Not reported
Facility Department:	Not reported
Facility Date Modified:	01/16/2020
State Fees Total:	Not reported
Mailing Address:	Not reported
Mailing City,St,Zip:	Not reported
Mailing Country:	Not reported
Latitude:	Not reported
Longitude:	Not reported
Lat/Long Location Desc:	Not reported
Lat/Long Method:	Not reported
Number Employees on Site:	Not reported
Site Coordinate Abbrvtns Sbmttd:	Not reported
Fire District:	Not reported
Notes:	Not reported
Validity:	Not reported

Reporting Year:	2019
Facility ID:	6636433
Facility Country:	Not reported
Company Name:	BellSouth - ROSWELL RD - F5379
Date Submitted:	01/16/2020
Filing Type:	302 312
SIC Code:	Not reported
NAICS Code:	517311
Dun&Bradstreet Code:	185035813
Chemicals Same as Last Year:	Not reported

BELLSOUTH - ROSWELL RD - F5379 (Continued) **S109508372**

Data Tier 2 Signed:	Not reported
Dikes/Saveguard Measures:	Not reported
Facility Department:	Not reported
Facility Date Modified:	01/16/2020
State Fees Total:	Not reported
Mailing Address:	Not reported
Mailing City,St,Zip:	Not reported
Mailing Country:	Not reported
Latitude:	Not reported
Longitude:	Not reported
Lat/Long Location Desc:	Not reported
Lat/Long Method:	Not reported
Number Employees on Site:	Not reported
Site Coordinate Abbrvtns Sbmttd:	Not reported
Fire District:	Not reported
Notes:	Not reported
Validity:	Not reported

Reporting Year:	2019
Facility ID:	6636433
Facility Country:	Not reported
Company Name:	BellSouth - ROSWELL RD - F5379
Date Submitted:	01/16/2020
Filing Type:	302 312
SIC Code:	Not reported
NAICS Code:	517311
Dun&Bradstreet Code:	185035813
Chemicals Same as Last Year:	Not reported
Data Tier 2 Signed:	Not reported
Dikes/Saveguard Measures:	Not reported
Facility Department:	Not reported
Facility Date Modified:	01/16/2020
State Fees Total:	Not reported
Mailing Address:	Not reported
Mailing City,St,Zip:	Not reported
Mailing Country:	Not reported
Latitude:	Not reported
Longitude:	Not reported
Lat/Long Location Desc:	Not reported
Lat/Long Method:	Not reported
Number Employees on Site:	Not reported
Site Coordinate Abbrvtns Sbmttd:	Not reported
Fire District:	Not reported
Notes:	Not reported
Validity:	Not reported

Reporting Year:	2018
Facility ID:	6368252
Facility Country:	Not reported
Company Name:	BellSouth Telecommunications, LLC/DBA AT&T Georgia
Date Submitted:	01/12/2019
Filing Type:	302 312
SIC Code:	Not reported
NAICS Code:	517311
Dun&Bradstreet Code:	185035813
Chemicals Same as Last Year:	Not reported
Data Tier 2 Signed:	Not reported

BELLSOUTH - ROSWELL RD - F5379 (Continued) **S109508372**

Dikes/Saveguard Measures:	Not reported
Facility Department:	Not reported
Facility Date Modified:	01/12/2019
State Fees Total:	Not reported
Mailing Address:	Not reported
Mailing City,St,Zip:	Not reported
Mailing Country:	Not reported
Latitude:	Not reported
Longitude:	Not reported
Lat/Long Location Desc:	Not reported
Lat/Long Method:	Not reported
Number Employees on Site:	Not reported
Site Coordinate Abbrvtns Sbmttd:	Not reported
Fire District:	Not reported
Notes:	Not reported
Validity:	Not reported

Reporting Year:	2018
Facility ID:	6368252
Facility Country:	Not reported
Company Name:	BellSouth Telecommunications, LLC/DBA AT&T Georgia
Date Submitted:	01/12/2019
Filing Type:	302 312
SIC Code:	Not reported
NAICS Code:	517311
Dun&Bradstreet Code:	185035813
Chemicals Same as Last Year:	Not reported
Data Tier 2 Signed:	Not reported
Dikes/Saveguard Measures:	Not reported
Facility Department:	Not reported
Facility Date Modified:	01/12/2019
State Fees Total:	Not reported
Mailing Address:	Not reported
Mailing City,St,Zip:	Not reported
Mailing Country:	Not reported
Latitude:	Not reported
Longitude:	Not reported
Lat/Long Location Desc:	Not reported
Lat/Long Method:	Not reported
Number Employees on Site:	Not reported
Site Coordinate Abbrvtns Sbmttd:	Not reported
Fire District:	Not reported
Notes:	Not reported
Validity:	Not reported

Reporting Year:	2018
Facility ID:	6368252
Facility Country:	Not reported
Company Name:	BellSouth Telecommunications, LLC/DBA AT&T Georgia
Date Submitted:	01/12/2019
Filing Type:	302 312
SIC Code:	Not reported
NAICS Code:	517311
Dun&Bradstreet Code:	185035813
Chemicals Same as Last Year:	Not reported
Data Tier 2 Signed:	Not reported
Dikes/Saveguard Measures:	Not reported

BELLSOUTH - ROSWELL RD - F5379 (Continued) **S109508372**

Facility Department:	Not reported
Facility Date Modified:	01/12/2019
State Fees Total:	Not reported
Mailing Address:	Not reported
Mailing City,St,Zip:	Not reported
Mailing Country:	Not reported
Latitude:	Not reported
Longitude:	Not reported
Lat/Long Location Desc:	Not reported
Lat/Long Method:	Not reported
Number Employees on Site:	Not reported
Site Coordinate Abbrvtns Sbmttd:	Not reported
Fire District:	Not reported
Notes:	Not reported
Validity:	Not reported

Reporting Year:	2017
Facility ID:	6083366
Facility Country:	Not reported
Company Name:	AT&T Corp.
Date Submitted:	01/31/2018
Filing Type:	302 312
SIC Code:	4813
NAICS Code:	517311
Dun&Bradstreet Code:	185035813
Chemicals Same as Last Year:	Not reported
Data Tier 2 Signed:	Not reported
Dikes/Saveguard Measures:	Not reported
Facility Department:	Not reported
Facility Date Modified:	01/31/2018
State Fees Total:	Not reported
Mailing Address:	Not reported
Mailing City,St,Zip:	Not reported
Mailing Country:	Not reported
Latitude:	33.978200
Longitude:	-84.488450
Lat/Long Location Desc:	Not reported
Lat/Long Method:	Not reported
Number Employees on Site:	Not reported
Site Coordinate Abbrvtns Sbmttd:	Not reported
Fire District:	Not reported
Notes:	Not reported
Validity:	Not reported

Reporting Year:	2016
Facility ID:	5815465
Facility Country:	Not reported
Company Name:	BellSouth Telecommunications, LLC/DBA AT&T Georgia
Date Submitted:	01/13/2017
Filing Type:	302 312
SIC Code:	4813
NAICS Code:	517110
Dun&Bradstreet Code:	185035813
Chemicals Same as Last Year:	Not reported
Data Tier 2 Signed:	Not reported
Dikes/Saveguard Measures:	Not reported
Facility Department:	Not reported

BELLSOUTH - ROSWELL RD - F5379 (Continued) **S109508372**

Facility Date Modified:	01/13/2017
State Fees Total:	Not reported
Mailing Address:	Not reported
Mailing City,St,Zip:	Not reported
Mailing Country:	Not reported
Latitude:	33.978200
Longitude:	-84.488450
Lat/Long Location Desc:	Not reported
Lat/Long Method:	Not reported
Number Employees on Site:	Not reported
Site Coordinate Abbrvtns Sbmttd:	Not reported
Fire District:	Not reported
Notes:	Not reported
Validity:	Not reported

Reporting Year:	2015
Facility ID:	5372831
Facility Country:	Not reported
Company Name:	BellSouth Telecommunications, LLC/DBA AT&T Georgia
Date Submitted:	01/13/2016
Filing Type:	302; 312
SIC Code:	4813
NAICS Code:	517110
Dun&Bradstreet Code:	185035813
Chemicals Same as Last Year:	Not reported
Data Tier 2 Signed:	Not reported
Dikes/Saveguard Measures:	Not reported
Facility Department:	Not reported
Facility Date Modified:	01/13/2016
State Fees Total:	Not reported
Mailing Address:	Not reported
Mailing City,St,Zip:	Not reported
Mailing Country:	Not reported
Latitude:	33.978200
Longitude:	-84.488450
Lat/Long Location Desc:	Not reported
Lat/Long Method:	Not reported
Number Employees on Site:	Not reported
Site Coordinate Abbrvtns Sbmttd:	Not reported
Fire District:	Not reported
Notes:	Not reported
Validity:	Not reported

Reporting Year:	2014
Facility ID:	4985349
Facility Country:	Not reported
Company Name:	BellSouth Telecommunications, LLC/DBA AT&T Georgia
Date Submitted:	01/15/2015
Filing Type:	302Tier2
SIC Code:	4813
NAICS Code:	517110
Dun&Bradstreet Code:	185035813
Chemicals Same as Last Year:	Not reported
Data Tier 2 Signed:	Not reported
Dikes/Saveguard Measures:	Not reported
Facility Department:	Not reported
Facility Date Modified:	01/15/2015

BELLSOUTH - ROSWELL RD - F5379 (Continued) **S109508372**

State Fees Total:	Not reported
Mailing Address:	Not reported
Mailing City,St,Zip:	Not reported
Mailing Country:	Not reported
Latitude:	33.978200
Longitude:	-84.488450
Lat/Long Location Desc:	Not reported
Lat/Long Method:	Not reported
Number Employees on Site:	Not reported
Site Coordinate Abbrvtns Sbmttd:	Not reported
Fire District:	Not reported
Notes:	Not reported
Validity:	Not reported
Reporting Year:	2012
Facility ID:	4024560
Facility Country:	Not reported
Company Name:	BellSouth - F5379
Date Submitted:	Not reported
Filing Type:	Not reported
SIC Code:	Not reported
NAICS Code:	Not reported
Dun&Bradstreet Code:	Not reported
Chemicals Same as Last Year:	Not reported
Data Tier 2 Signed:	01/08/2013
Dikes/Saveguard Measures:	Not reported
Facility Department:	Not reported
Facility Date Modified:	01/08/2013
State Fees Total:	Not reported
Mailing Address:	Not reported
Mailing City,St,Zip:	Not reported
Mailing Country:	Not reported
Latitude:	33.97072
Longitude:	-84.48809
Lat/Long Location Desc:	Not reported
Lat/Long Method:	Not reported
Number Employees on Site:	Not reported
Site Coordinate Abbrvtns Sbmttd:	Not reported
Fire District:	Not reported
Notes:	Not reported
Validity:	Not reported
Contact 1:	EH&S Hotline
Contact Type 1:	Alternate Contact
Contact Email 1:	Not reported
Contact 1 Telephone1:	1-800-KNOWEHS (1-800-566-9347)
Contact 1 Telephone2:	Not reported
Contact 1 Phone3:	Not reported
Contact Name 2:	MICHAEL LLOYD
Contact Type 2:	Emergency Contact
Contact Email 2:	ml2688@us.att.com
Contact 2 Telephone1:	(770) 432-9670
Contact 2 Telephone2:	1-800-566-9347
Contact Name 3:	BellSouth Telecommunications, LLC/DBA AT&T
Contact Type 3:	Owner / Operator
Contact Email 3:	sb0464@att.com
Contact 3 Telephone1:	904-614-5041
Contact 3 Telephone2:	Not reported

BELLSOUTH - ROSWELL RD - F5379 (Continued) **S109508372**

Contact 3 Telephone3:	Not reported
Contact Name 4:	Not reported
Contact Type 4:	Not reported
Contact Email 4:	Not reported
Contact 4 Telephone1:	Not reported
Contact 4 Telephone2:	Not reported
Contact Name 5:	Not reported
Contact Type 5:	Not reported
Contact Email 5:	Not reported
Contact 5 Telephone1:	Not reported
Contact 5 Telephone2:	Not reported
Contact 5 Telephone3:	Not reported
Reporting Year:	2011
Facility ID:	2898500
Facility Country:	Not reported
Company Name:	Not reported
Date Submitted:	Not reported
Filing Type:	Not reported
SIC Code:	Not reported
NAICS Code:	Not reported
Dun&Bradstreet Code:	Not reported
Chemicals Same as Last Year:	Not reported
Data Tier 2 Signed:	01/24/2012
Dikes/Saveguard Measures:	Not reported
Facility Department:	Not reported
Facility Date Modified:	05/02/2012
State Fees Total:	Not reported
Mailing Address:	Not reported
Mailing City,St,Zip:	Not reported
Mailing Country:	Not reported
Latitude:	33.97073
Longitude:	-84.48809
Lat/Long Location Desc:	Not reported
Lat/Long Method:	Not reported
Number Employees on Site:	Not reported
Site Coordinate Abbrvtns Sbmttd:	Not reported
Fire District:	Not reported
Notes:	Not reported
Validity:	Not reported
Contact 1:	Not reported
Contact Type 1:	Not reported
Contact Email 1:	Not reported
Contact 1 Telephone1:	Not reported
Contact 1 Telephone2:	Not reported
Contact 1 Phone3:	Not reported
Contact Name 2:	Not reported
Contact Type 2:	Not reported
Contact Email 2:	Not reported
Contact 2 Telephone1:	Not reported
Contact 2 Telephone2:	Not reported
Contact Name 3:	Not reported
Contact Type 3:	Not reported
Contact Email 3:	Not reported
Contact 3 Telephone1:	Not reported
Contact 3 Telephone2:	Not reported
Contact 3 Telephone3:	Not reported

BELLSOUTH - ROSWELL RD - F5379 (Continued) **S109508372**

Contact Name 4:	Not reported
Contact Type 4:	Not reported
Contact Email 4:	Not reported
Contact 4 Telephone1:	Not reported
Contact 4 Telephone2:	Not reported
Contact Name 5:	Not reported
Contact Type 5:	Not reported
Contact Email 5:	Not reported
Contact 5 Telephone1:	Not reported
Contact 5 Telephone2:	Not reported
Contact 5 Telephone3:	Not reported
Reporting Year:	2010
Facility ID:	FATR2010JD9P9U704DM
Facility Country:	USA
Company Name:	Not reported
Date Submitted:	Not reported
Filing Type:	Not reported
SIC Code:	Not reported
NAICS Code:	Not reported
Dun&Bradstreet Code:	Not reported
Chemicals Same as Last Year:	Not reported
Data Tier 2 Signed:	01/03/2011
Dikes/Saveguard Measures:	Not reported
Facility Department:	BellSouth - F5379
Facility Date Modified:	01/17/2011
State Fees Total:	Not reported
Mailing Address:	7825 Red Top Road
Mailing City,St,Zip:	Macclenny, FL 32063
Mailing Country:	USA
Latitude:	33.97079
Longitude:	-84.48805
Lat/Long Location Desc:	Not reported
Lat/Long Method:	Not reported
Number Employees on Site:	3
Site Coordinate Abbrvtns Sbmttd:	Not reported
Fire District:	Not reported
Notes:	Not reported
Validity:	Not reported
Reporting Year:	2009
Facility ID:	FATR2009HQL6QN3207PN
Facility Country:	USA
Company Name:	Not reported
Date Submitted:	Not reported
Filing Type:	Not reported
SIC Code:	Not reported
NAICS Code:	Not reported
Dun&Bradstreet Code:	Not reported
Chemicals Same as Last Year:	Not reported
Data Tier 2 Signed:	01/04/2010
Dikes/Saveguard Measures:	Not reported
Facility Department:	BellSouth - F5379
Facility Date Modified:	Not reported
State Fees Total:	Not reported
Mailing Address:	7825 Red Top Road
Mailing City,St,Zip:	Macclenny, FL 32063

BELLSOUTH - ROSWELL RD - F5379 (Continued) **S109508372**

Mailing Country:	USA
Latitude:	0.000000
Longitude:	0.000000
Lat/Long Location Desc:	Not reported
Lat/Long Method:	Not reported
Number Employees on Site:	4
Site Coordinate Abbrvtns Sbmttd:	Not reported
Fire District:	Not reported
Notes:	Not reported
Validity:	Not reported

Reporting Year:	2008
Facility ID:	FA200874677ZXXXXXXXX
Facility Country:	USA
Company Name:	Not reported
Date Submitted:	Not reported
Filing Type:	Not reported
SIC Code:	Not reported
NAICS Code:	Not reported
Dun&Bradstreet Code:	Not reported
Chemicals Same as Last Year:	Not reported
Data Tier 2 Signed:	02/06/2009
Dikes/Saveguard Measures:	Not reported
Facility Department:	MARIETTA EAST / ROSWELL RD -- CO - F5379
Facility Date Modified:	05/13/2009
State Fees Total:	0
Mailing Address:	7825 Red Top Road
Mailing City,St,Zip:	Macclenny, FL 32063
Mailing Country:	USA
Latitude:	0
Longitude:	0
Lat/Long Location Desc:	Not reported
Lat/Long Method:	Not reported
Number Employees on Site:	0
Site Coordinate Abbrvtns Sbmttd:	Not reported
Fire District:	Not reported
Notes:	Not reported
Validity:	This facility passed all validation checks.

Facility Info:

Year:	Not reported
Facility ID Description:	Not reported
Facility ID Type:	185035813
Facility ID Last Modified:	2/9/2009
ID:	Dun & Bradstreet

Year:	Not reported
Facility ID Description:	Unknown
Facility ID Type:	517110
Facility ID Last Modified:	02/06/2009
ID:	NAICS

Year:	Not reported
Facility ID Description:	Unknown
Facility ID Type:	4813
Facility ID Last Modified:	02/06/2009
ID:	SIC

BELLSOUTH - ROSWELL RD - F5379 (Continued) **S109508372**

Contact:
Year: Not reported
Contact ID: CT2008287031XXXXXXXX
Contact Title: Property Manager
Contact First Name: DENISE
Contact Last Name: WILLIAMS
Contact Email: dw7280@asemail.att.com
Contact Mail Address: 400 CHASTAIN CENTER BLVD NW
Contact Mail City,St,Zip: KENNESAW, GA 30144
Contact Mail Country: USA
Contact Type: Emergency Contact
Contact Modification Date: 2/9/2009

Contact:
Year: Not reported
Contact ID: CT20085ZZZZZXXXXXXXX
Contact Title: EHS Manager
Contact First Name: Sara
Contact Last Name: Buford
Contact Email: sb0464@att.com
Contact Mail Address: 7825 Red Top Road
Contact Mail City,St,Zip: Macclenny, FL 32063
Contact Mail Country: USA
Contact Type: Owner / Operator
Contact Modification Date: 2/9/2009

Contact:
Year: Not reported
Contact ID: CT2008282552XXXXXXXX
Contact Title: Alternative Contact (IMS/EPCRA)
Contact First Name: EH&S
Contact Last Name: Hotline
Contact Email: Not reported
Contact Mail Address: Not reported
Contact Mail City,St,Zip: Not reported
Contact Mail Country: USA
Contact Type: Alternate Contact
Contact Modification Date: 02/09/2009

Facility Info:
Year: Not reported
Facility ID Description: Not reported
Facility ID Type: 185035813
Facility ID Last Modified: 2/9/2009
ID: Dun & Bradstreet

Year: Not reported
Facility ID Description: Unknown
Facility ID Type: 517110
Facility ID Last Modified: 02/06/2009
ID: NAICS

Year: Not reported
Facility ID Description: Unknown
Facility ID Type: 4813
Facility ID Last Modified: 02/06/2009
ID: SIC

BELLSOUTH - ROSWELL RD - F5379 (Continued) **S109508372**

Contact:
Year: Not reported
Contact ID: CT2008287031XXXXXXXX
Contact Title: Property Manager
Contact First Name: DENISE
Contact Last Name: WILLIAMS
Contact Email: dw7280@asemail.att.com
Contact Mail Address: 400 CHASTAIN CENTER BLVD NW
Contact Mail City,St,Zip: KENNESAW, GA 30144
Contact Mail Country: USA
Contact Type: Emergency Contact
Contact Modification Date: 2/9/2009

Contact:
Year: Not reported
Contact ID: CT20085ZZZZZXXXXXXXX
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Contact First Name: Sara
Contact Last Name: Buford
Contact Email: sb0464@att.com
Contact Mail Address: 7825 Red Top Road
Contact Mail City,St,Zip: Macclenny, FL 32063
Contact Mail Country: USA
Contact Type: Owner / Operator
Contact Modification Date: 2/9/2009

Contact:
Year: Not reported
Contact ID: CT2008282552XXXXXXXX
Contact Title: Alternative Contact (IMS/EPCRA)
Contact First Name: EH&S
Contact Last Name: Hotline
Contact Email: Not reported
Contact Mail Address: Not reported
Contact Mail City,St,Zip: Not reported
Contact Mail Country: USA
Contact Type: Alternate Contact
Contact Modification Date: 02/09/2009

Facility Info:
Year: Not reported
Facility ID Description: Not reported
Facility ID Type: 185035813
Facility ID Last Modified: 2/9/2009
ID: Dun & Bradstreet

Year: Not reported
Facility ID Description: Unknown
Facility ID Type: 517110
Facility ID Last Modified: 02/06/2009
ID: NAICS

Year: Not reported
Facility ID Description: Unknown
Facility ID Type: 4813
Facility ID Last Modified: 02/06/2009
ID: SIC

BELLSOUTH - ROSWELL RD - F5379 (Continued) **S109508372**

Contact:
Year: Not reported
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Contact Title: Property Manager
Contact First Name: DENISE
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Contact Mail Country: USA
Contact Type: Emergency Contact
Contact Modification Date: 2/9/2009

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Contact First Name: Sara
Contact Last Name: Buford
Contact Email: sb0464@att.com
Contact Mail Address: 7825 Red Top Road
Contact Mail City,St,Zip: Macclenny, FL 32063
Contact Mail Country: USA
Contact Type: Owner / Operator
Contact Modification Date: 2/9/2009

Contact:
Year: Not reported
Contact ID: CT2008282552XXXXXXXX
Contact Title: Alternative Contact (IMS/EPCRA)
Contact First Name: EH&S
Contact Last Name: Hotline
Contact Email: Not reported
Contact Mail Address: Not reported
Contact Mail City,St,Zip: Not reported
Contact Mail Country: USA
Contact Type: Alternate Contact
Contact Modification Date: 02/09/2009

Facility Info:
Year: Not reported
Facility ID Description: Not reported
Facility ID Type: 185035813
Facility ID Last Modified: 2/9/2009
ID: Dun & Bradstreet

Year: Not reported
Facility ID Description: Unknown
Facility ID Type: 517110
Facility ID Last Modified: 02/06/2009
ID: NAICS

Year: Not reported
Facility ID Description: Unknown
Facility ID Type: 4813
Facility ID Last Modified: 02/06/2009
ID: SIC

BELLSOUTH - ROSWELL RD - F5379 (Continued) **S109508372**

Contact:
Year: Not reported
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Contact First Name: DENISE
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Contact Mail Country: USA
Contact Type: Emergency Contact
Contact Modification Date: 2/9/2009

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Contact Email: sb0464@att.com
Contact Mail Address: 7825 Red Top Road
Contact Mail City,St,Zip: Macclenny, FL 32063
Contact Mail Country: USA
Contact Type: Owner / Operator
Contact Modification Date: 2/9/2009

Contact:
Year: Not reported
Contact ID: CT2008282552XXXXXXXX
Contact Title: Alternative Contact (IMS/EPCRA)
Contact First Name: EH&S
Contact Last Name: Hotline
Contact Email: Not reported
Contact Mail Address: Not reported
Contact Mail City,St,Zip: Not reported
Contact Mail Country: USA
Contact Type: Alternate Contact
Contact Modification Date: 02/09/2009

Facility Info:
Year: Not reported
Facility ID Description: Not reported
Facility ID Type: 185035813
Facility ID Last Modified: 2/9/2009
ID: Dun & Bradstreet

Year: Not reported
Facility ID Description: Unknown
Facility ID Type: 517110
Facility ID Last Modified: 02/06/2009
ID: NAICS

Year: Not reported
Facility ID Description: Unknown
Facility ID Type: 4813
Facility ID Last Modified: 02/06/2009
ID: SIC

BELLSOUTH - ROSWELL RD - F5379 (Continued) **S109508372**

Contact:
Year: Not reported
Contact ID: CT2008287031XXXXXXXX
Contact Title: Property Manager
Contact First Name: DENISE
Contact Last Name: WILLIAMS
Contact Email: dw7280@asemail.att.com
Contact Mail Address: 400 CHASTAIN CENTER BLVD NW
Contact Mail City,St,Zip: KENNESAW, GA 30144
Contact Mail Country: USA
Contact Type: Emergency Contact
Contact Modification Date: 2/9/2009

Contact:
Year: Not reported
Contact ID: CT20085ZZZZZXXXXXXXX
Contact Title: EHS Manager
Contact First Name: Sara
Contact Last Name: Buford
Contact Email: sb0464@att.com
Contact Mail Address: 7825 Red Top Road
Contact Mail City,St,Zip: Macclenny, FL 32063
Contact Mail Country: USA
Contact Type: Owner / Operator
Contact Modification Date: 2/9/2009

Contact:
Year: Not reported
Contact ID: CT2008282552XXXXXXXX
Contact Title: Alternative Contact (IMS/EPCRA)
Contact First Name: EH&S
Contact Last Name: Hotline
Contact Email: Not reported
Contact Mail Address: Not reported
Contact Mail City,St,Zip: Not reported
Contact Mail Country: USA
Contact Type: Alternate Contact
Contact Modification Date: 02/09/2009

Facility Info:
Year: Not reported
Facility ID Description: Not reported
Facility ID Type: 185035813
Facility ID Last Modified: 2/9/2009
ID: Dun & Bradstreet

Year: Not reported
Facility ID Description: Unknown
Facility ID Type: 517110
Facility ID Last Modified: 02/06/2009
ID: NAICS

Year: Not reported
Facility ID Description: Unknown
Facility ID Type: 4813
Facility ID Last Modified: 02/06/2009
ID: SIC

BELLSOUTH - ROSWELL RD - F5379 (Continued) **S109508372**

Contact:
Year: Not reported
Contact ID: CT2008287031XXXXXXXX
Contact Title: Property Manager
Contact First Name: DENISE
Contact Last Name: WILLIAMS
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Contact Mail Address: 400 CHASTAIN CENTER BLVD NW
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Contact Mail Country: USA
Contact Type: Emergency Contact
Contact Modification Date: 2/9/2009

Contact:
Year: Not reported
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Contact Title: EHS Manager
Contact First Name: Sara
Contact Last Name: Buford
Contact Email: sb0464@att.com
Contact Mail Address: 7825 Red Top Road
Contact Mail City,St,Zip: Macclenny, FL 32063
Contact Mail Country: USA
Contact Type: Owner / Operator
Contact Modification Date: 2/9/2009

Contact:
Year: Not reported
Contact ID: CT2008282552XXXXXXXX
Contact Title: Alternative Contact (IMS/EPCRA)
Contact First Name: EH&S
Contact Last Name: Hotline
Contact Email: Not reported
Contact Mail Address: Not reported
Contact Mail City,St,Zip: Not reported
Contact Mail Country: USA
Contact Type: Alternate Contact
Contact Modification Date: 02/09/2009

Facility Info:
Year: Not reported
Facility ID Description: Not reported
Facility ID Type: 185035813
Facility ID Last Modified: 2/9/2009
ID: Dun & Bradstreet

Year: Not reported
Facility ID Description: Unknown
Facility ID Type: 517110
Facility ID Last Modified: 02/06/2009
ID: NAICS

Year: Not reported
Facility ID Description: Unknown
Facility ID Type: 4813
Facility ID Last Modified: 02/06/2009
ID: SIC

BELLSOUTH - ROSWELL RD - F5379 (Continued) **S109508372**

Contact:
Year: Not reported
Contact ID: CT2008287031XXXXXXXX
Contact Title: Property Manager
Contact First Name: DENISE
Contact Last Name: WILLIAMS
Contact Email: dw7280@asemail.att.com
Contact Mail Address: 400 CHASTAIN CENTER BLVD NW
Contact Mail City,St,Zip: KENNESAW, GA 30144
Contact Mail Country: USA
Contact Type: Emergency Contact
Contact Modification Date: 2/9/2009

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Year: Not reported
Contact ID: CT20085ZZZZZXXXXXXXX
Contact Title: EHS Manager
Contact First Name: Sara
Contact Last Name: Buford
Contact Email: sb0464@att.com
Contact Mail Address: 7825 Red Top Road
Contact Mail City,St,Zip: Macclenny, FL 32063
Contact Mail Country: USA
Contact Type: Owner / Operator
Contact Modification Date: 2/9/2009

Contact:
Year: Not reported
Contact ID: CT2008282552XXXXXXXX
Contact Title: Alternative Contact (IMS/EPCRA)
Contact First Name: EH&S
Contact Last Name: Hotline
Contact Email: Not reported
Contact Mail Address: Not reported
Contact Mail City,St,Zip: Not reported
Contact Mail Country: USA
Contact Type: Alternate Contact
Contact Modification Date: 02/09/2009

Facility Info:
Year: Not reported
Facility ID Description: Not reported
Facility ID Type: 185035813
Facility ID Last Modified: 2/9/2009
ID: Dun & Bradstreet

Year: Not reported
Facility ID Description: Unknown
Facility ID Type: 517110
Facility ID Last Modified: 02/06/2009
ID: NAICS

Year: Not reported
Facility ID Description: Unknown
Facility ID Type: 4813
Facility ID Last Modified: 02/06/2009
ID: SIC

BELLSOUTH - ROSWELL RD - F5379 (Continued) **S109508372**

Contact:
Year: Not reported
Contact ID: CT2008287031XXXXXXXX
Contact Title: Property Manager
Contact First Name: DENISE
Contact Last Name: WILLIAMS
Contact Email: dw7280@asemail.att.com
Contact Mail Address: 400 CHASTAIN CENTER BLVD NW
Contact Mail City,St,Zip: KENNESAW, GA 30144
Contact Mail Country: USA
Contact Type: Emergency Contact
Contact Modification Date: 2/9/2009

Contact:
Year: Not reported
Contact ID: CT20085ZZZZZXXXXXXXX
Contact Title: EHS Manager
Contact First Name: Sara
Contact Last Name: Buford
Contact Email: sb0464@att.com
Contact Mail Address: 7825 Red Top Road
Contact Mail City,St,Zip: Macclenny, FL 32063
Contact Mail Country: USA
Contact Type: Owner / Operator
Contact Modification Date: 2/9/2009

Contact:
Year: Not reported
Contact ID: CT2008282552XXXXXXXX
Contact Title: Alternative Contact (IMS/EPCRA)
Contact First Name: EH&S
Contact Last Name: Hotline
Contact Email: Not reported
Contact Mail Address: Not reported
Contact Mail City,St,Zip: Not reported
Contact Mail Country: USA
Contact Type: Alternate Contact
Contact Modification Date: 02/09/2009

Facility Info:
Year: Not reported
Facility ID Description: Not reported
Facility ID Type: 185035813
Facility ID Last Modified: 2/9/2009
ID: Dun & Bradstreet

Year: Not reported
Facility ID Description: Unknown
Facility ID Type: 517110
Facility ID Last Modified: 02/06/2009
ID: NAICS

Year: Not reported
Facility ID Description: Unknown
Facility ID Type: 4813
Facility ID Last Modified: 02/06/2009
ID: SIC

BELLSOUTH - ROSWELL RD - F5379 (Continued) **S109508372**

Contact:
Year: Not reported
Contact ID: CT2008287031XXXXXXXX
Contact Title: Property Manager
Contact First Name: DENISE
Contact Last Name: WILLIAMS
Contact Email: dw7280@asemail.att.com
Contact Mail Address: 400 CHASTAIN CENTER BLVD NW
Contact Mail City,St,Zip: KENNESAW, GA 30144
Contact Mail Country: USA
Contact Type: Emergency Contact
Contact Modification Date: 2/9/2009

Contact:
Year: Not reported
Contact ID: CT20085ZZZZZXXXXXXXX
Contact Title: EHS Manager
Contact First Name: Sara
Contact Last Name: Buford
Contact Email: sb0464@att.com
Contact Mail Address: 7825 Red Top Road
Contact Mail City,St,Zip: Macclenny, FL 32063
Contact Mail Country: USA
Contact Type: Owner / Operator
Contact Modification Date: 2/9/2009

Contact:
Year: Not reported
Contact ID: CT2008282552XXXXXXXX
Contact Title: Alternative Contact (IMS/EPCRA)
Contact First Name: EH&S
Contact Last Name: Hotline
Contact Email: Not reported
Contact Mail Address: Not reported
Contact Mail City,St,Zip: Not reported
Contact Mail Country: USA
Contact Type: Alternate Contact
Contact Modification Date: 02/09/2009

Facility Info:
Year: Not reported
Facility ID Description: Not reported
Facility ID Type: 185035813
Facility ID Last Modified: 2/9/2009
ID: Dun & Bradstreet

Year: Not reported
Facility ID Description: Unknown
Facility ID Type: 517110
Facility ID Last Modified: 02/06/2009
ID: NAICS

Year: Not reported
Facility ID Description: Unknown
Facility ID Type: 4813
Facility ID Last Modified: 02/06/2009
ID: SIC

BELLSOUTH - ROSWELL RD - F5379 (Continued) **S109508372**

Contact:
Year: Not reported
Contact ID: CT2008287031XXXXXXXX
Contact Title: Property Manager
Contact First Name: DENISE
Contact Last Name: WILLIAMS
Contact Email: dw7280@asemail.att.com
Contact Mail Address: 400 CHASTAIN CENTER BLVD NW
Contact Mail City,St,Zip: KENNESAW, GA 30144
Contact Mail Country: USA
Contact Type: Emergency Contact
Contact Modification Date: 2/9/2009

Contact:
Year: Not reported
Contact ID: CT20085ZZZZZXXXXXXXX
Contact Title: EHS Manager
Contact First Name: Sara
Contact Last Name: Buford
Contact Email: sb0464@att.com
Contact Mail Address: 7825 Red Top Road
Contact Mail City,St,Zip: Macclenny, FL 32063
Contact Mail Country: USA
Contact Type: Owner / Operator
Contact Modification Date: 2/9/2009

Contact:
Year: Not reported
Contact ID: CT2008282552XXXXXXXX
Contact Title: Alternative Contact (IMS/EPCRA)
Contact First Name: EH&S
Contact Last Name: Hotline
Contact Email: Not reported
Contact Mail Address: Not reported
Contact Mail City,St,Zip: Not reported
Contact Mail Country: USA
Contact Type: Alternate Contact
Contact Modification Date: 02/09/2009

Facility Info:
Year: Not reported
Facility ID Description: Not reported
Facility ID Type: 185035813
Facility ID Last Modified: 2/9/2009
ID: Dun & Bradstreet

Year: Not reported
Facility ID Description: Unknown
Facility ID Type: 517110
Facility ID Last Modified: 02/06/2009
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Year: Not reported
Facility ID Description: Unknown
Facility ID Type: 4813
Facility ID Last Modified: 02/06/2009
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BELLSOUTH - ROSWELL RD - F5379 (Continued) **S109508372**

Contact:
Year: Not reported
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Contact First Name: DENISE
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Contact Mail Country: USA
Contact Type: Owner / Operator
Contact Modification Date: 2/9/2009

Contact:
Year: Not reported
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Year: Not reported
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Facility ID Last Modified: 2/9/2009
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Year: Not reported
Facility ID Description: Unknown
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Facility ID Type: 4813
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BELLSOUTH - ROSWELL RD - F5379 (Continued) **S109508372**

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Year: Not reported
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Contact First Name: Sara
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Contact Email: sb0464@att.com
Contact Mail Address: 7825 Red Top Road
Contact Mail City,St,Zip: Macclenny, FL 32063
Contact Mail Country: USA
Contact Type: Owner / Operator
Contact Modification Date: 2/9/2009

Contact:
Year: Not reported
Contact ID: CT2008282552XXXXXXXX
Contact Title: Alternative Contact (IMS/EPCRA)
Contact First Name: EH&S
Contact Last Name: Hotline
Contact Email: Not reported
Contact Mail Address: Not reported
Contact Mail City,St,Zip: Not reported
Contact Mail Country: USA
Contact Type: Alternate Contact
Contact Modification Date: 02/09/2009

Facility Info:
Year: Not reported
Facility ID Description: Not reported
Facility ID Type: 185035813
Facility ID Last Modified: 2/9/2009
ID: Dun & Bradstreet

Year: Not reported
Facility ID Description: Unknown
Facility ID Type: 517110
Facility ID Last Modified: 02/06/2009
ID: NAICS

Year: Not reported
Facility ID Description: Unknown
Facility ID Type: 4813
Facility ID Last Modified: 02/06/2009
ID: SIC

BELLSOUTH - ROSWELL RD - F5379 (Continued) **S109508372**

Contact:
Year: Not reported
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Contact Mail Country: USA
Contact Type: Emergency Contact
Contact Modification Date: 2/9/2009

Contact:
Year: Not reported
Contact ID: CT20085ZZZZZXXXXXXXX
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Contact First Name: Sara
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Contact Email: sb0464@att.com
Contact Mail Address: 7825 Red Top Road
Contact Mail City,St,Zip: Macclenny, FL 32063
Contact Mail Country: USA
Contact Type: Owner / Operator
Contact Modification Date: 2/9/2009

Contact:
Year: Not reported
Contact ID: CT2008282552XXXXXXXX
Contact Title: Alternative Contact (IMS/EPCRA)
Contact First Name: EH&S
Contact Last Name: Hotline
Contact Email: Not reported
Contact Mail Address: Not reported
Contact Mail City,St,Zip: Not reported
Contact Mail Country: USA
Contact Type: Alternate Contact
Contact Modification Date: 02/09/2009

G30 **BELLSOUTHT EAST MARIETTA F5379** **UST** **U001490635**
West **2215 ROSWELL RD NE** **Financial Assurance** **N/A**
1/8-1/4 **MARIETTA, GA**
0.128 mi.
675 ft. **Site 2 of 5 in cluster G**

Relative:
Lower

Actual:
1057 ft.

UST:
Name: BELLSOUTHT EAST MARIETTA F5379
Address: 2215 ROSWELL RD NE
City,State,Zip: MARIETTA, GA

Contact:
Facility ID: 9033220
Facility Status: Active
Location Status: Active
Contact First Name: Vyrl
Contact Last Name: Naumann
Company Name: ATT
Mailing Address: 308 S Akard st. room 1700
Mailing City: Dallas

BELLSOUTHT EAST MARIETTA F5379 (Continued) **U001490635**

Mailing State:	TX
Mailing Zip:	75202
Start Date:	Not reported
End Date:	Not reported
Facility ID:	9033220
Facility Status:	Active
Location Status:	Active
Contact First Name:	Versia
Contact Last Name:	McDonald
Company Name:	AT&T
Mailing Address:	308 S. Akard
Mailing City:	Dallas
Mailing State:	TX
Mailing Zip:	75202
Start Date:	8/31/2020 17:31
End Date:	Not reported
Facility ID:	9033220
Facility Status:	Active
Location Status:	Active
Contact First Name:	Amy
Contact Last Name:	Warren
Company Name:	AT&T
Mailing Address:	311 S Akard St, 12th Floor,
Mailing City:	Dallas
Mailing State:	TX
Mailing Zip:	75202
Start Date:	11/17/2023 12:16
End Date:	Not reported

Tank Info:

Tank ID:	2
Name:	BELLSOUTHT EAST MARIETTA F5379
Address:	2215 ROSWELL RD NE
Tank Status:	Currently in Use
City:	MARIETTA
Tank Material:	Fiberglass Double Walled
Pipe Type:	Suction (American)
Overfill Type:	Overfill Alarm
Install Date:	09/14/1995
Facility ID:	9033220
Product:	Diesel
Pipe Material:	Double-Walled Fiberglass
Overfill Protection:	False
Overfill Installed:	09/14/1995
Tank Exempt From Spill:	False
Date Spill Device Installed:	09/14/1995
Tank ID:	1
Name:	BELLSOUTHT EAST MARIETTA F5379
Address:	2215 ROSWELL RD NE
Tank Status:	Removed from Ground
City:	MARIETTA
Tank Material:	Bare Steel
Pipe Type:	Suction (American)
Overfill Type:	Not reported

BELLSOUTHT EAST MARIETTA F5379 (Continued) **U001490635**

Install Date:	10/01/1981
Facility ID:	9033220
Product:	Other
Pipe Material:	Copper
Overfill Protection:	Not reported
Overfill Installed:	Not reported
Tank Exempt From Spill:	Not reported
Date Spill Device Installed:	Not reported

GA Financial Assurance 1:

Name:	BELLSOUTHT EAST MARIETTA F5379
Address:	2215 ROSWELL RD NE
City,State,Zip:	MARIETTA, GA 30062
Region:	1
Facility ID:	9033220
Financial Responsiblity:	Insurance
Location Start Date:	11/25/1992
Location End Date:	Not reported
Location Status:	Active
Location Type:	Industrial
Facility Status:	ACTIVE

G31 **BST MRTTGAEA F5379** **RCRA NonGen / NLR** **1004688249**
West **2215 ROSWELL RD NE** **FINDS** **GAR000022665**
1/8-1/4 **MARIETTA, GA 30060** **ECHO**
0.128 mi.
675 ft. **Site 3 of 5 in cluster G**

Relative: **Lower**

Actual: **1057 ft.**

RCRA Listings:

Date Form Received by Agency:	20030610
Handler Name:	Bst Mrttgaea F5379
Handler Address:	Roswell Rd Ne
Handler City,State,Zip:	MARIETTA, GA 30060
EPA ID:	GAR000022665
Contact Name:	DEBBIE G ALBERT
Contact Address:	RED TOP RD
Contact City,State,Zip:	MCCLENNY, FL 32063
Contact Telephone:	706-869-0666
Contact Fax:	Not reported
Contact Email:	Not reported
Contact Title:	Not reported
EPA Region:	04
Land Type:	Private
Federal Waste Generator Description:	Not a generator, verified
Non-Notifier:	Not reported
Biennial Report Cycle:	Not reported
Accessibility:	Not reported
Active Site Indicator:	Not reported
State District Owner:	Not reported
State District:	Not reported
Mailing Address:	RED TOP RD
Mailing City,State,Zip:	MCCLENNY, FL 32063
Owner Name:	Bellsouth Telecommunications
Owner Type:	Private
Operator Name:	Unknown
Operator Type:	Private

BST MRTTGAEA F5379 (Continued) **1004688249**

Short-Term Generator Activity:	No
Importer Activity:	No
Mixed Waste Generator:	No
Transporter Activity:	No
Transfer Facility Activity:	No
Recycler Activity with Storage:	No
Small Quantity On-Site Burner Exemption:	No
Smelting Melting and Refining Furnace Exemption:	No
Underground Injection Control:	No
Off-Site Waste Receipt:	No
Universal Waste Indicator:	No
Universal Waste Destination Facility:	No
Federal Universal Waste:	No
Active Site State-Reg Handler:	---
Federal Facility Indicator:	Not reported
Hazardous Secondary Material Indicator:	N
Sub-Part K Indicator:	Not reported
2018 GPRA Permit Baseline:	Not on the Baseline
2018 GPRA Renewals Baseline:	Not on the Baseline
202 GPRA Corrective Action Baseline:	No
Subject to Corrective Action Universe:	No
Non-TSDFs Where RCRA CA has Been Imposed Universe:	No
Corrective Action Priority Ranking:	No NCAPS ranking
Environmental Control Indicator:	No
Institutional Control Indicator:	No
Human Exposure Controls Indicator:	N/A
Groundwater Controls Indicator:	N/A
Significant Non-Complier Universe:	No
Unaddressed Significant Non-Complier Universe:	No
Addressed Significant Non-Complier Universe:	No
Significant Non-Complier With a Compliance Schedule Universe:	No
Financial Assurance Required:	Not reported
Handler Date of Last Change:	20030716
Recognized Trader-Importer:	No
Recognized Trader-Exporter:	No
Importer of Spent Lead Acid Batteries:	No
Exporter of Spent Lead Acid Batteries:	No
Recycler Activity Without Storage:	No
Manifest Broker:	No
Sub-Part P Indicator:	No

Hazardous Waste Summary:

Waste Code:	D008
Waste Description:	Lead
Waste Code:	D009
Waste Description:	Mercury

Handler - Owner Operator:

Owner/Operator Indicator:	Owner
Owner/Operator Name:	BELLSOUTH TELECOMMUNICATIONS
Legal Status:	Private
Date Became Current:	Not reported
Date Ended Current:	Not reported
Owner/Operator Address:	675 W PEACHTREE ST

BST MRTTGAEA F5379 (Continued) **1004688249**

Owner/Operator City,State,Zip:	ATLANTA, GA 30375
Owner/Operator Telephone:	800-327-3486
Owner/Operator Telephone Ext:	Not reported
Owner/Operator Fax:	Not reported
Owner/Operator Email:	Not reported
Owner/Operator Indicator:	Owner
Owner/Operator Name: BELLSOUTH TELECOMMUNICATIONS	
Legal Status:	Private
Date Became Current:	Not reported
Date Ended Current:	Not reported
Owner/Operator Address:	675 W PEACHTREE ST
Owner/Operator City,State,Zip:	ATLANTA, GA 30375
Owner/Operator Telephone:	800-327-3486
Owner/Operator Telephone Ext:	Not reported
Owner/Operator Fax:	Not reported
Owner/Operator Email:	Not reported
Owner/Operator Indicator:	Operator
Owner/Operator Name: UNKNOWN	
Legal Status:	Private
Date Became Current:	19000101
Date Ended Current:	Not reported
Owner/Operator Address:	Not reported
Owner/Operator City,State,Zip:	Not reported
Owner/Operator Telephone:	Not reported
Owner/Operator Telephone Ext:	Not reported
Owner/Operator Fax:	Not reported
Owner/Operator Email:	Not reported

Historic Generators:

Receive Date:	20000706
Handler Name: BST MRTTGAEA F5379	
Federal Waste Generator Description:	Small Quantity Generator
State District Owner:	Not reported
Large Quantity Handler of Universal Waste:	No
Recognized Trader Importer:	No
Recognized Trader Exporter:	No
Spent Lead Acid Battery Importer:	No
Spent Lead Acid Battery Exporter:	No
Current Record:	No
Non Storage Recycler Activity:	Not reported
Electronic Manifest Broker:	Not reported
Receive Date:	20010409
Handler Name: BST MRTTGAEA F5379	
Federal Waste Generator Description:	Very Small Quantity Generator (formerly Conditionally-Exempt Small Quantity Generator
State District Owner:	Not reported
Large Quantity Handler of Universal Waste:	No
Recognized Trader Importer:	No
Recognized Trader Exporter:	No
Spent Lead Acid Battery Importer:	No
Spent Lead Acid Battery Exporter:	No
Current Record:	No
Non Storage Recycler Activity:	Not reported
Electronic Manifest Broker:	Not reported

BST MRTTGAEA F5379 (Continued) **1004688249**

Receive Date:	20030610
Handler Name: BST MRTTGAEA F5379	
Federal Waste Generator Description:	Not a generator, verified
State District Owner:	Not reported
Large Quantity Handler of Universal Waste:	No
Recognized Trader Importer:	No
Recognized Trader Exporter:	No
Spent Lead Acid Battery Importer:	No
Spent Lead Acid Battery Exporter:	No
Current Record:	Yes
Non Storage Recycler Activity:	Not reported
Electronic Manifest Broker:	Not reported

List of NAICS Codes and Descriptions:

NAICS Code:	11111
NAICS Description:	Soybean Farming

Facility Has Received Notices of Violations:

Violations:	No Violations Found

Evaluation Action Summary:

Evaluations:	No Evaluations Found

FINDS:

Registry ID: 110013447261

Click Here for FRS Facility Detail Report:

Environmental Interest/Information System:

The Resource Conservation and Recovery Act Information System (RCRAInfo) is EPA's comprehensive information system in support of the Resource Conservation and Recovery Act (RCRA) of 1976 and the Hazardous and Solid Waste Amendments (HSWA) of 1984. It tracks many types of information about generators, transporters, treaters, storers, and disposers of hazardous waste.
Georgia's Geographic Environmental Information Management System (GEIMS) provides the EPA and the public a single point of access to core data for all facilities and sites regulated or monitored by the EPA and a single system for the reporting of all environmental data.

Click this hyperlink while viewing on your computer to access additional FINDS: detail in the EDR Site Report.

ECHO:

Envid:	1004688249
Registry ID:	110013447261

DFR URL:

Name:	BELLSOUTHT EAST MARIETTA F5379
Address:	2215 Roswell Rd Ne
City,State,Zip:	MARIETTA, GA 30062

G32 **BELLSOUTHT EAST MARIETTA F5379** **UST FINDER** **1028274184**
West **2215 ROSWELL RD NE** **UST FINDER RELEASE** **N/A**
1/8-1/4 **MARIETTA, GA 30062**
0.128 mi.
675 ft. **Site 4 of 5 in cluster G**

Relative:
Lower

Actual:
1057 ft.

UST FINDER:

Object ID:	102686
Facility ID:	GA9033220
Name:	Bellsoutht East Marietta F5379
Address:	2215 ROSWELL RD NE
City,State,Zip:	MARIETTA, GA 30062
Address Match Type:	StreetAddress
Open USTs:	1
Closed USTs:	1
TOS USTs:	0
Population 1500ft:	894
Private Wells 1500ft:	0
Within 100yr Floodplain:	No
Land Use:	Developed, High Intensity
Within SPA:	No
SPA PWS Facility ID:	Not reported
SPA Water Type:	Not reported
SPA Facility Type:	Not reported
SPA HUC12:	Not reported
Within WHPA:	No
WHPA PWS Facility ID:	Not reported
WHPA Water Type:	Not reported
WHPA Facility Type:	Not reported
WHPA HUC12:	Not reported
Facility Status:	Open UST(s)
Date of Last Inspection:	Not reported
EPA Region:	4
Tribe:	Not reported
Coordinate Source:	Geocode
X Coord:	-84.48811871
Y Coord:	33.9709276
Latitude:	33.9709276
Longitude:	-84.48811871

UST FINDER:

Object ID:	337150
Facility ID:	GA9033220
Tank ID:	GA9033220_2
Tank Status:	Open
Installation Date:	1995/09/14 15:59:59+00
Removal Date:	Not reported
Tank Capacity:	6000
Substances:	Diesel
Tank Wall Type:	Double

Object ID:	363979
Facility ID:	GA9033220
Tank ID:	GA9033220_1
Tank Status:	Closed
Installation Date:	1981/10/01 16:00:00+00
Removal Date:	Not reported
Tank Capacity:	10000
Substances:	Other
Tank Wall Type:	Not reported

BELLSOUTHT EAST MARIETTA F5379 (Continued) **1028274184**

UST FINDER RELEASE:

Object ID:	131626
Facility ID:	GA9033220
Lust ID:	GA4215
Name:	BELLSOUTHT EAST MARIETTA F5379
Address:	2215 ROSWELL RD NE
City,State,Zip:	MARIETTA, GA 30062
Address Match Type:	StreetAddress
Reported Date:	1995/11/15 15:59:59+00
Status:	No Further Action
Substance:	Not reported
Population within 1500ft:	896
Domestic Wells within 1500ft:	0
Land Use:	Developed, High Intensity
Within SPA:	No
SPA PWS Facility ID:	Not reported
SPA Water Type:	Not reported
SPA Facility Type:	Not reported
SPA HUC12:	Not reported
Within WHPA:	No
WHPA PWS Facility ID:	Not reported
WHPA Water Type:	Not reported
WHPA Facility Type:	Not reported
WHPA HUC12:	Not reported
Within 100yr Floodplain:	No
Tribe:	Not reported
EPA Region:	4
NFA Letter 1:	Not reported
NFA Letter 2:	Not reported
NFA Letter 3:	Not reported
NFA Letter 4:	Not reported
Closed With Residual Contaminate:	Not reported
Coordinate Source:	Geocode
X Coord:	-84.48812
Y Coord:	33.9709300000001
Latitude:	33.97093
Longitude:	-84.4881199999999

Object ID:	131627
Facility ID:	GA9033220
Lust ID:	GA17785
Name:	BELLSOUTHT EAST MARIETTA F5379
Address:	2215 ROSWELL RD NE
City,State,Zip:	MARIETTA, GA 30062
Address Match Type:	StreetAddress
Reported Date:	Not reported
Status:	No Further Action
Substance:	Not reported
Population within 1500ft:	896
Domestic Wells within 1500ft:	0
Land Use:	Developed, High Intensity
Within SPA:	No
SPA PWS Facility ID:	Not reported
SPA Water Type:	Not reported
SPA Facility Type:	Not reported
SPA HUC12:	Not reported
Within WHPA:	No

BELLSOUTHT EAST MARIETTA F5379 (Continued) **1028274184**

WHPA PWS Facility ID:	Not reported
WHPA Water Type:	Not reported
WHPA Facility Type:	Not reported
WHPA HUC12:	Not reported
Within 100yr Floodplain:	No
Tribe:	Not reported
EPA Region:	4
NFA Letter 1:	Not reported
NFA Letter 2:	Not reported
NFA Letter 3:	Not reported
NFA Letter 4:	Not reported
Closed With Residual Contaminate:	Not reported
Coordinate Source:	Geocode
X Coord:	-84.48812
Y Coord:	33.9709300000001
Latitude:	33.97093
Longitude:	-84.4881199999999

G33 **COSMOPROF 6607** **RCRA-VSQG** **1026494980**
West **2211 2213 ROSWELL RD.STE.170** **E MANIFEST** **GAR000088492**
1/8-1/4 **MARIETTA, GA 30062**
0.128 mi.
675 ft. **Site 5 of 5 in cluster G**

Relative: **Lower**
Actual: **1057 ft.**

RCRA Listings:

Date Form Received by Agency:		20231113
Handler Name:		Cosmoprof #6607
Handler Address:		Roswell Rd
Handler City,State,Zip:		MARIETTA, GA 30062
EPA ID:		GAR000088492
Contact Name:		DEBBIE MIDDLETON
Contact Address:		COLORADO BLVD
Contact City,State,Zip:		DENTON, TX 76210
Contact Telephone:		940-297-4964
Contact Fax:		Not reported
Contact Email:		DMIDDLETON@SALLYBEAUTY.COM
Contact Title:		ENVIRONMENTAL AND REG COMPLIANCE SPECIALIST
EPA Region:		04
Land Type:		Private
Federal Waste Generator Description:		Conditionally Exempt Small Quantity Generator
Non-Notifier:		Not reported
Biennial Report Cycle:		Not reported
Accessibility:		Not reported
Active Site Indicator:		Handler Activities
State District Owner:		Ga
State District:		GCU
Mailing Address:		GREY HAWK CT
Mailing City,State,Zip:		CARLSBAD, CA 92010
Owner Name:	Brixmor Eastlake Sc Llc	
Owner Type:		Private
Operator Name:	Beauty Systems Group Llc	
Operator Type:		Private
Short-Term Generator Activity:		No
Importer Activity:		No
Mixed Waste Generator:		No
Transporter Activity:		No
Transfer Facility Activity:		No
Recycler Activity with Storage:		No

COSMOPROF 6607 (Continued) **1026494980**

Small Quantity On-Site Burner Exemption:	No
Smelting Melting and Refining Furnace Exemption:	No
Underground Injection Control:	No
Off-Site Waste Receipt:	No
Universal Waste Indicator:	No
Universal Waste Destination Facility:	No
Federal Universal Waste:	No
Active Site State-Reg Handler:	---
Federal Facility Indicator:	Not reported
Hazardous Secondary Material Indicator:	N
Sub-Part K Indicator:	Not reported
2018 GPRA Permit Baseline:	Not on the Baseline
2018 GPRA Renewals Baseline:	Not on the Baseline
202 GPRA Corrective Action Baseline:	No
Subject to Corrective Action Universe:	No
Non-TSDFs Where RCRA CA has Been Imposed Universe:	No
Corrective Action Priority Ranking:	No NCAPS ranking
Environmental Control Indicator:	No
Institutional Control Indicator:	No
Human Exposure Controls Indicator:	N/A
Groundwater Controls Indicator:	N/A
Significant Non-Complier Universe:	No
Unaddressed Significant Non-Complier Universe:	No
Addressed Significant Non-Complier Universe:	No
Significant Non-Complier With a Compliance Schedule Universe:	No
Financial Assurance Required:	Not reported
Handler Date of Last Change:	20231116
Recognized Trader-Importer:	No
Recognized Trader-Exporter:	No
Importer of Spent Lead Acid Batteries:	No
Exporter of Spent Lead Acid Batteries:	No
Recycler Activity Without Storage:	No
Manifest Broker:	No
Sub-Part P Indicator:	No

Hazardous Waste Summary:

Waste Code:	D001
Waste Description:	Ignitable Waste
Waste Code:	D002
Waste Description:	Corrosive Waste
Waste Code:	D005
Waste Description:	Barium
Waste Code:	D007
Waste Description:	Chromium
Waste Code:	D008
Waste Description:	Lead
Waste Code:	D009
Waste Description:	Mercury
Waste Code:	D011
Waste Description:	Silver

COSMOPROF 6607 (Continued) **1026494980**

Waste Code: D018
Waste Description: Benzene

Waste Code: D035
Waste Description: Methyl Ethyl Ketone

Waste Code: U002
Waste Description: 2-Propanone (I) (Or) Acetone (I)

Waste Code: U112
Waste Description: Acetic Acid, Ethyl Ester (I) (Or) Ethyl Acetate (I)

Waste Code: U118
Waste Description: 2-Propenoic Acid, 2-Methyl-, Ethyl Ester (Or) Ethyl Methacrylate

Waste Code: U123
Waste Description: Formic Acid (C,T)

Waste Code: U154
Waste Description: Methanol (I) (Or) Methyl Alcohol (I)

Handler - Owner Operator:
Owner/Operator Indicator: Operator
Owner/Operator Name: BEAUTY SYSTEMS GROUP LLC
Legal Status: Private
Date Became Current: 20050915
Date Ended Current: Not reported
Owner/Operator Address: 3001 COLORADO BLVD
Owner/Operator City,State,Zip: DENTON, TX 76210
Owner/Operator Telephone: 940-898-7500
Owner/Operator Telephone Ext: Not reported
Owner/Operator Fax: Not reported
Owner/Operator Email: HAZWASTE@SALLYBEAUTY.COM

Owner/Operator Indicator: Owner
Owner/Operator Name: BRIXMOR EASTLAKE SC LLC
Legal Status: Private
Date Became Current: 20050915
Date Ended Current: Not reported
Owner/Operator Address: 450 LEXINGTON AVE 13TH FL
Owner/Operator City,State,Zip: NEW YORK, NY 10017
Owner/Operator Telephone: Not reported
Owner/Operator Telephone Ext: Not reported
Owner/Operator Fax: Not reported
Owner/Operator Email: Not reported

Owner/Operator Indicator: Owner
Owner/Operator Name: BRIXMOR EASTLAKE SC LLC
Legal Status: Private
Date Became Current: 20050915
Date Ended Current: Not reported
Owner/Operator Address: 450 LEXINGTON AVE
Owner/Operator City,State,Zip: NEW YORK, NY 10017
Owner/Operator Telephone: 940-898-7500
Owner/Operator Telephone Ext: Not reported
Owner/Operator Fax: Not reported
Owner/Operator Email: HAZWASTE@SALLYBEAUTY.COM

COSMOPROF 6607 (Continued) **1026494980**

Owner/Operator Indicator: Operator
Owner/Operator Name: BEAUTY SYSTEMS GROUP LLC
Legal Status: Private
Date Became Current: 20050915
Date Ended Current: Not reported
Owner/Operator Address: 3001 COLORADO BLVD
Owner/Operator City,State,Zip: DENTON, TX 76210
Owner/Operator Telephone: Not reported
Owner/Operator Telephone Ext: Not reported
Owner/Operator Fax: Not reported
Owner/Operator Email: Not reported

Historic Generators:
Receive Date: 20201106
Handler Name: COSMOPROF #6607
Federal Waste Generator Description: Very Small Quantity Generator (formerly Conditionally-Exempt Small Quantity Generator
State District Owner: Ga
Large Quantity Handler of Universal Waste: No
Recognized Trader Importer: No
Recognized Trader Exporter: No
Spent Lead Acid Battery Importer: No
Spent Lead Acid Battery Exporter: No
Current Record: No
Non Storage Recycler Activity: No
Electronic Manifest Broker: No

Receive Date: 20231113
Handler Name: COSMOPROF #6607
Federal Waste Generator Description: Very Small Quantity Generator (formerly Conditionally-Exempt Small Quantity Generator
State District Owner: Ga
Large Quantity Handler of Universal Waste: No
Recognized Trader Importer: No
Recognized Trader Exporter: No
Spent Lead Acid Battery Importer: No
Spent Lead Acid Battery Exporter: No
Current Record: Yes
Non Storage Recycler Activity: No
Electronic Manifest Broker: No

List of NAICS Codes and Descriptions:
NAICS Code: 446120
NAICS Description: Cosmetics, Beauty Supplies, And Perfume Stores

NAICS Code: 45612
NAICS Description: Cosmetics, Beauty Supplies, And Perfume Retailers

Facility Has Received Notices of Violations:
Violations: No Violations Found

Evaluation Action Summary:
Evaluations: No Evaluations Found

COSMOPROF 6607 (Continued) **1026494980**

E MANIFEST:

Manifest Tracking Number:	026456829JJK
Last Updated Date:	20240708
Shipped Date:	20240624
Received Date:	20240703
Manifest Status:	Signed
Submission Type:	DataImage5Copy
Origin Type:	Service
Generator EPA ID:	GAR000088492
Generator Name:	Cosmoprof 6607
Generator Location Street Number:	2211
Generator Location Street 1:	2211 2213 ROSWELL RD.STE.170
Generator Location Street 2:	Not reported
Generator Location City:	MARIETTA
Generator Location State:	GA
Generator Location Zip:	30062
Generator Mail Street Number:	3207
Generator Mail Street 1:	STORE MANAGER
Generator Mail Street 2:	2213 ROSWELL RD.STE.170
Generator Mail City:	MARIETTA
Generator Mail Zip:	30062
Generator Mail State:	GA
Generator Contact Company Name:	Not reported
Designated Facility EPA ID:	ALD983177015
Designated Facility Name:	Us Ecology Sulligent, Inc.
Designated Facility Mail Street Number:	51328
Designated Facility Mail Street 1:	Not reported
Designated Facility Mail Street 2:	HIGHWAY 17
Designated Facility Mail City:	SULLIGENT
Designated Facility Mail Zip:	35586
Designated Facility Mail State:	AL
Designated Facility Location Street Number:	51328
Designated Facility Location Street 1:	HIGHWAY 17
Designated Facility Location Street 2:	Not reported
Designated Facility Location City:	SULLIGENT
Designated Facility Location Zip:	35586
Designated Facility Location State:	AL
Designated Facility Contact Company Name:	Not reported
Manifest Residue Indicator:	N
Rejection Indicator:	N

Manifest Tracking Number:	027496421JJK
Last Updated Date:	20250722
Shipped Date:	20250605
Received Date:	20250610
Manifest Status:	Corrected
Submission Type:	DataImage5Copy
Origin Type:	Service
Generator EPA ID:	GAR000088492
Generator Name:	Cosmoprof 6607
Generator Location Street Number:	2211
Generator Location Street 1:	2211 2213 ROSWELL RD.STE.170
Generator Location Street 2:	Not reported
Generator Location City:	MARIETTA
Generator Location State:	GA
Generator Location Zip:	30062
Generator Mail Street Number:	3207

COSMOPROF 6607 (Continued) **1026494980**

Generator Mail Street 1:	STORE MANAGER
Generator Mail Street 2:	2213 ROSWELL RD.STE.170
Generator Mail City:	MARIETTA
Generator Mail Zip:	30062
Generator Mail State:	GA
Generator Contact Company Name:	Not reported
Designated Facility EPA ID:	ALD983177015
Designated Facility Name:	Us Ecology Sulligent, Inc.
Designated Facility Mail Street Number:	51328
Designated Facility Mail Street 1:	Not reported
Designated Facility Mail Street 2:	HIGHWAY 17
Designated Facility Mail City:	SULLIGENT
Designated Facility Mail Zip:	35586
Designated Facility Mail State:	AL
Designated Facility Location Street Number:	51328
Designated Facility Location Street 1:	HIGHWAY 17
Designated Facility Location Street 2:	Not reported
Designated Facility Location City:	SULLIGENT
Designated Facility Location Zip:	35586
Designated Facility Location State:	AL
Designated Facility Contact Company Name:	Not reported
Manifest Residue Indicator:	N
Rejection Indicator:	N

Manifest Tracking Number:	025771423JJK
Last Updated Date:	20250102
Shipped Date:	20241211
Received Date:	20241223
Manifest Status:	Corrected
Submission Type:	DataImage5Copy
Origin Type:	Service
Generator EPA ID:	GAR000088492
Generator Name:	Cosmoprof 6607
Generator Location Street Number:	2211
Generator Location Street 1:	2211 2213 ROSWELL RD.STE.170
Generator Location Street 2:	Not reported
Generator Location City:	MARIETTA
Generator Location State:	GA
Generator Location Zip:	30062
Generator Mail Street Number:	3207
Generator Mail Street 1:	STORE MANAGER
Generator Mail Street 2:	2213 ROSWELL RD.STE.170
Generator Mail City:	MARIETTA
Generator Mail Zip:	30062
Generator Mail State:	GA
Generator Contact Company Name:	Not reported
Designated Facility EPA ID:	ALD983177015
Designated Facility Name:	Us Ecology Sulligent, Inc.
Designated Facility Mail Street Number:	51328
Designated Facility Mail Street 1:	Not reported
Designated Facility Mail Street 2:	HIGHWAY 17
Designated Facility Mail City:	SULLIGENT
Designated Facility Mail Zip:	35586
Designated Facility Mail State:	AL
Designated Facility Location Street Number:	51328
Designated Facility Location Street 1:	HIGHWAY 17
Designated Facility Location Street 2:	Not reported

COSMOPROF 6607 (Continued) **1026494980**

Designated Facility Location City:	SULLIGENT
Designated Facility Location Zip:	35586
Designated Facility Location State:	AL
Designated Facility Contact Company Name:	Not reported
Manifest Residue Indicator:	N
Rejection Indicator:	N

Manifest Tracking Number:	025853797JJK
Last Updated Date:	20240116
Shipped Date:	20240103
Received Date:	20240109
Manifest Status:	Signed
Submission Type:	DataImage5Copy
Origin Type:	Service
Generator EPA ID:	GAR000088492
Generator Name:	Cosmoprof 6607
Generator Location Street Number:	2211
Generator Location Street 1:	2211 2213 ROSWELL RD.STE.170
Generator Location Street 2:	Not reported
Generator Location City:	MARIETTA
Generator Location State:	GA
Generator Location Zip:	30062
Generator Mail Street Number:	3207
Generator Mail Street 1:	STORE MANAGER
Generator Mail Street 2:	2213 ROSWELL RD.STE.170
Generator Mail City:	MARIETTA
Generator Mail Zip:	30062
Generator Mail State:	GA
Generator Contact Company Name:	Not reported
Designated Facility EPA ID:	ALD983177015
Designated Facility Name:	Us Ecology Sulligent, Inc.
Designated Facility Mail Street Number:	51328
Designated Facility Mail Street 1:	Not reported
Designated Facility Mail Street 2:	HIGHWAY 17
Designated Facility Mail City:	SULLIGENT
Designated Facility Mail Zip:	35586
Designated Facility Mail State:	AL
Designated Facility Location Street Number:	51328
Designated Facility Location Street 1:	HIGHWAY 17
Designated Facility Location Street 2:	Not reported
Designated Facility Location City:	SULLIGENT
Designated Facility Location Zip:	35586
Designated Facility Location State:	AL
Designated Facility Contact Company Name:	Not reported
Manifest Residue Indicator:	N
Rejection Indicator:	N

Transporter:

Manifest Tracking Number:	025853797JJK
Transporter Line Number:	1
Transporter EPA ID:	MIK435642742
Transporter Name:	Eq Industrial Services

Waste Line:

Manifest Tracking Number:	025853797JJK
Waste Line Number:	1

COSMOPROF 6607 (Continued) **1026494980**

U.S. DOT Hazardous Indicator:	Y
U.S. DOT ID Number:	UN1950
U.S. DOT Description:	Rq, Un1950, Waste, Aerosols, 2.1, (Rq: D001), Erg#126
Non-Hazardous Waste Description:	Not reported
Number of Containers:	1
Container Type Code:	DF
Container Type Description:	Fiberboard or plastic drums, barrels, kegs
Waste Quantity:	7
Quantity Unit of Measure Code:	P
Quantity Unit of Measure Description:	Pounds
Waste Quantity, in Tons:	0.0035
Acute Waste Quantity, in Tons:	0
Non-Acute Waste Quantity, in Tons:	0.0035
Waste Quantity, in Kilograms:	3.1746051
Acute Waste Quantity, in Kilograms:	0
Non-Acute Waste Quantity, in Kilorgrams:	3.1746051
Management Method Code:	H141
Management Method Description:	STORAGE, BULKING AND/OR TRANSFER OFF SITE
Waste Residue Indicator:	N
Quantity Discrepancy Indicator:	N
Waste Type Discrepancy Indicator:	N
Waste Density:	Not reported
Waste Density Unit of Measure Code:	Not reported
Waste Density Unit of Measure Description:	Not reported
Form Code:	Not reported
Form Code Description:	Not reported
Source Code:	Not reported
Source Code Description:	Not reported
Waste Minimization Code:	Not reported
Waste Minimization Code Description:	Not reported
Consent Number:	Not reported
EPA Waste Indicator:	Y
Federal Waste Codes:	D001
Quantity Haz Kg:	3.1746051
Quantity Haz Tons:	0.0035
Quantity Non Haz Kg:	Not reported
Quantity Non Haz Tons:	Not reported
State Waste Codes:	Not reported
Manifest Tracking Number:	025853797JJK
Waste Line Number:	2
U.S. DOT Hazardous Indicator:	Y
U.S. DOT ID Number:	UN3266
U.S. DOT Description:	Rq, Un3266, Waste Corrosive Liquid, Basic, Inorganic, N.O.S. (Sodium Hydroxide, Potassium Hydroxide), 8, Pgii, (Rq: D002), Erg#154
Non-Hazardous Waste Description:	Not reported
Number of Containers:	1
Container Type Code:	DF
Container Type Description:	Fiberboard or plastic drums, barrels, kegs
Waste Quantity:	15
Quantity Unit of Measure Code:	P
Quantity Unit of Measure Description:	Pounds
Waste Quantity, in Tons:	0.0075
Acute Waste Quantity, in Tons:	0
Non-Acute Waste Quantity, in Tons:	0.0075
Waste Quantity, in Kilograms:	6.802725
Acute Waste Quantity, in Kilograms:	0

COSMOPROF 6607 (Continued) **1026494980**

Non-Acute Waste Quantity, in Kilorgrams:	6.802725
Management Method Code:	H141
Management Method Description:	STORAGE, BULKING AND/OR TRANSFER OFF SITE
Waste Residue Indicator:	N
Quantity Discrepancy Indicator:	N
Waste Type Discrepancy Indicator:	N
Waste Density:	Not reported
Waste Density Unit of Measure Code:	Not reported
Waste Density Unit of Measure Description:	Not reported
Form Code:	Not reported
Form Code Description:	Not reported
Source Code:	Not reported
Source Code Description:	Not reported
Waste Minimization Code:	Not reported
Waste Minimization Code Description:	Not reported
Consent Number:	Not reported
EPA Waste Indicator:	Y
Federal Waste Codes:	D002
Quantity Haz Kg:	6.802725
Quantity Haz Tons:	0.0075
Quantity Non Haz Kg:	Not reported
Quantity Non Haz Tons:	Not reported
State Waste Codes:	Not reported

Manifest Tracking Number:	025853797JJK
Waste Line Number:	3
U.S. DOT Hazardous Indicator:	Y
U.S. DOT ID Number:	UN1993
U.S. DOT Description:	Rq, Un1993, Waste Flammable Liquids, N.O.S. (Acetone, Ethyl Acetate), 3, Pgii, (Rq: D018), Erg#128
Non-Hazardous Waste Description:	Not reported
Number of Containers:	1
Container Type Code:	DF
Container Type Description:	Fiberboard or plastic drums, barrels, kegs
Waste Quantity:	19
Quantity Unit of Measure Code:	P
Quantity Unit of Measure Description:	Pounds
Waste Quantity, in Tons:	0.0095
Acute Waste Quantity, in Tons:	0
Non-Acute Waste Quantity, in Tons:	0.0095
Waste Quantity, in Kilograms:	8.616785
Acute Waste Quantity, in Kilograms:	0
Non-Acute Waste Quantity, in Kilorgrams:	8.616785
Management Method Code:	H141
Management Method Description:	STORAGE, BULKING AND/OR TRANSFER OFF SITE
Waste Residue Indicator:	N
Quantity Discrepancy Indicator:	N
Waste Type Discrepancy Indicator:	N
Waste Density:	Not reported
Waste Density Unit of Measure Code:	Not reported
Waste Density Unit of Measure Description:	Not reported
Form Code:	Not reported
Form Code Description:	Not reported
Source Code:	Not reported
Source Code Description:	Not reported
Waste Minimization Code:	Not reported
Waste Minimization Code Description:	Not reported

COSMOPROF 6607 (Continued) **1026494980**

Consent Number:	Not reported
EPA Waste Indicator:	Y
Federal Waste Codes:	D001, D018, D035, U002, U112
Quantity Haz Kg:	8.616785
Quantity Haz Tons:	0.0095
Quantity Non Haz Kg:	Not reported
Quantity Non Haz Tons:	Not reported
State Waste Codes:	Not reported

F34 **SAVE #9/STEVES FINA** **LUST U001475606**
SW **2170 ROSWELL RD** **UST N/A**
1/8-1/4 **MARIETTA, GA** **Financial Assurance**
0.138 mi.
730 ft. **Site 2 of 3 in cluster F**

Relative:
Lower

Actual:
1067 ft.

LUST:

Name:	SAVE #9/STEVES FINA
Address:	2170 ROSWELL RD
City,State,Zip:	MARIETTA, GA 30067
Facility ID:	00330285
Leak ID:	Not reported
Description:	Not reported
Cleanup Status:	NFA - No Further Action
Date Received:	05/05/1994
Project Officer:	Stephen Burris
Project Name:	UST - 1 - SAVE #9/STEVES FINA
Site Code Description:	Eligible GUST trust fund reimbursement site
No Further Action Date:	10/24/1994

UST:

Name:	SAVE #9/STEVES FINA
Address:	2170 ROSWELL RD
City,State,Zip:	MARIETTA, GA

Tank Info:

Tank ID:	1
Name:	SAVE #9/STEVES FINA
Address:	2170 ROSWELL RD
Tank Status:	Removed from Ground
City:	MARIETTA
Tank Material:	Cathodically Protected Steel
Pipe Type:	Pressurized
Overfill Type:	Not reported
Install Date:	04/18/1973
Facility ID:	330285
Product:	Gas (Historical Use)
Pipe Material:	Galvanized Steel
Overfill Protection:	Not reported
Overfill Installed:	Not reported
Tank Exempt From Spill:	Not reported
Date Spill Device Installed:	Not reported

Tank ID:	4
Name:	SAVE #9/STEVES FINA
Address:	2170 ROSWELL RD
Tank Status:	Removed from Ground
City:	MARIETTA
Tank Material:	Bare Steel

SAVE #9/STEVES FINA (Continued) **U001475606**

Pipe Type:	Not reported
Overfill Type:	Not reported
Install Date:	01/01/1975
Facility ID:	330285
Product:	Used Oil
Pipe Material:	Galvanized Steel
Overfill Protection:	True
Overfill Installed:	Not reported
Tank Exempt From Spill:	True
Date Spill Device Installed:	Not reported

Tank ID:	2
Name:	SAVE #9/STEVES FINA
Address:	2170 ROSWELL RD
Tank Status:	Removed from Ground
City:	MARIETTA
Tank Material:	Cathodically Protected Steel
Pipe Type:	Pressurized
Overfill Type:	Not reported
Install Date:	04/18/1973
Facility ID:	330285
Product:	Gas (Historical Use)
Pipe Material:	Galvanized Steel
Overfill Protection:	Not reported
Overfill Installed:	Not reported
Tank Exempt From Spill:	Not reported
Date Spill Device Installed:	Not reported

Tank ID:	3
Name:	SAVE #9/STEVES FINA
Address:	2170 ROSWELL RD
Tank Status:	Removed from Ground
City:	MARIETTA
Tank Material:	Cathodically Protected Steel
Pipe Type:	Pressurized
Overfill Type:	Not reported
Install Date:	04/18/1973
Facility ID:	330285
Product:	Diesel
Pipe Material:	Galvanized Steel
Overfill Protection:	Not reported
Overfill Installed:	Not reported
Tank Exempt From Spill:	Not reported
Date Spill Device Installed:	Not reported

Payments:

Obligation Amount:	$0.00
Agreement Number:	FY-2000-GUST-00-1019
Agreement Type:	GUST-Reimbursement
Payment Amount:	$0.00

GA Financial Assurance 1:

Name:	SAVE #9/STEVES FINA
Address:	2170 ROSWELL RD
City,State,Zip:	MARIETTA, GA 30067

SAVE #9/STEVES FINA (Continued) **U001475606**

Region:	1
Facility ID:	330285
Financial Responsiblity:	G.U.S.T. Trust Fund
Location Start Date:	04/15/1986
Location End Date:	05/17/1996
Location Status:	Close
Location Type:	Gas Station
Facility Status:	INACTIVE

F35 **SAVE #9/STEVES FINA** **UST FINDER** **1028264176**
SW **2170 ROSWELL RD** **UST FINDER RELEASE** **N/A**
1/8-1/4 **MARIETTA, GA 30067**
0.138 mi.
730 ft. **Site 3 of 3 in cluster F**

Relative:
Lower

Actual:
1067 ft.

UST FINDER:

Object ID:	102649
Facility ID:	GA330285
Name:	Save #9/Steves Fina
Address:	2170 ROSWELL RD
City,State,Zip:	MARIETTA, GA 30067
Address Match Type:	StreetAddress
Open USTs:	0
Closed USTs:	4
TOS USTs:	0
Population 1500ft:	1366
Private Wells 1500ft:	0
Within 100yr Floodplain:	No
Land Use:	Developed, High Intensity
Within SPA:	No
SPA PWS Facility ID:	Not reported
SPA Water Type:	Not reported
SPA Facility Type:	Not reported
SPA HUC12:	Not reported
Within WHPA:	No
WHPA PWS Facility ID:	Not reported
WHPA Water Type:	Not reported
WHPA Facility Type:	Not reported
WHPA HUC12:	Not reported
Facility Status:	Closed UST(s)
Date of Last Inspection:	Not reported
EPA Region:	4
Tribe:	Not reported
Coordinate Source:	Geocode
X Coord:	-84.48918052
Y Coord:	33.9690223100001
Latitude:	33.96902231
Longitude:	-84.48918052

UST FINDER:

Object ID:	376750
Facility ID:	GA330285
Tank ID:	GA330285_4
Tank Status:	Closed
Installation Date:	1975/01/01 16:00:00+00
Removal Date:	Not reported
Tank Capacity:	6000
Substances:	Used Oil

SAVE #9/STEVES FINA (Continued) **1028264176**

Tank Wall Type: Not reported

Object ID: 379326
Facility ID: GA330285
Tank ID: GA330285_3
Tank Status: Closed
Installation Date: 1973/04/18 16:00:00+00
Removal Date: Not reported
Tank Capacity: 6000
Substances: Diesel
Tank Wall Type: Not reported

Object ID: 379327
Facility ID: GA330285
Tank ID: GA330285_2
Tank Status: Closed
Installation Date: 1973/04/18 16:00:00+00
Removal Date: Not reported
Tank Capacity: 6000
Substances: Gas (Historical Use)
Tank Wall Type: Not reported

Object ID: 379328
Facility ID: GA330285
Tank ID: GA330285_1
Tank Status: Closed
Installation Date: 1973/04/18 16:00:00+00
Removal Date: Not reported
Tank Capacity: 6000
Substances: Gas (Historical Use)
Tank Wall Type: Not reported

UST FINDER RELEASE:
Object ID: 131613
Facility ID: GA330285
Lust ID: GA3000
Name: SAVE #9/STEVES FINA
Address: 2170 ROSWELL RD
City,State,Zip: MARIETTA, GA 30067
Address Match Type: StreetAddress
Reported Date: 1994/05/05 15:59:59+00
Status: No Further Action
Substance: Not reported
Population within 1500ft: 1367
Domestic Wells within 1500ft: 0
Land Use: Developed, High Intensity
Within SPA: No
SPA PWS Facility ID: Not reported
SPA Water Type: Not reported
SPA Facility Type: Not reported
SPA HUC12: Not reported
Within WHPA: No
WHPA PWS Facility ID: Not reported
WHPA Water Type: Not reported
WHPA Facility Type: Not reported
WHPA HUC12: Not reported

SAVE #9/STEVES FINA (Continued) **1028264176**

Within 100yr Floodplain:	No
Tribe:	Not reported
EPA Region:	4
NFA Letter 1:	Not reported
NFA Letter 2:	Not reported
NFA Letter 3:	Not reported
NFA Letter 4:	Not reported
Closed With Residual Contaminate:	Not reported
Coordinate Source:	Geocode
X Coord:	-84.48918
Y Coord:	33.9690200000001
Latitude:	33.96902
Longitude:	-84.48918

H36 **PAVILLION DRUM SITE** **SEMS-ARCHIVE** **1003869341**
SSW **2100 UPPER ROSWELL ROAD** **GAD984279406**
1/8-1/4 **MARIETTA, GA 30062**
0.179 mi.
945 ft. **Site 1 of 5 in cluster H**

Relative: **Lower**
Actual: **1042 ft.**

SEMS Archive:

Site ID:	0405415
EPA ID:	GAD984279406
Name:	PAVILLION DRUM SITE
Address:	2100 UPPER ROSWELL ROAD
Address 2:	Not reported
City,State,Zip:	MARIETTA, GA 30062
Cong District:	07
FIPS Code:	13067
FF:	N
NPL:	Not on the NPL
Non NPL Status:	NFRAP-Site does not qualify for the NPL based on existing information

SEMS Archive Detail:

Region:	04
Site ID:	0405415
EPA ID:	GAD984279406
Site Name:	PAVILLION DRUM SITE
NPL:	N
FF:	N
OU:	00
Action Code:	RV
Action Name:	RMVL
SEQ:	1
Start Date:	1990-01-26 05:00:00
Finish Date:	1990-08-03 04:00:00
Qual:	C
Current Action Lead:	EPA Perf

Region:	04
Site ID:	0405415
EPA ID:	GAD984279406
Site Name:	PAVILLION DRUM SITE
NPL:	N
FF:	N
OU:	00
Action Code:	PA
Action Name:	PA

PAVILLION DRUM SITE (Continued) **1003869341**

SEQ: 1
Start Date: 1993-09-13 04:00:00
Finish Date: 1994-05-04 04:00:00
Qual: N
Current Action Lead: EPA Perf

Region: 04
Site ID: 0405415
EPA ID: GAD984279406
Site Name: PAVILLION DRUM SITE
NPL: N
FF: N
OU: 00
Action Code: DS
Action Name: DISCVRY
SEQ: 1
Start Date: 1990-01-20 05:00:00
Finish Date: 1990-01-20 05:00:00
Qual: Not reported
Current Action Lead: EPA Perf In-Hse

Region: 04
Site ID: 0405415
EPA ID: GAD984279406
Site Name: PAVILLION DRUM SITE
NPL: N
FF: N
OU: 00
Action Code: VS
Action Name: ARCH SITE
SEQ: 1
Start Date: Not reported
Finish Date: 1997-01-01 05:00:00
Qual: Not reported
Current Action Lead: EPA Perf In-Hse

I37 NNE 1/8-1/4 0.185 mi. 976 ft. **BGA SERVICE CENTER** **LUST U003001987**
2245 SEWELL MILL RD **UST N/A**
MARIETTA, GA **Financial Assurance**

Site 1 of 2 in cluster I

Relative: Lower
Actual: 1084 ft.

LUST:
Name: BGA SERVICE CENTER
Address: 2245 SEWELL MILL RD
City,State,Zip: MARIETTA, GA 30060
Facility ID: 00330429
Leak ID: Not reported
Description: Not reported
Cleanup Status: NFA - No Further Action
Date Received: 08/19/1996
Project Officer: EPD Migration
Project Name: UST - 1 - BGA SERVICE CENTER
Site Code Description: Owner/Operator funded site
No Further Action Date: 09/12/1996

BGA SERVICE CENTER (Continued) **U003001987**

UST:
Name: BGA SERVICE CENTER
Address: 2245 SEWELL MILL RD
City,State,Zip: MARIETTA, GA

Tank Info:
Tank ID: 1
Name: BGA SERVICE CENTER
Address: 2245 SEWELL MILL RD
Tank Status: Removed from Ground
City: MARIETTA
Tank Material: Cathodically Protected Steel
Pipe Type: Pressurized
Overfill Type: Not reported
Install Date: 06/18/1985
Facility ID: 330429
Product: Gas (Historical Use)
Pipe Material: Galvanized Steel
Overfill Protection: Not reported
Overfill Installed: Not reported
Tank Exempt From Spill: Not reported
Date Spill Device Installed: Not reported

Tank ID: 3
Name: BGA SERVICE CENTER
Address: 2245 SEWELL MILL RD
Tank Status: Removed from Ground
City: MARIETTA
Tank Material: Cathodically Protected Steel
Pipe Type: Pressurized
Overfill Type: Not reported
Install Date: 06/18/1985
Facility ID: 330429
Product: Diesel
Pipe Material: Galvanized Steel
Overfill Protection: Not reported
Overfill Installed: Not reported
Tank Exempt From Spill: Not reported
Date Spill Device Installed: Not reported

Tank ID: 2
Name: BGA SERVICE CENTER
Address: 2245 SEWELL MILL RD
Tank Status: Removed from Ground
City: MARIETTA
Tank Material: Cathodically Protected Steel
Pipe Type: Pressurized
Overfill Type: Not reported
Install Date: 06/18/1985
Facility ID: 330429
Product: Gas (Historical Use)
Pipe Material: Galvanized Steel
Overfill Protection: Not reported
Overfill Installed: Not reported
Tank Exempt From Spill: Not reported
Date Spill Device Installed: Not reported

BGA SERVICE CENTER (Continued) **U003001987**

GA Financial Assurance 1:

Name:	BGA SERVICE CENTER
Address:	2245 SEWELL MILL RD
City,State,Zip:	MARIETTA, GA 30060
Region:	1
Facility ID:	330429
Financial Responsiblity:	G.U.S.T. Trust Fund
Location Start Date:	06/18/1986
Location End Date:	11/15/1996
Location Status:	Close
Location Type:	Gas Station
Facility Status:	INACTIVE

I38 **BGA SERVICE CENTER** **UST FINDER** **1028264290**
NNE **2245 SEWELL MILL RD** **UST FINDER RELEASE** **N/A**
1/8-1/4 **MARIETTA, GA 30060**
0.185 mi.
976 ft. **Site 2 of 2 in cluster I**

Relative: **Lower**

Actual: **1084 ft.**

UST FINDER:

Object ID:	102723
Facility ID:	GA330429
Name:	Bga Service Center
Address:	2245 SEWELL MILL RD
City,State,Zip:	MARIETTA, GA 30060
Address Match Type:	StreetAddress
Open USTs:	0
Closed USTs:	3
TOS USTs:	0
Population 1500ft:	362
Private Wells 1500ft:	0
Within 100yr Floodplain:	No
Land Use:	Developed, Low Intensity
Within SPA:	No
SPA PWS Facility ID:	Not reported
SPA Water Type:	Not reported
SPA Facility Type:	Not reported
SPA HUC12:	Not reported
Within WHPA:	No
WHPA PWS Facility ID:	Not reported
WHPA Water Type:	Not reported
WHPA Facility Type:	Not reported
WHPA HUC12:	Not reported
Facility Status:	Closed UST(s)
Date of Last Inspection:	Not reported
EPA Region:	4
Tribe:	Not reported
Coordinate Source:	Geocode
X Coord:	-84.4860038799999
Y Coord:	33.97354289
Latitude:	33.97354289
Longitude:	-84.48600388

UST FINDER:

Object ID:	356152
Facility ID:	GA330429
Tank ID:	GA330429_3
Tank Status:	Closed

BGA SERVICE CENTER (Continued) **1028264290**

Installation Date:	1985/06/18 16:00:00+00
Removal Date:	Not reported
Tank Capacity:	8000
Substances:	Diesel
Tank Wall Type:	Not reported

Object ID:	356153
Facility ID:	GA330429
Tank ID:	GA330429_2
Tank Status:	Closed
Installation Date:	1985/06/18 16:00:00+00
Removal Date:	Not reported
Tank Capacity:	8000
Substances:	Gas (Historical Use)
Tank Wall Type:	Not reported

Object ID:	356154
Facility ID:	GA330429
Tank ID:	GA330429_1
Tank Status:	Closed
Installation Date:	1985/06/18 16:00:00+00
Removal Date:	Not reported
Tank Capacity:	8000
Substances:	Gas (Historical Use)
Tank Wall Type:	Not reported

UST FINDER RELEASE:

Object ID:	131645
Facility ID:	GA330429
Lust ID:	GA4802
Name:	BGA SERVICE CENTER
Address:	2245 SEWELL MILL RD
City,State,Zip:	MARIETTA, GA 30060
Address Match Type:	StreetAddress
Reported Date:	1996/08/19 15:59:59+00
Status:	No Further Action
Substance:	Not reported
Population within 1500ft:	362
Domestic Wells within 1500ft:	0
Land Use:	Developed, Low Intensity
Within SPA:	No
SPA PWS Facility ID:	Not reported
SPA Water Type:	Not reported
SPA Facility Type:	Not reported
SPA HUC12:	Not reported
Within WHPA:	No
WHPA PWS Facility ID:	Not reported
WHPA Water Type:	Not reported
WHPA Facility Type:	Not reported
WHPA HUC12:	Not reported
Within 100yr Floodplain:	No
Tribe:	Not reported
EPA Region:	4
NFA Letter 1:	Not reported
NFA Letter 2:	Not reported
NFA Letter 3:	Not reported

BGA SERVICE CENTER (Continued) **1028264290**

NFA Letter 4:	Not reported
Closed With Residual Contaminate:	Not reported
Coordinate Source:	Geocode
X Coord:	-84.486
Y Coord:	33.9735400000001
Latitude:	33.97354
Longitude:	-84.486

H39 **ACE HARDWARE** **AST** **A100329231**
South **2100 ROSWELL ROAD** **N/A**
1/8-1/4 **MARIETTA, GA 30062**
0.202 mi.
1067 ft. **Site 2 of 5 in cluster H**

Relative: **Lower**
Actual: **1044 ft.**

AST:

Name:	ACE HARDWARE
Address:	2100 ROSWELL ROAD
City,State,Zip:	MARIETTA, GA 30062
Owner Name:	Amerigas Propane, L.P.
Owner Address:	4195 Hickory Flat Highway
Owner City/State/Zip:	Canton GA 30115
Number Of Tanks:	1
Tank Capacity:	500
File No:	Not reported
Permit Type:	Not reported
Sub Type:	Not reported
Status:	Not reported
Issue Date:	Not reported

H40 **KROGER GA-454** **UST** **U004334328**
South **2100 ROSWELL RD** **Financial Assurance** **N/A**
1/8-1/4 **MARIETTA, GA**
0.202 mi.
1067 ft. **Site 3 of 5 in cluster H**

Relative: **Lower**
Actual: **1044 ft.**

UST:

Name:	KROGER GA-454
Address:	2100 ROSWELL RD
City,State,Zip:	MARIETTA, GA

Contact:

Facility ID:	10003038
Facility Status:	Active
Location Status:	Active
Contact First Name:	Scott
Contact Last Name:	Chapski
Company Name:	Kroger
Mailing Address:	3155 Royal Dr.
Mailing City:	Alpharetta
Mailing State:	GA
Mailing Zip:	30022
Start Date:	9/8/2020 11:50
End Date:	Not reported

Facility ID:	10003038
Facility Status:	Active
Location Status:	Active

KROGER GA-454 (Continued) **U004334328**

Contact First Name:	Bill
Contact Last Name:	Lohr
Company Name:	Kroger Co.
Mailing Address:	3155 Royal Drive
Mailing City:	Alpharetta
Mailing State:	GA
Mailing Zip:	30022
Start Date:	5/1/2025 8:15
End Date:	Not reported

Tank Info:

Tank ID:	2A
Name:	KROGER GA-454
Address:	2100 ROSWELL RD
Tank Status:	Currently in Use
City:	MARIETTA
Tank Material:	Fiberglass Double Walled
Pipe Type:	Pressurized
Overfill Type:	Flapper Valve
Install Date:	05/28/2020
Facility ID:	10003038
Product:	Premium
Pipe Material:	Double-Walled Flex
Overfill Protection:	False
Overfill Installed:	06/17/2020
Tank Exempt From Spill:	False
Date Spill Device Installed:	06/08/2020

Tank ID:	2B
Name:	KROGER GA-454
Address:	2100 ROSWELL RD
Tank Status:	Currently in Use
City:	MARIETTA
Tank Material:	Fiberglass Double Walled
Pipe Type:	Pressurized
Overfill Type:	Flapper Valve
Install Date:	05/28/2020
Facility ID:	10003038
Product:	Diesel
Pipe Material:	Double-Walled Flex
Overfill Protection:	False
Overfill Installed:	06/17/2020
Tank Exempt From Spill:	False
Date Spill Device Installed:	06/08/2020

Tank ID:	1
Name:	KROGER GA-454
Address:	2100 ROSWELL RD
Tank Status:	Currently in Use
City:	MARIETTA
Tank Material:	Fiberglass Double Walled
Pipe Type:	Pressurized
Overfill Type:	Flapper Valve
Install Date:	05/28/2020
Facility ID:	10003038
Product:	Regular
Pipe Material:	Double-Walled Flex

KROGER GA-454 (Continued) **U004334328**

Overfill Protection:	False
Overfill Installed:	06/17/2020
Tank Exempt From Spill:	False
Date Spill Device Installed:	06/08/2020

GA Financial Assurance 1:

Name:	KROGER GA-454
Address:	2100 ROSWELL RD
City,State,Zip:	MARIETTA, GA 30062
Region:	1
Facility ID:	10003038
Financial Responsiblity:	Insurance
Location Start Date:	08/12/2020
Location End Date:	Not reported
Location Status:	Active
Location Type:	Gas Station
Facility Status:	ACTIVE

H41 **ART CLEANERS** **DRYCLEANERS** **S109505189**
SSW **2100 ROSWELL RD # 600G** **N/A**
1/8-1/4 **MARIETTA, GA 30062**
0.203 mi.
1073 ft. **Site 4 of 5 in cluster H**

Relative: **Lower**

Actual: **1041 ft.**

DRYCLN:

Name:	ART CLEANERS
Address:	2100 ROSWELL RD # 600G
City,State,Zip:	MARIETTA, GA 30062-0808
Contact Name:	Karim Maredia
Phone Number:	770-321-8364
Contact Name:	Karim Maredia
MSA code:	520
MSA desc:	ATLANTA, GA
CBSA code:	12060
CBSA descr:	ATLANTA SPGS, GA
Metro Micro Indicator:	2
CSA code:	122
Csa descr:	ATLANTA-SANDY SPRINGS-GAINESVILLE, GA-AL
Census tract:	30401
Census block group:	3
Latitude:	33.965957
Longitude:	-84.491646
Match level code:	0
Secondary address:	2100 Roswell Rd # 600g
Secondary city:	Marietta
Secondary state:	GA
Secondary zip10:	30062-0808
Secondary carrier route code:	C082
Fax number:	Not reported
Toll free number:	Not reported
Web site:	Not reported
Selected SIC code:	721201
Selected SIC desc:	Cleaners
Primary SIC code:	721201
Primary SIC desc:	Cleaners
NAICS code:	81232002

ART CLEANERS (Continued) **S109505189**

NAICS desc:	Drycleaning & Laundry Svcs
Location employment size code:	A
Location employment size desc:	01-04
Actual location employment size:	1
Modeled employment size:	A
Location sales volume code:	A
Location sales volume desc:	Less Than $500,000
Actual location sales volume:	60
Corporate sales volume code:	Not reported
Corporate sales volume desc:	Not reported
Actual corporate sales volume:	Not reported
Asset size:	S
Name:	Mr Karim Maredia
Title:	Manager
Ethnicity code:	Not reported
Infousa id:	969266600
Site Number:	969266600
HQ branch code:	9
HQ branch desc:	Single Loc
Public company indicator code:	0
Public filing indicator:	N
Individual firm code:	2
Individual firm desc:	Firm/Business
Year SIC added:	199804
Year first appeared in yellow pages:	1998
Yellow page code:	18306
Transaction date:	199911
Call status code:	A
Call status desc:	No Answer (3 Attempts)
Credit score code:	B+
Credit score desc:	85 to 89
Actual credit score:	88
Ad size code:	Regular
Population code:	6
Population desc:	50,000 - 99,000
Square footage code:	A
Square footage desc:	0 - 2,499
Radial distance from target element:	.
Actnumbus multitenant location:	10+
Building num multi tenant:	94945
Number of pcs code:	0 - 1 PCs
Affluent neighborhood location:	Y
Big business:	N
Female owner exec:	N
Highincomeexec:	N
Hightechbusiness:	N
Medium size business entrepreneur:	N
Small business entrepreneur:	N
Tertiary address:	Pavilions at East Lake Ctr
Tertiary city:	Marietta
Tertiary state:	GA
Tertiary zip10:	30062
White collar percentage:	29
White collar indicator:	0
Production date:	12/02/2008
Obsolescence date:	06/02/2009
Source:	infoUSA

ART CLEANERS (Continued) **S109505189**

Bookno: 14900

H42 **KROGER 454-11** **RCRA-VSQG** **1031284304**
SSW **2100 ROSWELL RD SUITE 2140** **E MANIFEST** **GAR000101659**
1/8-1/4 **MARIETTA, GA 30062**
0.203 mi.
1073 ft. **Site 5 of 5 in cluster H**

Relative: **Lower**
Actual: **1041 ft.**

RCRA Listings:

Date Form Received by Agency:		20240627
Handler Name:		Kroger 454-11
Handler Address:		Roswell Rd
Handler City,State,Zip:		MARIETTA, GA 30062
EPA ID:		GAR000101659
Contact Name:		STEPHANIE BARLOW
Contact Address:		VINE ST
Contact City,State,Zip:		CINCINNATI, OH 45202
Contact Telephone:		513-864-7801
Contact Fax:		Not reported
Contact Email:		STEPHANIE.BARLOW@KROGER.COM
Contact Title:		Not reported
EPA Region:		04
Land Type:		Private
Federal Waste Generator Description:		Conditionally Exempt Small Quantity Generator
Non-Notifier:		Not reported
Biennial Report Cycle:		Not reported
Accessibility:		Not reported
Active Site Indicator:		Handler Activities
State District Owner:		Ga
State District:		GCU
Mailing Address:		VINE ST
Mailing City,State,Zip:		CINCINNATI, OH 45202
Owner Name:	The Kroger Co	
Owner Type:		Private
Operator Name:	The Kroger Co	
Operator Type:		Private
Short-Term Generator Activity:		No
Importer Activity:		No
Mixed Waste Generator:		No
Transporter Activity:		No
Transfer Facility Activity:		No
Recycler Activity with Storage:		No
Small Quantity On-Site Burner Exemption:		No
Smelting Melting and Refining Furnace Exemption:		No
Underground Injection Control:		No
Off-Site Waste Receipt:		No
Universal Waste Indicator:		No
Universal Waste Destination Facility:		No
Federal Universal Waste:		No
Active Site State-Reg Handler:		---
Federal Facility Indicator:		Not reported
Hazardous Secondary Material Indicator:		N
Sub-Part K Indicator:		Not reported
2018 GPRA Permit Baseline:		Not on the Baseline
2018 GPRA Renewals Baseline:		Not on the Baseline
202 GPRA Corrective Action Baseline:		No
Subject to Corrective Action Universe:		No
Non-TSDFs Where RCRA CA has Been Imposed Universe:		No

KROGER 454-11 (Continued) **1031284304**

Corrective Action Priority Ranking:	No NCAPS ranking
Environmental Control Indicator:	No
Institutional Control Indicator:	No
Human Exposure Controls Indicator:	N/A
Groundwater Controls Indicator:	N/A
Significant Non-Complier Universe:	No
Unaddressed Significant Non-Complier Universe:	No
Addressed Significant Non-Complier Universe:	No
Significant Non-Complier With a Compliance Schedule Universe:	No
Financial Assurance Required:	Not reported
Handler Date of Last Change:	20240705
Recognized Trader-Importer:	No
Recognized Trader-Exporter:	No
Importer of Spent Lead Acid Batteries:	No
Exporter of Spent Lead Acid Batteries:	No
Recycler Activity Without Storage:	No
Manifest Broker:	No
Sub-Part P Indicator:	H

Hazardous Waste Summary:

Waste Code:	D001
Waste Description:	Ignitable Waste
Waste Code:	D002
Waste Description:	Corrosive Waste
Waste Code:	D003
Waste Description:	Reactive Waste
Waste Code:	D005
Waste Description:	Barium
Waste Code:	D006
Waste Description:	Cadmium
Waste Code:	D007
Waste Description:	Chromium
Waste Code:	D008
Waste Description:	Lead
Waste Code:	D009
Waste Description:	Mercury
Waste Code:	D010
Waste Description:	Selenium
Waste Code:	D011
Waste Description:	Silver
Waste Code:	D016
Waste Description:	2,4-D (2,4-Dichlorophenoxyacetic Acid)
Waste Code:	D018
Waste Description:	Benzene

KROGER 454-11 (Continued) **1031284304**

Waste Code: D027
Waste Description: 1,4-Dichlorobenzene

Waste Code: D035
Waste Description: Methyl Ethyl Ketone

Waste Code: D039
Waste Description: Tetrachloroethylene

Waste Code: D043
Waste Description: Vinyl Chloride

Waste Code: U002
Waste Description: 2-Propanone (I) (Or) Acetone (I)

Waste Code: U027
Waste Description: Dichloroisopropyl Ether (Or) Propane, 2,2'-Oxybis[2-Chloro-

Waste Code: U154
Waste Description: Methanol (I) (Or) Methyl Alcohol (I)

Waste Code: U165
Waste Description: Naphthalene

Waste Code: U239
Waste Description: Benzene, Dimethyl- (I,T) (Or) Xylene (I)

Waste Code: U249
Waste Description: Zinc Phosphide Zn3p2, When Present At Concentrations Of 10% Or Less

Handler - Owner Operator:
Owner/Operator Indicator: Operator
Owner/Operator Name: THE KROGER CO
Legal Status: Private
Date Became Current: 19961017
Date Ended Current: Not reported
Owner/Operator Address: 2175 PARKLAKE DR
Owner/Operator City,State,Zip: ATLANTA, GA 30345
Owner/Operator Telephone: 770-496-7557
Owner/Operator Telephone Ext: Not reported
Owner/Operator Fax: Not reported
Owner/Operator Email: STEPHANIE.BARLOW@KROGER.COM

Owner/Operator Indicator: Owner
Owner/Operator Name: THE KROGER CO
Legal Status: Private
Date Became Current: 19961017
Date Ended Current: Not reported
Owner/Operator Address: 1014 VINE ST
Owner/Operator City,State,Zip: CINCINNATI, OH 45202
Owner/Operator Telephone: 513-864-7801
Owner/Operator Telephone Ext: Not reported
Owner/Operator Fax: Not reported
Owner/Operator Email: STEPHANIE.BARLOW@KROGER.COM

Historic Generators:

KROGER 454-11 (Continued) **1031284304**

Receive Date: 20240627
Handler Name: KROGER 454-11
Federal Waste Generator Description: Very Small Quantity Generator (formerly Conditionally-Exempt Small Quantity Generator
State District Owner: Ga
Large Quantity Handler of Universal Waste: No
Recognized Trader Importer: No
Recognized Trader Exporter: No
Spent Lead Acid Battery Importer: No
Spent Lead Acid Battery Exporter: No
Current Record: Yes
Non Storage Recycler Activity: No
Electronic Manifest Broker: No

List of NAICS Codes and Descriptions:
NAICS Code: 445110
NAICS Description: Supermarkets And Other Grocery Retailers (Except Convenience Retailers)

Facility Has Received Notices of Violations:
Violations: No Violations Found

Evaluation Action Summary:
Evaluations: No Evaluations Found

E MANIFEST:
Manifest Tracking Number: 025069245JJK
Last Updated Date: 20230917
Shipped Date: 20230725
Received Date: 20230808
Manifest Status: Signed
Submission Type: DataImage5Copy
Origin Type: Service
Generator EPA ID: GAVSQG
Generator Name: Kroger Fueling Station #454
Generator Location Street Number: 2100
Generator Location Street 1: 2100 2100 ROSWELL RD
Generator Location Street 2: Not reported
Generator Location City: MARIETTA
Generator Location State: GA
Generator Location Zip: 30062
Generator Mail Street Number: 2100
Generator Mail Street 1: 2100 ROSWELL RD
Generator Mail Street 2: Not reported
Generator Mail City: MARIETTA
Generator Mail Zip: 30062
Generator Mail State: GA
Generator Contact Company Name: Not reported
Designated Facility EPA ID: TND000772186
Designated Facility Name: Tradebe Treatment & Recycling Of Tn
Designated Facility Mail Street Number: 5485
Designated Facility Mail Street 1: Not reported
Designated Facility Mail Street 2: VICTORY LANE
Designated Facility Mail City: MILLINGTON

KROGER 454-11 (Continued) **1031284304**

Designated Facility Mail Zip:	38053-8325
Designated Facility Mail State:	TN
Designated Facility Location Street Number:	5485
Designated Facility Location Street 1:	5485 VICTORY LANE
Designated Facility Location Street 2:	Not reported
Designated Facility Location City:	MILLINGTON
Designated Facility Location Zip:	38053
Designated Facility Location State:	TN
Designated Facility Contact Company Name:	Not reported
Manifest Residue Indicator:	N
Rejection Indicator:	N

Manifest Tracking Number:	024344305JJK
Last Updated Date:	20230217
Shipped Date:	20230202
Received Date:	20230214
Manifest Status:	Signed
Submission Type:	DataImage5Copy
Origin Type:	Service
Generator EPA ID:	Not reported
Generator Name:	Kroger 454-11
Generator Location Street Number:	Not reported
Generator Location Street 1:	2100 ROSWELL RD SUITE 2140
Generator Location Street 2:	Not reported
Generator Location City:	MARIETTA
Generator Location State:	GA
Generator Location Zip:	30062-0810
Generator Mail Street Number:	Not reported
Generator Mail Street 1:	2100 Roswell Rd Suite 2140
Generator Mail Street 2:	Not reported
Generator Mail City:	Marietta
Generator Mail Zip:	30062-0810
Generator Mail State:	GA
Generator Contact Company Name:	Not reported
Designated Facility EPA ID:	MID980991566
Designated Facility Name:	Eq Detroit, Inc.
Designated Facility Mail Street Number:	Not reported
Designated Facility Mail Street 1:	Not reported
Designated Facility Mail Street 2:	1923 FREDERICK STREET
Designated Facility Mail City:	DETROIT
Designated Facility Mail Zip:	48211
Designated Facility Mail State:	MI
Designated Facility Location Street Number:	Not reported
Designated Facility Location Street 1:	1923 FREDERICK STREET
Designated Facility Location Street 2:	Not reported
Designated Facility Location City:	DETROIT
Designated Facility Location Zip:	48211
Designated Facility Location State:	MI
Designated Facility Contact Company Name:	Not reported
Manifest Residue Indicator:	N
Rejection Indicator:	N

Manifest Tracking Number:	020508213JJK
Last Updated Date:	20190807
Shipped Date:	20190711
Received Date:	20190725
Manifest Status:	Signed

KROGER 454-11 (Continued) **1031284304**

Submission Type:	DataImage5Copy
Origin Type:	Service
Generator EPA ID:	Not reported
Generator Name:	Kroger 454-11
Generator Location Street Number:	Not reported
Generator Location Street 1:	2100 ROSWELL RD SUITE 2140
Generator Location Street 2:	Not reported
Generator Location City:	MARIETTA
Generator Location State:	GA
Generator Location Zip:	30062-0810
Generator Mail Street Number:	Not reported
Generator Mail Street 1:	2100 Roswell Rd Suite 2140
Generator Mail Street 2:	Not reported
Generator Mail City:	Marietta
Generator Mail Zip:	30062-0810
Generator Mail State:	GA
Generator Contact Company Name:	Not reported
Designated Facility EPA ID:	MID980991566
Designated Facility Name:	Eq Detroit Inc
Designated Facility Mail Street Number:	Not reported
Designated Facility Mail Street 1:	Not reported
Designated Facility Mail Street 2:	1923 FREDERICK ST
Designated Facility Mail City:	DETROIT
Designated Facility Mail Zip:	48211
Designated Facility Mail State:	MI
Designated Facility Location Street Number:	Not reported
Designated Facility Location Street 1:	1923 FREDERICK ST
Designated Facility Location Street 2:	Not reported
Designated Facility Location City:	DETROIT
Designated Facility Location Zip:	48211
Designated Facility Location State:	MI
Designated Facility Contact Company Name:	Not reported
Manifest Residue Indicator:	N
Rejection Indicator:	N
Manifest Tracking Number:	023967873JJK
Last Updated Date:	20220219
Shipped Date:	20220127
Received Date:	20220204
Manifest Status:	Signed
Submission Type:	DataImage5Copy
Origin Type:	Service
Generator EPA ID:	Not reported
Generator Name:	Kroger 454-11
Generator Location Street Number:	Not reported
Generator Location Street 1:	2100 ROSWELL RD SUITE 2140
Generator Location Street 2:	Not reported
Generator Location City:	MARIETTA
Generator Location State:	GA
Generator Location Zip:	30062-0810
Generator Mail Street Number:	Not reported
Generator Mail Street 1:	2100 Roswell Rd Suite 2140
Generator Mail Street 2:	Not reported
Generator Mail City:	Marietta
Generator Mail Zip:	30062-0810
Generator Mail State:	GA
Generator Contact Company Name:	Not reported

KROGER 454-11 (Continued) **1031284304**

Designated Facility EPA ID:	FLD981932494
Designated Facility Name:	Us Ecology Tampa, Inc.
Designated Facility Mail Street Number:	Not reported
Designated Facility Mail Street 1:	Not reported
Designated Facility Mail Street 2:	2002 NORTH ORIENT ROAD
Designated Facility Mail City:	TAMPA
Designated Facility Mail Zip:	33619
Designated Facility Mail State:	FL
Designated Facility Location Street Number:	Not reported
Designated Facility Location Street 1:	2002 NORTH ORIENT ROAD
Designated Facility Location Street 2:	Not reported
Designated Facility Location City:	TAMPA
Designated Facility Location Zip:	33619
Designated Facility Location State:	FL
Designated Facility Contact Company Name:	Not reported
Manifest Residue Indicator:	N
Rejection Indicator:	N

Manifest Tracking Number:	019458690JJK
Last Updated Date:	20190204
Shipped Date:	20190108
Received Date:	20190121
Manifest Status:	Signed
Submission Type:	DataImage5Copy
Origin Type:	Service
Generator EPA ID:	Not reported
Generator Name:	Kroger 454-11
Generator Location Street Number:	Not reported
Generator Location Street 1:	2100 ROSWELL RD SUITE 2140
Generator Location Street 2:	Not reported
Generator Location City:	MARIETTA
Generator Location State:	GA
Generator Location Zip:	30062-0810
Generator Mail Street Number:	Not reported
Generator Mail Street 1:	2100 Roswell Rd Suite 2140
Generator Mail Street 2:	Not reported
Generator Mail City:	Marietta
Generator Mail Zip:	30062-0810
Generator Mail State:	GA
Generator Contact Company Name:	Not reported
Designated Facility EPA ID:	ALD983177015
Designated Facility Name:	Eq Alabama, Inc.
Designated Facility Mail Street Number:	51328
Designated Facility Mail Street 1:	Not reported
Designated Facility Mail Street 2:	51328 AL HIGHWAY 17
Designated Facility Mail City:	SULLIGENT
Designated Facility Mail Zip:	35586
Designated Facility Mail State:	AL
Designated Facility Location Street Number:	51328
Designated Facility Location Street 1:	51328 AL HIGHWAY 17
Designated Facility Location Street 2:	Not reported
Designated Facility Location City:	SULLIGENT
Designated Facility Location Zip:	35586
Designated Facility Location State:	AL
Designated Facility Contact Company Name:	Not reported
Manifest Residue Indicator:	N
Rejection Indicator:	N

KROGER 454-11 (Continued) **1031284304**

Manifest Tracking Number:	019458691JJK
Last Updated Date:	20190204
Shipped Date:	20190108
Received Date:	20190121
Manifest Status:	Signed
Submission Type:	DataImage5Copy
Origin Type:	Service
Generator EPA ID:	Not reported
Generator Name:	Kroger 454-11
Generator Location Street Number:	Not reported
Generator Location Street 1:	2100 ROSWELL RD SUITE 2140
Generator Location Street 2:	Not reported
Generator Location City:	MARIETTA
Generator Location State:	GA
Generator Location Zip:	30062-0810
Generator Mail Street Number:	Not reported
Generator Mail Street 1:	2100 Roswell Rd Suite 2140
Generator Mail Street 2:	Not reported
Generator Mail City:	Marietta
Generator Mail Zip:	30062-0810
Generator Mail State:	GA
Generator Contact Company Name:	Not reported
Designated Facility EPA ID:	ALD983177015
Designated Facility Name:	Eq Alabama, Inc.
Designated Facility Mail Street Number:	51328
Designated Facility Mail Street 1:	Not reported
Designated Facility Mail Street 2:	51328 AL HIGHWAY 17
Designated Facility Mail City:	SULLIGENT
Designated Facility Mail Zip:	35586
Designated Facility Mail State:	AL
Designated Facility Location Street Number:	51328
Designated Facility Location Street 1:	51328 AL HIGHWAY 17
Designated Facility Location Street 2:	Not reported
Designated Facility Location City:	SULLIGENT
Designated Facility Location Zip:	35586
Designated Facility Location State:	AL
Designated Facility Contact Company Name:	Not reported
Manifest Residue Indicator:	N
Rejection Indicator:	N

Manifest Tracking Number:	020726502JJK
Last Updated Date:	20191211
Shipped Date:	20191009
Received Date:	20191018
Manifest Status:	Signed
Submission Type:	DataImage5Copy
Origin Type:	Service
Generator EPA ID:	GACESQG
Generator Name:	The Emory Clinic (East Cobb)
Generator Location Street Number:	Not reported
Generator Location Street 1:	2100 ROSWELL RD. # 1128
Generator Location Street 2:	Not reported
Generator Location City:	MARIETTA
Generator Location State:	GA
Generator Location Zip:	30062
Generator Mail Street Number:	Not reported
Generator Mail Street 1:	2100 Roswell Rd. # 1128

KROGER 454-11 (Continued) **1031284304**

Generator Mail Street 2:	Not reported
Generator Mail City:	Marietta
Generator Mail Zip:	30062
Generator Mail State:	GA
Generator Contact Company Name:	Not reported
Designated Facility EPA ID:	ALD981020894
Designated Facility Name:	Clean Earth Of Alabama
Designated Facility Mail Street Number:	402
Designated Facility Mail Street 1:	Not reported
Designated Facility Mail Street 2:	402 WEBSTER CHAPEL ROAD
Designated Facility Mail City:	GLENCOE
Designated Facility Mail Zip:	35905
Designated Facility Mail State:	AL
Designated Facility Location Street Number:	402
Designated Facility Location Street 1:	402 WEBSTER CHAPEL ROAD
Designated Facility Location Street 2:	Not reported
Designated Facility Location City:	GLENCOE
Designated Facility Location Zip:	35905
Designated Facility Location State:	AL
Designated Facility Contact Company Name:	Not reported
Manifest Residue Indicator:	N
Rejection Indicator:	N

Manifest Tracking Number:	022430675JJK
Last Updated Date:	20230429
Shipped Date:	20211110
Received Date:	20211209
Manifest Status:	Signed
Submission Type:	DataImage5Copy
Origin Type:	Service
Generator EPA ID:	VSQG
Generator Name:	Kroger Fueling Station #454
Generator Location Street Number:	2100
Generator Location Street 1:	2100 2100 ROSWELL RD
Generator Location Street 2:	Not reported
Generator Location City:	MARIETTA
Generator Location State:	GA
Generator Location Zip:	30062
Generator Mail Street Number:	2100
Generator Mail Street 1:	2100 ROSWELL RD
Generator Mail Street 2:	Not reported
Generator Mail City:	MARIETTA
Generator Mail Zip:	30062
Generator Mail State:	GA
Generator Contact Company Name:	Not reported
Designated Facility EPA ID:	TND000772186
Designated Facility Name:	Tradebe Treatment & Recycling Of Tn
Designated Facility Mail Street Number:	5485
Designated Facility Mail Street 1:	Not reported
Designated Facility Mail Street 2:	VICTORY LANE
Designated Facility Mail City:	MILLINGTON
Designated Facility Mail Zip:	38053-8325
Designated Facility Mail State:	TN
Designated Facility Location Street Number:	5485
Designated Facility Location Street 1:	5485 VICTORY LANE
Designated Facility Location Street 2:	Not reported
Designated Facility Location City:	MILLINGTON

KROGER 454-11 (Continued) **1031284304**

Designated Facility Location Zip:	38053
Designated Facility Location State:	TN
Designated Facility Contact Company Name:	Not reported
Manifest Residue Indicator:	N
Rejection Indicator:	N
Manifest Tracking Number:	022066836JJK
Last Updated Date:	20200803
Shipped Date:	20200618
Received Date:	20200720
Manifest Status:	Signed
Submission Type:	DataImage5Copy
Origin Type:	Service
Generator EPA ID:	Not reported
Generator Name:	Kroger 454-11
Generator Location Street Number:	Not reported
Generator Location Street 1:	2100 ROSWELL RD SUITE 2140
Generator Location Street 2:	Not reported
Generator Location City:	MARIETTA
Generator Location State:	GA
Generator Location Zip:	30062-0810
Generator Mail Street Number:	Not reported
Generator Mail Street 1:	2100 Roswell Rd Suite 2140
Generator Mail Street 2:	Not reported
Generator Mail City:	Marietta
Generator Mail Zip:	30062-0810
Generator Mail State:	GA
Generator Contact Company Name:	Not reported
Designated Facility EPA ID:	ALD983177015
Designated Facility Name:	Us Ecology Sulligent, Inc.
Designated Facility Mail Street Number:	51328
Designated Facility Mail Street 1:	Not reported
Designated Facility Mail Street 2:	AL HIGHWAY 17
Designated Facility Mail City:	SULLIGENT
Designated Facility Mail Zip:	35586
Designated Facility Mail State:	AL
Designated Facility Location Street Number:	51328
Designated Facility Location Street 1:	AL HIGHWAY 17
Designated Facility Location Street 2:	Not reported
Designated Facility Location City:	SULLIGENT
Designated Facility Location Zip:	35586
Designated Facility Location State:	AL
Designated Facility Contact Company Name:	Not reported
Manifest Residue Indicator:	N
Rejection Indicator:	N
Manifest Tracking Number:	022066844JJK
Last Updated Date:	20200710
Shipped Date:	20200618
Received Date:	20200626
Manifest Status:	Signed
Submission Type:	DataImage5Copy
Origin Type:	Service
Generator EPA ID:	Not reported
Generator Name:	Kroger 454-11
Generator Location Street Number:	Not reported
Generator Location Street 1:	2100 ROSWELL RD SUITE 2140

KROGER 454-11 (Continued) **1031284304**

Generator Location Street 2:	Not reported
Generator Location City:	MARIETTA
Generator Location State:	GA
Generator Location Zip:	30062-0810
Generator Mail Street Number:	Not reported
Generator Mail Street 1:	2100 Roswell Rd Suite 2140
Generator Mail Street 2:	Not reported
Generator Mail City:	Marietta
Generator Mail Zip:	30062-0810
Generator Mail State:	GA
Generator Contact Company Name:	Not reported
Designated Facility EPA ID:	FLD981932494
Designated Facility Name:	Us Ecology Tampa Inc
Designated Facility Mail Street Number:	7202
Designated Facility Mail Street 1:	Not reported
Designated Facility Mail Street 2:	E. 8TH AVE
Designated Facility Mail City:	TAMPA
Designated Facility Mail Zip:	33619-3356
Designated Facility Mail State:	FL
Designated Facility Location Street Number:	2002
Designated Facility Location Street 1:	N ORIENT RD
Designated Facility Location Street 2:	Not reported
Designated Facility Location City:	TAMPA
Designated Facility Location Zip:	33619-3356
Designated Facility Location State:	FL
Designated Facility Contact Company Name:	Not reported
Manifest Residue Indicator:	N
Rejection Indicator:	N

Manifest Tracking Number:	022069486JJK
Last Updated Date:	20210802
Shipped Date:	20210629
Received Date:	20210709
Manifest Status:	Signed
Submission Type:	DataImage5Copy
Origin Type:	Service
Generator EPA ID:	Not reported
Generator Name:	Kroger 454-11
Generator Location Street Number:	Not reported
Generator Location Street 1:	2100 ROSWELL RD SUITE 2140
Generator Location Street 2:	Not reported
Generator Location City:	MARIETTA
Generator Location State:	GA
Generator Location Zip:	30062-0810
Generator Mail Street Number:	Not reported
Generator Mail Street 1:	2100 Roswell Rd Suite 2140
Generator Mail Street 2:	Not reported
Generator Mail City:	Marietta
Generator Mail Zip:	30062-0810
Generator Mail State:	GA
Generator Contact Company Name:	Not reported
Designated Facility EPA ID:	ALD983177015
Designated Facility Name:	Us Ecology Sulligent, Inc.
Designated Facility Mail Street Number:	Not reported
Designated Facility Mail Street 1:	Not reported
Designated Facility Mail Street 2:	51328 HIGHWAY 17
Designated Facility Mail City:	SULLIGENT

KROGER 454-11 (Continued) **1031284304**

Designated Facility Mail Zip: 35586
Designated Facility Mail State: AL
Designated Facility Location Street Number: Not reported
Designated Facility Location Street 1: 51328 HIGHWAY 17
Designated Facility Location Street 2: Not reported
Designated Facility Location City: SULLIGENT
Designated Facility Location Zip: 35586
Designated Facility Location State: AL
Designated Facility Contact Company Name: Not reported
Manifest Residue Indicator: N
Rejection Indicator: N

Transporter:
Manifest Tracking Number: 022069487JJK
Transporter Line Number: 1
Transporter EPA ID: MIK435642742
Transporter Name: Eq Industrial Services

Manifest Tracking Number: 022069487JJK
Transporter Line Number: 2
Transporter EPA ID: MIK435642742
Transporter Name: Eq Industrial Services

Manifest Tracking Number: 022069487JJK
Transporter Line Number: 3
Transporter EPA ID: NJD054126164
Transporter Name: Freehold Cartage, Inc.

Manifest Tracking Number: 022069487JJK
Transporter Line Number: 4
Transporter EPA ID: MIK435642742
Transporter Name: Eq Industrial Services

Waste Line:
Manifest Tracking Number: 022069487JJK
Waste Line Number: 1
U.S. DOT Hazardous Indicator: Y
U.S. DOT ID Number: UN3077
U.S. DOT Description: Rq, Un3077, Waste Environmentally Hazardous Substances, Solid, N.O.S. (Chromium, Selenium,Silver), 9, Pgiii, (Rq:D011), Erg#171
Non-Hazardous Waste Description: Not reported
Number of Containers: 1
Container Type Code: DF
Container Type Description: Fiberboard or plastic drums, barrels, kegs
Waste Quantity: 1
Quantity Unit of Measure Code: P
Quantity Unit of Measure Description: Pounds
Waste Quantity, in Tons: 0.0005
Acute Waste Quantity, in Tons: 0
Non-Acute Waste Quantity, in Tons: 0.0005
Waste Quantity, in Kilograms: 0.45351502
Acute Waste Quantity, in Kilograms: 0
Non-Acute Waste Quantity, in Kilorgrams: 0.45351502
Management Method Code: H141
Management Method Description: STORAGE, BULKING AND/OR TRANSFER OFF SITE
Waste Residue Indicator: N

KROGER 454-11 (Continued) **1031284304**

Quantity Discrepancy Indicator:	N
Waste Type Discrepancy Indicator:	N
Waste Density:	Not reported
Waste Density Unit of Measure Code:	Not reported
Waste Density Unit of Measure Description:	Not reported
Form Code:	Not reported
Form Code Description:	Not reported
Source Code:	Not reported
Source Code Description:	Not reported
Waste Minimization Code:	Not reported
Waste Minimization Code Description:	Not reported
Consent Number:	Not reported
EPA Waste Indicator:	Y
Federal Waste Codes:	D007, D010, D011
Quantity Haz Kg:	0.45351502
Quantity Haz Tons:	0.0005
Quantity Non Haz Kg:	0
Quantity Non Haz Tons:	0
State Waste Codes:	Not reported
Manifest Tracking Number:	022069487JJK
Waste Line Number:	2
U.S. DOT Hazardous Indicator:	Y
U.S. DOT ID Number:	UN3249
U.S. DOT Description:	Rq, Un3249, Residue Last Contained: Waste Medicines, Solid, Toxic, N.O.S. (Warfarin, Coumadin), 6.1, Pgii, Rq(Warfarin), Erg#151
Non-Hazardous Waste Description:	Not reported
Number of Containers:	1
Container Type Code:	DF
Container Type Description:	Fiberboard or plastic drums, barrels, kegs
Waste Quantity:	1
Quantity Unit of Measure Code:	P
Quantity Unit of Measure Description:	Pounds
Waste Quantity, in Tons:	0.0005
Acute Waste Quantity, in Tons:	0.0005
Non-Acute Waste Quantity, in Tons:	0
Waste Quantity, in Kilograms:	0.45351502
Acute Waste Quantity, in Kilograms:	0.45351502
Non-Acute Waste Quantity, in Kilorgrams:	0
Management Method Code:	H141
Management Method Description:	STORAGE, BULKING AND/OR TRANSFER OFF SITE
Waste Residue Indicator:	N
Quantity Discrepancy Indicator:	N
Waste Type Discrepancy Indicator:	N
Waste Density:	Not reported
Waste Density Unit of Measure Code:	Not reported
Waste Density Unit of Measure Description:	Not reported
Form Code:	Not reported
Form Code Description:	Not reported
Source Code:	Not reported
Source Code Description:	Not reported
Waste Minimization Code:	Not reported
Waste Minimization Code Description:	Not reported
Consent Number:	Not reported
EPA Waste Indicator:	Y
Federal Waste Codes:	P001
Quantity Haz Kg:	0.45351502

KROGER 454-11 (Continued) **1031284304**

Quantity Haz Tons:	0.0005
Quantity Non Haz Kg:	0
Quantity Non Haz Tons:	0
State Waste Codes:	Not reported
Manifest Tracking Number:	022069487JJK
Waste Line Number:	3
U.S. DOT Hazardous Indicator:	N
U.S. DOT ID Number:	Not reported
U.S. DOT Description:	Not reported
Non-Hazardous Waste Description:	Pharmaceutical Non Haz
Number of Containers:	1
Container Type Code:	DF
Container Type Description:	Fiberboard or plastic drums, barrels, kegs
Waste Quantity:	1
Quantity Unit of Measure Code:	P
Quantity Unit of Measure Description:	Pounds
Waste Quantity, in Tons:	0.0005
Acute Waste Quantity, in Tons:	0
Non-Acute Waste Quantity, in Tons:	0.0005
Waste Quantity, in Kilograms:	0.45351502
Acute Waste Quantity, in Kilograms:	0
Non-Acute Waste Quantity, in Kilorgrams:	0.45351502
Management Method Code:	H141
Management Method Description:	STORAGE, BULKING AND/OR TRANSFER OFF SITE
Waste Residue Indicator:	N
Quantity Discrepancy Indicator:	N
Waste Type Discrepancy Indicator:	N
Waste Density:	Not reported
Waste Density Unit of Measure Code:	Not reported
Waste Density Unit of Measure Description:	Not reported
Form Code:	Not reported
Form Code Description:	Not reported
Source Code:	Not reported
Source Code Description:	Not reported
Waste Minimization Code:	Not reported
Waste Minimization Code Description:	Not reported
Consent Number:	Not reported
EPA Waste Indicator:	N
Federal Waste Codes:	Not reported
Quantity Haz Kg:	0
Quantity Haz Tons:	0
Quantity Non Haz Kg:	0.45351502
Quantity Non Haz Tons:	0.0005
State Waste Codes:	Not reported

Click this hyperlink while viewing on your computer to access
16 additional US EManifest: record(s) in the EDR Site Report.

43
NW
1/4-1/2
0.402 mi.
2120 ft.

BENTLEY PROPERTIES INERT LANDFILL
BARNES MILL ROAD
MARIETTA, GA 30062

SWF/LF **S127739703**
N/A

Relative:
Higher

Actual:
1099 ft.

SWF/LF:

Name:	BENTLEY PROPERTIES INERT LANDFILL
Address:	BARNES MILL ROAD
City,State,Zip:	MARIETTA, GA 30062
Facility Type Description:	Not reported
Facility Mgr Name:	Not reported
Facility Mgr Addr:	Not reported
Facility Mgr City/State/Zip:	Not reported
Facility Mgr Telephone:	Not reported
Incoming Waste Stream Type:	Not reported
Permit Number:	PBR-033-72IL
Operating Status:	Operating
Dominion:	Not reported
Type:	SW- Inert Landfill
Owner Name:	Not reported
Owner Address:	Not reported
Owner City:	Not reported
Owner State:	Not reported
Owner Zip:	Not reported
Owner Phone:	Not reported
Mailing Address:	Not reported
Mailing City:	Not reported
Mailing State:	Not reported
Mailing Zip:	Not reported
EDR Link ID:	PBR-033-72IL
Waste Description:	Not reported
Facility Manager Title:	Not reported
Comments:	Not reported
Public:	Not reported
Liner:	Not reported
Hours:	Not reported
Asbestos Type:	Not reported
Contact Name:	BENTLEY LLC
Contact Telephone:	770-265-0905
Reporting Year:	Not reported
Remaining Capacity (yd3):	Not reported
Estd# Pct# Cover (%):	Not reported
Net Remaining (yd3):	Not reported
Average Daily Tons:	Not reported
Net Volume Per Year (yd3):	Not reported
Rate of Fill (yd3/day):	Not reported
Year Remaining:	Not reported
Estimated fill Date:	Not reported
Operating Days per Year:	Not reported
Latitude:	33.9749
Longitude:	-84.4928

Count: 11 records. ORPHAN SUMMARY

City	EDR ID	Site Name	Site Address	Zip	Database(s)
COBB COUNTY	S127159489	CVS #75569 LOWER ROSWELL & JOHNSON	SW CORNER OF LOWER ROSWELL RD		NPDES
COBB COUNTY	S123437690	ATLANTA FORENSIC CLEANING, LLC	100 HOLT INDUSTRIAL CIRCLE		SWF/LF
COBB COUNTY	S127185554	LOWER ROSWELL ROAD WEST - D6130	LOWER ROSWELL ROAD BETWEEN SOU		NPDES
COBB COUNTY	S132782191	4719 LOWER ROSWELL ROAD (COBB)	4719 LOWER ROSWELL ROAD MARIET		SPILLS
COBB COUNTY	S127182630	LOWER ROSWELL ROAD EAST D6140	LOWER ROSWELL ROAD BETWEEN DAV		NPDES
COBB COUNTY	S127172001	DISCOUNT TIRE GAA 11102 - ROSWELL	4340 ROSWELL ROAD		NPDES
MARIETTA	S107667748	RYLAND HOMES INERT LANDFILL	LOT 4 GRAND MANOR S/D LOWER RO		SWF/LF
MARIETTA	S107667765	RYLAND HOMES INERT LANDFILL	LOT28 GRAND MANOR S/D LOWER RO		SWF/LF
MARIETTA	1031339789	LOWER ROSWELL ROAD SAFETY AND OPER	LOWER ROSWELL ROAD FROM PARKCR	30068	ECHO
MARIETTA	1031440660	LOWER ROSWELL ROAD SAFETY AND OPER	LOWER ROSWELL ROAD FROM PARKCR	30068	FINDS
MARIETTA	S132276389	LOWER ROSWELL ROAD SAFETY AND OPER	LOWER ROSWELL ROAD FROM PARKCR	30068	NPDES

EDR ZIP Code Scan Report

ZIP	EDR-ID	Facility ID	Name	Address	Map/Dir/Dist	City	State	Databases
**** - Indicates location may or may not be in requested radius. Site has not been assigned a latitude/longitude coordinate. Further review recommended.**								
30062	1024221347	110070216569	EDENTON BUILDING 7 LOTS 22-24	3510, 3506, & 3502 CLEMONT CIRCLE		MARIETTA	GA	FINDS
30062	1024124672		EDENTON BUILDING 7 LOTS 22-24	3510, 3506, & 3502 CLEMONT CIRCLE		MARIETTA	GA	
30062	S127245933		EDENTON BUILDING 7 LOTS 22-24	3510, 3506, & 3502 CLEMONT CIRCLE		MARIETTA	GA	NPDES
30062	1027015378	110071073683	BUILDING 9 LOTS 24 - 26 ST. CLAIR	4117, 4113 & 4109 AVID PARK		MARIETTA	GA	FINDS
30062	1026893361		BUILDING 9 LOTS 24 - 26 ST. CLAIR	4117, 4113 & 4109 AVID PARK		MARIETTA	GA	
30062	1026939318		EASTHAVEN (AKA ST. CLAIR) BUILDING 1	4152 4156 & 4160 AVID PARK NE		MARIETTA	GA	
30062	1027120896	110071155988	EASTHAVEN (AKA ST. CLAIR) BUILDING 1	4152 4156 & 4160 AVID PARK NE		MARIETTA	GA	FINDS
30062	S130428637		EASTHAVEN (AKA ST. CLAIR) BUILDING 1	4152 4156 & 4160 AVID PARK NE		MARIETTA	GA	NPDES
30062	1025927327		BUILDING 3 LOTS 6 - 8 ST. CLAIR	4172, 4176 & 4180 AVID PARK		MARIETTA	GA	
30062	1025998595	110070620727	BUILDING 3 LOTS 6 - 8 ST. CLAIR	4172, 4176 & 4180 AVID PARK		MARIETTA	GA	FINDS
30062	1026896932		BUILDING 4 LOTS 9 - 11 ST. CLAIR	4184, 4188 & 4192 AVID PARK		MARIETTA	GA	
30062	1027018512	110071077270	BUILDING 4 LOTS 9 - 11 ST. CLAIR	4184, 4188 & 4192 AVID PARK		MARIETTA	GA	FINDS
30062	S108891709		1165 AND 1177 HAYES INDUSTRIAL DRIVE	1165 & 1177 HAYES INDUSTRIAL DRIVE		MARIETTA	GA	BROWNFIELDS
30062	S118197593		TOWN AND COUNTRY SHOPPING CENTEI	1289, 1323, 1333, 1339, 1355 ROSWELL RD		MARIETTA	GA	BROWNFIELDS, INST CONTROL
30062	1027192296		LAURA LAKE DAM REHAB - CONSTRUCTI(	2247	**	MARIETTA	GA	
30062	S130418082		LAURA LAKE DAM REHAB - CONSTRUCTI(	2247	**	MARIETTA	GA	NPDES
30062	1027168222	110071237892	LAURA LAKE DAM REHAB - CONSTRUCTI(	2247	**	MARIETTA	GA	FINDS
30062	1022986353	110070022721	CHELSEA LANDING WAY LOTS 2,3,4	2385, 2375, 2345 CHELSEA LANDING WAY		MARIETTA	GA	FINDS
30062	1022973565	110070009914	CAREY WOODS ESTATES LOTS 1,2,3,4	2750, 2760, 2765, 2770 CAREY WOODS CC		MARIETTA	GA	FINDS
30062	1025475490		EDENTON BUILDING 1 LOTS 1-3	3455, 3459, 3463 OAKSHIRE DRIVE		MARIETTA	GA	
30062	1025813646	110070552956	EDENTON BUILDING 1 LOTS 1-3	3455, 3459, 3463 OAKSHIRE DRIVE		MARIETTA	GA	FINDS
30062	S127261163		EDENTON BUILDING 1 LOTS 1-3	3455, 3459, 3463 OAKSHIRE DRIVE		MARIETTA	GA	NPDES
30062	S127261162		EDENTON BUILDING 8 LOTS 25-26	3470	**	MARIETTA	GA	NPDES
30062	1023701129	110070098249	EDENTON BUILDING 2 LOTS 4-7	3471, 3475, 3479, & 3483 OAKSHIRE DRIVE		MARIETTA	GA	FINDS
30062	S127230337		EDENTON BUILDING 3 LOTS 8-11	3487, 3491, 3495, & 3499 OAKSHIRE DRIVE		MARIETTA	GA	NPDES
30062	1023662471	110070076583	EDENTON BUILDING 3 LOTS 8-11	3487, 3491, 3495, & 3499 OAKSHIRE DRIVE		MARIETTA	GA	FINDS
30062	1025811912	110070549291	EDENTON BUILDING 6 LOTS 19-21	3522, 3518, 3514 CLEMONT CIRCLE		MARIETTA	GA	FINDS
30062	1025473596		EDENTON BUILDING 6 LOTS 19-21	3522, 3518, 3514 CLEMONT CIRCLE		MARIETTA	GA	
30062	S127260113		EDENTON BUILDING 6 LOTS 19-21	3522, 3518, 3514 CLEMONT CIRCLE		MARIETTA	GA	NPDES
30062	1004462956	110007355398	H & H METALS	2001 HIGHWAY 41 N.		MARIETTA	GA	AIRS, FINDS
30062	1027123202	110071158695	EASTHAVEN (AKA ST. CLAIR) BUILDING 1(	4105 & 4101 AVID PARK NE		MARIETTA	GA	FINDS
30062	1026942015		EASTHAVEN (AKA ST. CLAIR) BUILDING 1(	4105 & 4101 AVID PARK NE		MARIETTA	GA	
30062	S130428636		EASTHAVEN (AKA ST. CLAIR) BUILDING 1(	4105 & 4101 AVID PARK NE		MARIETTA	GA	NPDES
30062	S130425140		BUILDING 9 LOTS 24 - 26 ST. CLAIR	4117	**	MARIETTA	GA	NPDES
30062	1026665178		EASTHAVEN (AKA ST. CLAIR) BUILDING 7	4133, 4129, 4125 & 4121 AVID PARK NE		MARIETTA	GA	
30062	1026699258	110070875065	EASTHAVEN (AKA ST. CLAIR) BUILDING 7	4133, 4129, 4125 & 4121 AVID PARK NE		MARIETTA	GA	FINDS
30062	S127277293		EASTHAVEN (AKA ST. CLAIR) BUILDING 7	4133, 4129, 4125 & 4121 AVID PARK NE		MARIETTA	GA	NPDES
30062	1026701227	110070877267	EASTHAVEN (AKA ST. CLAIR) BUILDING 2	4164 & 4168 AVID PARK NE		MARIETTA	GA	FINDS
30062	1026667375		EASTHAVEN (AKA ST. CLAIR) BUILDING 2	4164 & 4168 AVID PARK NE		MARIETTA	GA	
30062	S127277291		EASTHAVEN (AKA ST. CLAIR) BUILDING 2	4164 & 4168 AVID PARK NE		MARIETTA	GA	NPDES
30062	S127264644		BUILDING 3 LOTS 6 - 8 ST. CLAIR	4172	**	MARIETTA	GA	NPDES
30062	S130425139		BUILDING 4 LOTS 9 - 11 ST. CLAIR	4184	**	MARIETTA	GA	NPDES
30062	S109495545		QUICKTRIP815	671 & 681 N.COBB PKWY & 625 ALLGOOD		MARIETTA	GA	BROWNFIELDS
30062	1004462481	110001766919	HYDROTECH CHEMICAL CORP	1850 AIRPORT IND. PK		MARIETTA	GA	AIRS, FINDS
30062	1004686456	110005680094	DONS CORVETT	1875 AIRPORT INDUSTRIAL PARK		MARIETTA	GA	RCRA-NonGen, FINDS
30062	U001475446	00330079	ROADWAY EXPRESS INC	1881 AIRPORT CT		MARIETTA	GA	LUST, UST
30062	1028264019		ROADWAY EXPRESS INC	1881 AIRPORT CT		MARIETTA	GA	
30062	A100504840		YELLOW FREIGHT	1890 AIRPORT INDUSTRIAL PARK DRIVE		MARIETTA	GA	AST
30062	2018024831		1892 AIRPORT IND PARK DR SE	1892 AIRPORT IND PARK DR SE		MARIETTA	GA	HMIRS
30062	1028264161		YRC FREIGHT	1892 AIRPORT INDUSTRIAL PARK DR		MARIETTA	GA	
30062	1022971599		YRC FREIGHT	1892 AIRPORT INDUSTRIAL PARK DR		MARIETTA	GA	
30062	U003001965	00330267	YRC FREIGHT	1892 AIRPORT INDUSTRIAL PARK DR		MARIETTA	GA	NPDES, TIER 2, LUST, SPILLS, UST
30062	1000291131	GAD072474570	YRC INC D/B/A YRC FREIGHT	1892 AIRPORT INDUSTRIAL PARK DRIVE		MARIETTA	GA	RCRA-NonGen
30062	1015915724	110072054666	YRC INC D/B/A YRC FREIGHT	1892 AIRPORT INDUSTRIAL PARK DRIVE		MARIETTA	GA	FINDS
30062	1000346946	110005679783	STEPHENS JOHN COMPANY INC	1895 AIRPORT COURT		MARIETTA	GA	RCRA-NonGen, FINDS
30062	1027423315		STEPHENS JOHN COMPANY INC	1895 AIRPORT COURT		MARIETTA	GA	
30062	1000341976	110005679417	IMPORTED DYNAMICS INC	1950 AIRPORT INDUSTRIAL PK		MARIETTA	GA	RCRA-NonGen, FINDS
30062	U001475762	00330475	MILLER MECHANICAL CONT INC	1976 AIRPORT IND PARK DR		MARIETTA	GA	LUST, UST
30062	1028264324		MILLER MECHANICAL CONT INC	1976 AIRPORT IND PARK DR		MARIETTA	GA	
30062	1031844233		A T C COLLISION	1985 AIRPORT INDUS PARK AVE		MARIETTA	GA	
30062	1000688359	110005701286	ATC COLLISION	1985 AIRPORT INDUSTRIAL PRK DR		MARIETTA	GA	RCRA-NonGen, FINDS
30062	1031873214		ATC COLLISION	1985 AIRPORT INDUSTRIAL PRK DR		MARIETTA	GA	
30062	1020391015		PORSCHE CAR SHOP	2010 AIRPORT IND PARK DR		MARIETTA	GA	EDR Historical Auto Stations
30062	S125320431		ROADWAY EXPRESS, INC.	2042 AIRPORT COURT		MARIETTA	GA	NPDES
30062	1017521894		YRC INC	2042 AIRPORT CT		MARIETTA	GA	
30062	1000886784	GA0000194860	YRC INC	2042 AIRPORT CT		MARIETTA	GA	RCRA-NonGen
30062	1014695694	110042277112	YRC INC	2042 AIRPORT CT		MARIETTA	GA	FINDS

EDR ZIP Code Scan Report

ZIP	EDR-ID	Facility ID	Name	Address	Map/Dir/Dist	City	State	Databases
30062	1004462669	110001419518	MJC INC	2060 AIRPORT IND PK		MARIETTA	GA	ICIS, FINDS
30062	S107751350	306700125	MJC INC	2060 AIRPORT IND PK		MARIETTA	GA	AIRS
30062	1026694290	110070866698	ALBERTA DRIVE AREA WMR	3103 ALBERTA DR		MARIETTA	GA	FINDS
30062	1026660935		ALBERTA DRIVE AREA WMR	3103 ALBERTA DR		MARIETTA	GA	
30062	S127187488		ALBERTA DRIVE AREA WMR	3103 ALBERTA DR		MARIETTA	GA	NPDES
30062	1023623108	110070030138	FLINT GROUP	1155 ALLGOOD RD		MARIETTA	GA	FINDS
30062	S120785390		FLINT GROUP	1155 ALLGOOD RD		MARIETTA	GA	NPDES
30062	1031851432		AFC INDUSTRIES -GA	1165 ALLGOOD ROAD, STE.21		MARIETTA	GA	
30062	S127739698		STANCIL O. WISE INERT LANDFILL	1780 ALLGOOD ROAD		MARIETTA	GA	SWF/LF
30062	1010005794		JOSEPH T WALKER	700 ALLGOOD RD.		MARIETTA	GA	FTTS
30062	1008182925		JOSEPH T WALKER	700 ALLGOOD RD.		MARIETTA	GA	HIST FTTS
30062	1019935454		NOBLE CLEANERS	786 ALLGOOD RD		MARIETTA	GA	EDR Historical Cleaners
30062	S109505966		NOBLE CLEANERS	786 ALLGOOD ROAD		MARIETTA	GA	DRYCLEANERS, VCP, SHWS
30062	1024603861	110070391263	FORMER NOBLE CLEANERS	786 ALLGOOD ROAD		MARIETTA	GA	FINDS
30062	1028264080		FOOD BASKET	793 ALLGOOD RD		MARIETTA	GA	
30062	1021833277		TARA/TRISHA INC	793 ALLGOOD RD		MARIETTA	GA	EDR Historical Auto Stations
30062	U001493448	330151	FOOD BASKET	793 ALLGOOD RD		MARIETTA	GA	LUST, UST
30062	1006781434	110013507990	FOOD BASKET	793 ALLGOOD RD		MARIETTA	GA	FINDS
30062	A100329303		THE FOOD BASKET/TEXACO	793 ALLGOOD ROAD		MARIETTA	GA	AST
30062	1015916458	110045458189	CINGULAR WIRELESS LLC - GA2152 ALLG	805 ALLGOOD RD NE		MARIETTA	GA	ICIS, FINDS
30062	U001475553	330220	MARIETTA FIRE STATION #3	805 ALLGOOD ROAD		MARIETTA	GA	AST, LUST, UST
30062	S109508568		GA2152 ALLGOOD FIRE STATION 6	805 ALLGOOD ROAD		MARIETTA	GA	TIER 2
30062	S117433510		WALKER SCHOOL BALL FIELD	815 855 ALLGOOD RD.		MARIETTA	GA	BROWNFIELDS
30062	1022984245	110070020612	THE WALKER SCHOOL ATHLETIC FIELDS	815 ALLGOOD RD		MARIETTA	GA	FINDS
30062	S127169701		THE WALKER SCHOOL ATHLETIC FIELDS	815 ALLGOOD RD		MARIETTA	GA	NPDES
30062	1005415785	110012241403	TUG TECHNOLOGIES CORPORATION	815 ALLGOOD RD		MARIETTA	GA	ICIS, RCRA-NonGen, FINDS
30062	S106021487		TUG TECHNOLOGIES	815 ALLGOOD ROAD		MARIETTA	GA	NPDES, SPILLS
30062	U004470100		ALLGOOD PROPERTIES 62 LLC	915 ALLGOOD RD NE		MARIETTA	GA	UST
30062	1026456330	110070816212	C-STORE @ 915 ALLGOOD ROAD	915 ALLGOOD ROAD		MARIETTA	GA	FINDS
30062	S127178480		C-STORE @ 915 ALLGOOD ROAD	915 ALLGOOD ROAD		MARIETTA	GA	NPDES
30062	1032230080		PARAG & DEEPAL PATEL	2449 ALSTON DRIVE		MARIETTA	GA	
30062	1016277559	110009278414	WIGGINS TECHNOLOGY	1-75 AND CHASTAIN ROAD		MARIETTA	GA	FINDS
30062	1002826727	GASFN0407166	WIGGINS TECHNOLOGY	1-75 AND CHASTAIN ROAD		MARIETTA	GA	CERCLIS
30062	S127249403		CADENCE LOT 52	3219 ANDANTE DRIVE NE		MARIETTA	GA	NPDES
30062	1024243607	110070249680	CADENCE LOT 52	3219 ANDANTE DRIVE NE		MARIETTA	GA	FINDS
30062	1024144772		CADENCE LOT 52	3219 ANDANTE DRIVE NE		MARIETTA	GA	
30062	1024080792	110070159311	CADENCE LOT 48	3255 ANDANTE DRIVE NE		MARIETTA	GA	FINDS
30062	S127242093		CADENCE LOT 48	3255 ANDANTE DRIVE NE		MARIETTA	GA	NPDES
30062	S127277927		TANGLEWOOD ESTATES LOT 4	4889 ARBORVITAE COURT		MARIETTA	GA	NPDES
30062	1027271470	110070883610	TANGLEWOOD ESTATES LOT 4	4889 ARBORVITAE COURT		MARIETTA	GA	FINDS
30062	1026686389		TANGLEWOOD ESTATES LOT 4	4889 ARBORVITAE COURT		MARIETTA	GA	
30062	S127277928		TANGLEWOOD ESTATES LOT 5	4893 ARBORVITAE COURT		MARIETTA	GA	NPDES
30062	S130428543		TANGLEWOOD ESTATES LOT 8	4894 ARBORVITAE COURT		MARIETTA	GA	NPDES
30062	S130430119		TANGLEWOOD ESTATES LOT 6	4897 ARBORVITAE COURT		MARIETTA	GA	NPDES
30062	S130429783		TANGLEWOOD ESTATES LOT 7	4898 ARBORVITAE COURT		MARIETTA	GA	NPDES
30062	1018505555		SUPERKLEEN DRY CLEANING SV	2067 ARROWHEAD TRANE		MARIETTA	GA	EDR Historical Cleaners
30062	1032582631		LEES COLLISION CENTER	620 ATHENS HWY		LOGANSVILLE	GA	
30062	1024370291	110070272591	SIDEWATER RECYCLING CENTER INC	1141 ATLANTA INDUSTRIAL DR		MARIETTA	GA	FINDS
30062	1028264471		ATLANTA BEVERAGE CO INC	1250 ATLANTA IND DR		MARIETTA	GA	
30062	1020239488		CHEVRON STATIONS INC	2819 BACCURATE DR		MARIETTA	GA	EDR Historical Auto Stations
30062	2003638467			3718 BACCURATE WAY		MARITTA	GA	ERNS
30062	1006775516	110013448144	BLACKJACK MOUNTAIN SITE #8	1480 BARNES MILL RD		MARIETTA	GA	TIER 2, FINDS, LUST
30062	1028274087		BLACKJACK MOUNTAIN SITE #8	1480 BARNES MILL RD		MARIETTA	GA	
30062	S117051908		VERIZON WIRELESS BLACK JACK (ID:284	1480 BARNES MILL RD.		MARIETTA	GA	TIER 2
30062	U001490526	9033104	VERIZON WIRELESS BLACK JACK (GA284	1480 BARNES MILL RD.		MARIETTA	GA	TIER 2, UST
30062	S107772243	28427	BLACK JACK	1480 BARNES MILL RD.		MARIETTA	GA	TIER 2
30062	S118160400		GA2157 BLACK JACK MOUNTAIN - USID61	1480 BARNES MILL ROAD		MARIETTA	GA	TIER 2
30062	S130418244		BLACKJACK MOUNTAIN WATER STORAGI	1660 BARNES MILL ROAD		MARIETTA	GA	NPDES
30062	1027565337	110071335644	BLACKJACK MOUNTAIN WATER STORAGI	1660 BARNES MILL ROAD		MARIETTA	GA	FINDS
30062	1027502654		BLACKJACK MOUNTAIN WATER STORAGI	1660 BARNES MILL ROAD		MARIETTA	GA	
30062	1000892682	110005672370	HOT WHEELS IMPORTS COLLISION INC	847 BARNES MILL RD		MARIETTA	GA	RCRA-CESQG, FINDS
30062	1007249859	110017219268	GDOT PROJECT STP-MS(62) COBB & FUL	862 BARNES MILL RD		MARIETTA	GA	FINDS
30062	1007202114	GAD000227900	GDOT PROJECT STP-MS(62) COBB & FUL	862 BARNES MILL RD		MARIETTA	GA	RCRA-NonGen
30062	1006788907	09033103	DEPT. OF TRANSPORTATION (DIST. #7)	862 BARNES MILL ROAD		MARIETTA	GA	AST, LUST, UST
30062	S127739703		BENTLEY PROPERTIES INERT LANDFILL	BARNES MILL ROAD	43, NW, 1/4 - 1/2	MARIETTA	GA	SWF/LF
30062	1006783693	110013530731	WALTON HS ATHLETIC COMPLEX	1590 BILL MURDOCK RD		MARIETTA	GA	FINDS
30062	U001475845	330567	WALTON HIGH SCHOOL	1590 BILL MURDOCK RD		MARIETTA	GA	AST, NPDES, LUST, UST
30062	1028264401		WALTON HIGH SCHOOL	1590 BILL MURDOCK RD		MARIETTA	GA	
30062	1023700941	110070098061	WALTON HIGH SCHOOL STAGE 2 PHASE	1590 BILL MURDOCK RD		MARIETTA	GA	FINDS

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30062	S127171986		WALTON HIGH SCHOOL STAGE 2 PHASE	1590 BILL MURDOCK RD		MARIETTA	GA	NPDES
30062	S127172701		WALTON HIGH SCHOOL REPLACEMENT -	1590 BILL MURDOCK ROAD		MARIETTA	GA	NPDES
30062	1024081200	110070159769	WALTON HIGH SCHOOL REPLACEMENT -	1590 BILL MURDOCK ROAD		MARIETTA	GA	FINDS
30062	1032010128		DODGEN MIDDLE SCHOOL	1725 BILL MURDOCK RD		MARIETTA	GA	
30062	1022973265	110070009614	ATLANTA CHINESE CHRISTIAN CHURCH I	1837 BILL MURDOCK RD		MARIETTA	GA	FINDS
30062	S127169060		ATLANTA CHINESE CHRISTIAN CHURCH I	1837 BILL MURDOCK RD		MARIETTA	GA	NPDES
30062	S127213266		1756 BISHOP LAKE CT. MARIETTA, GA. 30	1756 BISHOP LAKE CT		MARIETTA	GA	NPDES
30062	1022975910	110070012262	1756 BISHOP LAKE CT. MARIETTA, GA. 30	1756 BISHOP LAKE CT		MARIETTA	GA	FINDS
30062	1007453961	110017745519	BISHOP GREEN (PUMP STATION)	1858-A BISHOP GREEN DR		MARIETTA	GA	FINDS
30062	S127252694		ST. CLAIR BUILDING 5 LOTS 12-15	4241 BISHOP LAKE ROAD		MARIETTA	GA	NPDES
30062	S127259352		ST. CLAIR BUILDING 6 LOTS 16-19	4241 BISHOP LAKE ROAD		MARIETTA	GA	NPDES
30062	1024442762	110070366764	ST. CLAIR BUILDING 6 LOTS 16-19	4241 BISHOP LAKE ROAD		MARIETTA	GA	FINDS
30062	2025440417			4580 BISHOP LAKE RD		MARIETTA	GA	ERNS
30062	1003869095	GAD984266031	COBB COUNTY DRUMS	680 BONNTERRE DR.	**	MARIETTA	GA	CERCLIS-NFRAP
30062	1021594488		PUMP IT UP PARTIES	4042 BRADBURY DR		MARIETTA	GA	EDR Historical Auto Stations
30062	S127161716		ECIC WORSHIP CENTER	1111 BRASWELL RD		MARIETTA	GA	NPDES
30062	1029142483		ECIC WORSHIP CENTER	1111 BRASWELL RD		MARIETTA	GA	
30062	1028125917	110071507584	ECIC WORSHIP CENTER	1111 BRASWELL RD		MARIETTA	GA	FINDS
30062	9170423			BROKESTONE DR.	**	ACWORTH	GA	ERNS
30062	S132279668		1102 BURBANK CIRCLE	1102 BURBANK CIRCLE		MARIETTA	GA	NPDES
30062	S112373948		VININGS CHEMICAL CO	1650 CANTON HIGHWAY		MARIETTA	GA	
30062	S112369667		VININGS CHEMICAL CO	1650 CANTON HIGHWAY		MARIETTA	GA	
30062	1028264447		CANTON RD MUFFLER/TEXACO	2093 CANTON RD		MARIETTA	GA	
30062	U001475891	00330628	CANTON RD MUFFLER/TEXACO	2093 CANTON RD		MARIETTA	GA	LUST, UST
30062	1028263956		KMART #3165 (CLOSED)	2949 CANTON HWY		MARIETTA	GA	
30062	U001475389	330002	KMART #3165 (CLOSED)	2949 CANTON HWY		MARIETTA	GA	LUST, UST
30062	1018486442		CHUKALECA INC	3434 CANTON HIGHWAY		MARIETTA	GA	EDR Historical Cleaners
30062	S112370889		VININGS CHEMICAL	CANTON HIGHWAY		MARIETTA	GA	
30062	1024245858	110070252162	CADENCE LOT 40	3166 CAPRIOLE DRIVE		MARIETTA	GA	FINDS
30062	1024147145		CADENCE LOT 40	3166 CAPRIOLE DRIVE		MARIETTA	GA	
30062	S127249405		CADENCE LOT 40	3166 CAPRIOLE DRIVE		MARIETTA	GA	NPDES
30062	1023660771	110070074882	THE PARC AT ROSWELL	2160 CARLYISLE CROFT CT		MARIETTA	GA	FINDS
30062	2023366950			1296 CAROLYN ST		MARIETTA	GA	ERNS
30062	1020385165		RODGERS AMERICAN SERVICE STN*	2399 CARRINGTON WAY SE		MARIETTA	GA	EDR Historical Auto Stations
30062	1023662965	110070077077	NEW CASTLE LOT 14	2355 CASTLE LN NE		MARIETTA	GA	FINDS
30062	S127232947		NEW CASTLE LOT 14	2355 CASTLE LN NE		MARIETTA	GA	NPDES
30062	1031138721		NEW CASTLE LOT 95	2480 CASTLE LANE		MARIETTA	GA	
30062	1031221996	110071726166	NEW CASTLE LOT 95	2480 CASTLE LANE		MARIETTA	GA	FINDS
30062	S132276577		NEW CASTLE LOT 95	2480 CASTLE LANE		MARIETTA	GA	NPDES
30062	1026933583		CHAPEL HEIGHTS LOT 1	3905 CHAPEL HEIGHTS DRIVE		MARIETTA	GA	
30062	1027115389	110071145239	CHAPEL HEIGHTS LOT 1	3905 CHAPEL HEIGHTS DRIVE		MARIETTA	GA	FINDS
30062	S130427829		CHAPEL HEIGHTS LOT 1	3905 CHAPEL HEIGHTS DRIVE		MARIETTA	GA	NPDES
30062	S130430322		CHAPEL HEIGHTS LOT 14	3906 CHAPEL HEIGHTS DRIVE		MARIETTA	GA	NPDES
30062	1027158547	110071222250	CHAPEL HEIGHTS LOT 14	3906 CHAPEL HEIGHTS DRIVE		MARIETTA	GA	FINDS
30062	1027184715		CHAPEL HEIGHTS LOT 14	3906 CHAPEL HEIGHTS DRIVE		MARIETTA	GA	
30062	S130428353		LOT 3 CHAPEL HEIGHTS	3913 CHAPEL HEIGHTS DRIVE		MARIETTA	GA	NPDES
30062	1026940998		LOT 3 CHAPEL HEIGHTS	3913 CHAPEL HEIGHTS DRIVE		MARIETTA	GA	
30062	1027122339	110071157675	LOT 3 CHAPEL HEIGHTS	3913 CHAPEL HEIGHTS DRIVE		MARIETTA	GA	FINDS
30062	1024706647	110070501184	CHAPEL HEIGHTS LOT 12	3914 CHAPEL HEIGHTS DRIVE		MARIETTA	GA	FINDS
30062	S127256022		CHAPEL HEIGHTS LOT 12	3914 CHAPEL HEIGHTS DRIVE		MARIETTA	GA	NPDES
30062	1027170304	110071240224	CHAPEL HEIGHTS LOT 11	3918 CHAPEL HEIGHTS DRIVE		MARIETTA	GA	FINDS
30062	1027187336		CHAPEL HEIGHTS LOT 11	3918 CHAPEL HEIGHTS DRIVE		MARIETTA	GA	
30062	S130431558		CHAPEL HEIGHTS LOT 11	3918 CHAPEL HEIGHTS DRIVE		MARIETTA	GA	NPDES
30062	1027114740	110071144524	CHAPEL HEIGHTS LOT 4	3919 CHAPEL HEIGHTS DRIVE		MARIETTA	GA	FINDS
30062	1026932869		CHAPEL HEIGHTS LOT 4	3919 CHAPEL HEIGHTS DRIVE		MARIETTA	GA	
30062	S130427830		CHAPEL HEIGHTS LOT 4	3919 CHAPEL HEIGHTS DRIVE		MARIETTA	GA	NPDES
30062	1027184742		CHAPEL HEIGHTS LOT 10	3928 CHAPEL HEIGHTS DRIVE		MARIETTA	GA	
30062	1027159433	110071223226	CHAPEL HEIGHTS LOT 10	3928 CHAPEL HEIGHTS DRIVE		MARIETTA	GA	FINDS
30062	S130430319		CHAPEL HEIGHTS LOT 10	3928 CHAPEL HEIGHTS DRIVE		MARIETTA	GA	NPDES
30062	S130428351		CHAPEL HEIGHTS LOT 5	3931 CHAPEL HEIGHTS DRIVE		MARIETTA	GA	NPDES
30062	1027122894	110071158340	CHAPEL HEIGHTS LOT 5	3931 CHAPEL HEIGHTS DRIVE		MARIETTA	GA	FINDS
30062	1026941660		CHAPEL HEIGHTS LOT 5	3931 CHAPEL HEIGHTS DRIVE		MARIETTA	GA	
30062	S127217266		HIGHLANDS AT WESLEY CHAPEL LOT 13	4411 CHAPEL GROVE LN		MARIETTA	GA	NPDES
30062	1022977411	110070013763	HIGHLANDS AT WESLEY CHAPEL LOT 13	4411 CHAPEL GROVE LN		MARIETTA	GA	FINDS
30062	S112368975		UNKNOWN	CHATTAHOOCHEE RIVER NATIONAL PAR	**	MARIETTA	GA	
30062	1028264104		SOUTHEAST SEWING PRODUCTS	51 CHERT RD		MARIETTA	GA	
30062	U001475528	330182	SOUTHEAST SEWING PRODUCTS	51 CHERT RD		MARIETTA	GA	LUST, UST
30062	1006781908	110013512779	SOUTHEAST SEWING PRODUCTS	54 CHERT RD		MARIETTA	GA	FINDS
30062	1028264162		CHURCH ST EXXON	1360 CHURCH ST EXT		MARIETTA	GA	

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30062	U001475590	330268	CHURCH ST EXXON	1360 CHURCH ST EXT		MARIETTA	GA	UST
30062	1025814068	110070553818	EDENTON BUILDING 8 LOTS 25-26	3470, 3466 CLEMONT CIRCLE	**	MARIETTA	GA	FINDS
30062	1025476335		EDENTON BUILDING 8 LOTS 25-26	3470, 3466 CLEMONT CIRCLE	**	MARIETTA	GA	
30062	1014696557	110043776063	K&J CUSTOM PAINT & COLLISION CENTE	1501 CLOVERDALE DR STE C		MARIETTA	GA	FINDS
30062	1020527462		HIGH TECH AUTO SERVICES INC	1000 COBB PKWY SE		MARIETTA	GA	EDR Historical Auto Stations
30062	1021034014		TRANSMISSION SPECIALISTS INC	1000 COBB PKY S		MARIETTA	GA	EDR Historical Auto Stations
30062	1014694726	110035826381	XYMAX COATINGS, INC	1004 COBB PARKWAY NORTH - SUITE A		MARIETTA	GA	FINDS
30062	1032640073	110072054660	ALLIANCE FULFILLMENT LLC 1004	1004 COBB PKWY N		MARIETTA	GA	FINDS
30062	1031368874		ALLIANCE FULFILLMENT LLC 1004	1004 COBB PKWY N		MARIETTA	GA	
30062	1031486219	GAR000102368	ALLIANCE FULFILLMENT LLC 1004	1004 COBB PKWY N		MARIETTA	GA	RCRA-CESQG
30062	U003728106	09033583	FORMER GULF STATION	1011 COBB PARKWAY SE		MARIETTA	GA	LUST, UST
30062	1028274456		FORMER GULF STATION	1011 COBB PARKWAY SE		MARIETTA	GA	
30062	1032602454	110072004400	EMMANUEL'S VILLAGE	1055 COBB PARKWAY NORTH		MARIETTA	GA	FINDS
30062	1032515390		EMMANUEL'S VILLAGE	1055 COBB PARKWAY NORTH		MARIETTA	GA	
30062	1000822989	110005703505	SUN ENGINE	1085 COBB PKWY		MARIETTA	GA	RCRA-NonGen, FINDS
30062	S112089371		ABBEY APPLIANCES	1106 N COBB PARKWAY		MARIETTA	GA	LUST
30062	1028259131		ABBEY APPLIANCES	1106 N COBB PARKWAY		MARIETTA	GA	
30062	U004197827		ABBEY APPLIANCES	1106 N COBB PARKWAY		MARIETTA	GA	UST
30062	1014389555	GAR000059964	ABBEY APPLIANCE AND SERVICE CENTE	1106 NORTH COBB PKWY		MARIETTA	GA	RCRA-NonGen
30062	1014696117	110043189082	ABBEY APPLIANCE AND SERVICE CENTE	1106 NORTH COBB PKWY		MARIETTA	GA	FINDS
30062	1031875655		AUTO ZONE	119 COBB PKWY N STE C		MARIETTA	GA	
30062	1010169725	110030480334	NORTHERN TOOL AND EQUIPMENT	119 N COBB PARKWAY		MARIETTA	GA	FINDS
30062	1028258326		SEAYS HOME FURNISHINGS	119 NORTH COBB PARKWAY		MARIETTA	GA	
30062	U004141851		SEAYS HOME FURNISHINGS	119 NORTH COBB PARKWAY		MARIETTA	GA	LUST, UST
30062	1032579423		OFFICE DEPOT	119 NORTH COBB PARKWAY UNIT B		MARIETTA	GA	
30062	1020067923		PROFESSIONAL TOUCH II	12 COBB PKWY N		MARIETTA	GA	EDR Historical Cleaners
30062	A100494783		CHEVRON #1-001-130	1201 COBB PARKWAY NORTH		MARIETTA	GA	AST
30062	1004686743	110005693295	BP OIL CO	1230 COBB PARKWAY		MARIETTA	GA	RCRA-NonGen, FINDS
30062	A100495287		CIRKLE K #202	1230 COBB PARKWAY		MARIETTA	GA	AST
30062	1024148165	110070254995	COBB PKWY + BELLS FERRY C-STORE	1230 COBB PARKWAY N		MARIETTA	GA	FINDS
30062	S127173769		COBB PKWY + BELLS FERRY C-STORE	1230 COBB PARKWAY N		MARIETTA	GA	NPDES
30062	1028264095		BELLS FERRY BP	1230 COBB PKWY NE		MARIETTA	GA	
30062	U001475519	330171	GAS EXPRESS #202	1230 COBB PKWY NE		MARIETTA	GA	LUST, UST
30062	1020732054		GULF KWIK SHOP	1230 N COBB PARKWAY		MARIETTA	GA	EDR Historical Auto Stations
30062	A100500002		MARIETTA EXXON, INC	1251 COBB PARKWAY, N.E.		MARIETTA	GA	AST
30062	1020211989		HILLS FINA GARAGE	1251 COBB PKY N		MARIETTA	GA	EDR Historical Auto Stations
30062	1028264131		BELLS FERRY FOOD SHOP LLC	1251 N COBB PKWY		MARIETTA	GA	
30062	1006781728	110013510968	BELLS FERRY FOOD SHOP LLC	1251 N COBB PKWY		MARIETTA	GA	FINDS, LUST, UST
30062	1000986135	110002378196	PRUITT TRUCK SALES	1263 COBB PKWY SOUTH		MARIETTA	GA	RCRA-NonGen, FINDS
30062	1028274248		NALLEY AUTOMOTIVE INC/NALLEY ACU	1355 COBB PKWY SOUTH		MARIETTA	GA	
30062	U003005219	9033351	STASCO MECHANICAL CONTRACTORS IN	1391 COBB PKWY N		MARIETTA	GA	LUST, UST
30062	1028274279		STASCO MECHANICAL CONTRACTORS IN	1391 COBB PKWY N		MARIETTA	GA	
30062	1006775104	110013443997	STASCO MECHANICAL CONTRACTORS IN	1391 COBB PKWY N		MARIETTA	GA	FINDS
30062	1031106686		WALTCO TRUCK EQUIPMENT CO.	1395 N. COBB PKWY SUITE I		MARIETTA	GA	
30062	S125320892		WALTCO TRUCK EQUIPMENT CO.	1395 N. COBB PKWY SUITE I		MARIETTA	GA	NPDES
30062	1031185290	110071669630	WALTCO TRUCK EQUIPMENT CO.	1395 N. COBB PKWY SUITE I		MARIETTA	GA	FINDS
30062	A100329173		THREE WAY CAMPERS, INC.	1400 NORTH COBB PARKWAY		MARIETTA	GA	AST
30062	1028274247		NALLEY INFINITI	1431 COBB PKWY SOUTH		MARIETTA	GA	
30062	U001920228	9033302	NALLEY INFINITI	1431 COBB PKWY SOUTH		MARIETTA	GA	LUST, UST
30062	1006781985	110013513554	INTERSTATE NATIONALEASE INC - MA	1449 COBB PKWY NW		MARIETTA	GA	AST, FINDS, LUST, UST
30062	1028264083		INTERSTATE NATIONALEASE INC - MA	1449 COBB PKWY NW		MARIETTA	GA	
30062	1005443185	110012207245	COLLISION CRAFT INC	1450 NORTH COBB PKWY		MARIETTA	GA	RCRA-NonGen, FINDS
30062	1032483386	110071946686	SUBARU KENNESAW	1458 COBB PKWY NW		MARIETTA	GA	FINDS
30062	1032420361		SUBARU KENNESAW	1458 COBB PKWY NW		MARIETTA	GA	
30062	1000507271	110005698343	SOUTHSIDE TRANSMISSION CO	1480 COBB PARKWAY		MARIETTA	GA	RCRA-NonGen, FINDS
30062	1021134758		SOUTH ATMTC TRANSM SPECIALISTS	1480 COBB PKY NE		MARIETTA	GA	EDR Historical Auto Stations
30062	1020451015		SOUTH ATMTC TRANSM SPECIALISTS	1480 COBB PKY S		MARIETTA	GA	EDR Historical Auto Stations
30062	S108993517		SAM S CLUB #8203	150 COBB PARKWAY SOUTH		MARIETTA	GA	TIER 2
30062	1032294188		SELF-STORAGE. UNITS A023 - A025	1515 COBB PKWY NORTH		MARIETTA	GA	
30062	1010170061	110030477687	COBB COUNTY TRACTOR CO	1520 COBB PARKWAY		MARIETTA	GA	FINDS
30062	A100329184		MARIETTA MOTOR HOMES, INC.	1531 COBB PARKWAY SOUTH		MARIETTA, CLOSED	GA	AST
30062	U001475925	00332008	PEP BOYS-#106	1531 COBB PKWY S		MARIETTA	GA	LUST, UST
30062	1028264482		PEP BOYS-#106	1531 COBB PKWY S		MARIETTA	GA	
30062	S117052714		ATLANTA METRO - HLE - 5606-42	1551 COBB PARKWAY		MARIETTA	GA	TIER 2
30062	U003551355	9033003	HERTZ RENT A CAR	1551 COBB PKWY		MARIETTA	GA	UST

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30062	1028273996		HERTZ RENT A CAR	1551 COBB PKWY		MARIETTA	GA	
30062	1006775565	110013448634	HERTZ RENT A CAR	1551 COBB PKWY		MARIETTA	GA	FINDS
30062	1000461405	110005690225	MINIT-LUBE #1161	1605 COBB PKWY		MARIETTA	GA	RCRA-NonGen, FINDS
30062	1028264075		Q LUBE INC #1161	1605 NORTH COBB PKWY		MARIETTA	GA	
30062	U003001949	330146	Q LUBE INC #1161	1605 NORTH COBB PKWY		MARIETTA	GA	LUST, UST
30062	1028264449		DELTA EXPRESS #1135	1669 COBB PKWY SOUTH		MARIETTA	GA	
30062	U001475893	00330630	DELTA EXPRESS #1135	1669 COBB PKWY SOUTH		MARIETTA	GA	LUST, UST
30062	A100502243		RED ACE STATION #135	1669 SOUTH COBB PARKWAY		MARIETTA	GA	AST
30062	1028264285		DON FOSS AUTOWORLD/MARK SINGLET(	1715 COBB PKWY SOUTH		MARIETTA	GA	
30062	U001475722	00330423	DON FOSS AUTOWORLD/MARK SINGLET(	1715 COBB PKWY SOUTH		MARIETTA	GA	LUST, UST
30062	1021509144		TRANSIT CORPORATION	1720 COBB PARKWAY SE		MARIETTA	GA	EDR Historical Auto Stations
30062	1008194927	GAR000040386	DBA NTB, NATIONAL TIRE & BATTERY #64	1737 COBB PKWY		MARIETTA	GA	RCRA-NonGen
30062	1008230459	110021006855	DBA NTB, NATIONAL TIRE & BATTERY #64	1737 COBB PKWY		MARIETTA	GA	FINDS
30062	1004686947	GAD984301580	CARTECH OF MARIETTA INC	1746 COBB PKWY S		MARIETTA	GA	RCRA-NonGen
30062	1014883811	110043775741	CARTECH OF MARIETTA INC	1746 COBB PKWY S		MARIETTA	GA	FINDS
30062	1028274236		GOLD RUSH II	1751 COBB PKWY		MARIETTA	GA	
30062	U001920218	09033289	GOLD RUSH II	1751 COBB PKWY		MARIETTA	GA	LUST, UST
30062	1006788388	00330393	JIFFY LUBE #61	1755 COBB PKWY SOUTH		MARIETTA	GA	LUST, UST
30062	1028264265		JIFFY LUBE #61	1755 COBB PKWY SOUTH		MARIETTA	GA	
30062	1020354475		QUALITY DISCOUNT MUFFLER	1775 COBB PKWY S		MARIETTA	GA	EDR Historical Auto Stations
30062	1000228536	110005672049	PROFESSIONAL TOUCH	1839 COBB PKWY		MARIETTA	GA	RCRA-NonGen, FINDS
30062	S117052513		JIM ELLIS VOLKSWAGEN	1860 COBB PARKWAY SOUTH		MARIETTA	GA	AST, TIER 2
30062	U001475623	330305	CUMBERLAND VOLKSWAGEN/STAR PONT	1860 COBB PKWY SOUTH		MARIETTA	GA	TIER 2, UST
30062	1028264193		CUMBERLAND VOLKSWAGEN/STAR PONT	1860 COBB PKWY SOUTH		MARIETTA	GA	
30062	1000300368	GAD033794538	PUGMIRE LINCOLN-MERCURY	1865 COBB PKWY SE		MARIETTA	GA	TIER 2, RCRA-NonGen, LUST, UST
30062	1028264047		PUGMIRE LINCOLN-MERCURY INC	1865 COBB PKWY SOUTH		MARIETTA	GA	
30062	1001404565	110005707798	ULTIMATE CLEANERS THE	1869 COBB PKWY SOUTH STE 200		MARIETTA	GA	RCRA-NonGen, FINDS
30062	S116496462		THE ULTIMATE CLEANERS	1869 S COBB PARKWAY		MARIETTA	GA	DRYCLEANERS
30062	1020359891		H&R TEXACO	1889 COBB PKY S		MARIETTA	GA	EDR Historical Auto Stations
30062	A100346525		KOALA EXPRESS #2	1889 SOUTH COBB PARKWAY		MARIETTA	GA	AST
30062	1000372410	110005666715	GLORY LABEL SYSTEMS	189 COBB PKWY		MARIETTA	GA	RCRA-NonGen, FINDS
30062	1000308490	110009356428	DEANCO INC	189 COBB PKWY SUITE 7 BLDG B		MARIETTA	GA	RCRA-NonGen, FINDS
30062	1004461548	110001417235	GOODYEAR TIRE CENTER	1930 COBB PARKWAY		MARIETTA	GA	FINDS
30062	1019938448		BEST CLEANERS	200 COBB PKWY		MARIETTA	GA	EDR Historical Cleaners
30062	1019938449		BEST CLEANERS	200 COBB PKY S		MARIETTA	GA	EDR Historical Cleaners
30062	1001123249	110005712461	REMTECH INC (REMETECH ENGINEERS)	200 N COBB PKWY		MARIETTA	GA	RCRA-NonGen, FINDS
30062	1032263171		REMTECH INC (REMETECH ENGINEERS)	200 N COBB PKWY STE 208		MARIETTA	GA	
30062	1031892398		BELLMEADE CONDOMINIUM ASSOC.	200 N. COBB PARKWAY, SUITE 208		MARIETTA	GA	
30062	1026631841		REMTECH ENGINEERS	200 NORTH COBB PARKWAY SUITE 208		MARIETTA	GA	PRP
30062	1000504612	110005691073	CHRIS VOLVO	2020 COBB PKWY SOUTH		MARIETTA	GA	RCRA-NonGen, FINDS
30062	A100495029		CHEVRON	2041 COBB PARKWAY		MARIETTA	GA	AST
30062	1000742121	110005705120	CHEVRON USA PRODUCTS CO # 201829	2041 COBB PARKWAY		MARIETTA	GA	RCRA-NonGen, FINDS
30062	A100494970		CHEVRON U.S.A.	2041 COBB PARKWAY		MARIETTA	GA	AST
30062	1006788766	110013581793	COBB PARKWAY CHEVRON	2041 COBB PKWY SE		MARIETTA	GA	FINDS
30062	1020997181		ZM CORPORATION	2041 COBB PKY S		MARIETTA	GA	EDR Historical Auto Stations
30062	S109504913		SIX FLAGS WHITE WATER	250 COBB PARKWAY NORTH		MARIETTA	GA	NON HSI
30062	1008372595	GAR000042051	SIX FLAGS WHITE WATER	250 COBB PKWY		MARIETTA	GA	RCRA-CESQG
30062	1006791093	110013605287	SIX FLAGS WHITE WATER	250 COBB PKWY N		MARIETTA	GA	FINDS
30062	U003763294	9033607	SIX FLAGS WHITE WATER	250 COBB PKWY N		MARIETTA	GA	TIER 2, LUST, UST
30062	1028274479		SIX FLAGS WHITE WATER	250 COBB PKWY N		MARIETTA	GA	
30062	1017446874		SIX FLAGS WHITE WATER	250 COBB PKWY N		MARIETTA	GA	
30062	S113244621		REMTECH ENGINEERS	299 N. COBB PARKWAY SUITE 208		MARIETTA	GA	SWF/LF
30062	U004462838		QUIKTRIP #1745	31 COBB PKWY		MARIETTA	GA	UST
30062	1031357488		QUIKTRIP 1745	31 COBB PKWY S		MARIETTA	GA	
30062	S132275535		QUIKTRIP 1745	31 COBB PKWY S		MARIETTA	GA	NPDES
30062	1031459318	110071850684	QUIKTRIP 1745	31 COBB PKWY S		MARIETTA	GA	FINDS
30062	1028264273		APEX SUPPLY CO INC	316 COBB PKWY SOUTH		MARIETTA	GA	
30062	1006782661	330407	APEX SUPPLY CO INC	316 COBB PKWY SOUTH		MARIETTA	GA	LUST, UST
30062	1001112064	GAR000007542	JEEP EAGLE COLLISION	316B COBB PKWY SOUTH		MARIETTA	GA	RCRA-NonGen
30062	1016208966	110005711159	JEEP EAGLE COLLISION	316B COBB PKWY SOUTH		MARIETTA	GA	FINDS
30062	A100496637		EXXON SELF SERVICE #6465	333 COBB PARKWAY NORTH		MARIETTA	GA	AST
30062	U001475458	330093	EXXON #4-6465	333 COBB PKWY NORTH		MARIETTA	GA	UST
30062	1028264031		EXXON #4-6465	333 COBB PKWY NORTH		MARIETTA	GA	
30062	1021226596		NORTH 41 EXXON	333 NORTH COBB PARKWAY		MARIETTA	GA	EDR Historical Auto Stations
30062	1020585306		MUNFORD INC	334 S COBB PKWY		MARIETTA	GA	EDR Historical Auto

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								Stations
30062	1006791112	09033602	SOUND SENSATIONS	337 COBB PKWY		MARIETTA	GA	LUST, UST
30062	1028274474		SOUND SENSATIONS	337 COBB PKWY		MARIETTA	GA	
30062	1020384261		E-Z SERVE CORPORATION	400 COBB PKWY N		MARIETTA	GA	EDR Historical Auto Stations
30062	1009371967		J & J EXXON	405 COBB PARKWAY		MARIETTA	GA	EDR Historical Auto Stations
30062	A100329224		COBB PARKWAY EXXON (CLOSED)	405 COBB PARKWAY SOUTH		MARIETTA	GA	AST
30062	1020328830		FFM INC	405 COBB PKWY S		MARIETTA	GA	EDR Historical Auto Stations
30062	1006781681	00330095	EXXON FOOD STORE	405 COBB PKWY SOUTH		MARIETTA	GA	LUST, UST
30062	1028264033		EXXON FOOD STORE	405 COBB PKWY SOUTH		MARIETTA	GA	
30062	1000886735	110005279974	PYRAMID ENVIRONMENTAL SERVICE	420 NORTH COBB PKWY		MARIETTA	GA	RCRA-NonGen, FINDS
30062	1028258026		JRS TRUCK ACCESSORIES INC	430 COBB PARKWAY		MARIETTA	GA	
30062	U004022595	10000912	JRS TRUCK ACCESSORIES INC	430 COBB PARKWAY		MARIETTA	GA	LUST, UST
30062	S108310380		FORMER COBB COMMUNITY TRANSIT MA	450 COBB PARKWAY		MARIETTA	GA	NON HSI
30062	1006775137	9033450	COBB COUNTY COMMUNITY TRANSIT	450 N COBB PKWY		MARIETTA	GA	NPDES, LUST, UST
30062	1028274355		COBB COUNTY COMMUNITY TRANSIT	450 N COBB PKWY		MARIETTA	GA	
30062	1022990174	110070026546	FIRST TRANSIT, INC. #55326	450 N COBB PKWY NE		MARIETTA	GA	FINDS
30062	1028274244		TRAVIS DELIVERY SVC	472 NORTH COBB PKWY		MARIETTA	GA	
30062	U001920225	9033298	TRAVIS DELIVERY SVC	472 NORTH COBB PKWY		MARIETTA	GA	UST
30062	1000506913	110005696531	MOTOR PRO	508 N COBB PKWY		MARIETTA	GA	RCRA-NonGen, FINDS
30062	A100503712		TENNECO OIL COMPANY #16009	51 SOUTH COBB PARKWAY		MARIETTA	GA	AST
30062	A100495296		CITGO (PATCO FOOD MART)	520 COBB PARKWAY NORTH		MARIETTA	GA	AST
30062	U001475720	330420	SHELL FOOD MART	520 COBB PKWY N		MARIETTA	GA	LUST, UST
30062	1020844906		PATCO FOOD MART INC	520 COBB PKWY N		MARIETTA	GA	EDR Historical Auto Stations
30062	1028264282		SHELL FOOD MART	520 COBB PKWY N		MARIETTA	GA	
30062	1006788100	110013575087	PATCO FOOD MART	520 COBB PKWY NORTH		MARIETTA	GA	FINDS
30062	1026157520		WOW MOTORCYCLES	522 N COBB PARKWAY		MARIETTA	GA	
30062	S127177930		WOW MOTORCYCLES	522 N COBB PARKWAY		MARIETTA	GA	NPDES
30062	1026402678	110070709170	WOW MOTORCYCLES	522 N COBB PARKWAY		MARIETTA	GA	FINDS
30062	1027121365	110071156541	CHIPOTLE-MARIETTA	54 COBB PARKWAY		MARIETTA	GA	FINDS
30062	1026939868		CHIPOTLE-MARIETTA	54 COBB PARKWAY		MARIETTA	GA	
30062	S130414300		CHIPOTLE-MARIETTA	54 COBB PARKWAY		MARIETTA	GA	NPDES
30062	1028264405		COBB PKWY MC U HAUL	543 COBB PKWY S		MARIETTA	GA	
30062	1006787767	00330571	COBB PKWY MC U HAUL	543 COBB PKWY S		MARIETTA	GA	LUST, UST
30062	1021087566		HWY 41 AUTO SERVICE	562 COBB PKWY N		MARIETTA	GA	EDR Historical Auto Stations
30062	1026391421	110070690342	ABC RECYCLING	595 COBB PKWY N		MARIETTA	GA	FINDS
30062	A100498566		IMPERIAL SOUTH	596 NORTH COBB PARKWAY		MARIETTA	GA	AST
30062	1028274410		SIMONIZ CAR WASH #0384	605 COBB PARKWAY		MARIETTA	GA	
30062	1006775200	110013444969	SIMONIZ CAR WASH #0384	605 COBB PARKWAY		MARIETTA	GA	FINDS, LUST
30062	U003295949	9033529	SIMONIZ CAR WASH #0384	605 COBB PARKWAY		MARIETTA	GA	UST
30062	1027032721	110071100480	SIMONIZ CAR WASH	605 COBB PARKWAY SOUTH		MARIETTA	GA	FINDS
30062	1008377367	GAN000409813	SIMONIZ CAR WASH	605 COBB PARKWAY SOUTH		MARIETTA	GA	CERCLIS, PRP
30062	1020756691		WASH DEPOT AUTO CENTERS LP	605 COBB PKWY S		MARIETTA	GA	EDR Historical Auto Stations
30062	1032458269	110071914682	HWY 41 PACKAGE STORE	611 COBB PKWY N		MARIETTA	GA	FINDS
30062	1031812305		HWY 41 PACKAGE STORE	611 COBB PKWY N		MARIETTA	GA	
30062	1020756024		AUTO ACCEPTANCE	623 COBB PKWY N		MARIETTA	GA	EDR Historical Auto Stations
30062	A100329180		PYE-BARKER WELDING SUPPLY COMPAN	653 COBB PARKWAY NORTH		MARIETTA	GA	AST
30062	U003984293	10000724	QUIKTRIP #815	671 N COBB PKWY		MARIETTA	GA	UST
30062	1028257856		QUIKTRIP #815	671 N COBB PKWY		MARIETTA	GA	
30062	A100501756		QUICK TRIP #815	671 NORTH COBB PARKWAY		MARIETTA	GA	AST
30062	1000249693	GAD981244106	MARIETTA JEEP	681 COBB PKWY S		MARIETTA	GA	RCRA-NonGen
30062	1011620925		MARIETTA JEEP EAGLE	681 COBB PKWY S		MARIETTA	GA	ICIS
30062	S106678142		HACKNEY CARPETS (671 NORTH COBB P	681 NORTH COBB PARKWAY AND 625 ALI		MARIETTA	GA	NON HSI
30062	1031993124		CVS PHARMACY	684 COBB PARKWAY N.		MARIETTA	GA	
30062	1031996942		CVS	684 COBB PARKWAY N.		MARIETTA	GA	
30062	1020759479		MARKS FINA SERVICE STATION	684 COBB PKWY		MARIETTA	GA	EDR Historical Auto Stations
30062	1021563710		MARKS FINA SERVICE STATION	684 COBB PKY S		MARIETTA	GA	EDR Historical Auto Stations
30062	1028271885		CHARLES BROWN FINA #131-6686-709	684 N COBB PKWY		MARIETTA	GA	
30062	1006779357	110013486986	CHARLES BROWN FINA #131-6686-709	684 N COBB PKWY		MARIETTA	GA	FINDS, LUST, UST
30062	S127176190		THE WALKER SCHOOL	700 COBB PARKWAY NORTH		MARIETTA	GA	NPDES
30062	1015936768	110054092076	THE WALKER SCHOOL	700 COBB PARKWAY NORTH		MARIETTA	GA	ICIS, FINDS
30062	1025896414		THE WALKER SCHOOL	700 COBB PARKWAY NORTH		MARIETTA	GA	
30062	1023660160	110070074271	THE WALKER SCHOOL SCIENCE & TECH	700 COBB PKWY N		MARIETTA	GA	FINDS

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30062	S127171234		THE WALKER SCHOOL SCIENCE & TECH	700 COBB PKWY N		MARIETTA	GA	NPDES
30062	1000249689	GAD051027290	MARIETTA DODGE INC	701 COBB PKWY SOUTH		MARIETTA	GA	RCRA-NonGen
30062	1021672271		CAJUN GULF SEAFOOD	745 COBB PKWY N		MARIETTA	GA	EDR Historical Auto Stations
30062	1028264434		GA DEPT OF PUBLIC SAFETY POST 9	760 COBB PKWY		MARIETTA	GA	
30062	U001475876	00330609	GA DEPT OF PUBLIC SAFETY POST 9	760 COBB PKWY		MARIETTA	GA	LUST, UST
30062	A100329204		GEORGIA WOOD COMPANY	800 COBB PARKWAY CLOSED		MARIETTA	GA	AST
30062	1000308591	110005691689	CLANCY CHUCK FORD	810 COBB PKWY		MARIETTA	GA	RCRA-NonGen, FINDS
30062	1014916414	GAR000062356	SECOND LIFE COMPUTERS	820 COBB PKWY N		MARIETTA	GA	RCRA-NonGen
30062	1014883893	110043864100	SECOND LIFE COMPUTERS	820 COBB PKWY N		MARIETTA	GA	FINDS
30062	A100329232		LIBERTY RV CENTER	828 COBB PARKWAY NORTH		MARIETTA	GA	AST
30062	1027548647	110071311782	BIG TEX MARIETTA	850 COBB PARKWAY N		MARIETTA	GA	FINDS
30062	1027490778		BIG TEX MARIETTA	850 COBB PARKWAY N		MARIETTA	GA	
30062	S130415668		BIG TEX MARIETTA	850 COBB PARKWAY N		MARIETTA	GA	NPDES
30062	1023547789	110070025099	MCDONALD'S COBB PARKWAY MARIETTA	9 COBB PARKWAY		MARIETTA	GA	FINDS
30062	1022988729		MCDONALD'S COBB PARKWAY MARIETTA	9 COBB PARKWAY		MARIETTA	GA	
30062	S127170362		COOK OUT RESTAURANT - MARIETTA, GA	9 COBB PKWY N		MARIETTA	GA	NPDES
30062	1021090779		MALIBU AUTO EXCHANGE	9 COBB PKWY N		MARIETTA	GA	EDR Historical Auto Stations
30062	1022983969	110070020335	COOK OUT RESTAURANT - MARIETTA, GA	9 COBB PKWY N		MARIETTA	GA	FINDS
30062	1032046844		FERGUSON 0079	910 COBB PKWY NE		MARIETTA	GA	
30062	1024375636	110070278767	SOUTHEAST SPECIALTY MILLWORK	913 COBB PARKWAY N		MARIETTA	GA	FINDS
30062	1027097076	GAR000093500	ALLIANCE FULFILLMENT LLC	913 COBB PARKWAY NORTH		MARIETTA	GA	RCRA-CESQG
30062	1027139675	110071192450	ALLIANCE FULFILLMENT LLC	913 COBB PARKWAY NORTH		MARIETTA	GA	FINDS
30062	1026943136		ALLIANCE FULFILLMENT LLC	913 COBB PARKWAY NORTH		MARIETTA	GA	
30062	U001490683	09033272	FOUTS BROS NISSAN	925 COBB PKWY		MARIETTA	GA	TIER 2, LUST, UST
30062	1000860047	110005279331	SUTHERLIN NISSAN OF MARIETTA	925 COBB PKWY		MARIETTA	GA	RCRA-NonGen, FINDS
30062	1028274221		FOUTS BROS NISSAN	925 COBB PKWY		MARIETTA	GA	
30062	1019935069		BARCLAY CLEANERS & LAUNDRY	950 COBB PKWY SE		MARIETTA	GA	EDR Historical Cleaners
30062	1028274261		QUICK FUEL	961 N COBB PKWY		MARIETTA	GA	
30062	1006775445	110013447430	QUICK FUEL	961 N COBB PKWY		MARIETTA	GA	FINDS, LUST, UST
30062	A100501667		QUICK FUEL	961 N. COBB PARKWAY, N.E.		MARIETTA	GA	AST
30062	1024385196	110070290137	THE WINROC CORP	971 COBB PARKWAY N		MARIETTA	GA	FINDS
30062	1028274049		L&W SUPPLY CORP/GA DRYWALL	971 NORTH COBB PKWY		MARIETTA	GA	
30062	U001490489	09033062	L&W SUPPLY CORP/GA DRYWALL	971 NORTH COBB PKWY		MARIETTA	GA	LUST, UST
30062	1021525877		BP EXPLORATION & OIL INC	COBB PARKWAY BELLS FRY	**	MARIETTA	GA	EDR Historical Auto Stations
30062	S130432525		COCHRAN LAKE SHORES- LOT 4	3471 COCHRAN SHORE COVE		MARIETTA	GA	NPDES
30062	S130432524		COCHRAN LAKE SHORES- LOT 3	3474 COCHRAN SHORE COVE		MARIETTA	GA	NPDES
30062	S130432523		COCHRAN LAKE SHORES- LOT 5	3475 COCHRAN SHORE COVE		MARIETTA	GA	NPDES
30062	S130431656		COCHRAN LAKE SHORES- LOT 2	3478 COCHRAN SHORE COVE		MARIETTA	GA	NPDES
30062	S130432522		COCHRAN LAKE SHORES- LOT 6	3479 COCHRAN SHORE COVE	**	MARIETTA	GA	NPDES
30062	S130431652		COCHRAN LAKE SHORES- LOT 1	3482 COCHRAN SHORE COVE		MARIETTA	GA	NPDES
30062	1028049846	110071235436	COCHRAN LAKE SHORES- LOT 1	3482 COCHRAN SHORE COVE		MARIETTA	GA	FINDS
30062	S130431658		COCHRAN LAKE SHORES- LOT 7	3485 COCHRAN SHORE COVE		MARIETTA	GA	NPDES
30062	S130416159		FRICKS @ COCHRAN	3640 COCHRAN LAKE RD		MARIETTA	GA	NPDES
30062	1027568034	110071338675	FRICKS @ COCHRAN	3640 COCHRAN LAKE RD		MARIETTA	GA	FINDS
30062	1026662381		BROOKE FALLS	3820 COCHRAN LAKE ROAD		MARIETTA	GA	
30062	1026695613	110070868147	BROOKE FALLS	3820 COCHRAN LAKE ROAD		MARIETTA	GA	FINDS
30062	S127276185		BROOKE FALLS	3820 COCHRAN LAKE ROAD		MARIETTA	GA	NPDES
30062	S127275681		BROOKE FALLS	3826 COCHRAN LAKE ROAD		MARIETTA	GA	NPDES
30062	1026663300		BROOKE FALLS	3826 COCHRAN LAKE ROAD		MARIETTA	GA	
30062	1026696453	110070869069	BROOKE FALLS	3826 COCHRAN LAKE ROAD		MARIETTA	GA	FINDS
30062	1024141013		BROOKE FALLS- LOT 3	3829 COCHRAN LAKE DR.		MARIETTA	GA	
30062	1024238212	110070238928	BROOKE FALLS- LOT 3	3829 COCHRAN LAKE DR.		MARIETTA	GA	FINDS
30062	S127248427		BROOKE FALLS- LOT 3	3829 COCHRAN LAKE DR.		MARIETTA	GA	NPDES
30062	S127241713		BROOKE FALLS LOT 4	3835 COCHRAN LAKE DRIVE		MARIETTA	GA	NPDES
30062	1024084200	110070163517	BROOKE FALLS LOT 4	3835 COCHRAN LAKE DRIVE		MARIETTA	GA	FINDS
30062	S127246425		BROOKE FALLS LOT 16	3840 COCHRAN LAKE DRIVE		MARIETTA	GA	NPDES
30062	1024135210		BROOKE FALLS LOT 16	3840 COCHRAN LAKE DRIVE		MARIETTA	GA	
30062	1024232198	110070230268	BROOKE FALLS LOT 16	3840 COCHRAN LAKE DRIVE		MARIETTA	GA	FINDS
30062	1024082936	110070161845	BROOKE FALLS LOT11	3874 COCHRAN LAKE DRIVE		MARIETTA	GA	FINDS
30062	S127242084		BROOKE FALLS LOT11	3874 COCHRAN LAKE DRIVE		MARIETTA	GA	NPDES
30062	1024222414	110070217751	COCHRAN LAKE SHORES	COCHRAN LAKE ROAD		MARIETTA	GA	FINDS
30062	1024125817		COCHRAN LAKE SHORES	COCHRAN LAKE ROAD		MARIETTA	GA	
30062	S127246069		COCHRAN LAKE SHORES	COCHRAN LAKE ROAD	**	MARIETTA	GA	NPDES
30062	S108891737		PROPOSED OFFICE DEVELOPMENT	1012 COGGINS PLACE		MARIETTA	GA	BROWNFIELDS, INST CONTROL
30062	1019994326		GAYATRI ENTERPRISES	3860 COHUTTA PASS		MARIETTA	GA	EDR Historical Cleaners
30062	S117052384		U.P.S. ATHENS CENTER	215 CONWAY DRIVE		BOGART	GA	TIER 2
30062	909563			N.E. CORNER OF SEC.26	**	ATLANTA	GA	ERNS
30062	1000222526	110005670345	MAJESTIC MARBLE CO INC	808 DAMAR RD		MARIETTA	GA	RCRA-NonGen, FINDS

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30062	1016113783	110000611623	DAMAR INC	823 DAMAR RD N E		MARIETTA	GA	FINDS
30062	1031399646		DAMAR INC	823 DAMAR RD N E		MARIETTA	GA	
30062	1000154284	GAD003275971	DAMAR INC	823 DAMAR RD NE		MARIETTA	GA	CORRACTS, ICIS, RCRA-NonGen, RCRAInfo-TSDF
30062	S103439622		823 DAMAR ROAD	823 DAMAR RD.		MARIETTA	GA	BROWNFIELDS, NON HSI
30062	S107750312	306700111	DAMAR INC	823 DAMAR ROAD, NE		MARIETTA	GA	AIRS
30062	1026571119		BARBARA COHEN	1496 DANSFORD COURT		MARIETTE	AL	PRP
30062	S132275449		1823 DAVIS MILL	1823 DAVIS MILL N		DALLAS	GA	NPDES
30062	1022970880	110070007226	3063 DAVIS ROAD	3063 DAVIS RD		MARIETTA	GA	FINDS
30062	S127215921		3063 DAVIS ROAD	3063 DAVIS RD		MARIETTA	GA	NPDES
30062	1026972526	110070939267	HARLIN SUBDIVISION	DAVIS ROAD	**	MARIETTA	GA	FINDS
30062	1026842630		HARLIN SUBDIVISION	DAVIS ROAD	**	MARIETTA	GA	
30062	S130421013		HARLIN SUBDIVISION	DAVIS ROAD	**	MARIETTA	GA	NPDES
30062	1021700518		REECE BROTHERS STANDARD	1200 DELK RD	**	MARIETTA	GA	EDR Historical Auto Stations
30062	S112372360		UNK-GAS SPILL	1354 DEWBERRY		MARIETTA	GA	
30062	1028274072		GEORGIA DEPARTMENT OF TRANSPORT.	350 DICKSON RD		MARIETTA	GA	
30062	1006788418	09033088	GEORGIA DEPARTMENT OF TRANSPORT.	350 DICKSON RD		MARIETTA	GA	LUST, UST
30062	U003728101	9033578	MARIETTA FIRE STATION #2	149 DODD ST.		MARIETTA	GA	AST, UST
30062	1022976845	110070013197	MANOR ESTATES	1955 1ST DR		MARIETTA	GA	FINDS
30062	S127209082		MANOR ESTATES	1955 1ST DR		MARIETTA	GA	NPDES
30062	1029173062		DAVID PEARSON COMMUNITIES, INC	2000 1ST DR., SUITE 400		MARIETTA	GA	
30062	1031028755	110071537887	DAVID PEARSON COMMUNITIES, INC	2000 1ST DR., SUITE 400		MARIETTA	GA	FINDS
30062	1026104409	110070674969	MABRY GROVE LOT 9	4351 EDNA LANE		MARIETTA	GA	FINDS
30062	S127267475		MABRY GROVE LOT 9	4351 EDNA LANE		MARIETTA	GA	NPDES
30062	1026035256		MABRY GROVE LOT 9	4351 EDNA LANE		MARIETTA	GA	
30062	1026102811	110070673243	MABRY GROVE LOT 8	4355 EDNA LANE		MARIETTA	GA	FINDS
30062	S127267468		MABRY GROVE LOT 8	4355 EDNA LANE		MARIETTA	GA	NPDES
30062	1026035255		MABRY GROVE LOT 8	4355 EDNA LANE		MARIETTA	GA	
30062	1026035254		MABRY GROVE LOT 7	4359 EDNA LANE		MARIETTA	GA	
30062	1026104112	110070674651	MABRY GROVE LOT 7	4359 EDNA LANE		MARIETTA	GA	FINDS
30062	S127267480		MABRY GROVE LOT 7	4359 EDNA LANE		MARIETTA	GA	NPDES
30062	1024729914	110070519637	MABRY GROVE LOT 11	4362 EDNA LANE		MARIETTA	GA	FINDS
30062	S127257849		MABRY GROVE LOT 11	4362 EDNA LANE		MARIETTA	GA	NPDES
30062	1026035253		MABRY GROVE LOT 6	4363 EDNA LANE		MARIETTA	GA	
30062	S127267467		MABRY GROVE LOT 6	4363 EDNA LANE		MARIETTA	GA	NPDES
30062	1026102557	110070672961	MABRY GROVE LOT 6	4363 EDNA LANE		MARIETTA	GA	FINDS
30062	S127257918		MABRY GROVE	4367 EDNA LANE		MARIETTA	GA	NPDES
30062	1024730590	110070520319	MABRY GROVE	4367 EDNA LANE		MARIETTA	GA	FINDS
30062	1025455339	110070528272	MABRY GROVE	4368 EDNA LANE		MARIETTA	GA	FINDS
30062	S127258120		MABRY GROVE	4368 EDNA LANE		MARIETTA	GA	NPDES
30062	1024932986		MABRY GROVE	4368 EDNA LANE		MARIETTA	GA	
30062	1025819500	110070563346	MABRY GROVE LOT 4	4371 EDNA LANE		MARIETTA	GA	FINDS
30062	1025491651		MABRY GROVE LOT 4	4371 EDNA LANE		MARIETTA	GA	
30062	S127261663		MABRY GROVE LOT 4	4371 EDNA LANE		MARIETTA	GA	NPDES
30062	1025470820	110070546475	MABRY GROVE LOT 13	4372 EDNA LANE		MARIETTA	GA	FINDS
30062	S127260019		MABRY GROVE LOT 13	4372 EDNA LANE		MARIETTA	GA	NPDES
30062	1025998287	110070620346	MABRY GROVE LOT 3	4375 EDNA LANE		MARIETTA	GA	FINDS
30062	1025941738		MABRY GROVE LOT 3	4375 EDNA LANE		MARIETTA	GA	
30062	S127264807		MABRY GROVE LOT 3	4375 EDNA LANE		MARIETTA	GA	NPDES
30062	1025491650		MABRY GROVE LOT 14	4376 EDNA LANE		MARIETTA	GA	
30062	1025818619	110070562454	MABRY GROVE LOT 14	4376 EDNA LANE		MARIETTA	GA	FINDS
30062	S127261665		MABRY GROVE LOT 14	4376 EDNA LANE		MARIETTA	GA	NPDES
30062	1025999898	110070622226	MABRY GROVE LOT 2	4379 EDNA LANE		MARIETTA	GA	FINDS
30062	1025941737		MABRY GROVE LOT 2	4379 EDNA LANE		MARIETTA	GA	
30062	S127264861		MABRY GROVE LOT 2	4379 EDNA LANE		MARIETTA	GA	NPDES
30062	1025941736		MABRY GROVE LOT 15	4380 EDNA LANE		MARIETTA	GA	
30062	1025996113	110070617736	MABRY GROVE LOT 15	4380 EDNA LANE		MARIETTA	GA	FINDS
30062	S127264864		MABRY GROVE LOT 15	4380 EDNA LANE		MARIETTA	GA	NPDES
30062	1026842991		MABRY GROVE LOT 16	4384 EDNA LANE		MARIETTA	GA	
30062	1026972850	110070939628	MABRY GROVE LOT 16	4384 EDNA LANE		MARIETTA	GA	FINDS
30062	S130421335		MABRY GROVE LOT 16	4384 EDNA LANE		MARIETTA	GA	NPDES
30062	1026142804		MABRY GROVE LOT 1	4385 EDNA LANE		MARIETTA	GA	
30062	1026402567	110070709058	MABRY GROVE LOT 1	4385 EDNA LANE		MARIETTA	GA	FINDS
30062	S127269903		MABRY GROVE LOT 1	4385 EDNA LANE		MARIETTA	GA	NPDES
30062	1026842225		LOT 17 MABRY GROVE	4388 EDNA LANE		MARIETTA	GA	
30062	S130421336		LOT 17 MABRY GROVE	4388 EDNA LANE		MARIETTA	GA	NPDES
30062	1026972154	110070938859	LOT 17 MABRY GROVE	4388 EDNA LANE		MARIETTA	GA	FINDS
30062	S127274148		MABRY GROVE LOT 18	4392 EDNA LANE		MARIETTA	GA	NPDES
30062	1026505456		MABRY GROVE LOT 18	4392 EDNA LANE		MARIETTA	GA	
30062	1026537560	110070830270	MABRY GROVE LOT 18	4392 EDNA LANE		MARIETTA	GA	FINDS

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ZIP	EDR-ID	Facility ID	Name	Address	Map/Dir/Dist	City	State	Databases
30062	S112187333		COMCAST OF GEORGIA, INC. (111 FAIRVI	111 FAIRVIEW AVE.		MARIETTA	GA	TIER 2
30062	S113908781		COMCAST OF GEORGIA, INC. (111 FAIRVI	111 FAIRVIEW AVE.		MARIETTA	GA	TIER 2
30062	S117049294		COMCAST OF GEORGIA/VIRGINIA, INC. (1	111 FAIRVIEW AVE.		MARIETTA	GA	TIER 2
30062	92109543			1284 FALLING WATER DRIVE		MARIETTA	GA	ERNS
30062	1021709911		PARKAIRE AMOCO INC	3823 FENWAY XING		MARIETTA	GA	EDR Historical Auto Stations
30062	1021593735		GULF FRONT GETAWAY LLC	3827 FENWAY XING		MARIETTA	GA	EDR Historical Auto Stations
30062	1020643736		STULTS & SON EXXON	333 NORTH FOUR LANE		MARIETTA	GA	EDR Historical Auto Stations
30062	A100493730		B. P. GULF	1184 FRANKLIN ROAD		MARIETTA	GA	AST
30062	S127173403		GLEN IVY	19 GLEN IVY	**	MARIETTA	GA	NPDES
30062	1024235325	110070235576	GLEN IVY	19 GLEN IVY	**	MARIETTA	GA	FINDS
30062	1024137922		GLEN IVY	19 GLEN IVY	**	MARIETTA	GA	
30062	1006775601	110013448992	BP #13775	605 N GREENBRIAR PKWY		MARIETTA	GA	FINDS
30062	1000507811	110005700161	BP PRODUCTS NORTH AMERICA INC (BP	605 N GREENBRIAR PKWY		MARIETTA	GA	RCRA-NonGen, FINDS
30062	1028274076		CIRCLE M FOOD SHOP #64	605 N GREENBRIAR PKWY		MARIETTA	GA	
30062	U001490515	9033092	CIRCLE M FOOD SHOP #64	605 N GREENBRIAR PKWY		MARIETTA	GA	LUST, UST
30062	1020239884		ACA AMONO	605 N GREENBRIAR PKY		MARIETTA	GA	EDR Historical Auto Stations
30062	A100493480		AMOCO STATION #60633	605 NORTH GREENBRIAR PARKWAY		MARIETTA	GA	AST
30062	U001475413	00330035	US POSTAL SERVICE	1288 GRESHAM RD		MARIETTA	GA	NPDES, LUST, UST
30062	1028263981		US POSTAL SERVICE	1288 GRESHAM RD		MARIETTA	GA	
30062	1026535492	110070027738	U.S. POSTAL SERVICE	1288 GRESHAM RD NE		MARIETTA	GA	FINDS
30062	1026113725		U.S. POSTAL SERVICE	1288 GRESHAM RD NE		MARIETTA	GA	
30062	1001404587	110001766786	TESTRON INTERNATIONAL INC	1300 GRESHAM RD.		MARIETTA	GA	RCRA-NonGen, FINDS
30062	S121801019		TESTRON INTERNATIONAL INC	1300 GRESHAM RD.		MARIETTA	GA	AIRS
30062	S104886498		MIGUEL B. DAVIS	1300 GRESHAM ROAD		MARIETTA	GA	NON HSI, SPILLS
30062	S109507854		4585 KFC TIP TOP POULTRY GSM	1305 GRESHAM ROAD		MARIETTA	GA	TIER 2
30062	S127172033		VERMEER SOUTHEAST	1320 GRESHAM RD		MARIETTA	GA	NPDES
30062	1023700985	110070098105	VERMEER SOUTHEAST	1320 GRESHAM RD		MARIETTA	GA	FINDS
30062	1026500826		PRODEW INC	1359 GRESHAM RD		MARIETTA	GA	SSTS
30062	1026541200	110071399369	AGUAIR LLC	1359 GRESHAM RD		MARIETTA	GA	FINDS
30062	1032251114		PRODEW INC	1359 GRESHAM ROAD NORTHEAST		MARIETTA	GA	
30062	1016935604		USN NAVAL AIR STATION	1000 HALSEY AVENUE SE		MARIETTA	GA	
30062	1022969705		GENERAL LUCIUS D. CLAY NATIONAL GU	1000 HALSEY AVENUE SE		MARIETTA	GA	
30062	S121801271		USN NAVAL AIR STATION	1000 HALSEY AVENUE SE		MARIETTA	GA	AIRS
30062	1026385522	110070006051	GENERAL LUCIUS D. CLAY NATIONAL GU	1000 HALSEY AVENUE SE		MARIETTA	GA	FINDS
30062	S127170781		CLAY NATIONAL GUARD TREE CLEARING	1000 HALSEY DR		MARIETTA	GA	NPDES
30062	1022989295	110070025665	CLAY NATIONAL GUARD TREE CLEARING	1000 HALSEY DR		MARIETTA	GA	FINDS
30062	1001481503	110005709590	ABRA AUTO BODY AND GLASS	6 HAMBY RD		MARIETTA	GA	RCRA-NonGen, FINDS
30062	U001475814	330533	CHEMLAWN SERVICES CORP	1051 HAYES IND DR		MARIETTA	GA	UST
30062	1028264371		CHEMLAWN SERVICES CORP	1051 HAYES IND DR		MARIETTA	GA	
30062	S107150648		TRUGREEN CHEMLAWN BRANCH 2772	1051 HAYES INDUSTRIAL BOULEVARD		MARIETTA	GA	NON HSI
30062	1004686358	110005670158	HSC-SENERGY INC	1130 HAYES INDUSTRIAL DR		MARIETTA	GA	RCRA-NonGen, FINDS
30062	S125319193		DEGUSSA CONSTRUCTION CHEMICALS (	1130 HAYES INDUSTRIAL DRIVE		MARIETTA	GA	NPDES
30062	1024374117	110070277026	U.S. CABINET WORKS / MILLWORKS, LLC.	1130 HAYES INDUSTRIAL DRSTE 100		MARIETTA	GA	FINDS
30062	S127002343		TYCO HEALTH CARE FACILITY	1145,1155,1165,1177 HAYES INDUSTRIAL		MARIETTA	GA	BROWNFIELDS
30062	1016208730	110005668321	AET INC	1148B HAYES INDUSTRIAL DR		MARIETTA	GA	FINDS
30062	1000118782	GAD056277791	AET INC	1148B HAYES INDUSTRIAL DR		MARIETTA	GA	RCRA-NonGen
30062	1000986119	110009358097	TYCO HEALTHCARE/KENDALL	1165 HAYES IND DR		MARIETTA	GA	RCRA-NonGen, FINDS
30062	S130210386		TYCO HEALCARE KENDALL FACILITY	1165 HAYES INDUSTRIAL DRIVE		MARIETTA	GA	
30062	1031185026	110071669316	PLASTIC SUPPLIERS INC	1174 HAYES IND DRIVE		MARIETTA	GA	FINDS
30062	S112009869		PLASTIC SUPPLIERS INC	1174 HAYES IND DRIVE		MARIETTA	GA	NON HSI, NPDES
30062	1031106385		PLASTIC SUPPLIERS INC	1174 HAYES IND DRIVE		MARIETTA	GA	
30062	1031185214	110071669537	FORTIS SOLUTIONS GROUP	1174 HAYES INDUSTRIAL DR		MARIETTA	GA	FINDS
30062	1031106596		FORTIS SOLUTIONS GROUP	1174 HAYES INDUSTRIAL DR		MARIETTA	GA	
30062	1000300675	110005665725	CHEMLAWN CORP	1177 HAYES INDUSTRIAL PK		MARIETTA	GA	RCRA-NonGen, FINDS
30062	S110648053		1180 HAYES INDUSTRIAL DRIVE	1180 HAYES INDUSTRIAL DRIVE		MARIETTA	GA	NON HSI
30062	U001490673	09033262	EQUITY UTILITY SVC CO INC	1205 HAYES IND DR		MARIETTA	GA	LUST, UST
30062	1028274216		EQUITY UTILITY SVC CO INC	1205 HAYES IND DR		MARIETTA	GA	
30062	S112187208		ANIXTER FASTENERS	1205 HAYES INDUSTRIAL DRIVE		MARIETTA	GA	TIER 2
30062	S113909226		ANIXTER FASTENERS	1205 HAYES INDUSTRIAL DRIVE		MARIETTA	GA	TIER 2
30062	S125320813		UNITED METALCRAFT	1215 A. HAYES IND DRIVE		MARIETTA	GA	NPDES
30062	1024381741	110070285977	UNITED METALCRAFT, INC.	1215 HAYES INDUSTRIAL DRIVE		MARIETTA	GA	FINDS
30062	1012238389	110039577464	SS GRAPHICS	1229 HAYES INDUSTRIAL DR		MARIETTA	GA	FINDS
30062	1012178054	GAR000057448	SS GRAPHICS	1229 HAYES INDUSTRIAL DR		MARIETTA	GA	RCRA-CESQG
30062	S127169854		POPE HIGH SCHOOL - PHASE 2	3001 HEMBREE RD NE		MARIETTA	GA	NPDES
30062	1022976284	110070012636	POPE HIGH SCHOOL - PHASE 2	3001 HEMBREE RD NE		MARIETTA	GA	FINDS
30062	1000507096	110006396729	RIGHT STUFF FOOD STORES AMOCO	680 HOLCOMB BRIDGE RD		ROSWELL	GA	RCRA-NonGen, FINDS
30062	S127214314		TULL - WHITESTONE	1808 HOLLY SPRINGS RD NE		MARIETTA	GA	NPDES

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30062	1022971791	110070008138	TULL - WHITESTONE	1808 HOLLY SPRINGS RD NE		MARIETTA	GA	FINDS
30062	S130415653		AASHIKA	3102 HOLLY SPRINGS RD NE		MARIETTA	GA	NPDES
30062	1027303952	110071296258	AASHIKA	3102 HOLLY SPRINGS RD NE		MARIETTA	GA	FINDS
30062	1032669984		HOLLY SPRINGS @ SANDY PLAINS RD- B	HOLLY SPRINGS RD AT SANDY PLAINS R	**	MARIETTA	GA	
30062	1028264293		BORDEN CHEMICAL ADHESIVES & GRAP	1021 IND PARK DR		MARIETTA	GA	
30062	U001475613	330294	E SMITH HEATING & AC	964 IND PARK DR		MARIETTA	GA	UST
30062	1028264183		E SMITH HEATING & AC	964 IND PARK DR		MARIETTA	GA	
30062	1000209274	110000355865	AMREP INC	990 IND PARK DR		MARIETTA	GA	CERCLIS, ICIS, FINDS, RCRAInfo-LQG, UST, PRP
30062	1028263965		AMREP INC	990 IND PARK DR		MARIETTA	GA	
30062	1027511918	30062MRPNC99	ALEX C FERGUSSON LLC	990 IND US TRIAL PARK DR		MARIETTA	GA	TRIS
30062	1019932681		AUM DRYCLEANING INC	2600 INDIAN LAKE DR		MARIETTA	GA	EDR Historical Cleaners
30062	2014002916		930 INDIAN TRAIL RD.	930 INDIAN TRAIL RD.		MARIETTA	GA	HMIRS
30062	1027360130		FLEXIBLE PRODUCTS CO.	1007 INDUSTRIAL PARK DRIVE		MARIETTA	GA	
30062	1009313186	110070339903	FLEXIBLE PRODUCTS CO.	1007 INDUSTRIAL PARK DRIVE		MARIETTA	GA	FINDS
30062	S110120638		SIKES TRANSPORTATION SERVICES	1014 INDUSTRIAL PARK DRIVE		MARIETTA	GA	NON HSI
30062	S130210621		SIKE'S TRANSPORATION SERVICES	1014 INDUSTRIAL PARK DRIVE, NE		MARIETTA	GA	
30062	1000186499	110005667340	BORDEN CHEMICAL CO	1021 INDUSTRIAL PARK DR		MARIETTA	GA	CERCLIS-NFRAP, RCRA-NonGen, FINDS, LUST, UST
30062	S130210785		NATIONAL STARCH & CHEMICAL (FORME	1021 INDUSTRIAL PARK DRIVE		MARIETTA	GA	BROWNFIELDS, NON HSI
30062	1032181952		MILLS SPECIALTY METALS	1030 C INDUSTRIAL PARK DRIVE		MARIETTA	GA	
30062	1032181954		MILLS SPECIALTY METALS	1030-C INDUSTRIAL PARK DR		MARIETTA	GA	
30062	1032181953		MILLS SPECIALTY METALS	1030-C INDUSTRIAL PARK DRIVE		MARIETTA	GA	
30062	95305141			1091 INDUSTRIAL PARK DR		MARIETTA	GA	ERNS
30062	1000143521	110000859278	UNITED PACKERS, LLC	1091 INDUSTRIAL PARK DR.		MARIETTA	GA	RCRA-CESQG, FINDS
30062	S112371537		COCA-COLA	1091 INDUSTRIAL PARK DRIVE		MARIETTA	GA	
30062	2007843953			1091 INDUSTRIAL PARK DRIVE		MARIETTA	GA	ERNS
30062	S107749809	306700082	UNITED PACKERS, LLC - MARIETTA PROD	1091 INDUSTRIAL PARK DRIVE		MARIETTA	GA	AIRS, TIER 2, SPILLS
30062	S108781725		COCA-COLA REFRESHMENT USA, INC. - M	1091 INDUSTRIAL PARK DRIVE		MARIETTA	GA	TIER 2, SPILLS
30062	A100329256		COCA COLA	1091 INDUSTRIAL PARK DRIVE		MARIETTA	GA	AST
30062	S117050685		COCA-COLA REFRESHMENT USA, INC. - M	1091 INDUSTRIAL PARK DRIVE		MARIETTA	GA	TIER 2
30062	1000327076	110005679408	AUTO TECH INC	2012 INDUSTRIAL PK DR SUITE B		MARIETTA	GA	RCRA-NonGen, FINDS
30062	1017418228	110063378571	K-META MANUFACTURING LLC	800 INDUSTRIAL PARK DR		MARIETTA	GA	FINDS
30062	S125319320		EQUIPMENT INNOVATORS	800 INDUSTRIAL PARK DR		MARIETTA	GA	NPDES
30062	1016956235	GAR000075515	K-META MANUFACTURING LLC	800 INDUSTRIAL PARK DR		MARIETTA	GA	RCRA-NonGen
30062	1016302920	110012622000	EQUIPMENT INNOVATORS	800 INDUSTRIAL PARK DR.		MARIETTA	GA	FINDS
30062	S107750461	306700138	EQUIPMENT INNOVATORS	850 INDUSTRIAL PARK D		MARIETTA	GA	AIRS
30062	1024391230	110070297770	NCI GROUP, INC	880 INDUSTRIAL DRIVE		MARIETTA	GA	FINDS
30062	S125320037		METAL COATERS OF GA II; NCI GROUP LF	880 INDUSTRIAL PARK DRIVE		MARIETTA	GA	NPDES
30062	S125320038		METAL COATERS OF GA	880 INDUSTRIAL PARK DRIVE		MARIETTA	GA	NPDES
30062	1032176224		METAL COATERS OF GA-PLANT II	880 INDUSTRIAL PARK DRIVE		MARIETTA	GA	
30062	1024381615	110070285828	METAL COATERS OF GA II; NCI GROUP LF	880 INDUSTRIAL PARK DRIVE		MARIETTA	GA	FINDS
30062	1032102068		INTERKEM LLC	891 891 INDUSTRIAL PARK DRIVE		MARIETTA	GA	
30062	1031863668		AMERITECH CORP	891 891 INDUSTRIAL PARK DRIVE		MARIETTA	GA	
30062	1023388267	110067037539	AMREP INDUSTRIAL FIRE	900 INDUSTRIAL PARK DRIVE		MARIETTA	GA	FINDS
30062	S125320179		NOVUS SOLUTIONS, LLC	925 INDUSTRIAL PARK DR		MARIETTA	GA	NPDES
30062	1000449261	GAD981275365	NOVUS SOLUTIONS, LLC	925 INDUSTRIAL PARK DRIVE		MARIETTA	GA	RCRA-NonGen
30062	S110820910		ERS GLASS LLC	925 INDUSTRIAL PARK DRIVE		MARIETTA	GA	NPDES
30062	1017436298	110005688602	NOVUS SOLUTIONS, LLC	925 INDUSTRIAL PK DR		MARIETTA	GA	FINDS
30062	1031186536	110071671104	E. SMITH HEATING/AIR	954 INDUSTRIAL PARK DRIVE		MARIETTA	GA	FINDS
30062	1031108122		E. SMITH HEATING/AIR	954 INDUSTRIAL PARK DRIVE		MARIETTA	GA	
30062	S125319265		E. SMITH HEATING/AIR	954 INDUSTRIAL PARK DRIVE		MARIETTA	GA	NPDES
30062	1000242918	110005683956	TECHNAPLAS	963 INDUSTRIAL PARK DR		MARIETTA	GA	RCRA-NonGen, FINDS
30062	1031186362	110071670906	E. SMITH HEATING/AIR	964 INDUSTRIAL PARK DRIVE		MARIETTA	GA	FINDS
30062	1031107926		E. SMITH HEATING/AIR	964 INDUSTRIAL PARK DRIVE		MARIETTA	GA	
30062	S125319266		E. SMITH HEATING/AIR	964 INDUSTRIAL PARK DRIVE		MARIETTA	GA	NPDES
30062	S112009868		MR. PADDLES, LLC	981 INDUSTRIAL DRIVE PARK DRIVE		MARIETTA	GA	NON HSI
30062	1024384016	110070288701	JEREMIAS INC.	983 INDUSTRIAL PARK DR.		MARIETTA	GA	FINDS
30062	S112370877		AMREP INCORPORATED	990 INDUSTRIAL BOULEVARD		MARIETTA	GA	
30062	S112369646		AMREP INCORPORATED	990 INDUSTRIAL BOULEVRD		MARIETTA	GA	
30062	2014083765			990 INDUSTRIAL PARK DR		MARIETTA	GA	ERNS
30062	2014083755			990 INDUSTRIAL PARK DR		MARIETTA	GA	ERNS
30062	1026688650		ZEP, INC.	990 INDUSTRIAL PARK DR		MARIETTA	GA	SSTS
30062	2014091391			990 INDUSTRIAL PARK DR		MARIETTA	GA	ERNS
30062	1027646218		ACUITY SPECIALTY PRODUCTS, INC. DBA	990 INDUSTRIAL PARK DR		MARIETTA	GA	SSTS
30062	2014083754			990 INDUSTRIAL PARK DR.		MARIETTA	GA	ERNS
30062	1027325359		AMREP INC	990 INDUSTRIAL PARK DR.		MARIETTA	GA	
30062	1005424395		AMREP INC	990 INDUSTRIAL PARK DRIVE		MARIETTA		SSTS
30062	1024726667	110070268942	ZEP FOOD & BEVERAGE	990 INDUSTRIAL PARK DRIVE		MARIETTA	GA	FINDS
30062	1027442688		ZEP FOOD & BEVERAGE	990 INDUSTRIAL PARK DRIVE		MARIETTA	GA	
30062	1024719067		AFCO/ZEP	990 INDUSTRIAL PARK DRIVE		MARIETTA	GA	RMP

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ZIP	EDR-ID	Facility ID	Name	Address	Map/Dir/Dist	City	State	Databases
30062	S117049461		AMREP INC.	990 INDUSTRIAL PARK DRIVE		MARIETTA	GA	TIER 2
30062	1011815448		AMREP, INC.	990 INDUSTRIAL PARK DRIVE		MARIETTA	GA	RMP
30062	A100493520		AMREP, INC. (TEMPORARY PERMIT)	990 INDUSTRIAL PARK DRIVE		MARIETTA	GA	AST
30062	S107133887	10792	AMREP INC.	990 INDUSTRIAL PARK DRIVE		MARIETTA	GA	TIER 2
30062	S107749751	306700154	AFCO/ZEP, INC	990 INDUSTRIAL PARK DRIVE		MARIETTA	GA	AIRS, NPDES, TIER 2, SHWS
30062	92117905			990 INDUSTRIAL PK DRIVE		MARIETTA	GA	ERNS
30062	1032406725		ZEP - MARIETTA	990 INDUSTRIAL RD		MARIETTA	GA	
30062	1028264038		FLEXIBLE PRODUCTS CO	991 /1007 INDUSTRIAL PARK DR		MARIETTA	GA	
30062	1006788934	330101	FLEXIBLE PRODUCTS CO	991 /1007 INDUSTRIAL PARK DR		MARIETTA	GA	LUST, UST
30062	1028274242		SCUFFLEGRIT PROPERTY	INTERSECTION OF ALLGOOD & SAWYER		MARIETTA	GA	
30062	U001920582	9033296	SCUFFLEGRIT PROPERTY	INTERSECTION OF ALLGOOD & SAWYER		MARIETTA	GA	UST
30062	1006774912	110013442079	PLATINAM AUTO SPA INC	1075 JOHNSON FERRY RD		MARIETTA	GA	FINDS, LUST, UST
30062	1028274495		PLATINAM AUTO SPA INC	1075 JOHNSON FERRY RD		MARIETTA	GA	
30062	1018578380		EUROPEAN DRY CLEANING BOUTIQUE	1401 JOHNSON FERRY RD		MARIETTA	GA	EDR Historical Cleaners
30062	1010563037	GAR000046078	TARGET 2121	1401 JOHNSON FERRY RD		MARIETTA	GA	RCRAInfo-SQG
30062	S109505586		TARGET STORE T-2121	1401 JOHNSON FERRY RD		MARIETTA	GA	DRYCLEANERS, TIER 2, SPILLS
30062	1015936185	110046234053	TARGET STORE T2121	1401 JOHNSON FERRY RD		MARIETTA	GA	FINDS
30062	S105229752	403527	MERCHANTS FESTIVAL SHOPPING CENTI	1401 JOHNSON FERRY ROAD		MARIETTA	GA	BROWNFIELDS, DRYCLEANERS, INST CONTROL, NON HSI, SPILLS
30062	A100329216		MERCHANTS ACE HARDWARE	1401 JOHNSON FERRY ROAD		MARIETTA, CLOSED	GA	AST
30062	1005932311		SKW CHEMS INC (HQ)	1509 JOHNSON FERRY RD		MARIETTA	GA	TSCA
30062	1007564387		SKW CHEMICALS INC	1509 JOHNSON FERRY RD STE 150		MARIETTA	GA	FTTS, HIST FTTS
30062	1001205720		SKW CHEMICALS, INC. (HEADQUARTERS)	1509 JOHNSON FERRY RD.		MARIETTA	GA	TSCA
30062	1005624387		SKW CHEMICALS, INC.	1509 JOHNSON FERRY ROAD		MARIETTA	GA	FTTS, HIST FTTS
30062	1032425077		THE HAMMOCKS AT EAST COBB	1551 JOHNSON FERRY RD		MARIETTA	GA	
30062	1032488068	110071953426	THE HAMMOCKS AT EAST COBB	1551 JOHNSON FERRY RD		MARIETTA	GA	FINDS
30062	1022984145	110070020511	BALFOUR PLACE	1668 JOHNSON FERRY RD		MARIETTA	GA	FINDS
30062	S127168786		BALFOUR PLACE	1668 JOHNSON FERRY RD		MARIETTA	GA	NPDES
30062	1010423790	110032592567	RIVER ROCK UTILITY	2354 JOHNSON FERRY RD		MARIETTA	GA	FINDS
30062	1018459898		RITZ CLEANERS	2800 JOHNSON FERRY RD		MARIETTA	GA	EDR Historical Cleaners
30062	S116496278		RITZ CLEANERS	2800 JOHNSON FERRY ROAD		MARIETTA	GA	DRYCLEANERS
30062	1024397254	110070310681	BAKER SUPPLY, LLC	2858 JOHNSON FERRY ROADSUITE 200		MARIETTA	GA	FINDS
30062	1006788618	110013580311	NEW COUNTRY STORE	2877 JOHNSON FERRY RD		MARIETTA	GA	FINDS, LUST
30062	1028274026		NEW COUNTRY STORE	2877 JOHNSON FERRY RD		MARIETTA	GA	
30062	U001490466	9033037	NEW COUNTRY STORE	2877 JOHNSON FERRY RD		MARIETTA	GA	UST
30062	A100500790		NEW COUNTRY STORE	2877 JOHNSON FERRY ROAD		MARIETTA	GA	AST
30062	A100499002		JOHNSON FERRY AMOCO	2892 JOHNSON FERRY ROAD		MARIETTA	GA	AST
30062	1028274027		POSEYS STATION	2895 JOHNSON FERRY RD		MARIETTA	GA	
30062	U001490467	9033038	POSEYS STATION	2895 JOHNSON FERRY RD		MARIETTA	GA	UST
30062	1000507091	110005697530	JOHNSON FERRY AMOCO	2898 JOHNSON FERRY RD		MARIETTA	GA	RCRA-NonGen, FINDS
30062	1006782273	110013516445	ROBERTSON PARTNERS	2898 JOHNSON FERRY RD		MARIETTA	GA	FINDS, LUST, UST
30062	1028264225		JOHNSON FERRY SHELL INC	2898 JOHNSON FERRY RD		MARIETTA	GA	
30062	1021178059		JOHNSON FERRY AMOCO	2898 JOHNSON FERRY RD		MARIETTA	GA	EDR Historical Auto Stations
30062	A100329178		JOHNSON FERRY HARDWARE, INC.	2955 JOHNSON FERRY ROAD		MARIETTA	GA	AST
30062	1020077453		RUPSY JERAJ & SONS INC	2995 JOHNSON FERRY RD		MARIETTA	GA	EDR Historical Cleaners
30062	S116496450		SWISS CLEANERS	2995 JOHNSON FERRY ROAD		MARIETTA	GA	DRYCLEANERS
30062	1018934738		TIME SQUARE TAILOR	3000 JOHNSON FERRY RD		MARIETTA	GA	EDR Historical Cleaners
30062	S133730667		THE ROSSITER COMPANY, INC.	3000 JOHNSON FERRY ROAD		MARIETTA	GA	DRYCLEANERS
30062	1031176273	110071654882	NORTHEAST COBB FAMILY YMCA	3010 JOHNSON FERRY ROAD		MARIETTA	GA	FINDS
30062	1032376352		WALGREEN DRUG STORE 06809	3033 JOHNSON FERRY RD		MARIETTA	GA	
30062	1032388025		WALMART SUPERCENTER #1766	3100 3100 JOHNSON FERRY ROAD		MARIETTA	GA	
30062	1032387134		WALMART STORE #1766	3100 JOHNSON FERRY RD		MARIETTA	GA	
30062	1032388026		WALMART SUPERCENTER #1766	3100 JOHNSON FERRY ROAD		MARIETTA	GA	
30062	1004688466	GAR000026922	WALMART SUPERCENTER #1766	3100 JOHNSON FERRY ROAD		MARIETTA	GA	RCRAInfo-SQG
30062	1032389787		WALMART SUPERCENTER	3100 JOHNSON FERRY ROAD		MARIETTA	GA	
30062	1018321767	110009453885	WALMART SUPERCENTER #1766	3100 JOHNSON FERRY ROAD		MARIETTA	GA	FINDS
30062	1028264260		CHEVRON #52811	3148 JOHNSON FERRY RD		MARIETTA	GA	
30062	1006788403	110013578128	CHEVRON #52811	3148 JOHNSON FERRY RD		MARIETTA	GA	FINDS
30062	U001475699	330388	CHEVRON #52811	3148 JOHNSON FERRY RD		MARIETTA	GA	BROWNFIELDS, INST CONTROL, LUST, UST
30062	1020617412		WAGNER F INC	3148 JOHNSON FERRY RD		MARIETTA	GA	EDR Historical Auto Stations
30062	1000506475	110005694150	F WAGNER INC SHALLOWFORD CHEVRO	3148 JOHNSON FERRY ROAD		MARIETTA	GA	RCRA-NonGen, FINDS
30062	A100495042		CHEVRON	3148 JOHNSON FERRY ROAD		MARIETTA	GA	AST
30062	1026458327	110070818412	JOHNSON FERRY DAM BREACH	3155 JOHNSON FERRY ROAD		MARIETTA	GA	FINDS
30062	1026222824		JOHNSON FERRY DAM BREACH	3155 JOHNSON FERRY ROAD		MARIETTA	GA	
30062	S127178358		JOHNSON FERRY DAM BREACH	3155 JOHNSON FERRY ROAD		MARIETTA	GA	NPDES

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30062	1028259425		KROGER 478	3162 JOHNSON FERRY RD		MARIETTA	GA	
30062	1017436287		KROGER 011-0478	3162 JOHNSON FERRY RD		MARIETTA	GA	
30062	U004250062		KROGER 478	3162 JOHNSON FERRY RD		MARIETTA	GA	DRYCLEANERS, UST
30062	1000437615	110005672619	KROGER #011-0478	3162 JOHNSON FERRY RD		MARIETTA	GA	RCRA-CESQG, FINDS
30062	1019965844		CROWN FABRICARE INC	3162 JOHNSON FERRY RD		MARIETTA	GA	EDR Historical Cleaners
30062	S107150642		SHALLOWFORD FALLS SHOPPING CENTE	3162 JOHNSON FERRY RD.		MARIETTA	GA	BROWNFIELDS, NON HSI
30062	1000194222	110005676884	GOODYEAR AUTO CENTER	648 JOHNSON FERRY RD		MARIETTA	GA	RCRA-NonGen, FINDS, LUST, UST
30062	1028264368		GOODYEAR AUTO CENTER	648 JOHNSON FERRY RD		MARIETTA	GA	
30062	1027572565	110071347263	WATERFRONT DRIVE REALIGNMENT	JOHNSON FERRY AND SHALLOWFORD R		MARIETTA	GA	FINDS
30062	S130416271		WATERFRONT DRIVE REALIGNMENT	JOHNSON FERRY AND SHALLOWFORD R		MARIETTA	GA	NPDES
30062	S112371566		CUB FOODS	JOHNSON FERRY ROAD		MARIETTA	GA	
30062	1000118785	GAD980844955	AFF INC	4191 JVL BLVD		MARIETTA	GA	RCRA-NonGen
30062	1024383858	110070288508	QUALITY AIRCRAFT TOOLING, INC	1048 KING INDUSTRIAL DRIVE		MARIETTA	GA	FINDS
30062	2011971155			1058 KING INDUSTRIAL DR		MARIETTA	GA	ERNS
30062	99474691			1058 KING INDUSTRIAL DR		MARIETTA	GA	ERNS
30062	96349093			1058 KING INDUSTRIAL DR		MARIETTA	GA	ERNS
30062	99502097			1058 KING INDUSTRIAL DR		MARIETTA	GA	ERNS
30062	1000703551	FATR200624WUZR0028DR -- SOUTHERN ICE CREAM SPECIALTIES, INC. -- 1058 KING INDUSTRIAL DRIVE				MARIETTA	GA	TIER 2, SPILLS
30062	1011837704		SOUTHERN ICE CREAM SPECIALTIES INC	1058 KING INDUSTRIAL DRIVE		MARIETTA	GA	RMP
30062	2015122379			1058 KING INDUSTRIAL DRIVE		MARIETTA	GA	ERNS
30062	1016173372	110000517398	LEGENDARY MEATS	1058 KING INDUSTRIAL DRIVE		MARIETTA	GA	RMP, FINDS
30062	1025889608		LEGENDARY MEATS	1058 KING INDUSTRIAL DRIVE		MARIETTA	GA	
30062	S104001049		LEGENDARY MEATS	1058 KING INDUSTRIAL DRIVE		MARIETTA	GA	TIER 2, SPILLS
30062	1018162353	GAN000404739	TALENTI AMMONIA RELEASE	1058 KING INDUSTRIAL DRIVE		MARIETTA	GA	CERCLIS
30062	S118160853		TALENTI GELATO E SORBETO	1058 KING INDUSTRIAL DRIVE		MARIETTA	GA	NPDES, TIER 2
30062	2007823059			1058 KING INDUSTRIAL DRIVE		MARIETTA	GA	ERNS
30062	2012006906			1058 KING INDUSTRIAL DRIVE		MARIETTA	GA	ERNS
30062	1011837705		SOUTHERN ICE CREAM SPECIALTIES, INC	1058 KING INDUSTRIAL DRIVE		MARIETTA	GA	RMP
30062	1024390891	110070297332	PLANO SALES EAST, INC.	1081 KING INDUSTRIAL DR		MARIETTA	GA	FINDS
30062	1031987037		CREATIVE CLOSETS AND MORE	1146 KING INDUSTRIAL DR		MARIETTA	GA	
30062	S132276578		NEW CASTLE LOT 86	2417 KINGSLEY DRIVE		MARIETTA	GA	NPDES
30062	1020054411		ONE HOUR LLC	2430 KINGSLEY DR NE		MARIETTA	GA	EDR Historical Cleaners
30062	1027159490	110071223289	KINRIDGE RD AREA WMR	2074 KINRIDGE TRIAL		MARIETTA	GA	FINDS
30062	S130418057		KINRIDGE RD AREA WMR	2074 KINRIDGE TRIAL		MARIETTA	GA	NPDES
30062	1022973922	110070010271	1649 EAST LAKE DRIVE (BENTON HEIGHT	1649 E LAKE DR		MARIETTA	GA	FINDS
30062	S127217970		1649 EAST LAKE DRIVE (BENTON HEIGHT	1649 E LAKE DR		MARIETTA	GA	NPDES
30062	S127174363		EAST LAKE	1769 EAST LAKE DRIVE		MARIETTA	GA	NPDES
30062	1024453513	110070381514	EAST LAKE	1769 EAST LAKE DRIVE		MARIETTA	GA	FINDS
30062	1022988727	110070025097	WATERMARK AT EAST COBB	2000 EAST LAKE PARKWAY		MARIETTA	GA	FINDS
30062	1022978199	110070014552	WILLIAMS LANDING LOT 2	2355 LAKEFRONT COURT		MARIETTA	GA	FINDS
30062	1022978544	110070014897	WILLIAMS LANDING LOT 3	2385 LAKEFRONT COURT		MARIETTA	GA	FINDS
30062	1023625507	110070032540	THE POINTE ON LASSITER	2885 LASSITER ROAD		MARIETTA	GA	FINDS
30062	S132283609		GRAHAM GARDENS	2962 LASSITER ROAD		MARIETTA	GA	NPDES
30062	1031365074		GRAHAM GARDENS	2962 LASSITER ROAD		MARIETTA	GA	
30062	1031745350	110071879065	GRAHAM GARDENS	2962 LASSITER ROAD		MARIETTA	GA	FINDS
30062	U004117243		COBB COUNTY FIRE STATION	2905 LIBRARY LANE		MARIETTA	GA	AST, UST
30062	1028258357		COBB COUNTY FIRE STATION #14	2905 LIBRARY LN		MARIETTA	GA	
30062	S127274611		MANOR ESTATES LOT 8	2424 LIZDIONNE LOOP NE		MARIETTA	GA	NPDES
30062	1026544427	110070839581	MANOR ESTATES LOT 8	2424 LIZDIONNE LOOP NE		MARIETTA	GA	FINDS
30062	1026542245	110070837200	MANOR ESTATES LOT 9	2428 LIZDIONNE LOOP NE		MARIETTA	GA	FINDS
30062	S127274616		MANOR ESTATES LOT 9	2428 LIZDIONNE LOOP NE		MARIETTA	GA	NPDES
30062	S127276457		MANOR ESTATES LOT 5	2435 LIZDIONNE LOOP NE		MARIETTA	GA	NPDES
30062	1026660494		MANOR ESTATES LOT 5	2435 LIZDIONNE LOOP NE		MARIETTA	GA	
30062	1026693866	110070866200	MANOR ESTATES LOT 5	2435 LIZDIONNE LOOP NE		MARIETTA	GA	FINDS
30062	S127274620		MANOR ESTATES LOT 10	2436 LIZDIONNE LOOP NE		MARIETTA	GA	NPDES
30062	1026544738	110070839916	MANOR ESTATES LOT 10	2436 LIZDIONNE LOOP NE		MARIETTA	GA	FINDS
30062	S127276456		MANOR ESTATES LOT 4	2439 LIZDIONNE LOOP NE		MARIETTA	GA	NPDES
30062	1026662510		MANOR ESTATES LOT 4	2439 LIZDIONNE LOOP NE		MARIETTA	GA	
30062	1026695731	110070868277	MANOR ESTATES LOT 4	2439 LIZDIONNE LOOP NE		MARIETTA	GA	FINDS
30062	1026543648	110070838737	MANOR ESTATES LOT 11	2440 LIZDIONNE LOOP NE		MARIETTA	GA	FINDS
30062	S127274622		MANOR ESTATES LOT 11	2440 LIZDIONNE LOOP NE		MARIETTA	GA	NPDES
30062	1026659712		MANOR ESTATES LOT 3	2443 LIZDIONNE LOOP NE		MARIETTA	GA	
30062	1026693164	110070865417	MANOR ESTATES LOT 3	2443 LIZDIONNE LOOP NE		MARIETTA	GA	FINDS
30062	S127276455		MANOR ESTATES LOT 3	2443 LIZDIONNE LOOP NE		MARIETTA	GA	NPDES
30062	S127276454		MANOR ESTATES LOT 2	2447 LIZDIONNE LOOP NE		MARIETTA	GA	NPDES
30062	1026662190		MANOR ESTATES LOT 2	2447 LIZDIONNE LOOP NE		MARIETTA	GA	
30062	1026695434	110070867956	MANOR ESTATES LOT 2	2447 LIZDIONNE LOOP NE		MARIETTA	GA	FINDS
30062	1026660338		MANOR ESTATES LOT 1	2451 LIZDIONNE LOOP NE		MARIETTA	GA	
30062	1026693729	110070866043	MANOR ESTATES LOT 1	2451 LIZDIONNE LOOP NE		MARIETTA	GA	FINDS
30062	S127276453		MANOR ESTATES LOT 1	2451 LIZDIONNE LOOP NE		MARIETTA	GA	NPDES

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30062	1024245390	110070251656	EAST SPRING LAKE DAM	LONG LAKE DRIVE AND POST OAK TRITT	**	MARIETTA	GA	FINDS
30062	S127186366		EAST SPRING LAKE DAM	LONG LAKE DRIVE AND POST OAK TRITT	**	MARIETTA	GA	NPDES
30062	1024146666		EAST SPRING LAKE DAM	LONG LAKE DRIVE AND POST OAK TRITT	**	MARIETTA	GA	
30062	A100504528		WALLACE ENTERPRISE	1219 LOWER ROSWELL ROAD	**	MARIETTA	GA	AST
30062	U001490547	9033129	NO NAME FACILITY	1587 LOWER ROSWELL RD		MARIETTA	GA	UST
30062	1028274109		NO NAME FACILITY	1587 LOWER ROSWELL RD		MARIETTA	GA	
30062	1018589671		EASTGATE CLEANERS LNDRY INC	1836 LOWER ROSWELL RD		MARIETTA	GA	EDR Historical Cleaners
30062	1020760972		PARKWAY TEXACO	1905 LOWER ROSWELL RD		MARIETTA	GA	EDR Historical Auto Stations
30062	1028274040		BP #01390/GULF	LOWER ROSWELL RD & MARIETTA PKWY		MARIETTA	GA	
30062	U001490479	09033052	BP #01390/GULF	LOWER ROSWELL RD & MARIETTA PKWY		MARIETTA	GA	LUST, UST
30062	1023662626	110070076738	ANDOVER (AKA GRAND POINTE MANOR)	3610 MADDOX LANE		MARIETTA	GA	FINDS
30062	S127231049		ANDOVER (AKA GRAND POINTE MANOR)	3610 MADDOX LANE		MARIETTA	GA	NPDES
30062	S127228253		ANDOVER (AKA GRAND POINTE MANOR)	3613 MADDOX LANE		MARIETTA	GA	NPDES
30062	1023662012	110070076124	ANDOVER (AKA GRAND POINTE MANOR)	3613 MADDOX LANE		MARIETTA	GA	FINDS
30062	S127234430		ANDOVER (AKA GRAND POINTE MANOR)	3616 MADDOX LANE		MARIETTA	GA	NPDES
30062	1023663367	110070077479	ANDOVER (AKA GRAND POINTE MANOR)	3616 MADDOX LANE		MARIETTA	GA	FINDS
30062	1022984197	110070020563	ANDOVER (GRAND POINTE MANOR) LOT	3619 MADDOX LANE		MARIETTA	GA	FINDS
30062	S127213946		ANDOVER (GRAND POINTE MANOR) LOT	3619 MADDOX LANE		MARIETTA	GA	NPDES
30062	1023662625	110070076737	ANDOVER (AKA GRAND POINTE MANOR)	3622 MADDOX LANE		MARIETTA	GA	FINDS
30062	S127231047		ANDOVER (AKA GRAND POINTE MANOR)	3622 MADDOX LANE		MARIETTA	GA	NPDES
30062	S127213945		ANDOVER (GRAND POINTE MANOR) LOT	3628 MADDOX LANE		MARIETTA	GA	NPDES
30062	1022984688	110070021055	ANDOVER (AKA GRAND POINTE MANOR)	3631 MADDOX LANE		MARIETTA	GA	FINDS
30062	S127217642		ANDOVER (AKA GRAND POINTE MANOR)	3631 MADDOX LANE		MARIETTA	GA	NPDES
30062	1023662011	110070076123	ANDOVER (AKA GRAND POINTE MANOR)	3637 MADDOX LANE		MARIETTA	GA	FINDS
30062	S127228252		ANDOVER (AKA GRAND POINTE MANOR)	3637 MADDOX LANE		MARIETTA	GA	NPDES
30062	1000300807	110005666430	TRIMLINE SALES CO	1040 MARIETTA IND BLVD		MARIETTA	GA	RCRA-NonGen, FINDS
30062	U001490512	09033089	TRIMLINE SALES CO	1040 MARIETTA IND DR		MARIETTA	GA	LUST, UST
30062	1028274073		TRIMLINE SALES CO	1040 MARIETTA IND DR		MARIETTA	GA	
30062	1032006051		DESIGN MANUFACTURING GROUP	1040 MARIETTA INDUSTRIAL DR.		MARIETTA	GA	
30062	1032243691		PINE VISTA LLC D.B.A. DESIGN MANUFAC	1040 MARIETTA INDUSTRIAL DR.		MARIETTA	GA	
30062	1004462961	110001766777	EXXON CHEMICAL AMERICA	1092 MARIETTA IND BL		MARIETTA	GA	AIRS, FINDS
30062	1027358627		EXXON CHEMICAL AMERICA	1092 MARIETTA IND BL		MARIETTA	GA	
30062	S121798622		EXXON CHEMICAL AMERICA	1092 MARIETTA IND DR		MARIETTA	GA	AIRS
30062	1016935268		EXXON CHEMICAL AMERICA	1092 MARIETTA IND DR		MARIETTA	GA	
30062	1028264416		EXXON AMERICAN WESTERN CORP (FOR	1092 MARIETTA IND DR NE		MARIETTA	GA	
30062	U001475859	00330584	EXXON AMERICAN WESTERN CORP (FOR	1092 MARIETTA IND DR NE		MARIETTA	GA	LUST, UST
30062	S114564698		EL MAIZAL TORTILLERIA	1092 MARIETTA INDUSTRIAL DR		MARIETTA	GA	BROWNFIELDS, INST CONTROL, NPDES
30062	1022978114	110070014467	EL MAIZAL TORTILLERIA	1092 MARIETTA INDUSTRIAL DR		MARIETTA	GA	FINDS
30062	S112370084		METAL COATERS OF GA	1150 MARIETTA IND DRIVE		MARIETTA	GA	
30062	S118160623		NCI GROUP INC. D/B/A METAL COATERS	1150 MARIETTA IND DRIVE NE		MARIETTA	GA	TIER 2
30062	S107751299	306700078	CORNERSTONE BUILDING BRANDS D/B/A	1150 MARIETTA IND DRIVE NE		MARIETTA	GA	AIRS, TIER 2
30062	S117052300		METAL COATERS	1150 MARIETTA IND DRIVE NE		MARIETTA	GA	TIER 2
30062	1027387542		METAL COATERS	1150 MARIETTA IND. DR		MARIETTA	GA	
30062	1017363753	110056941591	METAL COATERS	1150 MARIETTA IND. DR		MARIETTA	GA	FINDS
30062	1015733268	GAD000827873	BLUE SCOPE COATED PRODUCTS	1150 MARIETTA IND. DR.		MARIETTA	GA	CERCLIS-NFRAP, RCRAInfo-LQG
30062	1032176225		METAL COATERS	1150 MARIETTA IND. DR. NE		MARIETTA	GA	
30062	1031898982		BLUE SCOPE COATED PRODUCTS	1150 MARIETTA IND. DR. NE		MARIETTA	GA	
30062	A100329265		METAL COATERS	1150 MARIETTA INDUSTRIAL BLVD		MARIETTA	GA	AST
30062	2017002673		1150 MARIETTA INDUSTRIAL DR	1150 MARIETTA INDUSTRIAL DR		MARIETTA	GA	HMIRS
30062	2019010017		1150 MARIETTA INDUSTRIAL DR	1150 MARIETTA INDUSTRIAL DR		MARIETTA	GA	HMIRS
30062	1028264278		METAL COATERS OF GEORGIA	1150 MARIETTA INDUSTRIAL DR NE		MARIETTA	GA	
30062	1013492444	30062MTLCT11	BLUESCOPE COATED PRODUCTS LLC	1150 MARIETTA INDUSTRIAL DR NE		MARIETTA	GA	TRIS
30062	1022988466	110070286628	BLUESCOPE COATED PRODUCTS, LLC	1150 MARIETTA INDUSTRIAL DR NE		MARIETTA	GA	FINDS
30062	1031725904		BLUESCOPE COATED PRODUCTS, LLC	1150 MARIETTA INDUSTRIAL DR NE		MARIETTA	GA	
30062	1006782602	330415	BLUESCOPE COATED PRODUCTS, LLC	1150 MARIETTA INDUSTRIAL DR NE		MARIETTA	GA	UST
30062	1032176223		METAL COATERS - PLANT 1	1150 MARIETTA INDUSTRIAL DR NE		MARIETTA	GA	
30062	S104885321		BLUESCOPE COATED PRODUCTS, LLC	1150 MARIETTA INDUSTRIAL DR NE		MARIETTA	GA	NON HSI, NPDES, LUST, SPILLS
30062	1026567122		AMERICAN METALS COMPANY, INC.	1150 MARIETTA INDUSTRIAL DR.		MARIETTA	GA	PRP
30062	S107774239	FATR20062605GQ	0027C8 -- METAL COATERS -- 1150 MARIETTA INDUSTRIAL DRIVE			MARIETTA	GA	TIER 2
30062	1032176450		METALS COATERS OF GEORGIA	1150 MARIETTA INDUSTRIAL DRIVE NE		MARIETTA	GA	
30062	S107751300	06700078	METAL COATERS OF GEORGIA	1150 MARIETTA INDUSTRIAL DRIVE NE		MARIETTA, GA	GA	AIRS
30062	1031898983		BLUE SCOPE COATED PRODUCTS	1150 MARIETTA INDUSTRIAL DRIVE NE		MARIETTA	GA	
30062	A100490329		MARIETTA CENTRAL FUELING	725 MARIETTA PARKWAY		MARIETTA	GA	AST
30062	S106780242		995 MARIETTA	995 MARIETTA INDUSTRIAL DR. DRIVE		MARIETTA	GA	BROWNFIELDS, NON HSI
30062	1004687175	110007497217	REAGAN EQUIPMENT CO INC	995 MARIETTA INDUSTRIAL DRIVE		MARIETTA	GA	RCRA-NonGen, FINDS
30062	2022339718			1425 MARKET BLVD.	**	MARIETTA	GA	ERNS
30062	S130442008		MARNIEL DRIVE TRACT	2454 MARNIEL DRIVE NE		MARIETTA	GA	NPDES
30062	1028080298	110071446217	MARNIEL DRIVE TRACT	2454 MARNIEL DRIVE NE		MARIETTA	GA	FINDS

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ZIP	EDR-ID	Facility ID	Name	Address	Map/Dir/Dist	City	State	Databases
30062	1001227501	GAR000014860	COUSINS PROPERTIES INC	1557 MARWELL DR		ROSWELL	GA	RCRA-NonGen
30062	1016214974	110006399030	COUSINS PROPERTIES INC	1557 MARWELL DR		MARIETTA	GA	FINDS
30062	1032511857		WOODSPRING SUITES HOTEL DOUGLAS\	690 MCPHERSON ROAD	**	MARIETTA	GA	
30062	1032599231	110072000796	WOODSPRING SUITES HOTEL DOUGLAS\	690 MCPHERSON ROAD	**	MARIETTA	GA	FINDS
30062	1021572960		BP SUE SANFORD	1300 MERRIFIELD LN		MARIETTA	GA	EDR Historical Auto Stations
30062	1001227464	110005713772	RANDYS AUTOMOTIVE	640 S MERRITT RD		MARIETTA	GA	RCRA-NonGen, FINDS
30062	U001490544	9033126	BST/MERRITT RD SOC F5319	740 MERRITT RD		MARIETTA	GA	UST
30062	1000986227	110005708029	BST MRTTGAZN F5319	740 MERRITT RD		MARIETTA	GA	RCRA-NonGen, FINDS
30062	1028274106		BST/MERRITT RD SOC F5319	740 MERRITT RD		MARIETTA	GA	
30062	1017436320		BST MRTTGAZN F5319	740 MERRITT RD		MARIETTA	GA	
30062	1031755570	110071896370	MERRITT ROAD PARK	800 MERRITT ROAD	**	MARIETTA	GA	FINDS
30062	1022984557	110070020924	MERRITT ROAD CLEAN SOILS STOCKPILE	800-900 MERRITT ROAD		MARIETTA	GA	FINDS
30062	S127739681		CITY OF MARIETTA MERRITT ROAD INER	MERRITT ROAD		MARIETTA	GA	SWF/LF
30062	1021720904		SICO MANUFACTURING CO	2926 MISSY DR		MARIETTA	GA	EDR Historical Auto Stations
30062	1020816607		GULF ATLANTIC VENDING	2966 MISSY DR		MARIETTA	GA	EDR Historical Auto Stations
30062	1024229977	110070227818	CADENCE LOT 18	2119 MITCHELL ROAD		MARIETTA	GA	FINDS
30062	1024132883		CADENCE LOT 18	2119 MITCHELL ROAD		MARIETTA	GA	
30062	S127246989		CADENCE LOT 18	2119 MITCHELL ROAD		MARIETTA	GA	NPDES
30062	S127246988		CADENCE LOT 9	2155 MITCHELL ROAD		MARIETTA	GA	NPDES
30062	1024229609	110070227414	CADENCE LOT 9	2155 MITCHELL ROAD		MARIETTA	GA	FINDS
30062	1024132495		CADENCE LOT 9	2155 MITCHELL ROAD		MARIETTA	GA	
30062	1024246176	110070252510	CADENCE LOT 31	2166 MITCHELL ROAD		MARIETTA	GA	FINDS
30062	S127249404		CADENCE LOT 31	2166 MITCHELL ROAD		MARIETTA	GA	NPDES
30062	1024147482		CADENCE LOT 31	2166 MITCHELL ROAD		MARIETTA	GA	
30062	1032311413		SPROUTS	2480 MOUNT VERNON ROAD		DUNWOODY	GA	
30062	U001475834	330556	MURDOCK ELEMENTARY SCHOOL	2320 MURDOCK RD		MARIETTA	GA	LUST, UST
30062	1028264390		MURDOCK ELEMENTARY SCHOOL	2320 MURDOCK RD		MARIETTA	GA	
30062	S112372347		THOMPSON MILL, DON SANDERS	I-75 NEAR S. 120 LOOP		MARIETTA	GA	
30062	1019920503		ACCIDENT/TRAUMA SCENE CLEANERS	3811 NORTHPOINT DR		MARIETTA	GA	EDR Historical Cleaners
30062	1005495825		SOUTHERN ENV SERVICES INC	NOT GIVEN	**	MARIETTA	GA	
30062	1016059060	110007089729	SOUTHERN ENV SERVICES INC	NOT GIVEN	**	MARIETTA	GA	FINDS
30062	1022985363	110070021730	3260 NOTTY PINE TRAIL	3260 NOTTY PINE TRAIL		MARIETTA	GA	FINDS
30062	S133172427		1355 - ENPLAS (USA) INC.	1355 W OAK COMMONS LN, SUITE A		MARIETTA	GA	NPDES
30062	1017820182	110064509152	SERUM PRODUCTS, LLC	1355 WEST OAK COMMONS LANE, SUITE		MARIETTA	GA	FINDS
30062	1005439046		VININGS IND	1654 W OAK DR		MARIETTA	GA	SSTS
30062	1015733297	GAD033870585	KEMIRA CHEMICALS INC	1654 WEST OAK DR		MARIETTA	GA	CERCLIS-NFRAP, RCRA-NonGen
30062	1027436665		VININGS INDUSTRIES (WEST OAK PLANT)	1654 WEST OAK DRIVE		MARIETTA	GA	
30062	1005439048		VININGS INDUSTRIES	1654 WEST OAK DRIVE		MARIETTA	GA	SSTS
30062	1011842280		WEST OAK PLANT	1654 WEST OAK DRIVE		MARIETTA	GA	RMP
30062	S121801304		VININGS INDUSTRIES (WEST OAK PLANT)	1654 WEST OAK DRIVE		MARIETTA	GA	AIRS
30062	S102230625		KEMIRA WEST OAK	1654 WEST OAK DRIVE		MARIETTA	GA	SHWS, SPILLS
30062	1023653897	110070064705	HIGH ROAD ICE CREAM & SORBET	1730 W OAK COMMONS CT		MARIETTA	GA	FINDS
30062	S120785457		HIGH ROAD ICE CREAM & SORBET	1730 W OAK COMMONS CT		MARIETTA	GA	NPDES
30062	1032085451		HIGH ROAD CRAFT ICE CREAM INC.	1730B WEST OAK COMMONS COURT		MARIETTA	GA	
30062	1031381234		MIRUS LLC	1755 W OAK PARKWAY		MARIETTA	GA	
30062	1031486218	GAR000102350	MIRUS LLC	1755 W OAK PARKWAY		MARIETTA	GA	RCRA-NonGen
30062	1032182740		MIRUS LLC	1755 W OAK PARKWAY		MARIETTA	GA	
30062	1032182741		MIRUS LLC	1755 W OAK PKWY		MARIETTA	GA	
30062	1032182742		MIRUS LLC	1755 W OAK PKWY		MARIETTA	GA	
30062	1004688282	110072054659	AMENDIA INC	1755 WEST OAK PARKWAY		MARIETTA	GA	RCRA-NonGen, FINDS
30062	1031861066		AMENDIA INC	1755 WEST OAK PARKWAY		MARIETTA	GA	
30062	1032582346		MIRUS LLC	1755 WEST OAK PARKWAY		MARIETTA	GA	
30062	S125320260		PEACHTREE BUSINESS PRODUCTS	1755 WEST OAK PKWY		MARIETTA	GA	NPDES
30062	1032182123		MIMEDX GROUP INC.	1775 W OAK COMMONS CT		MARIETTA	GA	
30062	1024414089	110070331119	CLOVER PHARMACEUTICALS/VERSA PHA	1775 W OAK PARKWAY, STE 800		MARIETTA	GA	FINDS
30062	1032004535		DENT-703 - ATLANTA	1775 W OAK PKWY, SUITE 300		MARIETTA	GA	
30062	1007088813		EKA CHEMICALS INC.	1775 W. OAK COMMONS COURT		MARIETTA	GA	TSCA
30062	1016949129		EKA CHEMICALS INC	1775 WEST OAK COMMONS COURT		MARIETTA	GA	TSCA
30062	1007276649		EKA CHEMICALS	1775 WEST OAK COMMONS COURT		MARIETTA	GA	FTTS, HIST FTTS
30062	1026565258		AKZO NOBEL/EKA CHEMICALS	1775 WEST OAK COMMONS COURT		MARIETTA	GA	PRP
30062	S123437694		MEDISPOSE WASTE SOLUTIONS	1791 WEST OAK PARKWAY			GA	SWF/LF
30062	S127739687		MEDISPOSE WASTE SOLUTIONS	1791 WEST OAK PARKWAY		MARIETTA	GA	SWF/LF
30062	1031897270		BIRLA CARBON, U.S.A.,INC	1800 W OAK COMMONS COURT		MARIETTA	GA	
30062	1031897268		BIRLA CARBON USA INC	1800 W OAK COMMONS CRT		MARIETTA	GA	
30062	1016948798		COLUMBIAN CHEMICALS CO	1800 W OAK COMMONS CT		MARIETTA	GA	TSCA
30062	1027344275		COLUMBIAN CHEMICALS	1800 W OAK COMMONS CT		MARIETTA	GA	
30062	1026459213	110070820074	BIRLA CARBON U.S.A., INC	1800 W OAK COMMONS CT NE		MARIETTA	GA	FINDS, TSCA
30062	1031897267		BIRLA CARBON U.S.A. INC	1800 WEST OAK COMMONS COURT		MARIETTA	GA	

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30062	1004687855	110057789344	BIRLA CARBON	1800 WEST OAK COMMONS COURT		MARIETTA	GA	RCRAInfo-SQG, FINDS, PRP
30062	1031945545		COLUMBIAN CHEMICALS CO	1800 WEST OAK COMMONS COURT		MARIETTA	GA	
30062	S125321448		BIRLA CARBON U.S.A. INC.	1800 WEST OAK COMMONS COURT		MARIETTA	GA	TIER 2
30062	1008003263	110020745988	SOLVAY PHARMACEUTICALS INC	1801 WEST OAK PKWY		MARIETTA	GA	FINDS
30062	1000506470	110005694114	STONCOR GROUP INC	1831 W OAK PKWY		MARIETTA	GA	RCRA-NonGen, FINDS
30062	S108994408		STONCOR GROUP, INC.	1831A WEST OAK PARKWAY		MARIETTA	GA	TIER 2
30062	S113909278		THYSSENKRUPP SUPPLY CHAIN SERVICI	1840 WEST OAK PARKWAY		MARIETTA	GA	TIER 2
30062	S117051192		COLOPLAST CORPORATION - MARIETTA	1840 WEST OAK PARKWAY		MARIETTA	GA	TIER 2
30062	1011428929	110035846555	THE ENVIRONMENTAL INSTITUTE - TRAIN	1841 WEST OAK PARKWAY STE. F		MARIETTA	GA	FINDS
30062	S125320372		RDM TECHNOLOGIES, INC	1851 WEST OAK PARKWAY		MARIETTA	GA	NPDES
30062	1031107340		RDM TECHNOLOGIES, INC	1851 WEST OAK PARKWAY		MARIETTA	GA	
30062	1031185857	110071670302	RDM TECHNOLOGIES, INC	1851 WEST OAK PARKWAY		MARIETTA	GA	FINDS
30062	1023394959	110067193860	THE DOW CHEMICAL COMPANY MARIETT	1881 W OAK PKWY		MARIETTA	GA	FINDS
30062	1005447569	30062FLXBL18	DOW CHEMICAL CO	1881 W OAK PKWY		MARIETTA	GA	TRIS
30062	S133172496		THE DOW CHEMICAL CO.	1881 W OAK PKWY NE		MARIETTA	GA	NPDES
30062	1032332479		THE DOW CHEMICAL	1881 WEST OAK PARKWAY		MARIETTA	GA	
30062	1032020092		DOW CHEMICAL COMPANY THE	1881 WEST OAK PARKWAY		MARIETTA	GA	
30062	1007122439	110070284309	THE DOW CHEMICAL COMPANY	1881 WEST OAK PARKWAY		MARIETTA	GA	AIRS, TIER 2, FINDS
30062	S117051988		THE DOW CHEMICAL COMPANY	1881 WEST OAK PARKWAY		MARIETTA	GA	TIER 2
30062	2000527713			1881 WEST OAK PARKWAY		MARIETTA	GA	ERNS
30062	1011839405		THE DOW CHEMICAL COMPANY	1881 WEST OAK PARKWAY		MARIETTA	GA	RMP
30062	1032332444		THE DOW CHEMICAL COMPANY	1881 WEST OAK PARKWAY		MARIETTA	GA	
30062	1007118541	GAR000026179	DOW CHEMICAL COMPANY	1881 WEST OAK PARKWAY		MARIETTA	GA	RCRAInfo-LQG
30062	1027428127		THE DOW CHEMICAL COMPANY	1881 WEST OAK PARKWAY		MARIETTA	GA	
30062	1032020095		DOW CHEMICAL COMPANY	1881 WEST OAK PARKWAY		MARIETTA	GA	
30062	S123418100		1890 WEST OAK PARKWAY	1890 WEST OAK PKWY.		MARIETTA	GA	BROWNFIELDS
30062	S109261583		HOMELAND SELF STORAGE	1897 WEST OAK PARKWAY		MARIETTA	GA	NON HSI
30062	1004687757	GAR000011700	ENPLAS USA INC	1901 W OAK CIR		MARIETTA	GA	RCRAInfo-SQG
30062	S117051785		ENPLAS (USA) INC.	1901 W OAK CIR		MARIETTA	GA	NPDES, TIER 2
30062	1016778291	110058145270	ENPLAS (U.S.A.), INC.	1901 WEST OAK CIRCLE		MARIETTA	GA	FINDS
30062	1027356686		ENPLAS (U.S.A.), INC.	1901 WEST OAK CIRCLE		MARIETTA	GA	
30062	S112187367		1920 - ENPLAS (USA) INC.	1920 W OAK CIR		MARIETTA	GA	NPDES, TIER 2
30062	1032434582		1920 - ENPLAS (USA) INC.	1920 W OAK CIR		MARIETTA	GA	
30062	1032416923		1920 - ENPLAS (USA) INC.	1920 W OAK CIR		MARIETTA	GA	
30062	1032480401	110071943152	1920 - ENPLAS (USA) INC.	1920 W OAK CIR		MARIETTA	GA	FINDS
30062	S113909079		ENPLAS USA, INC.	1920 WEST OAK CIRCLE		MARIETTA	GA	TIER 2
30062	1032582369		ENPLAS USA INC.	1920 WEST OAK CIRCLE		MARIETTA	GA	
30062	1014952444	GAR000067645	HD SUPPLY FACILITIES MAINTENANCE LT	1940 W OAK CIR		MARIETTA	GA	RCRA-CESQG
30062	1015936721	110046433757	HD SUPPLY FACILITIES MAINTENANCE LT	1940 WEST OAK CIR		MARIETTA	GA	FINDS
30062	S110592164		PEACHTREE BUSINESS PRODUCTS, INC.	1940 WEST OAK CIRCLE		MARIETTA	GA	NPDES, TIER 2
30062	S117052680		HD SUPPLY FACILITIES MAINTENANCE, P	1940 WEST OAK CIRCLE		MARIETTA	GA	TIER 2
30062	S107774565	FATR20063KKUFW	002MNG -- ZOETIS- MARIETTA LOGISTICS CENTER -- 1950 WEST OAK CIRCLE			MARIETTA	GA	NPDES, TIER 2
30062	1022985377	110070021744	ZOETIS- MARIETTA LOGISTICS CENTER	1950 WEST OAK CIRCLE		MARIETTA	GA	FINDS
30062	S117052266		ZOETIS LOGISTICS CENTER	1950 WEST OAK CIRCLE		MARIETTA	GA	TIER 2
30062	1005904964	110013299304	COLOPLAST CORPORATION	1955 WEST OAK CIR		MARIETTA	GA	RCRA-NonGen, FINDS
30062	S130471720		GLEN DEVON DEVELOPMENT INC	3757 OAK LANE NE		MARIETTA	GA	SWF/LF
30062	1028274299		COBB COUNTY FIRE STATION #15	3892 OAK LANE		MARIETTA	GA	
30062	U003005244	9033376	COBB COUNTY FIRE STATION #15	3892 OAK LANE		MARIETTA	GA	LUST, UST
30062	1006775303	110013446002	COBB COUNTY FIRE STATION #15	3892 OAK LANE		MARIETTA	GA	FINDS
30062	1020086841		SHIN HYUN S	2518 OAKRILL RD		MARIETTA	GA	EDR Historical Cleaners
30062	1021089008		ACTION TRANSMISSION INC	1603 OLD HUNTERS TRCE		MARIETTA	GA	EDR Historical Auto Stations
30062	S127226785		THE OAKS OF OLD CANTON	1964 OLD CANTON RD		MARIETTA	GA	NPDES
30062	1022970074	110070006420	THE OAKS OF OLD CANTON	1964 OLD CANTON RD		MARIETTA	GA	FINDS
30062	1026941744		OLD WIGLEY RD	O OLD WIGLEY LANE	**	MARIETTA	GA	
30062	1027122970	110071158424	OLD WIGLEY RD	O OLD WIGLEY LANE	**	MARIETTA	GA	FINDS
30062	S130414365		OLD WIGLEY RD	O OLD WIGLEY LANE	**	MARIETTA	GA	NPDES
30062	2012103281		1755 West Oak Parkway	1755 West Oak Parkway		MARIETTA	GA	HMIRS
30062	1014198369		Columbian Chemicals Company	1800 West Oak Commons Court		Marietta	GA	TSCA
30062	1027622769		SHANNON BROWN	2268 PAN AM LANE		MARIETTA	GA	
30062	S130416829		SHANNON BROWN	2268 PAN AM LANE		MARIETTA	GA	NPDES
30062	1027654981	110071377200	SHANNON BROWN	2268 PAN AM LANE		MARIETTA	GA	FINDS
30062	1020154262		BEST JAPANESE ENGINE INC	850 PCKENS INDUS DR STE F		MARIETTA	GA	EDR Historical Auto Stations
30062	1032280105		RYECO, LLC	83 PEEPLES VALLEY ROAD SUITE 1		CARTERSVILLE	GA	
30062	1000507710	110005699592	CRAIN M-M SALES INC	765 PICKENS IND DR EXT		MARIETTA	GA	RCRA-NonGen, FINDS
30062	S121799936		NATIONAL BUS SALES & LEASING	800 PICKENS DR.		MARIETTA	GA	AIRS
30062	1015762610	110045442589	NATIONAL BUS SALES & LEASING	800 PICKENS DR.		MARIETTA	GA	FINDS
30062	S128923507		SUNSTATE EQUIPMENT-MARIETTA	800 PICKENS INDUSTRAIL DRIVE		MARIETTA	GA	TIER 2
30062	1032280103		RYECO, INC	810 PICKENS IND DR		MARIETTA	GA	

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30062	1032280104		RYECO, LLC	810 PICKENS IND DR		MARIETTA	GA	
30062	1004461225	110001418742	CASA BLANCA DESIGN	811 PICKENS IND. DR.		MARIETTA	GA	AIRS, FINDS
30062	99481193			819 PICKENS INDUSTRIAL DR		MARIETTA	GA	ERNS
30062	1031350066		TOMMY GUNS INC DBA ELECTRO PAINTIN	829 PICKENS INDUSTRIAL DR		MARIETTA	GA	
30062	1031284333	GAR000101980	TOMMY GUNS INC DBA ELECTRO PAINTIN	829 PICKENS INDUSTRIAL DR		MARIETTA	GA	RCRAInfo-SQG
30062	1026831011	GAR000092494	ALLGOOD SHUTTERS	829 PICKENS INDUSTRIAL DR STE 3		MARIETTA	GA	RCRAInfo-SQG
30062	1027323661		ALLGOOD SHUTTERS	829 PICKENS INDUSTRIAL DR STE 3		MARIETTA	GA	
30062	1026849645		ALLGOOD SHUTTERS	829 PICKENS INDUSTRIAL DR STE 3		MARIETTA	GA	
30062	1001960328	110071139102	LOCKWOOD SIGN GROUP	829 PICKENS INDUSTRIAL DR STE5		MARIETTA	GA	RCRA-NonGen, FINDS
30062	S107414965		TOP SOUTH	830 PICKENS IND DR		MARIETTA	GA	NPDES, SPILLS
30062	1025438011		SUMMIT INDUSTRIES INC	839 PICKENS INDUSTRIAL DR		MARIETTA	GA	SSTS
30062	1016750933	110071407738	SUMMIT INDUSTRIES, INC.	839 PICKENS INDUSTRIAL DRIVE		MARIETTA	GA	FINDS
30062	1014883740	110043712131	SENTINEL INDUSTRIES, INC. D/B/A ORIGIN	849 PICKENS INDUSTRIAL DRIVE, SUITE 6		MARIETTA	GA	ICIS, FINDS
30062	1000507725	GAD984306126	POLYGARD INC	850 PICKENS INDUSTRIAL AVE - A		MARIETTA	GA	RCRA-NonGen
30062	1021828930		BEST JAPANESE ENGINE INC	850 PICKENS INDUSTRIAL DR		MARIETTA	GA	EDR Historical Auto Stations
30062	1027407174		POLYGARD INC	850 PICKENS INDUSTRIAL DRIVE		MARIETTA	GA	
30062	1017448417		POLYGARD INC	850 PICKENS INDUSTRIAL DRIVE		MARIETTA	GA	
30062	2009904226			850 PICKENS INDUSTRIAL DRIVE		MARIETTA	GA	ERNS
30062	1011427257	110035841523	SERUM PRODUCTS, LLC	850-F PICKENS INDUSTRIAL DRIVE		MARIETTA	GA	ICIS, FINDS
30062	1014695526	110041201437	CHEM-TECK, INC.	850-F PICKENS INDUSTRIAL DRIVE		MARIETTA	GA	ICIS, FINDS
30062	1023624263	110070031295	PROGRESSIVE FOOD SOLUTIONS	860 PICKENS INDUSTRIAL DR		MARIETTA	GA	FINDS
30062	S117052596		PROGRESSIVE FOOD SOLUTIONS VEGGA	860 PICKENS INDUSTRIAL DRIVE		MARIETTA	GA	TIER 2
30062	S113909177		PROGRESSIVE FOOD SOLUTIONS VEGGA	860 PICKENS INDUSTRIAL DRIVE		MARIETTA	GA	NPDES, TIER 2
30062	1032019038		DOMINOS PIZZA DISTRIBUTION	860 PICKENS INDUSTRIAL DRIVE		MARIETTA	GA	
30062	S112375000		DOMINO S PIZZA	860 PICKENS INDUSTRIAL DRIVE. DOMIN(		MARIETTA	GA	
30062	S112368965		DOMINO S PIZZA	860 PICKENS INDUSTRIAL DRIVE. DOMIN(		MARIETTA	GA	
30062	1026027167		AQUAGUARD PARKING LOT EXPANSION	870 PICKENS INDUSTRIAL DRIVE		MARIETTA	GA	
30062	1026098787	110070668414	AQUAGUARD PARKING LOT EXPANSION	870 PICKENS INDUSTRIAL DRIVE		MARIETTA	GA	FINDS
30062	S127177016		AQUAGUARD PARKING LOT EXPANSION	870 PICKENS INDUSTRIAL DRIVE		MARIETTA	GA	NPDES
30062	S116495933		KIM'S CLEANERS	1050 EAST PIEDMOND ROAD SUITE A		MARIETTA	GA	DRYCLEANERS
30062	1018472193		FASHION CARE CLEANERS LLC	1050 E PIEDMONT RD		MARIETTA	GA	EDR Historical Cleaners
30062	1026783533	110070910206	PUBLIX SUPERMARKET 280 PIEDMONT C	1050 EAST PIEDMONT RD., SUITE 130		MARIETTA	GA	FINDS
30062	1026495150	GAR000090365	PUBLIX SUPERMARKET 280 PIEDMONT C	1050 EAST PIEDMONT RD., SUITE 130		MARIETTA	GA	RCRA-CESQG
30062	1026682860		PUBLIX SUPERMARKET 280 PIEDMONT C	1050 EAST PIEDMONT RD., SUITE 130		MARIETTA	GA	
30062	1004461663		POOL TIME INC	1180 E. PIEDMONT RD		MARIETTA	GA	SSTS
30062	1021925876		KAYO OIL CORPORATION	1913 E PIEDMONT		MARIETTA	GA	EDR Historical Auto Stations
30062	1006788211	110013576200	PETROLEUM REALTY II LLC	1913 E PIEDMONT RD		MARIETTA	GA	FINDS, LUST, UST
30062	1028264208		PETROLEUM REALTY II LLC	1913 E PIEDMONT RD		MARIETTA	GA	
30062	A100495617		CONOCO #10536	1913 E. PIEDMONT ROAD		MARIETTA	GA	AST
30062	A100329278		JET/CONOCO	1913 PIEDMONT ROAD		MARIETTA	GA	AST
30062	1020067659		PROFESSIONAL CLEANERS	2025 EAST PIEDMONT ROAD		MARIETTA	GA	EDR Historical Cleaners
30062	1020070104		QUEENS TAILOR	2520 E PIEDMONT RD		MARIETTA	GA	EDR Historical Cleaners
30062	S107133885	10790	LOVE YOUR CLOTHES CLEANERS	2520 E. PIEDMONT ROAD		MARIETTA	GA	DEL SHWS
30062	S117312794		SPRAYBERRY COLLECTION RETAIL CENT	2520 EAST PIEDMONT RD.		MARIETTA	GA	BROWNFIELDS, INST CONTROL
30062	1020814231		GULF STATES PAPER CORP	1917 PINE BLF		MARIETTA	GA	EDR Historical Auto Stations
30062	1020992869		CONLEY TRUCK STOP CITGO	1351 PINEBREEZE CT		MARIETTA	GA	EDR Historical Auto Stations
30062	1000506366	110005693614	UNES ENVIRONMENTAL SERVICE CO.	2231 PLYMOUTH LANE		MARIETTA	GA	RCRA-NonGen, FINDS
30062	1022970564	110070006910	2610 POPE MANOR WAY LOT 6	2610 POPE MANOR WAY		MARIETTA	GA	FINDS
30062	1022991286	110070027659	POPE MANOR ESTATES LOT 6	2610 POPE MANOR WAY		MARIETTA	GA	FINDS
30062	1022978073	110070014426	POPE MANOR LOT 8	3113 POPE MANOR CIRCLE		MARIETTA	GA	FINDS
30062	1028274412		STOP & RUN CITGO	2130 POST OAK TRITT RD		MARIETTA	GA	
30062	1006790284	110013597107	L&R STOP & RUN	2130 POST OAK TRITT RD		MARIETTA	GA	FINDS, UST
30062	1004688593	110043775938	CLOTHING CARE CLEANERS	2150 POST OAK TRITT		MARIETTA	GA	RCRA-NonGen, FINDS
30062	1021773802		E COBB HIGH TECH TRANSMISSION	2150 POST OAK TRITT RD		MARIETTA	GA	EDR Historical Auto Stations
30062	1026795878	110070929756	2279 POST OAK TRITT RD.	2279 POST OAK TRITT RD.		MARIETTA	GA	FINDS
30062	1026740857		2279 POST OAK TRITT RD.	2279 POST OAK TRITT RD.		MARIETTA	GA	
30062	S130412913		2279 POST OAK TRITT	2279 POST OAK TRITT ROAD		MARIETTA	GA	NPDES
30062	S130415466		MOUNT BETHEL CHRISTIAN ACADEMY AT	2509 POST OAK TRITT ROAD		MARIETTTA	GA	NPDES
30062	1027305601	110071298219	MOUNT BETHEL CHRISTIAN ACADEMY AT	2509 POST OAK TRITT ROAD		MARIETTTA	GA	FINDS
30062	1027263900		MOUNT BETHEL CHRISTIAN ACADEMY AT	2509 POST OAK TRITT ROAD		MARIETTTA	GA	
30062	1032494171	110071962108	MOUNT BETHEL UPPER SCHOOL	2509 POST OAK TRITT ROAD		MARIETTA	GA	FINDS
30062	1032430198		MOUNT BETHEL UPPER SCHOOL	2509 POST OAK TRITT ROAD		MARIETTA	GA	
30062	1004461224	110001418724	SULLIVAN CABINETRY	3055 POST OAK TRITT R		MARIETTA	GA	FINDS
30062	S107752068	306700158	SULLIVAN CABINETRY	3055 POST OAK TRITT R		MARIETTA	GA	AIRS
30062	1032085694		HIGHTOWER TRAIL MIDDLE SCHOOL	3905 POST OAK TRITT RD		MARIETTA	GA	
30062	1032085695		HIGHTOWER TRAIL MIDDLE SCHOOL	3905 POST OAK TRITT ROAD		MARIETTA	GA	

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ZIP	EDR-ID	Facility ID	Name	Address	Map/Dir/Dist	City	State	Databases
30062	1024236287	110070236705	POST OAK TRITT ROAD AT HEMBREE RO	POST OAK TRITT ROAD	**	MARIETTA	GA	FINDS
30062	1024138951		POST OAK TRITT ROAD AT HEMBREE RO	POST OAK TRITT ROAD	**	MARIETTA	GA	
30062	S127186328		POST OAK TRITT ROAD AT HEMBREE RO	POST OAK TRITT ROAD	**	MARIETTA	GA	NPDES
30062	1009395998	GA0000407895	CAMP GORDON ARTILLERY RANGE - ARE	POSTAL ADDRESS IS UNAVAILABLE FOR	**	MARIETTA	GA	CERCLIS-NFRAP
30062	1028264092		BP #24908/GULF #609529	690 POWDER SPRINGS RD		MARIETTA	GA	
30062	U001475516	00330164	BP #24908/GULF #609529	690 POWDER SPRINGS RD		MARIETTA	GA	LUST, UST
30062	1028263985		FORMER CHEVRON FACILITY	1369 POWERS FERRY RD		MARIETTA	GA	
30062	1000742098	00330039	FORMER CHEVRON FACILITY	1369 POWERS FERRY RD		MARIETTA	GA	LUST, UST
30062	1004687272	110005704951	CHEVRON # 201827	1369 POWERS FERRY RD		MARIETTA	GA	RCRA-NonGen, FINDS
30062	1000986228	110005708038	BST MRTTGAPF F5360	700 POWERS FERRY RD		MARIETTA	GA	RCRA-NonGen, FINDS
30062	1009401752		REMAX GREATER ATLANTA	2050ROSWELL RD		MARIETTA	GA	FTTS, HIST FTTS
30062	1022984424	110070020791	MERRITT ROAD LANDFILL	1227 REBEL RIDGE DR		MARIETTA	GA	FINDS
30062	S127169367		MERRITT ROAD LANDFILL	1227 REBEL RIDGE DR		MARIETTA	GA	NPDES
30062	1020449566		MAN NEXT DOOR LLC	1924 REGENTS CT		MARIETTA	GA	EDR Historical Auto Stations
30062	1021897835		JACKSON C L INC	4329 REVERE CIRCLE		MARIETTA	GA	EDR Historical Auto Stations
30062	A100329318		HOME DEPOT	4449 ROBERTS COURT	**	KENNESAW	GA	AST
30062	U001475594	330272	ROCK ST CARD STATION	24 ROCK ST		MARIETTA	GA	UST
30062	1028264166		ROCK ST CARD STATION	24 ROCK ST		MARIETTA	GA	
30062	1023654468	110070065276	SYLVAN HEIGHTS LOT 20 (1276 RONNIE D	1276 RONNIE DR		MARIETTA	GA	FINDS
30062	S127234179		SYLVAN HEIGHTS LOT 20 (1276 RONNIE D	1276 RONNIE DR		MARIETTA	GA	NPDES
30062	1032254294		PUBLIX	101 4269 ROSWELL RD, BLDG 100, SUITES		MARIETTA	GA	
30062	1000249692	110005675206	MARIETTA ISUZU INC	1018 ROSWELL ST		MARIETTA	GA	RCRA-NonGen, FINDS
30062	1026893263		CHICK-FIL-A TRADE CENTER	1110 ROSWELL ROAD		MARIETTA	GA	
30062	S130413564		CHICK-FIL-A TRADE CENTER	1110 ROSWELL ROAD		MARIETTA	GA	NPDES
30062	1027015291	110071073585	CHICK-FIL-A TRADE CENTER	1110 ROSWELL ROAD		MARIETTA	GA	FINDS
30062	1028263959		KMART #4071	1140 ROSWELL RD SE		MARIETTA	GA	
30062	1004687548	110005710276	PENSKE AUTO CENTER	1140 ROSWELL RD SE UNIT B		MARIETTA	GA	RCRA-NonGen, FINDS
30062	1006781007	330005	CHICK-FIL-A #04563 RELO MARIETTA TRA	1140 ROSWELL ROAD		MARIETTA	GA	BROWNFIELDS, UST
30062	1001218478	110005715137	US 175 CLEANERS	1355 ROSWELL RD STE 720		MARIETTA	GA	RCRA-NonGen, FINDS
30062	1020111130		UNITED STATES CLEANERS INC	1355 ROSWELL RD STE 720		MARIETTA	GA	EDR Historical Cleaners
30062	1031895875		BIG LOTS #4184	1375 ROSWELL ROAD		MARIETTA	GA	
30062	1031895461		BIG LOTS # 4184	1375 ROSWELL ROAD		MARIETTA	GA	
30062	1031186508	110071671075	ALLEGRA PRINT	1441 ROSWELL ROAD		MARIETTA	GA	FINDS
30062	S125318540		ALLEGRA PRINT	1441 ROSWELL ROAD		MARIETTA	GA	NPDES
30062	1031108093		ALLEGRA PRINT	1441 ROSWELL ROAD		MARIETTA	GA	
30062	1020963536		SOHAIR INC	1446 ROSWELL RD		MARIETTA	GA	EDR Historical Auto Stations
30062	1000392953	110005671291	AUTO BODY COLLISION	1460 ROSWELL RD		MARIETTA	GA	RCRA-NonGen, FINDS
30062	1000370911	110005706511	SHERWIN WILLIAMS CO	1487 ROSWELL RD		MARIETTA	GA	RCRA-NonGen, FINDS
30062	A100493399		AMOCO OIL COMPANY	1494 ROSWELL ROAD		MARIETTA	GA	AST
30062	A100329319		MOORE ACE HARDWARE	1496 ROSWELL ROAD		MARIETTA	GA	AST
30062	U003728104	9033581	CHEVRON FOOD MART	1501 ROSWELL RD		MARIETTA	GA	UST
30062	1021763270		J COPELAND ENTERPRISES	1501 ROSWELL RD		MARIETTA	GA	EDR Historical Auto Stations
30062	1028274454		EAST MARIETTA CHEVRON	1501 ROSWELL RD		MARIETTA	GA	
30062	1006775050	110013443452	J COPELAND ENTERPRISES INC	1501 ROSWELL RD		MARIETTA	GA	FINDS
30062	A100496321		EAST MARIETTA CHEVRON	1501 ROSWELL ROAD		MARIETTA	GA	AST
30062	S109505130		ADMIRAL CLEANERS & LAUNDRY	1502 ROSWELL ROAD		MARIETTA	GA	DRYCLEANERS
30062	1032244973		PLATINUM COLLISION CENTER	1540 ROSWELL ROAD STE 400		MARIETTA	GA	
30062	1032244974		PLATINUM COLLISION CENTER	1540 ROSWELL ROAD, STE 400		MARIETTA	GA	
30062	1021186657		S K GROUP INC	1584 ROSWELL RD		MARIETTA	GA	EDR Historical Auto Stations
30062	1021333548		VELAZQUEZ AUTO CARE LLC	1585 ROSWELL RD		MARIETTA	GA	EDR Historical Auto Stations
30062	U001475604	00330283	EASTSIDE CAR WASH	1585 ROSWELL RD		MARIETTA	GA	LUST, UST
30062	1028264174		EASTSIDE CAR WASH	1585 ROSWELL RD		MARIETTA	GA	
30062	1012177901	GAR000054569	TBF COMPUTING INC	1666 ROSWELL RD #400		MARIETTA	GA	RCRA-NonGen
30062	1015936244	110046264298	TBF COMPUTING INC	1666 ROSWELL RD #400		MARIETTA	GA	FINDS
30062	U001475591	330269	THOMAS HOPSON BROKER INC	1686 /1666 ROSWELL RD		MARIETTA	GA	LUST, UST
30062	1028264163		THOMAS HOPSON BROKER INC	1686 /1666 ROSWELL RD		MARIETTA	GA	
30062	1024600091	110070387493	1745 ROSWELL ROAD STORAGE	1745 ROSWELL ROAD		MARIETTA	GA	FINDS
30062	S127174544		1745 ROSWELL ROAD STORAGE	1745 ROSWELL ROAD		MARIETTA	GA	NPDES
30062	1020702304		EAST GATE TEXACO	1784 ROSWELL RD		MARIETTA	GA	EDR Historical Auto Stations
30062	1028274201		JOA MARINE	1794 ROSWELL RD		MARIETTA	GA	
30062	1020644466		HATFIELD ENTERPRISES INC	1794 ROSWELL RD		MARIETTA	GA	EDR Historical Auto Stations
30062	U001490660	9033245	JOA MARINE	1794 ROSWELL RD		MARIETTA	GA	UST
30062	1018836710		OLD SALEM CLEANERS	1801 ROSWELL RD SE		MARIETTA	GA	EDR Historical Cleaners

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30062	A100496962		FITZGERALD CONVENIENCE CENTER	1830 ROSWELL ROAD		MARIETTA	GA	AST
30062	2020014610		1860 ROSWELL ROAD	1860 ROSWELL ROAD		Marietta	GA	HMIRS
30062	2020284060			1860 ROSWELL ROAD		MARIETTA	GA	ERNS
30062	1019932768		AUSTIN & BUTLR ONE HOUR MARTNZ	1878 ROSWELL RD		MARIETTA	GA	EDR Historical Cleaners
30062	U001475693	330379	1946 ROSWELL	1946 ROSWELL RD		MARIETTA	GA	LUST, UST
30062	1006782748	110013521215	CHEVRON STATION #40013	1946 ROSWELL RD		MARIETTA	GA	FINDS
30062	1028264254		CHEVRON STATION #40013	1946 ROSWELL RD		MARIETTA	GA	
30062	1020244525		CHEVRON TEXACO CORP CHEVR	1946 ROSWELL RD		MARIETTA	GA	EDR Historical Auto Stations
30062	1009401658		NANCY SALAZAR HOMES	2050 ROSWELL RD		MARIETTA	GA	FTTS, HIST FTTS
30062	U001490482	09033055	EXECUTIVE CAR WASH	2063 ROSWELL RD		MARIETTA	GA	LUST, UST
30062	1022018259		WASH DEPOT AUTO CENTERS LP	2063 ROSWELL RD		MARIETTA	GA	EDR Historical Auto Stations
30062	1028274042		EXECUTIVE CAR WASH	2063 ROSWELL RD		MARIETTA	GA	
30062	1018646734		CUSTOM CLEANERS INC	2077A ROSWELL RD		MARIETTA	GA	EDR Historical Cleaners
30062	1031350045		KROGER 454-11	2100 ROSWELL RD		MARIETTA	GA	
30062	1031452358	110071841409	KROGER 454-11	2100 ROSWELL RD		MARIETTA	GA	FINDS
30062	U004334328		KROGER GA-454	2100 ROSWELL RD	H, SSW, 1/8 - 1/4	MARIETTA	GA	UST
30062	A100329231		ACE HARDWARE	2100 ROSWELL ROAD	H, SSW, 1/8 - 1/4	MARIETTA	GA	AST
30062	A100329172		SMITH HARDWARE COMPANY	2133 ROSWELL ROAD		MARIETTA	GA	AST
30062	1032077173		HARBOR FREIGHT TOOLS #3326	2145 ROSWELL RD		MARIETTA	GA	
30062	A100329246		EAST LAKE ACE HARDWARE	2145 ROSWELL ROAD		MARIETTA	GA	AST
30062	1020900925		BUDS AUTOMOTIVE SERVICE	2170 ROSWELL RD		MARIETTA	GA	EDR Historical Auto Stations
30062	1022042136		E-Z SERVE CORPORATION	2178 ROSWELL RD		MARIETTA	GA	EDR Historical Auto Stations
30062	S109506314		STAR CLEANERS	2195 ROSWELL ROAD	E, WSW, 1/8 - 1/4	MARIETTA	GA	DRYCLEANERS
30062	1019983400		EUROPEAN CLEANERS II	2196 ROSWELL RD	F, SW, 1/8 - 1/4	MARIETTA	GA	EDR Historical Cleaners
30062	1018553876		ALZ CORPORATION	2199 ROSWELL RD	E, WSW, 1/8 - 1/4	MARIETTA	GA	EDR Historical Cleaners
30062	1004686831	110066983018	PROFESSIONAL CLEANERS	2199 ROSWELL RD NE	E, WSW, 1/8 - 1/4	MARIETTA	GA	RCRA-NonGen, FINDS
30062	1031876080		AUTO ZONE	2200 ROSWELL #100	C, SW, 0 - 1/8	MARIETTA	GA	
30062	1031880501		AUTOZONE	2200 ROSWELL #100	C, SW, 0 - 1/8	MARIETTA	GA	
30062	1018820852		TRANG SOPHANY	2200 ROSWELL RD STE 130	C, SW, 0 - 1/8	MARIETTA	GA	EDR Historical Cleaners
30062	1032001367		DBA RITE AID #11711	2200 ROSWELL ROAD	C, SW, 0 - 1/8	MARIETTA	GA	
30062	1018350726	110070751622	RITE AID #11711	2200 ROSWELL ROAD		MARIETTA	GA	FINDS
30062	1032001597		DBA RITE AID 11711	2200 ROSWELL ROAD	C, SW, 0 - 1/8	MARIETTA	GA	
30062	1026494980	GAR000088492	COSMOPROF 6607	2211 2213 ROSWELL RD.STE.170	G, WNW, 1/8 - 1/4	MARIETTA	GA	RCRA-CESQG
30062	1026777745	110070903721	COSMOPROF #6607	2211 ROSWELL RD		MARIETTA	GA	FINDS
30062	1026672081		COSMOPROF #6607	2211 ROSWELL RD		MARIETTA	GA	
30062	1031982622		COSMOPROF 6607	2213 ROSWELL RD.STE.170	A, WNW, 0 - 1/8	MARIETTA	GA	
30062	S109508372		BELLSOUTH - ROSWELL RD - F5379	2215 ROSWELL RD	G, WNW, 1/8 - 1/4	MARIETTA	GA	TIER 2, LUST
30062	U001490635	09033220	BELLSOUTHT EAST MARIETTA F5379	2215 ROSWELL RD NE	G, WNW, 1/8 - 1/4	MARIETTA	GA	UST
30062	1028274184		BELLSOUTHT EAST MARIETTA F5379	2215 ROSWELL RD NE	G, WNW, 1/8 - 1/4	MARIETTA	GA	
30062	1020359570		FITZGERALD CONVENIENCE CENTERS	2217 ROSWELL RD STE B2	A, NW, 0 - 1/8	MARIETTA	GA	EDR Historical Auto Stations
30062	1020505312		FLEET OIL CO	2220 ROSWELL RD	B, NNE, 0 - 1/8	MARIETTA	GA	EDR Historical Auto Stations
30062	1028264360		RACETRAC PETROLEUM INC/FLEET OIL	2220 ROSWELL RD	B, NNE, 0 - 1/8	MARIETTA	GA	
30062	U001475805	00330522	RACETRAC PETROLEUM INC/FLEET OIL	2220 ROSWELL RD	B, NNE, 0 - 1/8	MARIETTA	GA	LUST, UST
30062	A100497133		FLEET OIL COMPANY (CLOSED)	2220 ROSWELL ROAD	B, NNE, 0 - 1/8	MARIETTA	GA	AST
30062	1028263986		CHEVRON #201828	2243 ROSWELL RD	D, North, 0 - 1/8	MARIETTA	GA	
30062	U001475417	330040	CHEVRON #201828	2243 ROSWELL RD	D, North, 0 - 1/8	MARIETTA	GA	LUST, UST
30062	1021552164		AMERICAN PERSONNEL SERVICES	2243 ROSWELL RD	D, North, 0 - 1/8	MARIETTA	GA	EDR Historical Auto Stations
30062	1006781386	110013507516	CHEVRON #201828	2243 ROSWELL RD		MARIETTA	GA	FINDS
30062	A100495035		CHEVRON	2243 ROSWELL ROAD	D, North, 0 - 1/8	MARIETTA	GA	AST
30062	A100502847		SHELL OIL COMPANY	2243 ROSWELL ROAD	D, North, 0 - 1/8	MARIETTA	GA	AST
30062	1020065462		POWER CLEANERS	2245 ROSWELL RD		MARIETTA	GA	EDR Historical Cleaners
30062	A100493373		AMOCO OIL COMPANY #4318	2245 ROSWELL ROAD	D, NNE, 1/8 - 1/4	MARIETTA	GA	AST
30062	S127175587		WALDRON AND LEE DENTISTRY	2411 ROSWELL ROAD		MARIETTA	GA	NPDES
30062	1025470290	110070545935	WALDRON AND LEE DENTISTRY	2411 ROSWELL ROAD		MARIETTA	GA	FINDS
30062	1018461833		SIGNATURE DRY CLEANING GROUP	2424 ROSWELL RD		MARIETTA	GA	EDR Historical Cleaners
30062	1031452585	110071841670	WALGREENS 6330	2464 ROSWELL RD		MARIETTA	GA	FINDS
30062	1031155307		WALGREENS 6330	2464 ROSWELL RD		MARIETTA	GA	
30062	1031284208	GAR000100669	WALGREENS 6330	2464 ROSWELL RD		MARIETTA	GA	RCRA-CESQG
30062	1020086619		SHEPPARD DRAPERIES INC	266 ROSWELL RD		MARIETTA	GA	EDR Historical Cleaners
30062	1021490970		MUNFORD INC	2959 ROSWELL RD		MARIETTA	GA	EDR Historical Auto Stations
30062	1032562914	GAR000104232	NIC - ATLANTA LLC	3020 ROSWELL RD		MARIETTA	GA	RCRAInfo-SQG
30062	1032522005		NIC - ATLANTA LLC	3020 ROSWELL RD		MARIETTA	GA	
30062	1028263955		MR B'S #119	3079 ROSWELL RD		MARIETTA	GA	

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30062	U001475388	00330001	MR B'S #119	3079 ROSWELL RD		MARIETTA	GA	LUST, UST
30062	1018424466		K & G TAILORS	3101 ROSWELL RD		MARIETTA	GA	EDR Historical Cleaners
30062	1018351744	110061056379	WALMART NEIGHBORHOOD MARKET #30	3101 ROSWELL ROAD		MARIETTA	GA	FINDS
30062	1004686372	110005671317	CORNER CLEANERS	3101 ROSWELL ROAD STE W		MARIETTA	GA	RCRA-CESQG, FINDS
30062	1017436284		CORNER CLEANERS	3101 ROSWELL ROAD STE W		MARIETTA	GA	
30062	S133730626		CORNER CLEANERS	3101 ROSWELL ROAD, STE. W		MARIETTA	GA	DRYCLEANERS
30062	2019004948		3103 ROSWELL RD	3103 ROSWELL RD		MARIETTA	GA	HMIRS
30062	1028264035		EXXON R/S 40289	3103 ROSWELL RD		MARIETTA	GA	
30062	1020416995		EAST COBB EXXON CAR CARE	3103 ROSWELL RD		MARIETTA	GA	EDR Historical Auto Stations
30062	U001475459	00330098	RACETRAC #2491 OLD CANTON	3103 ROSWELL RD		MARIETTA	GA	LUST, UST
30062	A100502113		RACETRAC PETROLEUM	3103 ROSWELL ROAD		MARIETTA	GA	AST
30062	1032258748		RACETRAC STORE # 2491	3103 ROSWELL ROAD		MARIETTA	GA	
30062	1004688003	110005717457	QUIKTRIP #749	3110 ROSWELL RD		MARIETTA	GA	FINDS, LUST, UST
30062	1028274327		QUIKTRIP #749	3110 ROSWELL RD		MARIETTA	GA	
30062	S127169766		QUIKTRIP #749	3110 ROSWELL RD		MARIETTA	GA	NPDES
30062	1020364643		QUIKTRIP CORPORATION	3110 ROSWELL RD		MARIETTA	GA	EDR Historical Auto Stations
30062	A100501903		QUIKTRIP #749	3110 ROSWELL ROAD		MARIETTA	GA	AST
30062	1028264165		BOWLES OIL CO INC	3322 ROSWELL RD		MARIETTA	GA	
30062	1020335373		BOWLES OIL CO INC	3322 ROSWELL RD		MARIETTA	GA	EDR Historical Auto Stations
30062	U001475593	330271	BOWLES OIL CO INC	3322 ROSWELL RD		MARIETTA	GA	LUST, UST
30062	A100494227		BOWLES OIL COMPANY	3322 ROSWELL ROAD		MARIETTA	GA	AST
30062	S110820795		ABLE PLASTICS	3700 ROSWELL RD.		MARIETTA	GA	
30062	1032394817		WELLSTAR EAST COBB HEALTH PARK	3747 ROSWELL RD		MARIETTA	GA	
30062	1032394816		WELLSTAR EAST COBB HEALTH PARK	3747 ROSWELL RD N.E.		MARRIETTA	GA	
30062	A100356645		RICKS FARM MARKET	3760 ROSWELL ROAD		MARIETTA	GA	AST
30062	1006788995	110013584095	RRC PROPERTIES LLC	3782 ROSWELL RD		MARIETTA	GA	FINDS
30062	1021848114		E-Z SERVE CORPORATION	3782 ROSWELL RD		MARIETTA	GA	EDR Historical Auto Stations
30062	U003001959	330200	RRC PROPERTIES LLC	3782 ROSWELL RD		MARIETTA	GA	LUST, UST
30062	1028264116		RRC PROPERTIES LLC	3782 ROSWELL RD		MARIETTA	GA	
30062	1018601118		OLD SALEM CLEANING CENTER INC	3820 ROSWELL RD		MARIETTA	GA	EDR Historical Cleaners
30062	1021792130		KURTS DELI INC	3820-22 ROSWELL RD		MARIETTA	GA	EDR Historical Auto Stations
30062	1004687265	110005704862	ATLANTIC WHEELWRIGHT INDUSTRIES	3822 ROSWELL RD		MARIETTA	GA	RCRA-NonGen, FINDS
30062	1032664735		ENCLAVE GOLF LOUNGE	3825 ROSWELL RD		MARIETTA	GA	
30062	S108469149		THE HOME DEPOT STORE #0111	4101 ROSWELL RD		MARIETTA	GA	NON HSI, TIER 2, SPILLS
30062	1004687012	110005700232	HOME DEPOT STORE #0111	4101 ROSWELL RD		MARIETTA	GA	RCRAInfo-SQG, FINDS
30062	1017436304		HOME DEPOT STORE #0111	4101 ROSWELL RD		MARIETTA	GA	
30062	1019918134		A 1 CLEANERS	4101 ROSWELL RD		MARIETTA	GA	EDR Historical Cleaners
30062	S117049533		THE HOME DEPOT STORE #0111	4101 ROSWELL RD		MARIETTA	GA	TIER 2
30062	1001816040	110009359265	PROVIDENCE SQUARE SHOPPING CTR	4101 ROSWELL RD STE 902		MARIETTA	GA	RCRA-NonGen, FINDS
30062	1032311471		SPROUTS	4101 ROSWELL ROAD NE, STE. 700		MARIETTA	GA	
30062	S116495412		A-1 CLEANERS	4101 ROSWELL ROAD SUITE 903		MARIETTA	GA	DRYCLEANERS
30062	1004686301	110005664209	FIRESTONE COMPLETE AUTO CARE #07E	4219 ROSWELL RD		MARIETTA	GA	RCRA-NonGen, FINDS
30062	1000506201	00330096	EXXON PLAZA	4244 ROSWELL RD		MARIETTA	GA	LUST, UST
30062	1028264034		EXXON PLAZA	4244 ROSWELL RD		MARIETTA	GA	
30062	1021522899		MERCHANTS WALK EXXON	4244 ROSWELL RD		MARIETTA	GA	EDR Historical Auto Stations
30062	A100496639		EXXON SELF SERVICE #6654	4244 ROSWELL ROAD		MARIETTA	GA	AST
30062	A100496626		EXXON PLAZA	4244 ROSWELL ROAD		MARIETTA	GA	AST
30062	1006782769	110013521420	MERCHANTS WALK CHEVRON	4249 ROSWELL RD		MARIETTA	GA	FINDS
30062	U001475687	330372	MERCHANTS WALK CHEVRON	4249 ROSWELL RD		MARIETTA	GA	LUST, UST
30062	1020275975		MERCHANTS WALK CHEVRON	4249 ROSWELL RD		MARIETTA	GA	EDR Historical Auto Stations
30062	1028264249		MERCHANTS WALK CHEVRON	4249 ROSWELL RD		MARIETTA	GA	
30062	A100494784		CHEVRON #1-001-186	4249 ROSWELL ROAD		MARIETTA	GA	AST
30062	1015918434	110069438095	TRADER JOE'S COMPANY	4250 ROSWELL RD NE		MARIETTA	GA	ICIS, FINDS
30062	1017532614	110045539315	CVS PHARMACY #5051	4250 ROSWELL RD.		MARIETTA	GA	FINDS
30062	1031992884		CVS PHARMACY	4250 ROSWELL RD., N.E.		MARIETTA	GA	
30062	1031996244		CVS	4250 ROSWELL RD., N.E.		MARIETTA	GA	
30062	1014952262	GAR000065490	CVS PHARMACY #5051	4250 ROSWELL ROAD., N.E.		MARIETTA	GA	RCRA-CESQG
30062	1020732365		BP PRODUCTS NORTH AMERICA INC	4267 ROSWELL RD		MARIETTA	GA	EDR Historical Auto Stations
30062	1028271913		CIRCLE M FOOD SHOP #62	4267 ROSWELL RD		MARIETTA	GA	
30062	U001489443	09000393	CIRCLE M FOOD SHOP #62	4267 ROSWELL RD		MARIETTA	GA	LUST, UST
30062	1028263961		KMART #7184	4269 ROSWELL RD & JOHNSON FERRY		MARIETTA	GA	
30062	U001475394	330007	KMART #7184	4269 ROSWELL RD & JOHNSON FERRY		MARIETTA	GA	LUST, UST
30062	1022969317	110070005663	DEL TACO EAST COBB CROSSING	4269 ROSWELL ROAD		MARIETTA	GA	FINDS

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30062	1032008303		DICK'S SPORTING GOODS	4269 ROSWELL ROAD		MARIETTA	GA	
30062	S127166321		DEL TACO EAST COBB CROSSING	4269 ROSWELL ROAD		MARIETTA	GA	NPDES
30062	1026954934		PUBLIX SUPER MARKET #1745	4269 ROSWELL ROAD, BLDG. 100, SUITES		MARIETTA	GA	
30062	1027097077	GAR000093526	PUBLIX SUPER MARKET #1745	4269 ROSWELL ROAD, BLDG. 100, SUITES		MARIETTA	GA	RCRA-CESQG
30062	1027139693	110071192469	PUBLIX SUPER MARKET #1745	4269 ROSWELL ROAD, BLDG. 100, SUITES		MARIETTA	GA	FINDS
30062	S103921007	10530	ENCORE DRY CLEANERS (FORMER)	4281 ROSWELL ROAD, NE		MARIETTA	GA	DEL SHWS
30062	1018600854		HERITAGE CLEANERS INC	4291 ROSWELL RD		MARIETTA	GA	EDR Historical Cleaners
30062	1015741879	GAD981219207	EAST COBB CROSSING LLC	4291 ROSWELL ROAD		MARIETTA	GA	RCRA-NonGen
30062	1021560490		CROWN CENTRAL PETROLEUM CORP	4360 ROSWELL RD		MARIETTA	GA	EDR Historical Auto Stations
30062	1000449258	110005688407	CROWN CENTRAL PETROLEUM GA-057	4360 ROSWELL RD		MARIETTA	GA	RCRA-NonGen, FINDS
30062	1001816015	110009358532	FAISON MERCHANTS EXCHANGE SHOP (	4400 ROSWELL RD		MARIETTA	GA	RCRA-NonGen, FINDS
30062	1018555969		MERCHANTS CLEANERS	4400 ROSWELL RD STE 172		MARIETTA	GA	EDR Historical Cleaners
30062	1000169809	110005682822	MERCHANTS CLEANERS	4400 ROSWELL RD SUITE 172		MARIETTA	GA	RCRA-NonGen, FINDS
30062	S116496024		MERCHANTS CLEANERS	4400 ROSWELL ROAD		MARIETTA	GA	DRYCLEANERS
30062	A100329206		MERCHANT'S ACE HARDWARE	4400 ROSWELL ROAD CLOSED		MARIETTA	GA	AST
30062	S130210802		MERCHANTS CLEANERS	4400 ROSWELL ROAD; SUITE 172		MARIETTA	GA	
30062	1032134855		LENSCRAFTERS #1091	4475 ROSWELL RD		MARIETTA	GA	
30062	1032178871		MICHAELS	4475 ROSWELL RD STE 700		MARIETTA	GA	
30062	1031889715		BB&B # 0280	4475 ROSWELL ROAD STE 100		MARIETTA	GA	
30062	1026661544		CATHOLIC CHURCH OF ST. ANN	4905 ROSWELL ROAD		MARIETTA	GA	
30062	S127179149		CATHOLIC CHURCH OF ST. ANN	4905 ROSWELL ROAD		MARIETTA	GA	NPDES
30062	1026694837	110070867308	CATHOLIC CHURCH OF ST. ANN	4905 ROSWELL ROAD		MARIETTA	GA	FINDS
30062	1025985936	110070598681	BIRCH GROVE	5751 ROSWELL ROAD	**	MARIETTA	GA	FINDS
30062	1025916751		BIRCH GROVE	5751 ROSWELL ROAD	**	MARIETTA	GA	
30062	S127264268		BIRCH GROVE	5751 ROSWELL ROAD	**	MARIETTA	GA	NPDES
30062	S125320069		MINUTEMAN PRESS	595 D ROSWELL STREET		MARIETTA	GA	NPDES
30062	1031104979		MINUTEMAN PRESS	595 D ROSWELL STREET		MARIETTA	GA	
30062	1031183822	110071667870	MINUTEMAN PRESS	595 D ROSWELL STREET		MARIETTA	GA	FINDS
30062	1000978803	110005664076	CHOICE CLEANERS	595 ROSWELL ST		MARIETTA	GA	RCRA-NonGen, FINDS
30062	1031359878		ROSWELL STREET BAPTIST CHURCH	774 ROSWELL ST		MARIETTA	GA	
30062	1031176283	110071864354	ROSWELL STREET BAPTIST CHURCH	774 ROSWELL ST		MARIETTA	GA	FINDS
30062	S132439691		ROSWELL STREET BAPTIST CHURCH	774 ROSWELL ST		MARIETTA	GA	NPDES
30062	1004687078	110005701491	MAGNUM AUTO BODY & PAINTING	1130 ROTTENWOOD		MARIETTA	GA	RCRA-NonGen, FINDS
30062	S104886075		MARIETTA HERC - HERC - 9339-00	1013 SANDY PLAINS ROAD		MARIETTA	GA	TIER 2, SPILLS
30062	S117053230		MARIETTA HERC - HERC - 9339-00	1013 SANDY PLAINS ROAD		MARIETTA	GA	TIER 2
30062	U003984294	10000440	MARTIN MANAGEMENT LLC	1073 SANDY PLAINS ROAD		MARIETTA	GA	LUST, UST
30062	1028257600		MARTIN MANAGEMENT LLC	1073 SANDY PLAINS ROAD		MARIETTA	GA	
30062	A100329275		SANDY PLAINS MOWER & SAW	1769 SANDY PLAINS ROAD		MARIETTA	GA	AST
30062	1015918072	110045459446	CINGULAR WIRELESS LLC - 2018 POS PO	2100 SANDY PLAINS RD NE		MARIETTA	GA	ICIS, FINDS
30062	S109507802		816446-POS	2100 SANDY PLAINS RD.		MARIETTA	GA	TIER 2
30062	1019968562		DALRON LTD*	2635 SANDY PLAINS ROAD		MARIETTA	GA	EDR Historical Cleaners
30062	S112370386		BP GAS STATION	2670 SANDY PLAINS ROAD		MARIETTA	GA	
30062	1000860168	110005693838	SANDY PLAINS AMOCO	2690 SANDY PLAINS RD		MARIETTA	GA	RCRA-NonGen, FINDS
30062	1028264001		SAM'S MART# 525	2715 SANDY PLAINS RD		MARIETTA	GA	
30062	U001475434	330059	SAM'S MART# 525	2715 SANDY PLAINS RD		MARIETTA	GA	LUST, UST
30062	1006781313	110013506786	SHELL STATION # 100439	2715 SANDY PLAINS RD		MARIETTA	GA	FINDS
30062	U001475856	00330579	SING FOOD STORE	2720 SANDY PLAINS RD		MARIETTA	GA	LUST, UST
30062	1028264413		SING FOOD STORE	2720 SANDY PLAINS RD		MARIETTA	GA	
30062	1000506710	110009357418	STAR ENTERPRISES	2745 SANDY PLAINS RD		MARIETTA	GA	RCRA-NonGen, FINDS
30062	1028259539		QUIKTRIP #743	825 SANDY PLAINS RD		MARIETTA	GA	
30062	U004250170		QUIKTRIP 743	825 SANDY PLAINS RD		MARIETTA	GA	UST
30062	1025823835	110070568943	KINJAC DRIVE WATER MAIN REPLACEME	SANDY PLAINS ROAD	**	MARIETTA	GA	FINDS
30062	S127186895		KINJAC DRIVE WATER MAIN REPLACEME	SANDY PLAINS ROAD	**	MARIETTA	GA	NPDES
30062	1025902841		KINJAC DRIVE WATER MAIN REPLACEME	SANDY PLAINS ROAD	**	MARIETTA	GA	
30062	1032500483	110071993642	MARIETTA POLICE TRAINING FACILITY	850 SAWYER RD		MARIETTA	GA	FINDS
30062	1024229437	110070227223	SAWYER ROAD FIRE STATION	850 SAWYER ROAD		MARIETTA	GA	FINDS
30062	1029150071		SAWYER ROAD FIRE STATION	850 SAWYER ROAD		MARIETTA	GA	
30062	S127173218		MARIETTA FIRE STATION #56	850 SAWYER ROAD		MARIETTA	GA	NPDES
30062	1024132308		MARIETTA FIRE STATION #56	850 SAWYER ROAD		MARIETTA	GA	
30062	1014883954	110043988076	OSMOTICAL PHARMACEUTICAL	895 SAWYER RD		MARIETTA	GA	FINDS
30062	1014916422	GAR000062471	OSMOTICA PHARMACEUTICAL	895 SAWYER RD		MARIETTA	GA	RCRAInfo-LQG
30062	1000184301	110043980038	SOLVAY PHARMACEUTICALS	901 SAWYER RD		MARIETTA	GA	RCRA-NonGen, FINDS
30062	1004688615	110012244008	QUIKTRIP #743	1755 SCUFFLEGRIT RD		MARIETTA	GA	FINDS, LUST
30062	U003157926	9033493	QUIKTRIP #743	1755 SCUFFLEGRIT RD		MARIETTA	GA	UST
30062	1020500783		QUIKTRIP CORPORATION	1755 SCUFFLEGRIT RD		MARIETTA	GA	EDR Historical Auto Stations
30062	1028274381		QUIKTRIP #743	1755 SCUFFLEGRIT RD		MARIETTA	GA	
30062	A100501899		QUIKTRIP #743	1755 SCUFFLEGRIT ROAD		MARIETTA	GA	AST
30062	S127219794		OLDE ANDERSON ESTATES SUBDIVISION	2261 SEWELL MILL RD		MARIETTA	GA	NPDES
30062	S127222264		SEWELL MILL NORTH	2289 SEWELL MILL RD		MARIETTA	GA	NPDES

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30062	1022976207	110070012559	SEWELL MILL NORTH	2289 SEWELL MILL RD		MARIETTA	GA	FINDS
30062	1031441242	110071826064	SEWELL MILL ROAD SIDEWALK- X2731	3651 SEWELL MILL ROAD		MARIETTA	GA	FINDS
30062	S132276340		SEWELL MILL ROAD SIDEWALK- X2731	3651 SEWELL MILL ROAD		MARIETTA	GA	NPDES
30062	1031340441		SEWELL MILL ROAD SIDEWALK- X2731	3651 SEWELL MILL ROAD		MARIETTA	GA	
30062	S130414973		BEAUTIFUL SAVIOR LUTHERAN CHURCH	2240 SHALLOWFORD ROAD		MARIETTA	GA	NPDES
30062	1027186324		BEAUTIFUL SAVIOR LUTHERAN CHURCH	2240 SHALLOWFORD ROAD		MARIETTA	GA	
30062	1027167342	110071236915	BEAUTIFUL SAVIOR LUTHERAN CHURCH	2240 SHALLOWFORD ROAD		MARIETTA	GA	FINDS
30062	1024706954	110070501491	REGIONS BANK - SANDY PLAINS BRANCH	3028 SHALLOWFORD ROAD		MARIETTA	GA	FINDS
30062	S127174944		REGIONS BANK - SANDY PLAINS BRANCH	3028 SHALLOWFORD ROAD		MARIETTA	GA	NPDES
30062	1015918183	110045536942	TARGET STORE T1106	3040 SHALLOWFORD RD		MARIETTA	GA	FINDS
30062	1009216815	GAR000044008	TARGET 1106	3040 SHALLOWFORD RD		MARIETTA	GA	RCRAInfo-SQG
30062	S127167206		CHICK FIL A SANDY PLAINS #3573	3040 SHALLOWFORD RD NE		MARIETTA	GA	NPDES
30062	1006790760	110013601897	TRICO VII PETROLEUM INC #983	3065 SHALLOWFORD RD		MARIETTA	GA	FINDS, LUST, UST
30062	1028274433		PETROLEUM REALTY V	3065 SHALLOWFORD RD		MARIETTA	GA	
30062	A100503013		SK 1 FOOD MART	3065 SHALLOWFORD ROAD		MARIETTA	GA	AST
30062	1022988559	110070024929	EDENTON	3535 SHALLOWFORD RD NE		MARIETTA	GA	FINDS
30062	S127168495		EDENTON	3535 SHALLOWFORD RD NE		MARIETTA	GA	NPDES
30062	S117049989		NEW CINGULAR WIRELESS PCS, LLC - GA	3784 SHALLOWFORD		MARIETTA	GA	TIER 2
30062	S109508584		811952-CF	3784 SHALLOWFORD ROAD		MARIETTA	GA	TIER 2
30062	S118160288		811952-CROWN CASTLE-CF	3850 SHALLOWFORD ROAD		MARIETTA	GA	TIER 2
30062	1028274348		3855 SHALLOWFORD ROAD SITE	3855 SHALLOWFORD RD		MARIETTA	GA	
30062	A100329297		GREENWAY STORE	3855 SHALLOWFORD RD		MARIETTA	GA	AST
30062	1006790075	110013595001	GREENWAY MARKET	3855 SHALLOWFORD RD		MARIETTA	GA	FINDS
30062	U003001974	9033443	3855 SHALLOWFORD ROAD SITE	3855 SHALLOWFORD RD		MARIETTA	GA	LUST, UST
30062	1014952091	GAR000063701	CVS PHARMACY #2087	3930 SHALLOWFORD ROAD		MARIETTA	GA	RCRA-NonGen
30062	1031996109		CVS	3930 SHALLOWFORD ROAD NE		MARIETTA	GA	
30062	1015918219	110045537335	CVS PHARMACY #2087	3930 SHALLOWFORD ROAD NE		MARIETTA	GA	FINDS
30062	1027304528	110071296952	EAST COBB CHURCH	4208 SHALLOWFORD ROAD NE		MARIETTA	GA	FINDS
30062	1027260124		EAST COBB CHURCH	4208 SHALLOWFORD ROAD NE		MARIETTA	GA	
30062	S130415465		EAST COBB CHURCH	4208 SHALLOWFORD ROAD NE		MARIETTA	GA	NPDES
30062	1020813852		BP GAS STATION	4324 SHALLOWFORD RD		MARIETTA	GA	EDR Historical Auto Stations
30062	1028274370		AMK ENERGY LLC	4324 SHALLOWFORD RD		MARIETTA	GA	
30062	U003005332	9033475	4324 QM LLC	4324 SHALLOWFORD RD		MARIETTA	GA	LUST, UST
30062	1004687586	110005283610	BP FACILITY #79677	4324 SHALLOWFORD RD		MARIETTA	GA	RCRA-NonGen, FINDS
30062	A100493764		B.P. OIL #1421	4324 SHALLOWFORD ROAD		MARIETTA	GA	AST
30062	1020002925		HEILYN CORPORATION	4480 SILVERSMITH CT		MARIETTA	GA	EDR Historical Cleaners
30062	1020755959		CNC EXXON INC	885 SOARING CIR		MARIETTA	GA	EDR Historical Auto Stations
30062	2021305247			2191 SPEAR POINT DRIVE		MARIETTA	GA	ERNS
30062	1014963265	110044318789	AUTOMOTIVE TOUCHUP SPECIALIST	2197 SPEAR POINT DR.		MARIETTA	GA	FINDS
30062	S121797627		AUTOMOTIVE TOUCHUP SPECIALIST	2197 SPEAR POINT DR.		MARIETTA	GA	AIRS
30062	1027328145		AUTOMOTIVE TOUCHUP SPECIALIST	2197 SPEAR POINT DR.		MARIETTA	GA	
30062	S127202500		ARBOR CHASE	SPRINGDALE ROAD	**	UNKNOWN	GA	NPDES
30062	1022983846	110070020212	ARBOR CHASE	SPRINGDALE ROAD	**	UNKNOWN	GA	FINDS
30062	1021718596		E JS CAR CARE CENTER INC	4101 SPRINGWOOD PL		MARIETTA	GA	EDR Historical Auto Stations
30062	1000906543	110005681379	SHEPHERD TECHNOLOGIES INC	3925 STANTON TRAIL NE		MARIETTA	GA	RCRA-NonGen, FINDS
30062	1024088365	110070203532	STONE HALL LOTS 2 & 3	2728 STONE HALL DRIVE		MARIETTA	GA	FINDS
30062	S127243783		STONE HALL LOTS 2 & 3	2728 STONE HALL DRIVE		MARIETTA	GA	NPDES
30062	S132439663		WMG LOVEJOY PRIMARY CARE	11400 TARA BLVD	**	MARIETTA	GA	NPDES
30062	1031356530		WMG LOVEJOY PRIMARY CARE	11400 TARA BLVD	**	MARIETTA	GA	
30062	1031458492	110071849712	WMG LOVEJOY PRIMARY CARE	11400 TARA BLVD	**	MARIETTA	GA	FINDS
30062	S127274625		MANOR ESTATES LOT 7	TBD	**	MARIETTA	GA	NPDES
30062	S127274623		MANOR ESTATES LOT 6	TBD	**	MARIETTA	GA	NPDES
30062	1025809935	110070838781	MANOR ESTATES LOT 7	TBD	**	MARIETTA	GA	FINDS
30062	1020033046		MAHSA ENTERPRISES INC	4621 TRAYWICK DR		MARIETTA	GA	EDR Historical Cleaners
30062	1025426565		APPLIED TECHNICAL SERVICES, LLC	1049 TRIAD COURT		MARIETTA	GA	MLTS
30062	1010457336	110031332350	APPLIED TECHNICAL SERVICES INC	1049 TRIAD CT		MARIETTA	GA	FINDS
30062	1010316039	GAR000045112	APPLIED TECHNICAL SERVICES INC	1049 TRIAD CT		MARIETTA	GA	RCRAInfo-SQG
30062	1009316838	110024429956	COLOR SPECTRUM NETWORK	1050 TRIAD CT		MARIETTA	GA	FINDS
30062	1009216798	GAR000043703	COLOR SPECTRUM NETWORK	1050 TRIAD CT		MARIETTA	GA	RCRA-NonGen
30062	2024410065			1811 TROPHY DR		MARIETTA	GA	ERNS
30062	1027291443	110071275770	TANGLEWOOD ESTATES LOT 1	2711 TWISTED OAK LANE		MARIETTA	GA	FINDS
30062	1027251718		TANGLEWOOD ESTATES LOT 1	2711 TWISTED OAK LANE		MARIETTA	GA	
30062	S130434643		TANGLEWOOD ESTATES LOT 1	2711 TWISTED OAK LANE		MARIETTA	GA	NPDES
30062	1027233157		TANGLEWOOD ESTATES LOT 20	2750 TWISTED OAK LANE		MARIETTA	GA	
30062	1027274321	110071254048	TANGLEWOOD ESTATES LOT 20	2750 TWISTED OAK LANE		MARIETTA	GA	FINDS
30062	S130433390		TANGLEWOOD ESTATES LOT 20	2750 TWISTED OAK LANE		MARIETTA	GA	NPDES
30062	1026686387		TANGLEWOOD ESTATES LOT 19	2754 TWISTED OAK LANE		MARIETTA	GA	
30062	1026703570	110070883806	TANGLEWOOD ESTATES LOT 19	2754 TWISTED OAK LANE		MARIETTA	GA	FINDS

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30062	S127277934		TANGLEWOOD ESTATES LOT 19	2754 TWISTED OAK LANE		MARIETTA	GA	NPDES
30062	S130432519		TANGLEWOOD ESTATES LOT 2	2757 TWISTED OAK LANE		MARIETTA	GA	NPDES
30062	1027168206	110071237875	TANGLEWOOD ESTATES LOT 2	2757 TWISTED OAK LANE		MARIETTA	GA	FINDS
30062	1026703061	110070883253	TANGLEWOOD ESTATES LOT 18	2758 TWISTED OAK LANE		MARIETTA	GA	FINDS
30062	S127277925		TANGLEWOOD ESTATES LOT 18	2758 TWISTED OAK LANE		MARIETTA	GA	NPDES
30062	1026686386		TANGLEWOOD ESTATES LOT 18	2758 TWISTED OAK LANE		MARIETTA	GA	
30062	1026704433	110070884753	TANGLEWOOD ESTATES LOT 3	2761 TWISTED OAK LANE		MARIETTA	GA	FINDS
30062	1026686388		TANGLEWOOD ESTATES LOT 3	2761 TWISTED OAK LANE		MARIETTA	GA	
30062	S127277935		TANGLEWOOD ESTATES LOT 3	2761 TWISTED OAK LANE		MARIETTA	GA	NPDES
30062	1026702433	110070882562	TANGLEWOOD ESTATES LOT 17	2762 TWISTED OAK LANE		MARIETTA	GA	FINDS
30062	S127277932		TANGLEWOOD ESTATES LOT 17	2762 TWISTED OAK LANE		MARIETTA	GA	NPDES
30062	1026686385		TANGLEWOOD ESTATES LOT 17	2762 TWISTED OAK LANE		MARIETTA	GA	
30062	1026686384		TANGLEWOOD ESTATES LOT 16	2768 TWISTED OAK LANE		MARIETTA	GA	
30062	S127277931		TANGLEWOOD ESTATES LOT 16	2768 TWISTED OAK LANE		MARIETTA	GA	NPDES
30062	1026702314	110070882430	TANGLEWOOD ESTATES LOT 16	2768 TWISTED OAK LANE		MARIETTA	GA	FINDS
30062	1026704484	110070884810	TANGLEWOOD ESTATES LOT 15	2772 TWISTED OAK LANE		MARIETTA	GA	FINDS
30062	S127277930		TANGLEWOOD ESTATES LOT 15	2772 TWISTED OAK LANE		MARIETTA	GA	NPDES
30062	1026686383		TANGLEWOOD ESTATES LOT 15	2772 TWISTED OAK LANE		MARIETTA	GA	
30062	S127277926		TANGLEWOOD ESTATES LOT 9	2775 TWISTED OAK LANE		MARIETTA	GA	NPDES
30062	1026705115	110070885504	TANGLEWOOD ESTATES LOT 9	2775 TWISTED OAK LANE		MARIETTA	GA	FINDS
30062	1026686391		TANGLEWOOD ESTATES LOT 9	2775 TWISTED OAK LANE		MARIETTA	GA	
30062	1026686382		TANGLEWOOD ESTATES LOT 14	2776 TWISTED OAK LANE		MARIETTA	GA	
30062	1026703335	110070883550	TANGLEWOOD ESTATES LOT 14	2776 TWISTED OAK LANE		MARIETTA	GA	FINDS
30062	S127277929		TANGLEWOOD ESTATES LOT 14	2776 TWISTED OAK LANE		MARIETTA	GA	NPDES
30062	S130425321		TANGLEWOOD ESTATES LOT 13	2780 TWISTED OAK LANE		MARIETTA	GA	NPDES
30062	1027022099	110071083968	TANGLEWOOD ESTATES LOT 13	2780 TWISTED OAK LANE		MARIETTA	GA	FINDS
30062	1026900561		TANGLEWOOD ESTATES LOT 13	2780 TWISTED OAK LANE		MARIETTA	GA	
30062	1003869341	GAD984279406	PAVILLION DRUM SITE	2100 UPPER ROSWELL ROAD	H, SW, 1/8 - 1/4	MARIETTA	GA	CERCLIS-NFRAP
30062	1028891491	CAC003252634	5129 S. VAN NESS AVE	5129 S. VAN NESS AVE		LOS ANGELES	CA	RCRA-NonGen
30062	1028136863	110071520299	5129 S. VAN NESS AVE	5129 S. VAN NESS AVE		LOS ANGELES	CA	FINDS
30062	1029146168		5129 S. VAN NESS AVE	5129 S. VAN NESS AVE		LOS ANGELES	CA	
30062	1023625208		CRIBMASTER	1955 1955 W OAK CIR		MARIETTA	GA	
30062	1026385608	110070032241	CRIBMASTER	1955 1955 W OAK CIR		MARIETTA	GA	FINDS
30062	S126204177		CRIBMASTER	1955 1955 W OAK CIR		MARIETTA	GA	NPDES
30062	1028263994	30065TPTPP32	TIP TOP POULTRY INC	327 WALLACE RD		MARIETTA	GA	TRIS
30062	U001475425	00330048	TIP TOP POULTRY	327 WALLACE ROAD		MARIETTA	GA	AST, NPDES, TIER 2, LUST, SPILLS, UST
30062	S117051247		TIP TOP POULTRY INC.	327 WALLACE ROAD		MARIETTA	GA	TIER 2
30062	1004462957		TIP TOP POULTRY, INC.	327 WALLACE ROAD		MARIETTA	GA	
30062	S117051263		TIP TOP POULTRY INC	327 WALLACE ROAD		MARIETTA	GA	TIER 2
30062	S107752195	306700079	TIP TOP POULTRY INC	327 WALLACE ROAD		MARIETTA	GA	AIRS, TIER 2
30062	1021110632		BRAZUKA TRANSMISSION	399 WALLACE RD		MARIETTA	GA	EDR Historical Auto Stations
30062	1016224054	110007495950	FIRST NATIONAL BANK OF GA	WAMMOCK PROPERTY JOHNSON FERRY	**	ATLANTA	GA	FINDS
30062	1000507749	GAD984306399	FIRST NATIONAL BANK OF GA	WAMMOCK PROPERTY JOHNSON FERRY	**	ATLANTA	GA	RCRA-NonGen
30062	1027573714	110071348575	WATERFRONT RESIDENTIAL	3082 WATERFRONT DRIVE		MARIETTA	GA	FINDS
30062	S130439154		WATERFRONT RESIDENTIAL	3082 WATERFRONT DRIVE		MARIETTA	GA	NPDES
30062	1004462517	110005679774	AFF INC	549 WEBB INDUSTRIAL DR		MARIETTA	GA	RCRA-NonGen, FINDS
30062	S121801431		WEBB JERVIS B CO OF G	560 WEBB IND. DR.		MARIETTA	GA	AIRS
30062	1000161319	110001764314	WEBB JERVIS B CO OF G	560 WEBB INDUSTRIAL DR		MARIETTA	GA	RCRA-NonGen, FINDS
30062	1024371679	110070274186	KITCHEN AND BATH SOLUTIONS	560 WEBB INDUSTRIAL DRIVE		MARIETTA	GA	FINDS
30062	S125319825		JERVIS B. WEBB COMPANY OF GEORGIA	560 WEBB INDUSTRIAL DRIVE, NE		MARIETTA	GA	NPDES
30062	S107750885	306700118	HOLLAND OUTDOOR DISPL	580 WEBB IND. DR		MARIETTA	GA	AIRS
30062	1004463560	110001419484	HOLLAND OUTDOOR DISPL	580 WEBB IND. DR.		MARIETTA	GA	FINDS
30062	1000106591	110005670942	ALN CHEMICAL PACKAGING CO	581 WEBB INDUSTRIAL DR		MARIETTA	GA	RCRA-NonGen, FINDS
30062	1032121649		KITCHEN & BATH SOLUTIONS	660 WEBB INDUSTRIAL DRIVE		MARIETTA	GA	
30062	S112374506		ALN CHEMICAL COMPANY	WEBB INDUSTRIAL DRIVE		MARIETTA	GA	
30062	2022354823			WENDY LANE	**	MARIETTA	GA	ERNS
30062	S127251941		MABRY GROVE SUBDIVISION	4494 WESLEY CHAPEL ROAD		MARIETTA	GA	NPDES
30062	1024165094	110070264102	MABRY GROVE SUBDIVISION	4494 WESLEY CHAPEL ROAD		MARIETTA	GA	FINDS
30062	1026958941		WESLEY CHAPEL AKA HAYGOOD MEADO	WESLEY CHAPEL ROAD	**	MARIETTA	GA	
30062	1022979302	110071179547	GARRISON PARC	WESLEY CHAPEL ROAD	**	MARIETTA	GA	FINDS
30062	S127208150		CHAPEL HEIGHTS SUBDIVISION	WESLEY CHAPEL ROAD	**	MARIETTA	GA	NPDES
30062	1026847276		GARRISON PARC	WESLEY CHAPEL ROAD	**	MARIETTA	GA	
30062	S130422356		GARRISON PARC	WESLEY CHAPEL ROAD	**	MARIETTA	GA	NPDES
30062	S130428829		WESLEY CHAPEL AKA HAYGOOD MEADO	WESLEY CHAPEL ROAD	**	MARIETTA	GA	NPDES
30062	1024221588	110070216841	WESLEY CHAPEL ROAD SIDEWALK - E726	WESLEY CHAPEL ROAD FROM SANDY PL	**	MARIETTA	GA	FINDS
30062	1024124931		WESLEY CHAPEL ROAD SIDEWALK - E726	WESLEY CHAPEL ROAD FROM SANDY PL	**	MARIETTA	GA	
30062	S127186234		WESLEY CHAPEL ROAD SIDEWALK - E726	WESLEY CHAPEL ROAD FROM SANDY PL	**	MARIETTA	GA	NPDES
30062	1031897269		BIRLA CARBON USA, INC	1800 1800 WEST OAK COMMONS CT		MARIETTA	GA	
30062	1032332443		THE DOW CHEMICAL COMPANY	1881 1881 WEST OAK PARKWAY		MARIETTA	GA	

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ZIP	EDR-ID	Facility ID	Name	Address	Map/Dir/Dist	City	State	Databases
30062	1000249691	110005675199	MARIETTA KAWASAKI YAMAHA	350 WHITE AVE SE		MARIETTA	GA	RCRA-NonGen, FINDS
30062	1006790249	110013596750	FAST TRIP INC	630 WHITLOCK AVE		MARIETTA	GA	FINDS
30062	1025987629	110070600516	WICKS LAKE WATER MAIN REPLACEMEN	WICKS LAKE DRIVE		MARIETTA	GA	FINDS
30062	1025918568		WICKS LAKE WATER MAIN REPLACEMEN	WICKS LAKE DRIVE		MARIETTA	GA	
30062	S127186750		WICKS LAKE WATER MAIN REPLACEMEN	WICKS LAKE DRIVE	**	MARIETTA	GA	NPDES
30062	S127254521		WESLEY CROSSING	4003 WINDING WOODS COURT		MARIETTA	GA	NPDES
30062	1024603353	110070390755	WESLEY CROSSING	4003 WINDING WOODS COURT		MARIETTA	GA	FINDS
30062	1024600000	110070387402	WESLEY CROSSING	4004 WINDING WOODS COURT		MARIETTA	GA	FINDS
30062	S127254517		WESLEY CROSSING	4004 WINDING WOODS COURT		MARIETTA	GA	NPDES
30062	1024604405	110070391807	WESLEY CROSSING	4008 WINDING WOODS COURT		MARIETTA	GA	FINDS
30062	S127254428		WESLEY CROSSING	4008 WINDING WOODS COURT		MARIETTA	GA	NPDES
30062	1020046104		MVP CARE INC	4501 WINGHAM PL		MARIETTA	GA	EDR Historical Cleaners
30062	1021847017		HICKORY FLATS TEXACO INC	4501 WINGHAM PL		MARIETTA	GA	EDR Historical Auto Stations
30062	S112370256		SHIRLEY STEWART	3237 WINTER WOOD COURT		MARIETTA	GA	
30062	92115293			3326 WOODSFIELD DR		MARIETTA	GA	ERNS
30062	1021058231		FITZGERALD CONVENIENCE CENTERS	47404 WOODSTOCK RD	**	MARIETTA	GA	EDR Historical Auto Stations
30068	1016789788	110058341566	TAMMY'S DINER-CHLORINATION		**	MARIETTA	GA	FINDS
30068	S107914168		BOYD PROPERTY	1900 & 1908 LOWER ROSWELL RD.		MARIETTA	GA	BROWNFIELDS, NON HSI
30068	1022974635	110070010985	FAIRVIEW AT INDIAN HILLS BUILDING C L	3954, 3958, 3962, 3966 CLIFFMONT CIRCLI		MARIETTA	GA	FINDS
30068	S127213328		FAIRVIEW AT INDIAN HILLS BUILDING C L	3954, 3958, 3962, 3966 CLIFFMONT CIRCLI		MARIETTA	GA	NPDES
30068	S127221216		FAIRVIEW AT INDIAN HILLS BUILDING D L	3972, 3976, 3980, 3984, & 3988 CLIFFMONT		MARIETTA	GA	NPDES
30068	1022977691	110070014044	FAIRVIEW AT INDIAN HILLS BUILDING D L	3972, 3976, 3980, 3984, & 3988 CLIFFMONT		MARIETTA	GA	FINDS
30068	A100336492		RACE EXPRESS	570 HIGHWAY 42 NORTH		MCDONOUGH	GA	AST
30068	1026703569	110070883805	TANGLEWOOD ENCLAVE LOTS 2-4	4970, 4976, 4982 CONCERT LANE		MARIETTA	GA	FINDS
30068	S127278082		TANGLEWOOD ENCLAVE LOTS 2-4	4970, 4976, 4982 CONCERT LANE		MARIETTA	GA	NPDES
30068	1026686379		TANGLEWOOD ENCLAVE LOTS 2-4	4970, 4976, 4982 CONCERT LANE		MARIETTA	GA	
30068	S127278104		TANGLEWOOD ENCLAVE LOTS 5-8	4970, 4992, 4996, 5002 CONCERT LANE		MARIETTA	GA	NPDES
30068	1026686380		TANGLEWOOD ENCLAVE LOTS 5-8	4970, 4992, 4996, 5002 CONCERT LANE		MARIETTA	GA	
30068	1026704832	110070885191	TANGLEWOOD ENCLAVE LOTS 5-8	4970, 4992, 4996, 5002 CONCERT LANE		MARIETTA	GA	FINDS
30068	1026686381		TANGLEWOOD ENCLAVE LOTS 9-10 & 12	4973, 4999, 5005 CONCERT LANE		MARIETTA	GA	
30068	1026702609	110070882758	TANGLEWOOD ENCLAVE LOTS 9-10 & 12	4973, 4999, 5005 CONCERT LANE		MARIETTA	GA	FINDS
30068	S127278180		TANGLEWOOD ENCLAVE LOTS 9-10 & 12	4973, 4999, 5005 CONCERT LANE		MARIETTA	GA	NPDES
30068	S127239583		ARIA VILLAGE (AKA ARIA SOUTH (AKA 70	751 ABERNATHY ROAD		SANDY SPRINGS	GA	NPDES
30068	1024030512	110070153561	ARIA VILLAGE (AKA ARIA SOUTH (AKA 70	751 ABERNATHY ROAD		SANDY SPRINGS	GA	FINDS
30068	S116495824		GERSTIN CLEANERS	5623 ASHEFORDE LANE		MARIETTA	GA	DRYCLEANERS
30068	1022975550	110070011901	FAIRVIEW AT INDIAN HILLS	900 AUDOBON DRIVE		MARIETTA	GA	FINDS
30068	1022981557	110070017920	FAIRVIEW AT INDIAN HILLS BUILDING A L	900 AUDOBON DRIVE (3910, 3914, 3918, 2		MARIETTA	GA	FINDS
30068	S127212588		FAIRVIEW AT INDIAN HILLS BUILDING A L	900 AUDOBON DRIVE (3910, 3914, 3918, 2		MARIETTA	GA	NPDES
30068	1022972873	110070009222	FAIRVIEW AT INDIAN HILLS BUILDING B L	900 AUDOBON DRIVE (3932, 3936, 3940, 3		MARIETTA	GA	FINDS
30068	S127212596		FAIRVIEW AT INDIAN HILLS BUILDING B L	900 AUDOBON DRIVE (3932, 3936, 3940, 3		MARIETTA	GA	NPDES
30068	1027303435	110071295658	AVONDALE PARK RESERVE LOTS 11-18	640-668 AVONDALE PARK CIRCLE		DECATUR	GA	FINDS
30068	S130436329		AVONDALE PARK RESERVE LOTS 11-18	640-668 AVONDALE PARK CIRCLE		DECATUR	GA	NPDES
30068	S127256387		ROBINSON PARK LOT 13	781 BELLROSE LANE		MARIETTA	GA	NPDES
30068	1024705883	110070500384	ROBINSON PARK LOT 13	781 BELLROSE LANE		MARIETTA	GA	FINDS
30068	S127256384		ROBINSON PARK	789 BELLROSE LANE		MARIETTA	GA	NPDES
30068	1024706866	110070501403	ROBINSON PARK LOT 11	789 BELLROSE LANE		MARIETTA	GA	FINDS
30068	1024705407	110070499908	ROBINSON PARK	789 BELLROSE LANE		MARIETTA	GA	FINDS
30068	S127256386		ROBINSON PARK LOT 11	789 BELLROSE LANE		MARIETTA	GA	NPDES
30068	S132280770		BUICE BLOCK F	5783 BELLS FERRY ROAD	**	MARIETTA	GA	NPDES
30068	1031356686		BUICE BLOCK F	5783 BELLS FERRY ROAD	**	MARIETTA	GA	
30068	1031458627	110071849870	BUICE BLOCK F	5783 BELLS FERRY ROAD	**	MARIETTA	GA	FINDS
30068	S127186762		PI#0007174, PROJECT#CSBRG-0007-00(17	BRIDGE REPLACEMENT OVER PEACHTRI	**	SANDY SPRINGS	GA	NPDES
30068	1025809953	110070544738	PI#0007174, PROJECT#CSBRG-0007-00(17	BRIDGE REPLACEMENT OVER PEACHTRI	**	SANDY SPRINGS	GA	FINDS
30068	1025469112		PI#0007174, PROJECT#CSBRG-0007-00(17	BRIDGE REPLACEMENT OVER PEACHTRI	**	SANDY SPRINGS	GA	
30068	1026540538	110070833589	QX LLC	4015 BROCKTON CLOS		MARIETTA	GA	FINDS
30068	1022990101	110070026473	CANTON PINES PLACE LOT 8	3037 CANTON PINES PLACE		MARIETTA	GA	FINDS
30068	S130436303		AVONDALE PARK TOWNES LOTS 1-29	3391-3444 CATALAN ALLEY		DECATUR	GA	NPDES
30068	1027303777	110071296042	AVONDALE PARK TOWNES LOTS 1-29	3391-3444 CATALAN ALLEY		DECATUR	GA	FINDS
30068	1020861361		SNELLVILLE STN DEVELOPERS LLC	778 CHELSEA PARK LN		MARIETTA	GA	EDR Historical Auto Stations
30068	1006775081	110013443764	AM GAS AND FOOD	778 CHELSEA PARK LN		MARIETTA	GA	FINDS
30068	1032500735	110071993925	3467 CLUBLAND DRIVE	3467 CLUBLAND DRIVE		MARIETTA	GA	FINDS
30068	1026639649		SPRINGWOOD APARTMENTS LLC	3555 CLUBLAND DRIVE		MARIETTA	GA	PRP
30068	1022971323	110070007669	3610 CLUBLAND TERRACE (INDIAN HILLS	3610 CLUBLAND TER		MARIETTA	GA	FINDS
30068	S127217503		3610 CLUBLAND TERRACE (INDIAN HILLS	3610 CLUBLAND TER		MARIETTA	GA	NPDES
30068	1022972740	110070009089	INDIAN HILLS LOT 8	3785 CLUBLAND TRAIL		MARIETTA	GA	FINDS
30068	S127235242		3816 CLUBLAND DRIVE (INDIAN HILLS)	3816 CLUBLAND DRIVE (INDIAN HILLS)		MARIETTA	GA	NPDES
30068	U001490448	09033019	INDIAN HILLS COUNTRY CLUB	4001 CLUBLAND DR		MARIETTA	GA	LUST, UST
30068	1028274010		INDIAN HILLS COUNTRY CLUB	4001 CLUBLAND DR		MARIETTA	GA	

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ZIP	EDR-ID	Facility ID	Name	Address	Map/Dir/Dist	City	State	Databases
30068	S130429102		TANGLEWOOD ENCLAVE LOT 1	4964 CONCERT LANE		MARIETTA	GA	NPDES
30068	S130429112		TANGLEWOOD ENCLAVE LOT 13	4967 CONCERT LANE		MARIETTA	GA	NPDES
30068	S130429111		TANGLEWOOD ENCLAVE LOT 11	4985 CONCERT LANE		MARIETTA	GA	NPDES
30068	1027128185	110071178815	TANGLEWOOD ENCLAVE LOT 11	4985 CONCERT LANE		MARIETTA	GA	FINDS
30068	S127212388		LOT 15 INDIAN HILLS	820 CREEKSTONE CT		MARIETTA	GA	NPDES
30068	1023660953	110070075064	LOT 15 INDIAN HILLS	820 CREEKSTONE CT		MARIETTA	GA	FINDS
30068	S130422668		DICKERSON FARM	145 DICKERSON NE		MARIETTA	GA	NPDES
30068	1026847515		DICKERSON FARM	145 DICKERSON NE		MARIETTA	GA	
30068	1026977360	110070948202	DICKERSON FARM	145 DICKERSON NE		MARIETTA	GA	FINDS
30068	1024605058	110070392460	ENCLAVE AT LANIER	9510 ENCLAVE LN		GAINESVILLE	GA	FINDS
30068	S127174554		ENCLAVE AT LANIER	9510 ENCLAVE LN		GAINESVILLE	GA	NPDES
30068	1022987239	110070023609	OVERLOOK AT MARIETTA COUNTRY CLU	ENTRANCE AT 2187 TAYSIDE CROSSING	**	UNKNOWN	GA	FINDS
30068	S127202180		OVERLOOK AT MARIETTA COUNTRY CLU	ENTRANCE AT 2187 TAYSIDE CROSSING	**	UNKNOWN	GA	NPDES
30068	S112369211		TRU-GREEN CHEMLAWN	EXETER COURT OFF CHAD LAKE DRIVE		MARIETTA	GA	
30068	2014001258		I-75 EXIT 265	I-75 EXIT 265	**	MARIETTA	GA	HMIRS
30068	1020154302		SIMIONIZED CAR WASH INC	4129 FAWN CT		MARIETTA	GA	EDR Historical Auto Stations
30068	1022203885		AMERIPRISE FINA	1000 J FERRY RD D125		MARIETTA	GA	EDR Historical Auto Stations
30068	1006775209	110013445058	RYDER TRANSPORTATION SERVICES #08	1455 FIELD PARK CIRCLE		MARIETTA	GA	AST, TIER 2, FINDS, SPILLS, UST
30068	S107774888	FATR200623QX4F	008BXK -- RYDER TRANSPORTATION SERVICES #0829 -- 1455 FIELD PARK CIRCLE			MARIETTA	GA	TIER 2
30068	S117050575		RYDER TRANSPORTATION SERVICES #08	1455 FIELD PARK CIRCLE		MARIETTA	GA	TIER 2
30068	1020354471		J COPELAND ENTERPRISES	1346 GARRICK WAY		MARIETTA	GA	EDR Historical Auto Stations
30068	1021852886		INDEPENDENT TRANSMISSION INC	2095 HARTFORD CT		MARIETTA	GA	EDR Historical Auto Stations
30068	S127243264		HEYWARD SQUARE LOT 26 (5421 HEYWA	5421 HEYWARD SQUARE PLACE		MARIETTA	GA	NPDES
30068	1024086306	110070202309	HEYWARD SQUARE LOT 26 (5421 HEYWA	5421 HEYWARD SQUARE PLACE		MARIETTA	GA	FINDS
30068	2018230452			1468 HOLCOMB BRIDGE RD		ROSWELL	GA	ERNS
30068	2022349026			1650 HOLT RD	**	MARIETTA	GA	ERNS
30068	1024705872	110070500373	SOPE CREEK SEWER CROSSING AT HOL	269 HOLT ROAD		MARIETTA	GA	FINDS
30068	S127186635		SOPE CREEK SEWER CROSSING AT HOL	269 HOLT ROAD		MARIETTA	GA	NPDES
30068	S127162624		WHEELER HIGH SCHOOL	375 HOLT RD		MARIETTA	GA	NPDES
30068	1032397621		WHEELER HIGH SCHOOL COBB	375 HOLT ROAD NE		MARIETTA	GA	
30068	1032027115		EAST COBB MIDDLE SCHOOL	380 HOLT ROAD	**	LIVINGSTON	TX	
30068	U001475842	330564	EASTVALLEY ES REPLACEMENT FACILITY	380 HOLT ROAD		MARIETTA	GA	NPDES, UST
30068	1026939304		EASTVALLEY ES REPLACEMENT FACILITY	380 HOLT ROAD		MARIETTA	GA	
30068	1027120884	110071155974	EASTVALLEY ES REPLACEMENT FACILITY	380 HOLT ROAD		MARIETTA	GA	FINDS
30068	1024708731	110070503269	LDS PAPER MILL	95 HOLT ROAD		MARIRETTA	GA	FINDS
30068	S127174807		LDS PAPER MILL	95 HOLT ROAD		MARIRETTA	GA	NPDES
30068	1021813198		PANTRY CORNER	141 HUNTING CREEK DR		MARIETTA	GA	EDR Historical Auto Stations
30068	S127248035		INDIAN HILLS LOT 19 (308 INDIAN HILLS T	308 INDIAN HILLS TRAIL		MARIETTA	GA	NPDES
30068	1024140440		INDIAN HILLS LOT 19 (308 INDIAN HILLS T	308 INDIAN HILLS TRAIL		MARIETTA	GA	
30068	1024237678	110070238307	INDIAN HILLS LOT 19 (308 INDIAN HILLS T	308 INDIAN HILLS TRAIL		MARIETTA	GA	FINDS
30068	S127239686		INDIAN HILLS LOT 18 (318 INDIAN HILLS T	318 INDIAN HILLS TRAIL		MARIETTA	GA	NPDES
30068	1024030612	110070153663	INDIAN HILLS LOT 18 (318 INDIAN HILLS T	318 INDIAN HILLS TRAIL		MARIETTA	GA	FINDS
30068	S127212385		LOT 17 INDIAN HILLS	733 INDIAN HILLS PKWY		MARIETTA	GA	NPDES
30068	1023660951	110070075062	LOT 17 INDIAN HILLS	733 INDIAN HILLS PKWY		MARIETTA	GA	FINDS
30068	S113244634		LOVE IMPORTS	INDIAN HILLS DRIVE		MARIETTA	GA	SWF/LF
30068	S107150637		REDI-FLOORS, INC	870 INDUSTRIAL PARK DRIVE		MARIETTA	GA	NON HSI
30068	1018743600		BEST QUALITY CLEANERS	1310 JHNSN FERRY RD		MARIETTA	GA	EDR Historical Cleaners
30068	1020936604		EHLER ENTERPRISES INC	1000 JOHNSON FERRY RD		MARIETTA	GA	EDR Historical Auto Stations
30068	S127170731		SOLANA EAST COBB ASSISTED LIVING AI	1032 JOHNSON FERRY RD		MARIETTA	GA	NPDES
30068	1022986612	110070022981	SOLANA EAST COBB ASSISTED LIVING AI	1032 JOHNSON FERRY RD		MARIETTA	GA	FINDS
30068	1015918392	110045538897	CVS PHARMACY #4590	1099 JOHNSON FERRY ROAD		MARIETTA	GA	FINDS
30068	1031994238		CVS	1099 JOHNSON FERRY ROAD		MARIETTA	GA	
30068	1014952222	GAR000065094	CVS PHARMACY #4590	1099 JOHNSON FERRY ROAD		MARIETTA	GA	RCRA-NonGen
30068	1032254324		PUBLIX	1100 JOHNSON FERRY RD		MARIETTA	GA	
30068	1020026178		LEE HUI Y	1100 JOHNSON FERRY RD		MARIETTA	GA	EDR Historical Cleaners
30068	1026737115		PUBLIX SUPERMARKET 155 WOODLAWN	1100 JOHNSON FERRY ROAD		MARIETTA	GA	
30068	1026495161	GAR000090506	PUBLIX SUPERMARKET 155 WOODLAWN	1100 JOHNSON FERRY ROAD		MARIETTA	GA	RCRA-CESQG
30068	1026783544	110070910217	PUBLIX SUPERMARKET 155 WOODLAWN	1100 JOHNSON FERRY ROAD		MARIETTA	GA	FINDS
30068	S116495460		ART CLEANERS	1100 JOHNSON FERRY ROAD #90		MARIETTA	GA	DRYCLEANERS
30068	1032236243		PETCO	1100 JOHNSON FERRY ROAD, SUITE 10		MARIETTA	GA	
30068	1032202034		NORTH ATLANTA SPINE AND PAIN	1121 JOHNSON FERRY RD		MARIETTA	GA	
30068	1032202032		NORTH ATLANTA SPINE AND PAIN	1121 JOHNSON FERRY RD BLDG 2, SUITE		MARIETTA	GA	
30068	1024085291	110070202457	CHICK-FIL-A #0802 - WOODLAWN SQUARE	1201 JOHNSON FERRY ROAD		MARIETTA	GA	FINDS
30068	S127172877		CHICK-FIL-A #0802 - WOODLAWN SQUARE	1201 JOHNSON FERRY ROAD		MARIETTA	GA	NPDES

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30068	1026495253	GAR000091496	LIDL	1205 JOHNSON FERRY RD		MARIETTA	GA	RCRA-NonGen
30068	1026684487		SALLY BEAUTY SUPPLY #3031	1205 JOHNSON FERRY RD		MARIETTA	GA	
30068	1026773796	110070899201	SALLY BEAUTY SUPPLY #3031	1205 JOHNSON FERRY RD		MARIETTA	GA	FINDS
30068	1018912349		ALTERATIONS BY LEE INC	1205 JOHNSON FERRY RD		MARIETTA	GA	EDR Historical Cleaners
30068	S116496202		LIDL 1445 EAST COBB	1205 JOHNSON FERRY ROAD		EAST COBB	GA	DRYCLEANERS, TIER 2
30068	S116496552		WOODLAWN CLEANRS	1205 JOHNSON FERRY ROAD SUITE 132		MARIETTA	GA	DRYCLEANERS
30068	1018111367		RIVER HILL WWTP	1225 JOHNSON FERRY RD		MARIETTA	GA	
30068	1017815425	110064424485	RIVER HILL WWTP	1225 JOHNSON FERRY RD		MARIETTA	GA	FINDS
30068	1004687605	110005710784	PLAZA CLEANERS	1273 JOHNSON FERRY RD		MARIETTA	GA	RCRA-NonGen, FINDS
30068	S106854537	403604	PLAZA CLEANERS (FORMER)	1273 JOHNSON FERRY ROAD		MARIETTA	GA	DRYCLEANERS, NON HSI
30068	1020129893		SIMONIZED CAR WASH INC	1274 JOHNSON FERRY RD		MARIETTA	GA	EDR Historical Auto Stations
30068	1020585288		MOTIVA ENTERPRISES LLC	1280 JOHNSON FERRY RD		MARIETTA	GA	EDR Historical Auto Stations
30068	1031928588		CHIPOTLE #1464-MARIETTA EAST COBB	1281 JOHNSON FERRY ROAD, SUITE 104		MARIETTA	GA	
30068	1032219256		OFFICE DEPOT	1287 JOHNSON FERRY ROAD		MARIETTA	GA	
30068	1032164922		MARSHALLS	1311 JOHNSON FERRY RD # S424		MARIETTA	GA	
30068	1032352950		ULTA BEAUTY	1311 JOHNSON FERRY RD.		MARIETTA	GA	
30068	U001629157	09033284	MERCHANT'S WALK	1325 JOHNSON FERRY RD		MARIETTA	GA	LUST, UST
30068	1028274232		MERCHANT'S WALK	1325 JOHNSON FERRY RD		MARIETTA	GA	
30068	1020067637		PROFESSIONAL CLEANERS	1325 JOHNSON FERRY RD		MARIETTA	GA	EDR Historical Cleaners
30068	U001475561	330232	AYAAN ENTERPRISES INC	133 JOHNSON FERRY RD		MARIETTA	GA	DRYCLEANERS, LUST, UST
30068	1028264137		AYAAN ENTERPRISES INC	133 JOHNSON FERRY RD		MARIETTA	GA	
30068	1000391394	110005674341	THAT CLEANING PLACE	133 JOHNSON FERRY RD		MARIETTA	GA	RCRA-CESQG, FINDS
30068	1006782236	110013516061	VILLAGE CENTER INC	133 JOHNSON FERRY RD		MARIETTA	GA	FINDS
30068	A100502877		SHELL	133 JOHNSON FERRY ROAD		MARIETTA	GA	AST
30068	1020244680		VILLAGE CONVENIENCE CENTER	133 JOHNSON FERRY ROAD		MARIETTA	GA	EDR Historical Auto Stations
30068	1032032423		EMORY CLINC AT EAST COB	137 JOHNSON FERRY RD # 1200		MARIETTA	GA	
30068	1032032425		EMORY CLINIC AT EAST COBB	137 JOHNSON FERRY RD #1200		MARIETTA	GA	
30068	1032032426		EMORY CLINIC AT EAST COBB	137 JOHNSON FERRY RD . #1200		MARIETTA	GA	
30068	1025999978	110070622317	FULTON COBB DIVERSION PIPELINE - CO	301 JOHNSON FERRY RD SE		MARIETTA	GA	FINDS
30068	S127186982		FULTON COBB DIVERSION PIPELINE - CO	301 JOHNSON FERRY RD SE		MARIETTA	GA	NPDES
30068	1025934675		FULTON COBB DIVERSION PIPELINE - CO	301 JOHNSON FERRY RD SE		MARIETTA	GA	
30068	U004117443		QUICK LUBE-CAR CARE CENTER LLC	557 JOHNSON FERRY RD		MARIETTA	GA	LUST, UST
30068	S133556113			557 JOHNSON FERRY RD		MARIETTA	GA	
30068	1028258497		QUICK LUBE-CAR CARE CENTER LLC	557 JOHNSON FERRY RD		MARIETTA	GA	
30068	1007569791	GAR000038315	BP FACILITY #79661	559 JOHNSON FERRY		MARIETTA	GA	RCRA-NonGen
30068	1028272043		PETROLEUM PROPERTIES LLC	559 JOHNSON FERRY RD		MARIETTA	GA	
30068	1006791251	110013606874	BP #79661	559 JOHNSON FERRY RD		MARIETTA	GA	FINDS
30068	1022127810		BRITISH PETROLEUM	559 JOHNSON FERRY RD		MARIETTA	GA	EDR Historical Auto Stations
30068	U001489553	9000546	PETROLEUM PROPERTIES LLC	559 JOHNSON FERRY RD		MARIETTA	GA	LUST, UST
30068	1021178061		LAVASSANI HAMID	680 JOHNSON FERRY RD		MARIETTA	GA	EDR Historical Auto Stations
30068	1015918301	110045538174	CVS PHARMACY #7044	687 JOHNSON FERRY RD.		MARIETTA	GA	FINDS
30068	1031996946		CVS	687 JOHNSON FERRY RD.		MARIETTA	GA	
30068	1031993126		CVS PHARMACY	687 JOHNSON FERRY RD.		MARIETTA	GA	
30068	1014952174	GAR000064576	CVS PHARMACY #7044	687 JOHNSON FERRY ROAD		MARIETTA	GA	RCRA-CESQG
30068	S116496081		OLD SALEM CLEANING CENTER #1	705 JOHNSON FERRY ROAD		MARIETTA	GA	DRYCLEANERS
30068	1028264229		EXXON	730 JOHNSON FERRY RD LOWER ROSWE		MARIETTA	GA	
30068	1006782886	110013522599	EXXON	730 JOHNSON FERRY RD LOWER ROSWE		MARIETTA	GA	FINDS, LUST, UST
30068	S112369602		LAROUCHE INDUSTRIES	1111 JOHNSONS FERRY RD		MARIETTA	GA	
30068	1022984541	110070020908	ROBINSON PARK	810 LECROY DR NE		MARIETTA	GA	FINDS
30068	S127222866		ROBINSON PARK	810 LECROY DR NE		MARIETTA	GA	NPDES
30068	S127306985		FLAGSTAR BANK PROPERTY	4895 LOWEER ROSWELL RD SE		MARIETTA	GA	NON HSI
30068	1021316832		RAPID ROTATION INC	1580 LOWER ROSWELL RD		MARIETTA	GA	EDR Historical Auto Stations
30068	S110591793		4685 LLP LOWER LOOP GSM - USID57567	1770 LOWER ROSWELL RD NE		MARIETTA	GA	TIER 2
30068	S117049971		NEW CINGULAR WIRELESS PCS, LLC - 46	1770 LOWER ROSWELL RD NE		MARIETTA	GA	TIER 2
30068	1000506787	110005696041	PROFESSIONAL REPAIRS	1770 LOWER ROSWELL ROAD		MARIETTA	GA	RCRA-CESQG, FINDS
30068	1020442236		BRASAUTO AUTOMOTIVE CO LLC	1784 LOWER ROSWELL RD		MARIETTA	GA	EDR Historical Auto Stations
30068	S127171930		MALONE'S AUTO	1827 LOWER ROSWELL RD		MARIETTA	GA	NPDES
30068	1023660443	110070074554	MALONE'S AUTO	1827 LOWER ROSWELL RD		MARIETTA	GA	FINDS
30068	1000404351	110005676483	2.50 CLEANERS	1836 LOWER ROSWELL RD		MARIETTA	GA	RCRA-NonGen, FINDS
30068	U001475421	330044	QUIKTRIP #806	1900 LOWER ROSWELL RD		MARIETTA	GA	UST
30068	A100501808		QUICKTRIP STORE # 806	1900 LOWER ROSWELL ROAD		MARIETTA	GA	AST
30068	1006788370	110013577799	TRICO VII PETROLEUM INC #964	1912 LOWER ROSWELL RD		MARIETTA	GA	FINDS, LUST, UST
30068	1020187092		WALLACE TEXACO	1912 LOWER ROSWELL RD		MARIETTA	GA	EDR Historical Auto Stations

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30068	1028264270		MALONE AUTO	1912 LOWER ROSWELL RD		MARIETTA	GA	
30068	1004687914	110005715878	EXXONMOBIL OIL CORPORATION 40513	1912 LOWER ROSWELL ROAD		MARIETTA	GA	RCRA-NonGen, FINDS
30068	A100329292		CIRCLE K #5268	2020 LOWER ROSWELL RD		MARIETTA	GA	AST
30068	1022988642	110070025012	EAST MARIETTA LIBRARY & COMMUNITY	2051 LOWER ROSWELL RD		MARIETTA	GA	FINDS
30068	S127170519		EAST MARIETTA LIBRARY & COMMUNITY	2051 LOWER ROSWELL RD		MARIETTA	GA	NPDES
30068	1019946255		C & D CORPORATION	2058 LOWER ROSWELL RD		MARIETTA	GA	EDR Historical Cleaners
30068	1019946257		C & D CORPORATION	2060 LOWER ROSWELL RD		MARIETTA	GA	EDR Historical Cleaners
30068	S117884502		NEW MARKET CENTER - TLC CLEANERS	2060 LOWER ROSWELL RD.		MARIETTA	GA	BROWNFIELDS, VCP, INST CONTROL
30068	S130211300		TLC CLEANERS	2060 LOWER ROSWELL ROAD, SUITE 100		MARIETTA	GA	
30068	1032458086	110071914487	MIRADOR ESTATES	4110 LOWER ROSWELL ROAD		MARIETTA	GA	FINDS
30068	1032412802		MIRADOR ESTATES	4110 LOWER ROSWELL ROAD		MARIETTA	GA	
30068	1014883982	110044221703	MT. BETHEL CHRISTIAN ACADEMY	4385 LOWER ROSWELL ROAD		MARIETTA	GA	ICIS, FINDS
30068	1021885611		SUNBELT PROPERTIES CORPORATION	44 LOWER ROSWELL RD	**	MARIETTA	GA	EDR Historical Auto Stations
30068	1006775123	110013444184	EAST COBB GOVERNMENT SERVICE CEN	4400 LOWER ROSWELL RD		MARIETTA	GA	FINDS, LUST, UST
30068	1028274272		EAST COBB GOVERNMENT SERVICE CEN	4400 LOWER ROSWELL RD		MARIETTA	GA	
30068	1023704946	110070103502	JAMES E. QUARLES PLANT 1 REPLACEME	4402 LOWER ROSWELL RD		MARIETTA	GA	FINDS
30068	S127172271		JAMES E. QUARLES PLANT 1 REPLACEME	4402 LOWER ROSWELL RD		MARIETTA	GA	NPDES
30068	1017428948	110071898998	JAMES E QUARLES WTP	4402 LOWER ROSWELL ROAD		MARIETTA	GA	FINDS
30068	S107772541	FATR200625RC18002KXB -- JAMES E. QUARLES WATER TREATMENT PLANT -- 4402 LOWER ROSWELL ROAD				MARIETTA	GA	TIER 2
30068	1011835409		QUARLES WATER TREATMENT PLANT	4402 LOWER ROSWELL ROAD		MARIETTA	GA	RMP
30068	1031943573		COBB COUNTY MARIETTA WATER AUTHC	4402 LOWER ROSWELL ROAD		MARIETTA	GA	
30068	1020469534		NATIONAL AUTOMOTIVE INC	4696 LOWER ROSWELL RD		MARIETTA	GA	EDR Historical Auto Stations
30068	2004739615			4696 LOWER ROSWELL RD.		MARIETTA	GA	ERNS
30068	1000507277	110005698370	MEINEKE DISCOUNT BRAKE & MUFFLER	4696 LOWER ROSWELL ROAD		MARIETTA	GA	RCRA-NonGen, FINDS
30068	U001475760	00330472	CIRCLE K STORE #5259	4706 LOWER ROSWELL RD		MARIETTA	GA	DRYCLEANERS, SHWS, LUST, UST
30068	1001218356	110009358505	CIRCLE K #5259	4706 LOWER ROSWELL RD		MARIETTA	GA	RCRA-NonGen, FINDS
30068	1028264321		CIRCLE K STORE #5259	4706 LOWER ROSWELL RD		MARIETTA	GA	
30068	A100495219		CIRCLE K. #5259	4706 LOWER ROSWELL ROAD		MARIETTA	GA	AST
30068	A100329238		SUBURBAN RENTAL	4710 LOWER ROSWELL ROAD		MARIETTA	GA	AST
30068	1000413509	110005682270	CARE KLEEN	4719 LOWER ROSWELL RD		MARIETTA	GA	RCRA-NonGen, FINDS
30068	1018685934		HI FASHIONS	4719 LOWER ROSWELL RD		MARIETTA	GA	EDR Historical Cleaners
30068	S106854536	403603	KLEEN CARE	4719 LOWER ROSWELL RD., SUITE 100		MARIETTA	GA	NON HSI
30068	S117717688		KLEEN CARE CLEANERS (CARE KLEEN)	4719 LOWER ROSWELL ROAD		MARIETTA	GA	BROWNFIELDS, INST CONTROL, NON HSI
30068	S116496096		ONE HOUR MARTINIZING CLEANERS	4719 LOWER ROSWELL ROAD SUITE 100		MARIETTA	GA	DRYCLEANERS
30068	S133732368		4721 LOWER ROSWELL ROAD PROPERTY	4721 LOWER ROSWELL ROAD		MARIETTA	GA	BROWNFIELDS
30068	1012134424	110039160458	CHATTAHOOCHEE HOME AND GARDEN	4773 LOWER ROSWELL ROAD		MARIETTA	GA	ICIS, FINDS
30068	1018727682		ANDER CLEANERS INC	4816 LOWER ROSWELL RD		MARIETTA	GA	EDR Historical Cleaners
30068	1031067999	GAR000098921	KROGER #335-11	4880 LOWER ROSWELL RD		MARIETTA	GA	RCRA-CESQG
30068	1031229485	110071737481	KROGER #335-11	4880 LOWER ROSWELL RD		MARIETTA	GA	FINDS
30068	1018953755		STITCHWORKS	4880 LOWER ROSWELL RD		MARIETTA	GA	EDR Historical Cleaners
30068	1031148812		KROGER #335-11	4880 LOWER ROSWELL RD		MARIETTA	GA	
30068	1018942077		PARK AIRE CLEANERS	4885 LOWER ROSWELL RD		MARIETTA	GA	EDR Historical Cleaners
30068	1018649905		DRY CLEANING COURIER	4895 LOWER ROSWELL RD		MARIETTA	GA	EDR Historical Cleaners
30068	1018618750		E & G ENTERPRISES INC	4905 LOWER ROSWELL RD		MARIETTA	GA	EDR Historical Cleaners
30068	S109505982		OLD SALEM CLEANERS	4905 LOWER ROSWELL ROAD		MARIETTA	GA	DRYCLEANERS, NON HSI
30068	A100329203		HERITAGE TRUE VALUE HARDWARE(CLC	4936 LOWER ROSWELL ROAD		MARIETTA	GA	AST
30068	1020641373		SUNBELT PROPERTIES CORPORATION	4944 LOWER ROSWELL RD		MARIETTA	GA	EDR Historical Auto Stations
30068	S110274369		4951 LOWER ROSWELL ROAD	4951 LOWER ROSWELL ROAD		MARIETTA	GA	NON HSI
30068	S108118644		PRO CLEANERS, FRENCH QUARTER SHC	4961 LOWER ROSWELL ROAD		MARIETTA	GA	DRYCLEANERS, NON HSI
30068	1032251215		PROFESSIONAL CLEANERS	4961-K LOWER ROSWELL RD		MARIETTA	GA	
30068	S118160283		811577-CROWN CASTLE-ABBD ATL040	4985 LOWER ROSWELL ROAD		MARIETTA	GA	TIER 2
30068	1018564992		EUN SUNG ENTERPRISE INC	5000 LOWER ROSWELL RD		MARIETTA	GA	EDR Historical Cleaners
30068	S116495773		FASHION CARE	5000 LOWER ROSWELL ROAD		MARIETTA	GA	DRYCLEANERS
30068	1019986707		FASHION CARE MASTER DRYCLEANER	5000 LOWER RUSSELL RD NE		MARIETTA	GA	EDR Historical Cleaners
30068	U001920224	9033297	CARISTHERS FARM/HOME	5585 LOWER ROSWELL RD		MARIETTA	GA	LUST, UST
30068	1028274243		CARISTHERS FARM/HOME	5585 LOWER ROSWELL RD		MARIETTA	GA	
30068	1006775005	110013443005	CHATTAHOOCHEE RIVER NATL REC	6130 LOWER ROSWELL ROAD		MARIETTA	GA	FINDS
30068	1028258466		GOLD BRANCH PUMP STATION	6142 LOWER ROSWELL RD		MARIETTA	GA	
30068	U004117186		GOLD BRANCH PUMP STATION	6142 LOWER ROSWELL RD		MARIETTA	GA	LUST, UST
30068	1018520459		ANDERS CLEANERS INC	880 LOWER ROSWELL RD NE	**	MARIETTA	GA	EDR Historical Cleaners
30068	S130471669		RYLAND HOMES INERT LANDFILL	LOWER ROSWELL ROAD		MARIETTA	GA	SWF/LF
30068	S130471668		RYLAND HOMES INERT LANDFILL	LOWER ROSWELL ROAD		MARIETTA	GA	SWF/LF
30068	1031440660	110071825392	LOWER ROSWELL ROAD SAFETY AND OF	LOWER ROSWELL ROAD FROM PARKCRE	**	MARIETTA	GA	FINDS
30068	1031339789		LOWER ROSWELL ROAD SAFETY AND OF	LOWER ROSWELL ROAD FROM PARKCRE	**	MARIETTA	GA	
30068	S132276389		LOWER ROSWELL ROAD SAFETY AND OF	LOWER ROSWELL ROAD FROM PARKCRE	**	MARIETTA	GA	NPDES

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30068	S124392407			4706 LOWERE ROSWELL ROAD		MARIETTA	GA	
30068	1018701937		PROFESSIONAL DRY CLEANERS	4961 LWER RSWELL RD STE K		MARIETTA	GA	EDR Historical Cleaners
30068	1018791844		ANDER CLEANERS INC	880 LWR RSWLL RD NE 105	**	MARIETTA	GA	EDR Historical Cleaners
30068	1019952948		CHEM DRY BY M&M	664 MCBURNETTE RD		MARIETTA	GA	EDR Historical Cleaners
30068	1018929035		CHEM-DRY BY M & M	664 MCBURNETTE RD NE		MARIETTA	GA	EDR Historical Cleaners
30068	1018765765		CLOVER GROUP INC	4235 MERCHANTS WALK DR		MARIETTA	GA	EDR Historical Cleaners
30068	S116495607		CLOVER CLEANERS	4235 MERCHANTS WALK DRIVE SUITE 10		MARIETTA	GA	DRYCLEANERS
30068	1023661238	110070075350	THE FARM AT BROOKSTONE LOT 44F	826 MOCKINGBIRD LANE		MARIETTA	GA	FINDS
30068	1026027927		AVONDALE PARK	3854 MOUNTAIN DRIVE		DECATUR	GA	
30068	1026099503	110070669194	AVONDALE PARK	3854 MOUNTAIN DRIVE		DECATUR	GA	FINDS
30068	S127266383		AVONDALE PARK	3854 MOUNTAIN DRIVE		DECATUR	GA	NPDES
30068	1031749138	110071884452	RESIDENTIAL NEW CONSTRUCTION	150 OAK TERRACE	**	MARIETTA	GA	FINDS
30068	S132651836		RESIDENTIAL NEW CONSTRUCTION	150 OAK TERRACE	**	MARIETTA	GA	NPDES
30068	1022983420	110070019786	LAUREL WALK SUBDIVISION LOT 2	2840 OLD SEWELL RD		MARIETTA	GA	FINDS
30068	S127211937		LAUREL WALK SUBDIVISION LOT 2	2840 OLD SEWELL RD		MARIETTA	GA	NPDES
30068	S123106905		5000 OLDE TOWNE PARKWAY	5000 OLD TOWNE PARKWAY		MARIETTA	GA	BROWNFIELDS
30068	1005932310		SKW CHEM INC-HEADQUARTERS	4651 OLDE TOWNE PARKWAY		MARIETTA	GA	TSCA
30068	1005925567		ADVANCED FERTILIZERS INC	4651 OLDE TOWNE PKWY		MARIETTA	GA	TSCA
30068	1024147845	110070254664	5000 OLDE TOWNE PARKWAY	5000 OLDE TOWNE PARKWAY		MARIETTA	GA	FINDS
30068	S127251325		5000 OLDE TOWNE PARKWAY	5000 OLDE TOWNE PARKWAY		MARIETTA	GA	NPDES
30068	1018577994		PARK AIRE CLEANERS	2203 PARKAIRE XING		MARIETTA	GA	EDR Historical Cleaners
30068	S132441845		STETSON VALLEY SUBDIVISION	2586 PITNER ROAD		ACWORTH	GA	NPDES
30068	1031458972	110071850277	STETSON VALLEY SUBDIVISION	2586 PITNER ROAD		ACWORTH	GA	FINDS
30068	1031357091		STETSON VALLEY SUBDIVISION	2586 PITNER ROAD		ACWORTH	GA	
30068	S116694970		ONE HOUR MARTINIZING CLEANERS (FOI	1115 POWDER SPRINGS STREET		MARIETTA	GA	SHWS
30068	1015918361	110055077526	BENNING CONSTRUCTION COMPANY-BEI	1137 POWDER SPRINGS RD		MARIETTA	GA	FINDS
30068	1015742027	GAR000067801	BENNING CONSTRUCTION COMPANY-BEI	1137 POWDER SPRINGS RD		MARIETTA	GA	RCRA-NonGen
30068	1020302035		V SHELL INC	2754 PRINCETON MILL CT		MARIETTA	GA	EDR Historical Auto Stations
30068	1026392047	110070691102	ALL SOUTH TRADING LLC	730 PRINCETON MILL RUN		MARIETTA	GA	FINDS
30068	S112371485		OIL SHEEN	731 PRINSTON MILL ROAD		MARIETTA	GA	
30068	S112372502		DUMP PAINT INTO CREEK	147 RHODES DR		MARIETTA	GA	
30068	S127174437		2930 ROBINSON ROAD	2930 ROBINSON ROAD		MARIETTA	GA	NPDES
30068	1024600586	110070387988	2930 ROBINSON ROAD	2930 ROBINSON ROAD		MARIETTA	GA	FINDS
30068	S127178240		FULLERS PARK	3499 ROBINSON ROAD		MARIETTA	GA	NPDES
30068	1026211587		FULLERS PARK	3499 ROBINSON ROAD		MARIETTA	GA	
30068	1026438698	110070794532	FULLERS PARK	3499 ROBINSON ROAD		MARIETTA	GA	FINDS
30068	1031105454		WANT ADS OF MARIETTA	1468 ROSWELL ROAD		MARIETTA	GA	
30068	1031184228	110071668359	WANT ADS OF MARIETTA	1468 ROSWELL ROAD		MARIETTA	GA	FINDS
30068	S127007583		WANT ADS OF MARIETTA	1468 ROSWELL ROAD		MARIETTA	GA	NPDES
30068	1020163872		TEXACO 5870	1950 ROSWELL RD		MARIETTA	GA	EDR Historical Auto Stations
30068	A100329320		HOME DEPOT #111	4101 ROSWELL ROAD		MARIETTA	GA	AST
30068	S109697002		811577 ABBD ATL040	4979 ROSWELL RD		MARIETTA	GA	TIER 2
30068	1032310908		SPRAYBERRY HIGH SCHOOL	2525 SANDY PLAINS ROAD		MARIETTA	GA	
30068	1014694988	110043468039	HAPRIAPL SINGH	3983 SENTRY WALK		MARIETTA	GA	FINDS
30068	1020759493		EXXONNE PETROLEUM	600 SPRING CREEK CT NE		MARIETTA	GA	EDR Historical Auto Stations
30068	S127227137		820 STONE EDGE COURT - INDIAN HILLS	820 STONE EDGE CT		MARIETTA	GA	NPDES
30068	1022983727	110070020093	820 STONE EDGE COURT - INDIAN HILLS	820 STONE EDGE CT		MARIETTA	GA	FINDS
30068	S132275917		TALLY GREEN WALL REMOVAL/DREDGIN	5390 TALLY GREEN DR		MARIETTA	GA	NPDES
30068	1031736591	110071862715	TALLY GREEN WALL REMOVAL/DREDGIN	5390 TALLY GREEN DR		MARIETTA	GA	FINDS
30068	1031358275		TALLY GREEN WALL REMOVAL/DREDGIN	5390 TALLY GREEN DR		MARIETTA	GA	
30068	S127176471		ECHELON HOMES	5093 TIMBER RIDGE ROAD		MARIETTA	GA	NPDES
30068	1025989673	110070602759	ECHELON HOMES	5093 TIMBER RIDGE ROAD		MARIETTA	GA	FINDS
30068	1025920784		ECHELON HOMES	5093 TIMBER RIDGE ROAD		MARIETTA	GA	
30068	S127241362		INDIAN HILLS LOT 52 (3900 TIMBERWOOD	3900 TIMBERWOOD TERRACE		MARIETTA	GA	NPDES
30068	1024084468	110070163888	INDIAN HILLS LOT 52 (3900 TIMBERWOOD	3900 TIMBERWOOD TERRACE		MARIETTA	GA	FINDS
30068	S127178336		3845 VALLEY GREEN DRIVE	3845 VALLEY GREEN DRIVE		MARIETTA	GA	NPDES
30068	1026219626		3845 VALLEY GREEN DRIVE	3845 VALLEY GREEN DRIVE		MARIETTA	GA	
30068	1026457745	110070817772	3845 VALLEY GREEN DRIVE	3845 VALLEY GREEN DRIVE		MARIETTA	GA	FINDS
30068	1018962940		DRY CLEANING TO YOUR DOOR	4638 VILLA RIDGE RD NE		MARIETTA	GA	EDR Historical Cleaners
30068	1026703695	110070883944	WILLEO ROAD OVER WILLEO CREEK-X21	WILLEO ROAD FROM BYWATER TRAIL TO	**	MARIETTA	GA	FINDS
30068	1026688279		WILLEO ROAD OVER WILLEO CREEK-X21	WILLEO ROAD FROM BYWATER TRAIL TO	**	MARIETTA	GA	
30068	S127187528		WILLEO ROAD OVER WILLEO CREEK-X21	WILLEO ROAD FROM BYWATER TRAIL TO	**	MARIETTA	GA	NPDES
30068	1029173905		WILLOW POINT PARKWAY WATER MAIN F	WILLOW POINT PARKWAY	**	MARIETTA	GA	
30068	1031029824	110071539281	WILLOW POINT PARKWAY WATER MAIN F	WILLOW POINT PARKWAY	**	MARIETTA	GA	FINDS
30068	S132276189		WILLOW POINT PARKWAY WATER MAIN F	WILLOW POINT PARKWAY	**	MARIETTA	GA	NPDES
30068	1024710831	110070505370	THE PARC AT WOODLAWN	1149 WOODLAWN DRIVE		MARIETTA	GA	FINDS
30068	S127255584		THE PARC AT WOODLAWN	1149 WOODLAWN DRIVE		MARIETTA	GA	NPDES
30068	1032008449		DICKERSON MIDDLE SCHOOL	855 WOODLAWN DRIVE NE		MARIETTA	GA	

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

To maintain currency of the following federal and state databases, EDR contacts the appropriate governmental agency on a monthly or quarterly basis, as required.

Number of Days to Update: Provides confirmation that EDR is reporting records that have been updated within 90 days from the date the government agency made the information available to the public.

STANDARD ENVIRONMENTAL RECORDS

Lists of Federal NPL (Superfund) sites

NPL: National Priority List

National Priorities List (Superfund). The NPL is a subset of CERCLIS and identifies over 1,200 sites for priority cleanup under the Superfund Program. NPL sites may encompass relatively large areas. As such, EDR provides polygon coverage for over 1,000 NPL site boundaries produced by EPA's Environmental Photographic Interpretation Center (EPIC) and regional EPA offices.

Date of Government Version: 03/26/2026
Date Data Arrived at EDR: 04/01/2026
Date Made Active in Reports: 04/21/2026
Number of Days to Update: 20

Source: EPA
Telephone: N/A
Last EDR Contact: 05/01/2026
Next Scheduled EDR Contact: 07/06/2026
Data Release Frequency: Quarterly

NPL Site Boundaries

Sources:

EPA's Environmental Photographic Interpretation Center (EPIC)
Telephone: 202-564-7333

EPA Region 1
Telephone 617-918-1143

EPA Region 6
Telephone: 214-655-6659

EPA Region 3
Telephone 215-814-5418

EPA Region 7
Telephone: 913-551-7247

EPA Region 4
Telephone 404-562-8033

EPA Region 8
Telephone: 303-312-6774

EPA Region 5
Telephone 312-886-6686

EPA Region 9
Telephone: 415-947-4246

EPA Region 10
Telephone 206-553-8665

Proposed NPL: Proposed National Priority List Sites

A site that has been proposed for listing on the National Priorities List through the issuance of a proposed rule in the Federal Register. EPA then accepts public comments on the site, responds to the comments, and places on the NPL those sites that continue to meet the requirements for listing.

Date of Government Version: 03/26/2026
Date Data Arrived at EDR: 04/01/2026
Date Made Active in Reports: 04/21/2026
Number of Days to Update: 20

Source: EPA
Telephone: N/A
Last EDR Contact: 05/01/2026
Next Scheduled EDR Contact: 07/06/2026
Data Release Frequency: Quarterly

NPL LIENS: Federal Superfund Liens

Federal Superfund Liens. Under the authority granted the USEPA by CERCLA of 1980, the USEPA has the authority to file liens against real property in order to recover remedial action expenditures or when the property owner received notification of potential liability. USEPA compiles a listing of filed notices of Superfund Liens.

Date of Government Version: 10/15/1991
Date Data Arrived at EDR: 02/02/1994
Date Made Active in Reports: 03/30/1994
Number of Days to Update: 56

Source: EPA
Telephone: 202-564-4267
Last EDR Contact: 08/15/2011
Next Scheduled EDR Contact: 11/28/2011
Data Release Frequency: No Update Planned

Lists of Federal Delisted NPL sites

Delisted NPL: National Priority List Deletions

The National Oil and Hazardous Substances Pollution Contingency Plan (NCP) establishes the criteria that the EPA uses to delete sites from the NPL. In accordance with 40 CFR 300.425.(e), sites may be deleted from the NPL where no further response is appropriate.

Date of Government Version: 03/26/2026
Date Data Arrived at EDR: 04/01/2026
Date Made Active in Reports: 04/21/2026
Number of Days to Update: 20

Source: EPA
Telephone: N/A
Last EDR Contact: 05/01/2026
Next Scheduled EDR Contact: 07/06/2026
Data Release Frequency: Quarterly

Lists of Federal sites subject to CERCLA removals and CERCLA orders

FEDERAL FACILITY: Federal Facility Site Information listing

A listing of National Priority List (NPL) and Base Realignment and Closure (BRAC) sites found in the Comprehensive Environmental Response, Compensation and Liability Information System (CERCLIS) Database where EPA Federal Facilities Restoration and Reuse Office is involved in cleanup activities.

Date of Government Version: 12/10/2025
Date Data Arrived at EDR: 12/10/2025
Date Made Active in Reports: 02/12/2026
Number of Days to Update: 64

Source: Environmental Protection Agency
Telephone: 703-603-8704
Last EDR Contact: 03/24/2026
Next Scheduled EDR Contact: 07/06/2026
Data Release Frequency: Varies

SEMS: Superfund Enterprise Management System

SEMS (Superfund Enterprise Management System) tracks hazardous waste sites, potentially hazardous waste sites, and remedial activities performed in support of EPA's Superfund Program across the United States. The list was formerly know as CERCLIS, renamed to SEMS by the EPA in 2015. The list contains data on potentially hazardous waste sites that have been reported to the USEPA by states, municipalities, private companies and private persons, pursuant to Section 103 of the Comprehensive Environmental Response, Compensation, and Liability Act (CERCLA). This dataset also contains sites which are either proposed to or on the National Priorities List (NPL) and the sites which are in the screening and assessment phase for possible inclusion on the NPL.

Date of Government Version: 03/26/2026
Date Data Arrived at EDR: 04/01/2026
Date Made Active in Reports: 04/21/2026
Number of Days to Update: 20

Source: EPA
Telephone: 800-424-9346
Last EDR Contact: 05/01/2026
Next Scheduled EDR Contact: 07/20/2026
Data Release Frequency: Quarterly

Lists of Federal CERCLA sites with NFRAP

SEMS-ARCHIVE: Superfund Enterprise Management System Archive

SEMS-ARCHIVE (Superfund Enterprise Management System Archive) tracks sites that have no further interest under the Federal Superfund Program based on available information. The list was formerly known as the CERCLIS-NFRAP, renamed to SEMS ARCHIVE by the EPA in 2015. EPA may perform a minimal level of assessment work at a site while it is archived if site conditions change and/or new information becomes available. Archived sites have been removed and archived from the inventory of SEMS sites. Archived status indicates that, to the best of EPA's knowledge, assessment at a site has been completed and that EPA has determined no further steps will be taken to list the site on the National Priorities List (NPL), unless information indicates this decision was not appropriate or other considerations require a recommendation for listing at a later time. The decision does not necessarily mean that there is no hazard associated with a given site; it only means that. based upon available information, the location is not judged to be potential NPL site.

Date of Government Version: 03/26/2026
Date Data Arrived at EDR: 04/01/2026
Date Made Active in Reports: 04/21/2026
Number of Days to Update: 20

Source: EPA
Telephone: 800-424-9346
Last EDR Contact: 05/01/2026
Next Scheduled EDR Contact: 07/20/2026
Data Release Frequency: Quarterly

Lists of Federal RCRA facilities undergoing Corrective Action

CORRACTS: Corrective Action Report

CORRACTS identifies hazardous waste handlers with RCRA corrective action activity.

Date of Government Version: 11/30/2025
Date Data Arrived at EDR: 12/03/2025
Date Made Active in Reports: 12/10/2025
Number of Days to Update: 7

Source: EPA
Telephone: 800-424-9346
Last EDR Contact: 03/17/2026
Next Scheduled EDR Contact: 06/29/2026
Data Release Frequency: Quarterly

Lists of Federal RCRA TSD facilities

RCRA-TSDF: RCRA - Treatment, Storage and Disposal

RCRAInfo is EPA's comprehensive information system, providing access to data supporting the Resource Conservation and Recovery Act (RCRA) of 1976 and the Hazardous and Solid Waste Amendments (HSWA) of 1984. The database includes selective information on sites which generate, transport, store, treat and/or dispose of hazardous waste as defined by the Resource Conservation and Recovery Act (RCRA). Transporters are individuals or entities that move hazardous waste from the generator offsite to a facility that can recycle, treat, store, or dispose of the waste. TSDFs treat, store, or dispose of the waste.

Date of Government Version: 11/30/2025
Date Data Arrived at EDR: 12/03/2025
Date Made Active in Reports: 12/10/2025
Number of Days to Update: 7

Source: Environmental Protection Agency
Telephone: (404) 562-8651
Last EDR Contact: 03/17/2026
Next Scheduled EDR Contact: 06/29/2026
Data Release Frequency: Quarterly

Lists of Federal RCRA generators

RCRA-LQG: RCRA - Large Quantity Generators

RCRAInfo is EPA's comprehensive information system, providing access to data supporting the Resource Conservation and Recovery Act (RCRA) of 1976 and the Hazardous and Solid Waste Amendments (HSWA) of 1984. The database includes selective information on sites which generate, transport, store, treat and/or dispose of hazardous waste as defined by the Resource Conservation and Recovery Act (RCRA). Large quantity generators (LQGs) generate over 1,000 kilograms (kg) of hazardous waste, or over 1 kg of acutely hazardous waste per month.

Date of Government Version: 11/30/2025
Date Data Arrived at EDR: 12/03/2025
Date Made Active in Reports: 12/10/2025
Number of Days to Update: 7

Source: Environmental Protection Agency
Telephone: (404) 562-8651
Last EDR Contact: 03/17/2026
Next Scheduled EDR Contact: 06/29/2026
Data Release Frequency: Quarterly

RCRA-SQG: RCRA - Small Quantity Generators

RCRAInfo is EPA's comprehensive information system, providing access to data supporting the Resource Conservation and Recovery Act (RCRA) of 1976 and the Hazardous and Solid Waste Amendments (HSWA) of 1984. The database includes selective information on sites which generate, transport, store, treat and/or dispose of hazardous waste as defined by the Resource Conservation and Recovery Act (RCRA). Small quantity generators (SQGs) generate between 100 kg and 1,000 kg of hazardous waste per month.

Date of Government Version: 11/30/2025
Date Data Arrived at EDR: 12/03/2025
Date Made Active in Reports: 12/10/2025
Number of Days to Update: 7

Source: Environmental Protection Agency
Telephone: (404) 562-8651
Last EDR Contact: 03/17/2026
Next Scheduled EDR Contact: 06/29/2026
Data Release Frequency: Quarterly

RCRA-VSQG: RCRA - Very Small Quantity Generators (Formerly Conditionally Exempt Small Quantity Generators)

RCRAInfo is EPA's comprehensive information system, providing access to data supporting the Resource Conservation and Recovery Act (RCRA) of 1976 and the Hazardous and Solid Waste Amendments (HSWA) of 1984. The database includes selective information on sites which generate, transport, store, treat and/or dispose of hazardous waste as defined by the Resource Conservation and Recovery Act (RCRA). Very small quantity generators (VSQGs) generate less than 100 kg of hazardous waste, or less than 1 kg of acutely hazardous waste per month.

Date of Government Version: 11/30/2025
Date Data Arrived at EDR: 12/03/2025
Date Made Active in Reports: 12/10/2025
Number of Days to Update: 7

Source: Environmental Protection Agency
Telephone: (404) 562-8651
Last EDR Contact: 03/17/2026
Next Scheduled EDR Contact: 06/29/2026
Data Release Frequency: Quarterly

Federal institutional controls / engineering controls registries

LUCIS: Land Use Control Information System

LUCIS contains records of land use control information pertaining to the former Navy Base Realignment and Closure properties.

Date of Government Version: 03/11/2025
Date Data Arrived at EDR: 04/02/2025
Date Made Active in Reports: 06/24/2025
Number of Days to Update: 83

Source: Department of the Navy
Telephone: 843-820-7326
Last EDR Contact: 04/29/2026
Next Scheduled EDR Contact: 08/17/2026
Data Release Frequency: Varies

US ENG CONTROLS: Engineering Controls Sites List

A listing of sites with engineering controls in place. Engineering controls include various forms of caps, building foundations, liners, and treatment methods to create pathway elimination for regulated substances to enter environmental media or effect human health.

Date of Government Version: 10/30/2025
Date Data Arrived at EDR: 11/11/2025
Date Made Active in Reports: 11/12/2025
Number of Days to Update: 1

Source: Environmental Protection Agency
Telephone: 703-603-0695
Last EDR Contact: 05/13/2026
Next Scheduled EDR Contact: 08/31/2026
Data Release Frequency: Varies

US INST CONTROLS: Institutional Controls Sites List

A listing of sites with institutional controls in place. Institutional controls include administrative measures, such as groundwater use restrictions, construction restrictions, property use restrictions, and post remediation care requirements intended to prevent exposure to contaminants remaining on site. Deed restrictions are generally required as part of the institutional controls.

Date of Government Version: 10/30/2025
Date Data Arrived at EDR: 11/11/2025
Date Made Active in Reports: 11/12/2025
Number of Days to Update: 1

Source: Environmental Protection Agency
Telephone: 703-603-0695
Last EDR Contact: 05/13/2026
Next Scheduled EDR Contact: 08/31/2026
Data Release Frequency: Varies

Federal ERNS list

ERNS: Emergency Response Notification System

Emergency Response Notification System. ERNS records and stores information on reported releases of oil and hazardous substances.

Date of Government Version: 12/01/2025
Date Data Arrived at EDR: 12/08/2025
Date Made Active in Reports: 02/12/2026
Number of Days to Update: 66

Source: National Response Center, United States Coast Guard
Telephone: 202-267-2180
Last EDR Contact: 03/17/2026
Next Scheduled EDR Contact: 06/29/2026
Data Release Frequency: Quarterly

Lists of state- and tribal hazardous waste facilities

SHWS: Hazardous Site Inventory

State Hazardous Waste Sites. State hazardous waste site records are the states' equivalent to CERCLIS. These sites may or may not already be listed on the federal CERCLIS list. Priority sites planned for cleanup using state funds (state equivalent of Superfund) are identified along with sites where cleanup will be paid for by potentially responsible parties. Available information varies by state.

Date of Government Version: 07/01/2025
Date Data Arrived at EDR: 10/01/2025
Date Made Active in Reports: 12/22/2025
Number of Days to Update: 82

Source: Department of Environmental Protection
Telephone: 404-657-8600
Last EDR Contact: 03/16/2026
Next Scheduled EDR Contact: 06/29/2026
Data Release Frequency: Annually

NON HSI: Non-Hazardous Site Inventory

This list was obtained by EDR in 1998 and contains property listings that have reported contamination of soil or groundwater under the Georgia Hazardous Site Response Act (HSRA). These sites were not placed on the Georgia Priority list (Hazardous Site Inventory or HSI) because their hazard evaluation scores did not exceed the threshold levels established for sites posing an imminent threat to health or the environment. Disclaimer provided by Rindt-McDuff Associates - the database information has been obtained from publicly available sources produced by other entities. While reasonable steps have been taken to insure the accuracy of the data, RMA does not guarantee the accuracy of the data. No claim is made for the actual existence of pollution at any site. This data does not constitute a legal opinion.

Date of Government Version: 03/31/2026
Date Data Arrived at EDR: 05/05/2026
Date Made Active in Reports: 05/12/2026
Number of Days to Update: 7

Source: Rindt-McDuff Associates, Inc.
Telephone: N/A
Last EDR Contact: 04/30/2026
Next Scheduled EDR Contact: 08/10/2026
Data Release Frequency: Annually

Lists of state and tribal landfills and solid waste disposal facilities

SWF/LF: Solid Waste Disposal Facilities

Solid Waste Facilities/Landfill Sites. SWF/LF type records typically contain an inventory of solid waste disposal facilities or landfills in a particular state. Depending on the state, these may be active or inactive facilities or open dumps that failed to meet RCRA Subtitle D Section 4004 criteria for solid waste landfills or disposal sites.

Date of Government Version: 12/19/2024
Date Data Arrived at EDR: 01/22/2025
Date Made Active in Reports: 04/08/2025
Number of Days to Update: 76

Source: Department of Natural Resources
Telephone: 404-362-2696
Source: Center for GIS, Georgia Institute of Technology
Telephone: 404-385-0900
Last EDR Contact: 04/21/2026
Next Scheduled EDR Contact: 08/03/2026
Data Release Frequency: Semi-Annually

Lists of state and tribal leaking storage tanks

LUST: List of Leaking Underground Storage Tanks

Leaking Underground Storage Tank Incident Reports. LUST records contain an inventory of reported leaking underground storage tank incidents. Not all states maintain these records, and the information stored varies by state.

Date of Government Version: 07/01/2025
Date Data Arrived at EDR: 08/29/2025
Date Made Active in Reports: 11/20/2025
Number of Days to Update: 83

Source: Environmental Protection Division
Telephone: 404-362-2687
Last EDR Contact: 03/10/2026
Next Scheduled EDR Contact: 06/15/2026
Data Release Frequency: Quarterly

INDIAN LUST R8: Leaking Underground Storage Tanks on Indian Land

LUSTs on Indian land in Colorado, Montana, North Dakota, South Dakota, Utah and Wyoming.

Date of Government Version: 11/21/2025
Date Data Arrived at EDR: 12/11/2025
Date Made Active in Reports: 02/19/2026
Number of Days to Update: 70

Source: EPA Region 8
Telephone: 303-312-6271
Last EDR Contact: 04/13/2026
Next Scheduled EDR Contact: 07/27/2026
Data Release Frequency: Varies

INDIAN LUST R9: Leaking Underground Storage Tanks on Indian Land

LUSTs on Indian land in Arizona, California, New Mexico and Nevada

Date of Government Version: 11/21/2025
Date Data Arrived at EDR: 12/11/2025
Date Made Active in Reports: 02/19/2026
Number of Days to Update: 70

Source: Environmental Protection Agency
Telephone: 415-972-3372
Last EDR Contact: 04/13/2026
Next Scheduled EDR Contact: 07/27/2026
Data Release Frequency: Varies

INDIAN LUST R5: Leaking Underground Storage Tanks on Indian Land

Leaking underground storage tanks located on Indian Land in Michigan, Minnesota and Wisconsin.

Date of Government Version: 11/21/2025
Date Data Arrived at EDR: 12/11/2025
Date Made Active in Reports: 02/19/2026
Number of Days to Update: 70

Source: EPA, Region 5
Telephone: 312-886-7439
Last EDR Contact: 04/13/2026
Next Scheduled EDR Contact: 07/27/2026
Data Release Frequency: Varies

INDIAN LUST R6: Leaking Underground Storage Tanks on Indian Land

LUSTs on Indian land in New Mexico and Oklahoma.

Date of Government Version: 11/21/2025
Date Data Arrived at EDR: 12/11/2025
Date Made Active in Reports: 02/19/2026
Number of Days to Update: 70

Source: EPA Region 6
Telephone: 214-665-6597
Last EDR Contact: 04/13/2026
Next Scheduled EDR Contact: 07/27/2026
Data Release Frequency: Varies

INDIAN LUST R10: Leaking Underground Storage Tanks on Indian Land

LUSTs on Indian land in Alaska, Idaho, Oregon and Washington.

Date of Government Version: 11/21/2025
Date Data Arrived at EDR: 12/11/2025
Date Made Active in Reports: 02/19/2026
Number of Days to Update: 70

Source: EPA Region 10
Telephone: 206-553-2857
Last EDR Contact: 04/13/2026
Next Scheduled EDR Contact: 07/27/2026
Data Release Frequency: Varies

INDIAN LUST R7: Leaking Underground Storage Tanks on Indian Land

LUSTs on Indian land in Iowa, Kansas, and Nebraska

Date of Government Version: 11/21/2025
Date Data Arrived at EDR: 12/12/2025
Date Made Active in Reports: 02/19/2026
Number of Days to Update: 69

Source: EPA Region 7
Telephone: 913-551-7003
Last EDR Contact: 04/13/2026
Next Scheduled EDR Contact: 07/27/2026
Data Release Frequency: Varies

INDIAN LUST R4: Leaking Underground Storage Tanks on Indian Land
LUSTs on Indian land in Florida, Mississippi and North Carolina.

Date of Government Version: 11/21/2025
Date Data Arrived at EDR: 12/11/2025
Date Made Active in Reports: 02/19/2026
Number of Days to Update: 70
Source: EPA Region 4
Telephone: 404-562-8677
Last EDR Contact: 04/13/2026
Next Scheduled EDR Contact: 07/27/2026
Data Release Frequency: Varies

INDIAN LUST R1: Leaking Underground Storage Tanks on Indian Land
A listing of leaking underground storage tank locations on Indian Land.

Date of Government Version: 11/21/2025
Date Data Arrived at EDR: 12/11/2025
Date Made Active in Reports: 02/19/2026
Number of Days to Update: 70
Source: EPA Region 1
Telephone: 617-918-1313
Last EDR Contact: 04/13/2026
Next Scheduled EDR Contact: 07/27/2026
Data Release Frequency: Varies

Lists of state and tribal registered storage tanks

FEMA UST: Underground Storage Tank Listing
A listing of all FEMA owned underground storage tanks.

Date of Government Version: 06/06/2025
Date Data Arrived at EDR: 08/26/2025
Date Made Active in Reports: 11/12/2025
Number of Days to Update: 78
Source: FEMA
Telephone: 202-646-5797
Last EDR Contact: 03/25/2026
Next Scheduled EDR Contact: 07/13/2026
Data Release Frequency: Varies

UST: Underground Storage Tank Database
Registered Underground Storage Tanks. UST's are regulated under Subtitle I of the Resource Conservation and Recovery Act (RCRA) and must be registered with the state department responsible for administering the UST program. Available information varies by state program.

Date of Government Version: 03/05/2026
Date Data Arrived at EDR: 03/10/2026
Date Made Active in Reports: 05/08/2026
Number of Days to Update: 59
Source: Environmental Protection Division
Telephone: 404-362-2687
Last EDR Contact: 03/10/2026
Next Scheduled EDR Contact: 06/15/2026
Data Release Frequency: Annually

AST: Above Ground Storage Tanks
A listing of LP gas tank site locations.

Date of Government Version: 04/02/2024
Date Data Arrived at EDR: 04/04/2024
Date Made Active in Reports: 06/28/2024
Number of Days to Update: 85
Source: Office of Insurance & Safety Fire Commissioner
Telephone: 404-656-5875
Last EDR Contact: 05/06/2026
Next Scheduled EDR Contact: 08/24/2026
Data Release Frequency: No Update Planned

INDIAN UST R1: Underground Storage Tanks on Indian Land
The Indian Underground Storage Tank (UST) database provides information about underground storage tanks on Indian land in EPA Region 1 (Connecticut, Maine, Massachusetts, New Hampshire, Rhode Island, Vermont and ten Tribal Nations).

Date of Government Version: 11/21/2025
Date Data Arrived at EDR: 12/11/2025
Date Made Active in Reports: 02/19/2026
Number of Days to Update: 70
Source: EPA, Region 1
Telephone: 617-918-1313
Last EDR Contact: 04/13/2026
Next Scheduled EDR Contact: 07/27/2026
Data Release Frequency: Varies

INDIAN UST R5: Underground Storage Tanks on Indian Land

The Indian Underground Storage Tank (UST) database provides information about underground storage tanks on Indian land in EPA Region 5 (Michigan, Minnesota and Wisconsin and Tribal Nations).

Date of Government Version: 11/21/2025
Date Data Arrived at EDR: 12/11/2025
Date Made Active in Reports: 02/19/2026
Number of Days to Update: 70

Source: EPA Region 5
Telephone: 312-886-6136
Last EDR Contact: 04/13/2026
Next Scheduled EDR Contact: 07/27/2026
Data Release Frequency: Varies

INDIAN UST R6: Underground Storage Tanks on Indian Land

The Indian Underground Storage Tank (UST) database provides information about underground storage tanks on Indian land in EPA Region 6 (Louisiana, Arkansas, Oklahoma, New Mexico, Texas and 65 Tribes).

Date of Government Version: 11/21/2025
Date Data Arrived at EDR: 12/11/2025
Date Made Active in Reports: 02/19/2026
Number of Days to Update: 70

Source: EPA Region 6
Telephone: 214-665-7591
Last EDR Contact: 04/13/2026
Next Scheduled EDR Contact: 07/27/2026
Data Release Frequency: Varies

INDIAN UST R10: Underground Storage Tanks on Indian Land

The Indian Underground Storage Tank (UST) database provides information about underground storage tanks on Indian land in EPA Region 10 (Alaska, Idaho, Oregon, Washington, and Tribal Nations).

Date of Government Version: 11/21/2025
Date Data Arrived at EDR: 12/11/2025
Date Made Active in Reports: 02/19/2026
Number of Days to Update: 70

Source: EPA Region 10
Telephone: 206-553-2857
Last EDR Contact: 04/13/2026
Next Scheduled EDR Contact: 07/27/2026
Data Release Frequency: Varies

INDIAN UST R4: Underground Storage Tanks on Indian Land

The Indian Underground Storage Tank (UST) database provides information about underground storage tanks on Indian land in EPA Region 4 (Alabama, Florida, Georgia, Kentucky, Mississippi, North Carolina, South Carolina, Tennessee and Tribal Nations)

Date of Government Version: 11/21/2025
Date Data Arrived at EDR: 12/11/2025
Date Made Active in Reports: 02/19/2026
Number of Days to Update: 70

Source: EPA Region 4
Telephone: 404-562-9424
Last EDR Contact: 04/13/2026
Next Scheduled EDR Contact: 07/27/2026
Data Release Frequency: Varies

INDIAN UST R9: Underground Storage Tanks on Indian Land

The Indian Underground Storage Tank (UST) database provides information about underground storage tanks on Indian land in EPA Region 9 (Arizona, California, Hawaii, Nevada, the Pacific Islands, and Tribal Nations).

Date of Government Version: 11/21/2025
Date Data Arrived at EDR: 12/11/2025
Date Made Active in Reports: 02/19/2026
Number of Days to Update: 70

Source: EPA Region 9
Telephone: 415-972-3368
Last EDR Contact: 04/13/2026
Next Scheduled EDR Contact: 07/27/2026
Data Release Frequency: Varies

INDIAN UST R7: Underground Storage Tanks on Indian Land

The Indian Underground Storage Tank (UST) database provides information about underground storage tanks on Indian land in EPA Region 7 (Iowa, Kansas, Missouri, Nebraska, and 9 Tribal Nations).

Date of Government Version: 11/21/2025
Date Data Arrived at EDR: 12/11/2025
Date Made Active in Reports: 02/19/2026
Number of Days to Update: 70

Source: EPA Region 7
Telephone: 913-551-7003
Last EDR Contact: 04/13/2026
Next Scheduled EDR Contact: 07/27/2026
Data Release Frequency: Varies

INDIAN UST R8: Underground Storage Tanks on Indian Land
The Indian Underground Storage Tank (UST) database provides information about underground storage tanks on Indian land in EPA Region 8 (Colorado, Montana, North Dakota, South Dakota, Utah, Wyoming and 27 Tribal Nations).

Date of Government Version: 11/21/2025
Date Data Arrived at EDR: 12/11/2025
Date Made Active in Reports: 02/19/2026
Number of Days to Update: 70
Source: EPA Region 8
Telephone: 303-312-6137
Last EDR Contact: 04/13/2026
Next Scheduled EDR Contact: 07/27/2026
Data Release Frequency: Varies

INDIAN UST R2: Underground Storage Tanks on Indian Land
A listing of underground storage tanks located on Indian Land in Region 2

Date of Government Version: 04/06/2016
Date Data Arrived at EDR: 03/02/2017
Date Made Active in Reports: 04/07/2017
Number of Days to Update: 36
Source: Environmental Protection Agency,
Telephone: 212-637-3668
Last EDR Contact: 04/13/2026
Next Scheduled EDR Contact: 07/27/2026
Data Release Frequency: Varies

State and tribal institutional control / engineering control registries

INST CONTROL: Public Record List
Sites on the Public Record Listing that have institutional controls or limitations on use are sites with Risk Reduction Standards of 3, 4, and 5.

Date of Government Version: 01/26/2026
Date Data Arrived at EDR: 01/27/2026
Date Made Active in Reports: 04/13/2026
Number of Days to Update: 76
Source: Department of Natural Resources
Telephone: 404-657-8600
Last EDR Contact: 04/28/2026
Next Scheduled EDR Contact: 08/10/2026
Data Release Frequency: Varies

AUL: Uniform Environmental Covenants
A list of environmental covenants

Date of Government Version: 01/26/2026
Date Data Arrived at EDR: 01/27/2026
Date Made Active in Reports: 04/13/2026
Number of Days to Update: 76
Source: Department of Natural Resources
Telephone: 404-657-8600
Last EDR Contact: 04/28/2026
Next Scheduled EDR Contact: 08/10/2026
Data Release Frequency: Varies

Lists of state and tribal voluntary cleanup sites

INDIAN VCP R7: Voluntary Cleanup Priority Lisitng
A listing of voluntary cleanup priority sites located on Indian Land located in Region 7.

Date of Government Version: 03/20/2008
Date Data Arrived at EDR: 04/22/2008
Date Made Active in Reports: 05/19/2008
Number of Days to Update: 27
Source: EPA, Region 7
Telephone: 913-551-7365
Last EDR Contact: 07/08/2021
Next Scheduled EDR Contact: 07/20/2009
Data Release Frequency: Varies

VCP: Voluntary Cleanup Program site
Georgia's Voluntary Remediation Program Act was created to encourage voluntary investigation and remediation of contaminated properties.

Date of Government Version: 02/11/2026
Date Data Arrived at EDR: 02/11/2026
Date Made Active in Reports: 05/01/2026
Number of Days to Update: 79
Source: DNR
Telephone: 404-657-8600
Last EDR Contact: 05/13/2026
Next Scheduled EDR Contact: 08/31/2026
Data Release Frequency: Varies

INDIAN VCP R1: Voluntary Cleanup Priority Listing
A listing of voluntary cleanup priority sites located on Indian Land located in Region 1.

Date of Government Version: 07/27/2015
Date Data Arrived at EDR: 09/29/2015
Date Made Active in Reports: 02/18/2016
Number of Days to Update: 142
Source: EPA, Region 1
Telephone: 617-918-1102
Last EDR Contact: 12/03/2025
Next Scheduled EDR Contact: 03/30/2026
Data Release Frequency: Varies

Lists of state and tribal brownfield sites

BROWNFIELDS: Brownfields Public Record List
The Brownfields Public Record lists properties where response actions under the Georgia Hazardous Site Reuse and Redevelopment Act are planned, ongoing or completed.

Date of Government Version: 01/26/2026
Date Data Arrived at EDR: 01/27/2026
Date Made Active in Reports: 04/13/2026
Number of Days to Update: 76
Source: Department of Natural Resources
Telephone: 404-657-8600
Last EDR Contact: 04/28/2026
Next Scheduled EDR Contact: 08/10/2026
Data Release Frequency: Varies

ADDITIONAL ENVIRONMENTAL RECORDS

Local Brownfield lists

US BROWNFIELDS: A Listing of Brownfields Sites
Brownfields are real property, the expansion, redevelopment, or reuse of which may be complicated by the presence or potential presence of a hazardous substance, pollutant, or contaminant. Cleaning up and reinvesting in these properties takes development pressures off of undeveloped, open land, and both improves and protects the environment. Assessment, Cleanup and Redevelopment Exchange System (ACRES) stores information reported by EPA Brownfields grant recipients on brownfields properties assessed or cleaned up with grant funding as well as information on Targeted Brownfields Assessments performed by EPA Regions. A listing of ACRES Brownfield sites is obtained from Cleanups in My Community. Cleanups in My Community provides information on Brownfields properties for which information is reported back to EPA, as well as areas served by Brownfields grant programs.

Date of Government Version: 03/09/2026
Date Data Arrived at EDR: 03/10/2026
Date Made Active in Reports: 05/04/2026
Number of Days to Update: 55
Source: Environmental Protection Agency
Telephone: 202-566-2777
Last EDR Contact: 03/10/2026
Next Scheduled EDR Contact: 06/22/2026
Data Release Frequency: Semi-Annually

Local Lists of Landfill / Solid Waste Disposal Sites

HIST LF: Historical Landfills
Landfills that were closed many years ago.

Date of Government Version: 01/15/2003
Date Data Arrived at EDR: 01/20/2004
Date Made Active in Reports: 02/06/2004
Number of Days to Update: 17
Source: Department of Natural Resources
Telephone: 404-362-2696
Last EDR Contact: 01/20/2004
Next Scheduled EDR Contact: N/A
Data Release Frequency: Varies

SWRCY: Recycling Center Listing
A listing of recycling facility locations.

Date of Government Version: 12/08/2025
Date Data Arrived at EDR: 12/08/2025
Date Made Active in Reports: 02/20/2026
Number of Days to Update: 74
Source: Department of Community Affairs
Telephone: 404-679-1598
Last EDR Contact: 03/17/2026
Next Scheduled EDR Contact: 06/29/2026
Data Release Frequency: Varies

INDIAN ODI: Report on the Status of Open Dumps on Indian Lands
Location of open dumps on Indian land.

Date of Government Version: 12/31/1998
Date Data Arrived at EDR: 12/03/2007
Date Made Active in Reports: 01/24/2008
Number of Days to Update: 52
Source: Environmental Protection Agency
Telephone: 703-308-8245
Last EDR Contact: 04/15/2026
Next Scheduled EDR Contact: 08/03/2026
Data Release Frequency: Varies

DEBRIS REGION 9: Torres Martinez Reservation Illegal Dump Site Locations
A listing of illegal dump sites location on the Torres Martinez Indian Reservation located in eastern Riverside County and northern Imperial County, California.

Date of Government Version: 01/12/2009
Date Data Arrived at EDR: 05/07/2009
Date Made Active in Reports: 09/21/2009
Number of Days to Update: 137
Source: EPA, Region 9
Telephone: 415-947-4219
Last EDR Contact: 04/08/2026
Next Scheduled EDR Contact: 07/27/2026
Data Release Frequency: No Update Planned

ODI: Open Dump Inventory
An open dump is defined as a disposal facility that does not comply with one or more of the Part 257 or Part 258 Subtitle D Criteria.

Date of Government Version: 06/30/1985
Date Data Arrived at EDR: 08/09/2004
Date Made Active in Reports: 09/17/2004
Number of Days to Update: 39
Source: Environmental Protection Agency
Telephone: 800-424-9346
Last EDR Contact: 06/09/2004
Next Scheduled EDR Contact: N/A
Data Release Frequency: No Update Planned

IHS OPEN DUMPS: Open Dumps on Indian Land
A listing of all open dumps located on Indian Land in the United States.

Date of Government Version: 02/07/2024
Date Data Arrived at EDR: 11/13/2024
Date Made Active in Reports: 11/19/2024
Number of Days to Update: 6
Source: Department of Health & Human Serivces, Indian Health Service
Telephone: 301-443-1452
Last EDR Contact: 04/15/2026
Next Scheduled EDR Contact: 08/03/2026
Data Release Frequency: Varies

Local Lists of Hazardous waste / Contaminated Sites

US HIST CDL: National Clandestine Laboratory Register
A listing of clandestine drug lab locations that have been removed from the DEAs National Clandestine Laboratory Register.

Date of Government Version: 04/04/2025
Date Data Arrived at EDR: 06/02/2025
Date Made Active in Reports: 08/12/2025
Number of Days to Update: 71
Source: Drug Enforcement Administration
Telephone: 202-307-1000
Last EDR Contact: 11/20/2025
Next Scheduled EDR Contact: 03/02/2026
Data Release Frequency: No Update Planned

CDL: Clandestine Drug Labs
A listing of clandestine drug lab site locations in the state.

Date of Government Version: 06/02/2016
Date Data Arrived at EDR: 06/13/2016
Date Made Active in Reports: 08/15/2016
Number of Days to Update: 63
Source: Georgia Bureau of Investigation
Telephone: 404-244-2639
Last EDR Contact: 04/29/2026
Next Scheduled EDR Contact: 08/17/2026
Data Release Frequency: Varies

DEL SHWS: Delisted Hazardous Site Inventory Listing
A listing of sites delisted from the Hazardous Site Inventory.

Date of Government Version: 07/01/2025
Date Data Arrived at EDR: 10/01/2025
Date Made Active in Reports: 12/22/2025
Number of Days to Update: 82
Source: Department of Natural Resources
Telephone: 404-657-8636
Last EDR Contact: 03/16/2026
Next Scheduled EDR Contact: 06/29/2026
Data Release Frequency: Annually

US CDL: Clandestine Drug Labs
A listing of clandestine drug lab locations. The U.S. Department of Justice ("the Department") provides this web site as a public service. It contains addresses of some locations where law enforcement agencies reported they found chemicals or other items that indicated the presence of either clandestine drug laboratories or dumpsites. In most cases, the source of the entries is not the Department, and the Department has not verified the entry and does not guarantee its accuracy. Members of the public must verify the accuracy of all entries by, for example, contacting local law enforcement and local health departments.

Date of Government Version: 04/04/2025
Date Data Arrived at EDR: 06/02/2025
Date Made Active in Reports: 08/12/2025
Number of Days to Update: 71
Source: Drug Enforcement Administration
Telephone: 202-307-1000
Last EDR Contact: 02/19/2026
Next Scheduled EDR Contact: 06/01/2026
Data Release Frequency: Quarterly

Local Land Records

LIENS 2: CERCLA Lien Information
A Federal CERCLA ('Superfund') lien can exist by operation of law at any site or property at which EPA has spent Superfund monies. These monies are spent to investigate and address releases and threatened releases of contamination. CERCLIS provides information as to the identity of these sites and properties.

Date of Government Version: 03/26/2026
Date Data Arrived at EDR: 04/01/2026
Date Made Active in Reports: 04/21/2026
Number of Days to Update: 20
Source: Environmental Protection Agency
Telephone: 202-564-6023
Last EDR Contact: 05/01/2026
Next Scheduled EDR Contact: 07/06/2026
Data Release Frequency: Semi-Annually

Records of Emergency Release Reports

HMIRS: Hazardous Materials Information Reporting System
Hazardous Materials Incident Report System. HMIRS contains hazardous material spill incidents reported to DOT.

Date of Government Version: 12/07/2025
Date Data Arrived at EDR: 12/08/2025
Date Made Active in Reports: 02/12/2026
Number of Days to Update: 66
Source: U.S. Department of Transportation
Telephone: 202-366-4555
Last EDR Contact: 03/17/2026
Next Scheduled EDR Contact: 06/29/2026
Data Release Frequency: Quarterly

SPILLS: Spills Information
Oil or Hazardous Material Spills or Releases.

Date of Government Version: 03/12/2026
Date Data Arrived at EDR: 03/13/2026
Date Made Active in Reports: 04/10/2026
Number of Days to Update: 28
Source: Department of Natural Resources
Telephone: 770-387-4900
Last EDR Contact: 03/11/2026
Next Scheduled EDR Contact: 06/29/2026
Data Release Frequency: Quarterly

SPILLS 90: SPILLS90 data from FirstSearch
Spills 90 includes those spill and release records available exclusively from FirstSearch databases. Typically, they may include chemical, oil and/or hazardous substance spills recorded after 1990. Duplicate records that are already included in EDR incident and release records are not included in Spills 90.

Date of Government Version: 10/04/2012
Date Data Arrived at EDR: 01/03/2013
Date Made Active in Reports: 02/11/2013
Number of Days to Update: 39

Source: FirstSearch
Telephone: N/A
Last EDR Contact: 01/03/2013
Next Scheduled EDR Contact: N/A
Data Release Frequency: No Update Planned

Other Ascertainable Records

RCRA NonGen / NLR: RCRA - Non Generators / No Longer Regulated

RCRAInfo is EPA's comprehensive information system, providing access to data supporting the Resource Conservation and Recovery Act (RCRA) of 1976 and the Hazardous and Solid Waste Amendments (HSWA) of 1984. The database includes selective information on sites which generate, transport, store, treat and/or dispose of hazardous waste as defined by the Resource Conservation and Recovery Act (RCRA). Non-Generators do not presently generate hazardous waste.

Date of Government Version: 11/30/2025
Date Data Arrived at EDR: 12/03/2025
Date Made Active in Reports: 12/10/2025
Number of Days to Update: 7

Source: Environmental Protection Agency
Telephone: (404) 562-8651
Last EDR Contact: 03/17/2026
Next Scheduled EDR Contact: 06/29/2026
Data Release Frequency: Quarterly

FUDS: Formerly Used Defense Sites

The listing includes locations of Formerly Used Defense Sites properties where the US Army Corps of Engineers is actively working or will take necessary cleanup actions.

Date of Government Version: 02/05/2026
Date Data Arrived at EDR: 02/10/2026
Date Made Active in Reports: 04/27/2026
Number of Days to Update: 76

Source: U.S. Army Corps of Engineers
Telephone: 202-528-4285
Last EDR Contact: 05/12/2026
Next Scheduled EDR Contact: 08/24/2026
Data Release Frequency: Varies

DOD: Department of Defense Sites

This data set consists of federally owned or administered lands, administered by the Department of Defense, that have any area equal to or greater than 640 acres of the United States, Puerto Rico, and the U.S. Virgin Islands.

Date of Government Version: 06/07/2021
Date Data Arrived at EDR: 07/13/2021
Date Made Active in Reports: 03/09/2022
Number of Days to Update: 239

Source: USGS
Telephone: 888-275-8747
Last EDR Contact: 04/09/2026
Next Scheduled EDR Contact: 07/20/2026
Data Release Frequency: Varies

FEDLAND: Federal and Indian Lands

Federally and Indian administrated lands of the United States. Lands included are administrated by: Army Corps of Engineers, Bureau of Reclamation, National Wild and Scenic River, National Wildlife Refuge, Public Domain Land, Wilderness, Wilderness Study Area, Wildlife Management Area, Bureau of Indian Affairs, Bureau of Land Management, Department of Justice, Forest Service, Fish and Wildlife Service, National Park Service.

Date of Government Version: 04/02/2018
Date Data Arrived at EDR: 04/11/2018
Date Made Active in Reports: 11/06/2019
Number of Days to Update: 574

Source: U.S. Geological Survey
Telephone: 888-275-8747
Last EDR Contact: 03/31/2026
Next Scheduled EDR Contact: 07/13/2026
Data Release Frequency: N/A

SCRD DRYCLEANERS: State Coalition for Remediation of Drycleaners Listing

The State Coalition for Remediation of Drycleaners was established in 1998, with support from the U.S. EPA Office of Superfund Remediation and Technology Innovation. It is comprised of representatives of states with established drycleaner remediation programs. Currently the member states are Alabama, Connecticut, Florida, Illinois, Kansas, Minnesota, Missouri, North Carolina, Oregon, South Carolina, Tennessee, Texas, and Wisconsin.

Date of Government Version: 07/30/2021
Date Data Arrived at EDR: 02/03/2023
Date Made Active in Reports: 02/10/2023
Number of Days to Update: 7

Source: Environmental Protection Agency
Telephone: 615-532-8599
Last EDR Contact: 04/29/2026
Next Scheduled EDR Contact: 08/17/2026
Data Release Frequency: Varies

US FIN ASSUR: Financial Assurance Information

All owners and operators of facilities that treat, store, or dispose of hazardous waste are required to provide proof that they will have sufficient funds to pay for the clean up, closure, and post-closure care of their facilities.

Date of Government Version: 12/07/2025
Date Data Arrived at EDR: 12/08/2025
Date Made Active in Reports: 02/05/2026
Number of Days to Update: 59

Source: Environmental Protection Agency
Telephone: 202-566-1917
Last EDR Contact: 03/17/2026
Next Scheduled EDR Contact: 06/29/2026
Data Release Frequency: Quarterly

EPA WATCH LIST: EPA Watch List

EPA maintains a "Watch List" to facilitate dialogue between EPA, state and local environmental agencies on enforcement matters relating to facilities with alleged violations identified as either significant or high priority. Being on the Watch List does not mean that the facility has actually violated the law only that an investigation by EPA or a state or local environmental agency has led those organizations to allege that an unproven violation has in fact occurred. Being on the Watch List does not represent a higher level of concern regarding the alleged violations that were detected, but instead indicates cases requiring additional dialogue between EPA, state and local agencies - primarily because of the length of time the alleged violation has gone unaddressed or unresolved.

Date of Government Version: 08/30/2013
Date Data Arrived at EDR: 03/21/2014
Date Made Active in Reports: 06/17/2014
Number of Days to Update: 88

Source: Environmental Protection Agency
Telephone: 617-520-3000
Last EDR Contact: 04/30/2026
Next Scheduled EDR Contact: 08/10/2026
Data Release Frequency: No Update Planned

2020 COR ACTION: 2020 Corrective Action Program List

The EPA has set ambitious goals for the RCRA Corrective Action program by creating the 2020 Corrective Action Universe. This RCRA cleanup baseline includes facilities expected to need corrective action. The 2020 universe contains a wide variety of sites. Some properties are heavily contaminated while others were contaminated but have since been cleaned up. Still others have not been fully investigated yet, and may require little or no remediation. Inclusion in the 2020 Universe does not necessarily imply failure on the part of a facility to meet its RCRA obligations.

Date of Government Version: 09/30/2017
Date Data Arrived at EDR: 05/08/2018
Date Made Active in Reports: 07/20/2018
Number of Days to Update: 73

Source: Environmental Protection Agency
Telephone: 703-308-4044
Last EDR Contact: 04/30/2026
Next Scheduled EDR Contact: 08/10/2026
Data Release Frequency: Varies

TSCA: Toxic Substances Control Act

Toxic Substances Control Act. TSCA identifies manufacturers and importers of chemical substances included on the TSCA Chemical Substance Inventory list. It includes data on the production volume of these substances by plant site.

Date of Government Version: 12/31/2020
Date Data Arrived at EDR: 06/14/2022
Date Made Active in Reports: 03/24/2023
Number of Days to Update: 283

Source: EPA
Telephone: 202-260-5521
Last EDR Contact: 04/22/2026
Next Scheduled EDR Contact: 06/22/2026
Data Release Frequency: Every 4 Years

TRIS: Toxic Chemical Release Inventory System

Toxic Release Inventory System. TRIS identifies facilities which release toxic chemicals to the air, water and land in reportable quantities under SARA Title III Section 313.

Date of Government Version: 12/31/2024
Date Data Arrived at EDR: 02/12/2026
Date Made Active in Reports: 05/04/2026
Number of Days to Update: 81

Source: EPA
Telephone: 202-566-0250
Last EDR Contact: 02/12/2026
Next Scheduled EDR Contact: 05/25/2026
Data Release Frequency: Annually

SSTS: Section 7 Tracking Systems

Section 7 of the Federal Insecticide, Fungicide and Rodenticide Act, as amended (92 Stat. 829) requires all registered pesticide-producing establishments to submit a report to the Environmental Protection Agency by March 1st each year. Each establishment must report the types and amounts of pesticides, active ingredients and devices being produced, and those having been produced and sold or distributed in the past year.

Date of Government Version: 01/12/2026
Date Data Arrived at EDR: 01/13/2026
Date Made Active in Reports: 03/05/2026
Number of Days to Update: 51

Source: EPA
Telephone: 202-564-4203
Last EDR Contact: 04/14/2026
Next Scheduled EDR Contact: 07/27/2026
Data Release Frequency: Annually

ROD: Records Of Decision

Record of Decision. ROD documents mandate a permanent remedy at an NPL (Superfund) site containing technical and health information to aid in the cleanup.

Date of Government Version: 01/30/2026
Date Data Arrived at EDR: 02/02/2026
Date Made Active in Reports: 02/12/2026
Number of Days to Update: 10

Source: EPA
Telephone: 703-416-0223
Last EDR Contact: 05/01/2026
Next Scheduled EDR Contact: 06/08/2026
Data Release Frequency: Annually

RMP: Risk Management Plans

When Congress passed the Clean Air Act Amendments of 1990, it required EPA to publish regulations and guidance for chemical accident prevention at facilities using extremely hazardous substances. The Risk Management Program Rule (RMP Rule) was written to implement Section 112(r) of these amendments. The rule, which built upon existing industry codes and standards, requires companies of all sizes that use certain flammable and toxic substances to develop a Risk Management Program, which includes a(n): Hazard assessment that details the potential effects of an accidental release, an accident history of the last five years, and an evaluation of worst-case and alternative accidental releases; Prevention program that includes safety precautions and maintenance, monitoring, and employee training measures; and Emergency response program that spells out emergency health care, employee training measures and procedures for informing the public and response agencies (e.g the fire department) should an accident occur.

Date of Government Version: 01/01/2026
Date Data Arrived at EDR: 01/14/2026
Date Made Active in Reports: 01/22/2026
Number of Days to Update: 8

Source: Environmental Protection Agency
Telephone: 202-564-8600
Last EDR Contact: 04/08/2026
Next Scheduled EDR Contact: 07/27/2026
Data Release Frequency: Varies

RAATS: RCRA Administrative Action Tracking System

RCRA Administration Action Tracking System. RAATS contains records based on enforcement actions issued under RCRA pertaining to major violators and includes administrative and civil actions brought by the EPA. For administration actions after September 30, 1995, data entry in the RAATS database was discontinued. EPA will retain a copy of the database for historical records. It was necessary to terminate RAATS because a decrease in agency resources made it impossible to continue to update the information contained in the database.

Date of Government Version: 04/17/1995
Date Data Arrived at EDR: 07/03/1995
Date Made Active in Reports: 08/07/1995
Number of Days to Update: 35

Source: EPA
Telephone: 202-564-4104
Last EDR Contact: 06/02/2008
Next Scheduled EDR Contact: 09/01/2008
Data Release Frequency: No Update Planned

PRP: Potentially Responsible Parties
A listing of verified Potentially Responsible Parties

Date of Government Version: 06/26/2025
Date Data Arrived at EDR: 07/01/2025
Date Made Active in Reports: 07/29/2025
Number of Days to Update: 28
Source: EPA
Telephone: 202-564-6023
Last EDR Contact: 05/01/2026
Next Scheduled EDR Contact: 08/10/2026
Data Release Frequency: Quarterly

PADS: PCB Activity Database System
PCB Activity Database. PADS Identifies generators, transporters, commercial storers and/or brokers and disposers of PCB's who are required to notify the EPA of such activities.

Date of Government Version: 08/12/2025
Date Data Arrived at EDR: 09/30/2025
Date Made Active in Reports: 11/24/2025
Number of Days to Update: 55
Source: EPA
Telephone: 202-566-0500
Last EDR Contact: 03/04/2026
Next Scheduled EDR Contact: 07/13/2026
Data Release Frequency: Annually

ICIS: Integrated Compliance Information System
The Integrated Compliance Information System (ICIS) supports the information needs of the national enforcement and compliance program as well as the unique needs of the National Pollutant Discharge Elimination System (NPDES) program.

Date of Government Version: 11/18/2016
Date Data Arrived at EDR: 11/23/2016
Date Made Active in Reports: 02/10/2017
Number of Days to Update: 79
Source: Environmental Protection Agency
Telephone: 202-564-2501
Last EDR Contact: 09/23/2025
Next Scheduled EDR Contact: 01/12/2026
Data Release Frequency: Quarterly

FTTS: FIFRA/ TSCA Tracking System - FIFRA (Federal Insecticide, Fungicide, & Rodenticide Act)/TSCA (Toxic Substances Control Act)
FTTS tracks administrative cases and pesticide enforcement actions and compliance activities related to FIFRA, TSCA and EPCRA (Emergency Planning and Community Right-to-Know Act). To maintain currency, EDR contacts the Agency on a quarterly basis.

Date of Government Version: 04/09/2009
Date Data Arrived at EDR: 04/16/2009
Date Made Active in Reports: 05/11/2009
Number of Days to Update: 25
Source: EPA/Office of Prevention, Pesticides and Toxic Substances
Telephone: 202-566-1667
Last EDR Contact: 08/18/2017
Next Scheduled EDR Contact: 12/04/2017
Data Release Frequency: No Update Planned

FTTS INSP: FIFRA/ TSCA Tracking System - FIFRA (Federal Insecticide, Fungicide, & Rodenticide Act)/TSCA (Toxic Substances Control Act)
A listing of FIFRA/TSCA Tracking System (FTTS) inspections and enforcements.

Date of Government Version: 04/09/2009
Date Data Arrived at EDR: 04/16/2009
Date Made Active in Reports: 05/11/2009
Number of Days to Update: 25
Source: EPA
Telephone: 202-566-1667
Last EDR Contact: 08/18/2017
Next Scheduled EDR Contact: 12/04/2017
Data Release Frequency: No Update Planned

MLTS: Material Licensing Tracking System
MLTS is maintained by the Nuclear Regulatory Commission and contains a list of approximately 8,100 sites which possess or use radioactive materials and which are subject to NRC licensing requirements. To maintain currency, EDR contacts the Agency on a quarterly basis.

Date of Government Version: 01/26/2026
Date Data Arrived at EDR: 01/27/2026
Date Made Active in Reports: 02/25/2026
Number of Days to Update: 29
Source: Nuclear Regulatory Commission
Telephone: 301-415-0717
Last EDR Contact: 04/08/2026
Next Scheduled EDR Contact: 07/27/2026
Data Release Frequency: Quarterly

COAL ASH DOE: Steam-Electric Plant Operation Data
A listing of power plants that store ash in surface ponds.

Date of Government Version: 12/31/2024
Date Data Arrived at EDR: 11/19/2025
Date Made Active in Reports: 01/29/2026
Number of Days to Update: 71
Source: Department of Energy
Telephone: 202-586-8719
Last EDR Contact: 02/20/2026
Next Scheduled EDR Contact: 06/08/2026
Data Release Frequency: Varies

COAL ASH EPA: Coal Combustion Residues Surface Impoundments List
A listing of coal combustion residues surface impoundments with high hazard potential ratings.

Date of Government Version: 01/12/2017
Date Data Arrived at EDR: 03/05/2019
Date Made Active in Reports: 11/11/2019
Number of Days to Update: 251
Source: Environmental Protection Agency
Telephone: N/A
Last EDR Contact: 02/20/2026
Next Scheduled EDR Contact: 06/08/2026
Data Release Frequency: Varies

PCB TRANSFORMER: PCB Transformer Registration Database
The database of PCB transformer registrations that includes all PCB registration submittals.

Date of Government Version: 09/13/2019
Date Data Arrived at EDR: 11/06/2019
Date Made Active in Reports: 02/10/2020
Number of Days to Update: 96
Source: Environmental Protection Agency
Telephone: 202-566-0517
Last EDR Contact: 04/30/2026
Next Scheduled EDR Contact: 08/10/2026
Data Release Frequency: Varies

RADINFO: Radiation Information Database
The Radiation Information Database (RADINFO) contains information about facilities that are regulated by U.S. Environmental Protection Agency (EPA) regulations for radiation and radioactivity.

Date of Government Version: 07/01/2019
Date Data Arrived at EDR: 07/01/2019
Date Made Active in Reports: 09/23/2019
Number of Days to Update: 84
Source: Environmental Protection Agency
Telephone: 202-343-9775
Last EDR Contact: 03/18/2026
Next Scheduled EDR Contact: 07/06/2026
Data Release Frequency: Quarterly

HIST FTTS: FIFRA/TSCA Tracking System Administrative Case Listing
A complete administrative case listing from the FIFRA/TSCA Tracking System (FTTS) for all ten EPA regions. The information was obtained from the National Compliance Database (NCDB). NCDB supports the implementation of FIFRA (Federal Insecticide, Fungicide, and Rodenticide Act) and TSCA (Toxic Substances Control Act). Some EPA regions are now closing out records. Because of that, and the fact that some EPA regions are not providing EPA Headquarters with updated records, it was decided to create a HIST FTTS database. It included records that may not be included in the newer FTTS database updates. This database is no longer updated.

Date of Government Version: 10/19/2006
Date Data Arrived at EDR: 03/01/2007
Date Made Active in Reports: 04/10/2007
Number of Days to Update: 40
Source: Environmental Protection Agency
Telephone: 202-564-2501
Last EDR Contact: 12/17/2007
Next Scheduled EDR Contact: 03/17/2008
Data Release Frequency: No Update Planned

HIST FTTS INSP: FIFRA/TSCA Tracking System Inspection & Enforcement Case Listing
A complete inspection and enforcement case listing from the FIFRA/TSCA Tracking System (FTTS) for all ten EPA regions. The information was obtained from the National Compliance Database (NCDB). NCDB supports the implementation of FIFRA (Federal Insecticide, Fungicide, and Rodenticide Act) and TSCA (Toxic Substances Control Act). Some EPA regions are now closing out records. Because of that, and the fact that some EPA regions are not providing EPA Headquarters with updated records, it was decided to create a HIST FTTS database. It included records that may not be included in the newer FTTS database updates. This database is no longer updated.

Date of Government Version: 10/19/2006
Date Data Arrived at EDR: 03/01/2007
Date Made Active in Reports: 04/10/2007
Number of Days to Update: 40

Source: Environmental Protection Agency
Telephone: 202-564-2501
Last EDR Contact: 12/17/2008
Next Scheduled EDR Contact: 03/17/2008
Data Release Frequency: No Update Planned

DOT OPS: Incident and Accident Data

Department of Transporation, Office of Pipeline Safety Incident and Accident data.

Date of Government Version: 12/31/2025
Date Data Arrived at EDR: 01/20/2026
Date Made Active in Reports: 03/05/2026
Number of Days to Update: 44

Source: Department of Transporation, Office of Pipeline Safety
Telephone: 202-366-4595
Last EDR Contact: 04/21/2026
Next Scheduled EDR Contact: 08/03/2026
Data Release Frequency: Quarterly

CONSENT: Superfund (CERCLA) Consent Decrees

Major legal settlements that establish responsibility and standards for cleanup at NPL (Superfund) sites. Released periodically by United States District Courts after settlement by parties to litigation matters.

Date of Government Version: 09/30/2025
Date Data Arrived at EDR: 12/12/2025
Date Made Active in Reports: 02/25/2026
Number of Days to Update: 75

Source: Department of Justice, Consent Decree Library
Telephone: Varies
Last EDR Contact: 04/08/2026
Next Scheduled EDR Contact: 07/13/2026
Data Release Frequency: Varies

BRS: Biennial Reporting System

The Biennial Reporting System is a national system administered by the EPA that collects data on the generation and management of hazardous waste. BRS captures detailed data from two groups: Large Quantity Generators (LQG) and Treatment, Storage, and Disposal Facilities.

Date of Government Version: 12/31/2023
Date Data Arrived at EDR: 02/19/2025
Date Made Active in Reports: 03/07/2025
Number of Days to Update: 16

Source: EPA/NTIS
Telephone: 800-424-9346
Last EDR Contact: 03/17/2026
Next Scheduled EDR Contact: 06/29/2026
Data Release Frequency: Biennially

INDIAN RESERV: Indian Reservations

This map layer portrays Indian administered lands of the United States that have any area equal to or greater than 640 acres.

Date of Government Version: 12/31/2014
Date Data Arrived at EDR: 07/14/2015
Date Made Active in Reports: 01/10/2017
Number of Days to Update: 546

Source: USGS
Telephone: 202-208-3710
Last EDR Contact: 03/31/2026
Next Scheduled EDR Contact: 07/13/2026
Data Release Frequency: Semi-Annually

FUSRAP: Formerly Utilized Sites Remedial Action Program

DOE established the Formerly Utilized Sites Remedial Action Program (FUSRAP) in 1974 to remediate sites where radioactive contamination remained from Manhattan Project and early U.S. Atomic Energy Commission (AEC) operations.

Date of Government Version: 03/03/2023
Date Data Arrived at EDR: 03/03/2023
Date Made Active in Reports: 06/09/2023
Number of Days to Update: 98

Source: Department of Energy
Telephone: 202-586-3559
Last EDR Contact: 04/30/2026
Next Scheduled EDR Contact: 08/10/2026
Data Release Frequency: Varies

UMTRA: Uranium Mill Tailings Sites

Uranium ore was mined by private companies for federal government use in national defense programs. When the mills shut down, large piles of the sand-like material (mill tailings) remain after uranium has been extracted from the ore. Levels of human exposure to radioactive materials from the piles are low; however, in some cases tailings were used as construction materials before the potential health hazards of the tailings were recognized.

Date of Government Version: 05/15/2025
Date Data Arrived at EDR: 05/15/2025
Date Made Active in Reports: 07/29/2025
Number of Days to Update: 75

Source: Department of Energy
Telephone: 505-845-0011
Last EDR Contact: 05/11/2026
Next Scheduled EDR Contact: 08/24/2026
Data Release Frequency: Varies

LEAD SMELTER 1: Lead Smelter Sites
A listing of former lead smelter site locations.

Date of Government Version: 03/26/2026
Date Data Arrived at EDR: 04/01/2026
Date Made Active in Reports: 04/21/2026
Number of Days to Update: 20

Source: Environmental Protection Agency
Telephone: 703-603-8787
Last EDR Contact: 05/01/2026
Next Scheduled EDR Contact: 07/06/2026
Data Release Frequency: Varies

LEAD SMELTER 2: Lead Smelter Sites
A list of several hundred sites in the U.S. where secondary lead smelting was done from 1931and 1964. These sites may pose a threat to public health through ingestion or inhalation of contaminated soil or dust

Date of Government Version: 04/05/2001
Date Data Arrived at EDR: 10/27/2010
Date Made Active in Reports: 12/02/2010
Number of Days to Update: 36

Source: American Journal of Public Health
Telephone: 703-305-6451
Last EDR Contact: 12/02/2009
Next Scheduled EDR Contact: N/A
Data Release Frequency: No Update Planned

US AIRS (AFS): Aerometric Information Retrieval System Facility Subsystem (AFS)
The database is a sub-system of Aerometric Information Retrieval System (AIRS). AFS contains compliance data on air pollution point sources regulated by the U.S. EPA and/or state and local air regulatory agencies. This information comes from source reports by various stationary sources of air pollution, such as electric power plants, steel mills, factories, and universities, and provides information about the air pollutants they produce. Action, air program, air program pollutant, and general level plant data. It is used to track emissions and compliance data from industrial plants.

Date of Government Version: 10/12/2016
Date Data Arrived at EDR: 10/26/2016
Date Made Active in Reports: 02/03/2017
Number of Days to Update: 100

Source: EPA
Telephone: 202-564-2496
Last EDR Contact: 09/26/2017
Next Scheduled EDR Contact: 01/08/2018
Data Release Frequency: Annually

US AIRS MINOR: Air Facility System Data
A listing of minor source facilities.

Date of Government Version: 10/12/2016
Date Data Arrived at EDR: 10/26/2016
Date Made Active in Reports: 02/03/2017
Number of Days to Update: 100

Source: EPA
Telephone: 202-564-2496
Last EDR Contact: 09/26/2017
Next Scheduled EDR Contact: 01/08/2018
Data Release Frequency: Annually

MINES VIOLATIONS: MSHA Violation Assessment Data
Mines violation and assessment information. Department of Labor, Mine Safety & Health Administration.

Date of Government Version: 01/01/2026
Date Data Arrived at EDR: 01/06/2026
Date Made Active in Reports: 01/07/2026
Number of Days to Update: 1

Source: DOL, Mine Safety & Health Admi
Telephone: 202-693-9424
Last EDR Contact: 04/01/2026
Next Scheduled EDR Contact: 06/01/2026
Data Release Frequency: Quarterly

US MINES: Mines Master Index File
Contains all mine identification numbers issued for mines active or opened since 1971. The data also includes violation information.

Date of Government Version: 04/03/2026
Date Data Arrived at EDR: 04/28/2026
Date Made Active in Reports: 05/04/2026
Number of Days to Update: 6

Source: Department of Labor, Mine Safety and Health Administration
Telephone: 303-231-5959
Last EDR Contact: 04/28/2026
Next Scheduled EDR Contact: 06/01/2026
Data Release Frequency: Semi-Annually

US MINES 2: Ferrous and Nonferrous Metal Mines Database Listing

This map layer includes ferrous (ferrous metal mines are facilities that extract ferrous metals, such as iron ore or molybdenum) and nonferrous (Nonferrous metal mines are facilities that extract nonferrous metals, such as gold, silver, copper, zinc, and lead) metal mines in the United States.

Date of Government Version: 04/08/2025
Date Data Arrived at EDR: 05/20/2025
Date Made Active in Reports: 08/12/2025
Number of Days to Update: 84

Source: USGS
Telephone: 703-648-7709
Last EDR Contact: 03/03/2026
Next Scheduled EDR Contact: 06/01/2026
Data Release Frequency: Varies

US MINES 3: Active Mines & Mineral Plants Database Listing

Active Mines and Mineral Processing Plant operations for commodities monitored by the Minerals Information Team of the USGS.

Date of Government Version: 04/14/2011
Date Data Arrived at EDR: 06/08/2011
Date Made Active in Reports: 09/13/2011
Number of Days to Update: 97

Source: USGS
Telephone: 703-648-7709
Last EDR Contact: 02/19/2026
Next Scheduled EDR Contact: 06/01/2026
Data Release Frequency: Varies

ABANDONED MINES: Abandoned Mines

An inventory of land and water impacted by past mining (primarily coal mining) is maintained by OSMRE to provide information needed to implement the Surface Mining Control and Reclamation Act of 1977 (SMCRA). The inventory contains information on the location, type, and extent of AML impacts, as well as, information on the cost associated with the reclamation of those problems. The inventory is based upon field surveys by State, Tribal, and OSMRE program officials. It is dynamic to the extent that it is modified as new problems are identified and existing problems are reclaimed.

Date of Government Version: 03/11/2026
Date Data Arrived at EDR: 03/12/2026
Date Made Active in Reports: 05/04/2026
Number of Days to Update: 53

Source: Department of Interior
Telephone: 202-208-2609
Last EDR Contact: 03/11/2026
Next Scheduled EDR Contact: 06/15/2026
Data Release Frequency: Quarterly

MINES MRDS: Mineral Resources Data System

Mineral Resources Data System

Date of Government Version: 06/04/2024
Date Data Arrived at EDR: 11/22/2024
Date Made Active in Reports: 02/18/2025
Number of Days to Update: 88

Source: USGS
Telephone: 703-648-6533
Last EDR Contact: 03/03/2026
Next Scheduled EDR Contact: 06/01/2026
Data Release Frequency: Varies

FINDS: Facility Index System/Facility Registry System

Facility Index System. FINDS contains both facility information and 'pointers' to other sources that contain more detail. EDR includes the following FINDS databases in this report: PCS (Permit Compliance System), AIRS (Aerometric Information Retrieval System), DOCKET (Enforcement Docket used to manage and track information on civil judicial enforcement cases for all environmental statutes), FURS (Federal Underground Injection Control), C-DOCKET (Criminal Docket System used to track criminal enforcement actions for all environmental statutes), FFIS (Federal Facilities Information System), STATE (State Environmental Laws and Statutes), and PADS (PCB Activity Data System).

Date of Government Version: 11/07/2025
Date Data Arrived at EDR: 11/19/2025
Date Made Active in Reports: 02/05/2026
Number of Days to Update: 78

Source: EPA
Telephone: (404) 562-9900
Last EDR Contact: 02/20/2026
Next Scheduled EDR Contact: 06/08/2026
Data Release Frequency: Quarterly

DOCKET HWC: Hazardous Waste Compliance Docket Listing
A complete list of the Federal Agency Hazardous Waste Compliance Docket Facilities.

Date of Government Version: 05/06/2021
Date Data Arrived at EDR: 05/21/2021
Date Made Active in Reports: 08/11/2021
Number of Days to Update: 82
Source: Environmental Protection Agency
Telephone: 202-564-0527
Last EDR Contact: 05/13/2026
Next Scheduled EDR Contact: 08/31/2026
Data Release Frequency: Varies

UXO: Unexploded Ordnance Sites
A listing of unexploded ordnance site locations

Date of Government Version: 07/31/2025
Date Data Arrived at EDR: 02/11/2026
Date Made Active in Reports: 04/27/2026
Number of Days to Update: 75
Source: Department of Defense
Telephone: 703-704-1564
Last EDR Contact: 04/01/2026
Next Scheduled EDR Contact: 07/20/2026
Data Release Frequency: Varies

ECHO: Enforcement & Compliance History Information
ECHO provides integrated compliance and enforcement information for about 800,000 regulated facilities nationwide.

Date of Government Version: 12/13/2025
Date Data Arrived at EDR: 12/17/2025
Date Made Active in Reports: 02/25/2026
Number of Days to Update: 70
Source: Environmental Protection Agency
Telephone: 202-564-2280
Last EDR Contact: 03/31/2026
Next Scheduled EDR Contact: 07/13/2026
Data Release Frequency: Quarterly

FUELS PROGRAM: EPA Fuels Program Registered Listing
This listing includes facilities that are registered under the Part 80 (Code of Federal Regulations) EPA Fuels Programs. All companies now are required to submit new and updated registrations.

Date of Government Version: 02/09/2026
Date Data Arrived at EDR: 02/10/2026
Date Made Active in Reports: 04/27/2026
Number of Days to Update: 76
Source: EPA
Telephone: 800-385-6164
Last EDR Contact: 05/12/2026
Next Scheduled EDR Contact: 05/25/2026
Data Release Frequency: Quarterly

PFAS NPL: Superfund Sites with PFAS Detections Information
EPA's Office of Land and Emergency Management and EPA Regional Offices maintain data describing what is known about site investigations, contamination, and remedial actions under the Comprehensive Environmental Response, Compensation, and Liability Act (CERCLA) where PFAS is present in the environment.

Date of Government Version: 12/17/2025
Date Data Arrived at EDR: 12/18/2025
Date Made Active in Reports: 12/23/2025
Number of Days to Update: 5
Source: Environmental Protection Agency
Telephone: 703-603-8895
Last EDR Contact: 04/01/2026
Next Scheduled EDR Contact: 07/13/2026
Data Release Frequency: Varies

PFAS FEDERAL SITES: Federal Sites PFAS Information
Several federal entities, such as the federal Superfund program, Department of Defense, National Aeronautics and Space Administration, Department of Transportation, and Department of Energy provided information for sites with known or suspected detections at federal facilities.

Date of Government Version: 12/17/2025
Date Data Arrived at EDR: 12/18/2025
Date Made Active in Reports: 12/23/2025
Number of Days to Update: 5
Source: Environmental Protection Agency
Telephone: 202-272-0167
Last EDR Contact: 04/01/2026
Next Scheduled EDR Contact: 07/13/2026
Data Release Frequency: Varies

PFAS TSCA: PFAS Manufacture and Imports Information

EPA issued the Chemical Data Reporting (CDR) Rule under the Toxic Substances Control Act (TSCA) and requires chemical manufacturers and facilities that manufacture or import chemical substances to report data to EPA. EPA publishes non-confidential business information (non-CBI) and includes descriptive information about each site, corporate parent, production volume, other manufacturing information, and processing and use information.

Date of Government Version: 12/17/2025
Date Data Arrived at EDR: 12/18/2025
Date Made Active in Reports: 12/23/2025
Number of Days to Update: 5

Source: Environmental Protection Agency
Telephone: 202-272-0167
Last EDR Contact: 03/31/2026
Next Scheduled EDR Contact: 07/13/2026
Data Release Frequency: Varies

PFAS TRIS: List of PFAS Added to the TRI

Section 7321 of the National Defense Authorization Act for Fiscal Year 2020 (NDAA) immediately added certain per- and polyfluoroalkyl substances (PFAS) to the list of chemicals covered by the Toxics Release Inventory (TRI) under Section 313 of the Emergency Planning and Community Right-to-Know Act (EPCRA) and provided a framework for additional PFAS to be added to TRI on an annual basis.

Date of Government Version: 12/17/2025
Date Data Arrived at EDR: 12/18/2025
Date Made Active in Reports: 12/23/2025
Number of Days to Update: 5

Source: Environmental Protection Agency
Telephone: 202-566-0250
Last EDR Contact: 04/01/2026
Next Scheduled EDR Contact: 07/13/2026
Data Release Frequency: Varies

PFAS RCRA MANIFEST: PFAS Transfers Identified In the RCRA Database Listing

To work around the lack of PFAS waste codes in the RCRA database, EPA developed the PFAS Transfers dataset by mining e-Manifest records containing at least one of these common PFAS keywords: PFAS, PFOA, PFOS, PERFL, AFFF, GENX, GEN-X (plus the VT waste codes). These keywords were searched for in the following text fields: Manifest handling instructions (MANIFEST_HANDLING_INSTR), Non-hazardous waste description (NON_HAZ_WASTE_DESCRIPTION), DOT printed information (DOT_PRINTED_INFORMATION), Waste line handling instructions (WASTE_LINE_HANDLING_INSTR), Waste residue comments (WASTE_RESIDUE_COMMENTS).

Date of Government Version: 12/17/2025
Date Data Arrived at EDR: 12/18/2025
Date Made Active in Reports: 12/23/2025
Number of Days to Update: 5

Source: Environmental Protection Agency
Telephone: 202-272-0167
Last EDR Contact: 04/01/2026
Next Scheduled EDR Contact: 07/13/2026
Data Release Frequency: Varies

PFAS ATSDR: PFAS Contamination Site Location Listing

PFAS contamination site locations from the Department of Health & Human Services, Center for Disease Control & Prevention. ATSDR is involved at a number of PFAS-related sites, either directly or through assisting state and federal partners. As of now, most sites are related to drinking water contamination connected with PFAS production facilities or fire training areas where aqueous film-forming firefighting foam (AFFF) was regularly used.

Date of Government Version: 11/12/2024
Date Data Arrived at EDR: 07/21/2025
Date Made Active in Reports: 10/13/2025
Number of Days to Update: 84

Source: Department of Health & Human Services
Telephone: 202-741-5770
Last EDR Contact: 04/23/2026
Next Scheduled EDR Contact: 08/03/2026
Data Release Frequency: Varies

PFAS WQP: Ambient Environmental Sampling for PFAS

The Water Quality Portal (WQP) is a part of a modernized repository storing ambient sampling data for all environmental media and tissue samples. A wide range of federal, state, tribal and local governments, academic and non-governmental organizations and individuals submit project details and sampling results to this public repository. The information is commonly used for research and assessments of environmental quality.

Date of Government Version: 12/17/2025
Date Data Arrived at EDR: 12/18/2025
Date Made Active in Reports: 01/07/2026
Number of Days to Update: 20

Source: Environmental Protection Agency
Telephone: 202-272-0167
Last EDR Contact: 04/01/2026
Next Scheduled EDR Contact: 07/13/2026
Data Release Frequency: Varies

PFAS NPDES: Clean Water Act Discharge Monitoring Information

Any discharger of pollutants to waters of the United States from a point source must have a National Pollutant Discharge Elimination System (NPDES) permit. The process for obtaining limits involves the regulated entity (permittee) disclosing releases in a NPDES permit application and the permitting authority (typically the state but sometimes EPA) deciding whether to require monitoring or monitoring with limits. Caveats and Limitations: Less than half of states have required PFAS monitoring for at least one of their permittees and fewer states have established PFAS effluent limits for permittees. New rulemakings have been initiated that may increase the number of facilities monitoring for PFAS in the future.

Date of Government Version: 12/17/2025
Date Data Arrived at EDR: 12/19/2025
Date Made Active in Reports: 12/23/2025
Number of Days to Update: 4

Source: Environmental Protection Agency
Telephone: 202-272-0167
Last EDR Contact: 04/01/2026
Next Scheduled EDR Contact: 07/13/2026
Data Release Frequency: Varies

PFAS PROJECT: NORTHEASTERN UNIVERSITY PFAS PROJECT

The PFAS Contamination Site Tracker records qualitative and quantitative data from each site in a chart, specifically examining discovery, contamination levels, government response, litigation, health impacts, media coverage, and community characteristics. All data presented in the chart were extracted from government websites, such as state health departments or the Environmental Protection Agency, and news articles.

Date of Government Version: 08/21/2025
Date Data Arrived at EDR: 12/04/2025
Date Made Active in Reports: 02/12/2026
Number of Days to Update: 70

Source: Social Science Environmental Health Research Institute
Telephone: N/A
Last EDR Contact: 03/05/2026
Next Scheduled EDR Contact: 06/15/2026
Data Release Frequency: Varies

PFAS ECHO: Facilities in Industries that May Be Handling PFAS Listing

Regulators and the public have expressed interest in knowing which regulated entities may be using PFAS. EPA has developed a dataset from various sources that show which industries may be handling PFAS. Approximately 120,000 facilities subject to federal environmental programs have operated or currently operate in industry sectors with processes that may involve handling and/or release of PFAS.

Date of Government Version: 12/17/2025
Date Data Arrived at EDR: 12/18/2025
Date Made Active in Reports: 12/23/2025
Number of Days to Update: 5

Source: Environmental Protection Agency
Telephone: 202-272-0167
Last EDR Contact: 04/01/2026
Next Scheduled EDR Contact: 07/13/2026
Data Release Frequency: Varies

PFAS ECHO FIRE TRAIN: Facilities in Industries that May Be Handling PFAS Listing

A list of fire training sites was added to the Industry Sectors dataset using a keyword search on the permitted facilitys name to identify sites where fire-fighting foam may have been used in training exercises. Additionally, you may view an example spreadsheet of the subset of fire training facility data, as well as the keywords used in selecting or deselecting a facility for the subset. as well as the keywords used in selecting or deselecting a facility for the subset. These keywords were tested to maximize accuracy in selecting facilities that may use fire-fighting foam in training exercises, however, due to the lack of a required reporting field in the data systems for designating fire training sites, this methodology may not identify all fire training sites or may potentially misidentify them.

Date of Government Version: 12/17/2025
Date Data Arrived at EDR: 12/18/2025
Date Made Active in Reports: 12/23/2025
Number of Days to Update: 5

Source: Environmental Protection Agency
Telephone: 202-272-0167
Last EDR Contact: 04/01/2026
Next Scheduled EDR Contact: 07/13/2026
Data Release Frequency: Varies

PFAS PT 139 AIRPORT: All Certified Part 139 Airports PFAS Information Listing

Since July 1, 2006, all certified part 139 airports are required to have fire-fighting foam onsite that meet military specifications (MIL-F-24385) (14 CFR 139.317). To date, these military specification fire-fighting foams are fluorinated and have been historically used for training and extinguishing. The 2018 FAA Reauthorization Act has a provision stating that no later than October 2021, FAA shall not require the use of fluorinated AFFF. This provision does not prohibit the use of fluorinated AFFF at Part 139 civilian airports; it only prohibits FAA from mandating its use. The Federal Aviation Administration?s document AC 150/5210-6D - Aircraft Fire Extinguishing Agents provides guidance on Aircraft Fire Extinguishing Agents, which includes Aqueous Film Forming Foam (AFFF).

Date of Government Version: 12/17/2025
Date Data Arrived at EDR: 12/18/2025
Date Made Active in Reports: 12/23/2025
Number of Days to Update: 5

Source: Environmental Protection Agency
Telephone: 202-272-0167
Last EDR Contact: 04/01/2026
Next Scheduled EDR Contact: 07/13/2026
Data Release Frequency: Varies

AQUEOUS FOAM NRC: Aqueous Foam Related Incidents Listing

The National Response Center (NRC) serves as an emergency call center that fields initial reports for pollution and railroad incidents and forwards that information to appropriate federal/state agencies for response. The spreadsheets posted to the NRC website contain initial incident data that has not been validated or investigated by a federal/state response agency. Response center calls from 1990 to the most recent complete calendar year where there was indication of Aqueous Film Forming Foam (AFFF) usage are included in this dataset. NRC calls may reference AFFF usage in the ?Material Involved? or ?Incident Description? fields.

Date of Government Version: 12/17/2025
Date Data Arrived at EDR: 12/18/2025
Date Made Active in Reports: 03/05/2026
Number of Days to Update: 77

Source: Environmental Protection Agency
Telephone: 202-267-2675
Last EDR Contact: 04/01/2026
Next Scheduled EDR Contact: 07/13/2026
Data Release Frequency: Varies

PCS: Permit Compliance System

PCS is a computerized management information system that contains data on National Pollutant Discharge Elimination System (NPDES) permit holding facilities. PCS tracks the permit, compliance, and enforcement status of NPDES facilities.

Date of Government Version: 12/16/2016
Date Data Arrived at EDR: 01/06/2017
Date Made Active in Reports: 03/10/2017
Number of Days to Update: 63

Source: EPA, Office of Water
Telephone: 202-564-2496
Last EDR Contact: 09/24/2025
Next Scheduled EDR Contact: 01/12/2026
Data Release Frequency: No Update Planned

PCS ENF: Enforcement data

No description is available for this data

Date of Government Version: 12/31/2014
Date Data Arrived at EDR: 02/05/2015
Date Made Active in Reports: 03/06/2015
Number of Days to Update: 29

Source: EPA
Telephone: 202-564-2497
Last EDR Contact: 09/24/2025
Next Scheduled EDR Contact: 01/12/2026
Data Release Frequency: Varies

BIOSOLIDS: ICIS-NPDES Biosolids Facility Data

The data reflects compliance information about facilities in the biosolids program.

Date of Government Version: 01/10/2026
Date Data Arrived at EDR: 01/15/2026
Date Made Active in Reports: 03/05/2026
Number of Days to Update: 49

Source: Environmental Protection Agency
Telephone: 202-564-4700
Last EDR Contact: 04/14/2026
Next Scheduled EDR Contact: 07/27/2026
Data Release Frequency: Varies

UST FINDER RELEASE: UST Finder Releases Database

US EPA's UST Finder data is a national composite of leaking underground storage tanks. This data contains information about, and locations of, leaking underground storage tanks. Data was collected from state sources and standardized into a national profile by EPA's Office of Underground Storage Tanks, Office of Research and Development, and the Association of State and Territorial Solid Waste Management Officials.

Date of Government Version: 06/08/2023
Date Data Arrived at EDR: 10/31/2023
Date Made Active in Reports: 01/18/2024
Number of Days to Update: 79

Source: Environmental Protecton Agency
Telephone: 202-564-0394
Last EDR Contact: 05/07/2026
Next Scheduled EDR Contact: 08/17/2026
Data Release Frequency: Semi-Annually

UST FINDER: UST Finder Database

EPA developed UST Finder, a web map application containing a comprehensive, state-sourced national map of underground storage tank (UST) and leaking UST (LUST) data. It provides the attributes and locations of active and closed USTs, UST facilities, and LUST sites from states and from Tribal lands and US territories . UST Finder contains information about proximity of UST facilities and LUST sites to: surface and groundwater public drinking water protection areas; estimated number of private domestic wells and number of people living nearby; and flooding and wildfires.

Date of Government Version: 06/08/2023
Date Data Arrived at EDR: 10/04/2023
Date Made Active in Reports: 01/18/2024
Number of Days to Update: 106

Source: Environmental Protection Agency
Telephone: 202-564-0394
Last EDR Contact: 05/07/2026
Next Scheduled EDR Contact: 08/17/2026
Data Release Frequency: Varies

E MANIFEST: Hazardous Waste Electronic Manifest System

EPA established a national system for tracking hazardous waste shipments electronically. This system, known as ?e-Manifest,? will modernize the nation?s cradle-to-grave hazardous waste tracking process while saving valuable time, resources, and dollars for industry and states.

Date of Government Version: 11/30/2025
Date Data Arrived at EDR: 12/05/2025
Date Made Active in Reports: 12/19/2025
Number of Days to Update: 14

Source: Environmental Protection Agency
Telephone: 833-501-6826
Last EDR Contact: 03/17/2026
Next Scheduled EDR Contact: 06/29/2026
Data Release Frequency: Varies

PFAS: PFAS Contamination Site Listing

A listing of site and study pfas information.

Date of Government Version: 12/31/2019
Date Data Arrived at EDR: 04/09/2025
Date Made Active in Reports: 05/05/2025
Number of Days to Update: 26

Source: Department of Natural Resources
Telephone: 404-463-1511
Last EDR Contact: 03/11/2026
Next Scheduled EDR Contact: 06/29/2026
Data Release Frequency: Semi-Annually

ABAND AIRFIELDS: Abandoned & Little-Known Airfields Listing

Abandoned and little known airfield locations, in the United States.

Date of Government Version: 03/04/2026
Date Data Arrived at EDR: 03/05/2026
Date Made Active in Reports: 03/12/2026
Number of Days to Update: 7

Source: Airfields-Freeman
Telephone: N/A
Last EDR Contact: 03/05/2026
Next Scheduled EDR Contact: 06/15/2026
Data Release Frequency: Varies

AIRS: Permitted Facility & Emissions Listing

A listing of permitted Air facilities and emissions data.

Date of Government Version: 02/09/2026
Date Data Arrived at EDR: 02/11/2026
Date Made Active in Reports: 05/01/2026
Number of Days to Update: 79

Source: Department of Natural Resources
Telephone: 404-363-7000
Last EDR Contact: 05/06/2026
Next Scheduled EDR Contact: 08/24/2026
Data Release Frequency: Varies

COAL ASH: Coal Ash Disposal Site Listing

A listing of coal ash landfills.

Date of Government Version: 08/01/2014
Date Data Arrived at EDR: 08/05/2014
Date Made Active in Reports: 09/02/2014
Number of Days to Update: 28

Source: Department of Natural Resources
Telephone: 404-362-2537
Last EDR Contact: 04/15/2026
Next Scheduled EDR Contact: 08/03/2026
Data Release Frequency: Varies

DRYCLEANERS: Drycleaner Database

A list of drycleaners in the state. The listing includes drycleaner facilities, that use perchloroethylene, that responded to the Notification of Compliance Status forms. It also includes those businesses that are pick-up stores only and do not conduct dry cleaning on site.

Date of Government Version: 12/12/2025
Date Data Arrived at EDR: 01/22/2026
Date Made Active in Reports: 04/09/2026
Number of Days to Update: 77

Source: Department of Natural Resources
Telephone: 404-363-7000
Last EDR Contact: 04/30/2026
Next Scheduled EDR Contact: 08/10/2026
Data Release Frequency: Varies

FIN ASSURANCE 1: Financial Assurance Information Listing

A listing of financial assurance information for underground storage tank facilities.

Date of Government Version: 02/25/2026
Date Data Arrived at EDR: 02/25/2026
Date Made Active in Reports: 05/08/2026
Number of Days to Update: 72

Source: Department of Natural Resources
Telephone: 404-362-4892
Last EDR Contact: 02/25/2026
Next Scheduled EDR Contact: 06/15/2026
Data Release Frequency: Varies

FIN ASSURANCE 2: Financial Assurance Information Listing

Financial assurance information listing for solid waste facilities.

Date of Government Version: 07/08/2019
Date Data Arrived at EDR: 07/09/2019
Date Made Active in Reports: 08/26/2019
Number of Days to Update: 48

Source: Department of Natural Resources
Telephone: 404-362-2537
Last EDR Contact: 03/25/2026
Next Scheduled EDR Contact: 07/13/2026
Data Release Frequency: Varies

NPDES: NPDES Wastewater Permit List

A listing of NPDES wastewater permits issued by the Watershed Protection Branch.

Date of Government Version: 04/23/2026
Date Data Arrived at EDR: 04/23/2026
Date Made Active in Reports: 04/28/2026
Number of Days to Update: 5

Source: Department of Natural Resoruces
Telephone: 404-362-2680
Last EDR Contact: 04/22/2026
Next Scheduled EDR Contact: 08/10/2026
Data Release Frequency: Varies

TIER 2: Tier 2 Data Listing

A listing of facilities which store or manufacture hazardous materials and submit a chemical inventory report.

Date of Government Version: 12/31/2021
Date Data Arrived at EDR: 08/17/2022
Date Made Active in Reports: 11/07/2022
Number of Days to Update: 82

Source: Department of Natural Resources
Telephone: 404-656-4852
Last EDR Contact: 05/13/2026
Next Scheduled EDR Contact: 08/31/2026
Data Release Frequency: Annually

UIC: Underground Injection Control

Underground injection control

Date of Government Version: 12/22/2025
Date Data Arrived at EDR: 12/22/2025
Date Made Active in Reports: 03/10/2026
Number of Days to Update: 78

Source: Department of Natural Resources
Telephone: 404-463-2382
Last EDR Contact: 03/25/2026
Next Scheduled EDR Contact: 06/15/2026
Data Release Frequency: Varies

DRYCLEANERS: Drycleaner Facility Listing

A listing of list of ALL Dry cleaner facilities from the Integrated Compliance Information System (ICIS).

Date of Government Version: 12/13/2025
Date Data Arrived at EDR: 12/17/2025
Date Made Active in Reports: 03/12/2026
Number of Days to Update: 85

Source: Environmental Protection Agency
Telephone: 202-254-2501
Last EDR Contact: 03/31/2026
Next Scheduled EDR Contact: 07/13/2026
Data Release Frequency: Varies

HSRA NOTIF: Hazardous Site Response Notifications Listing

The Response & Remediation Program (RRP) of the Land Protection Branch evaluates notices of releases of regulated substances to determine if the release should be listed on the Hazardous Site Inventory (HSI) for further investigation and cleanup, if necessary. RRP receives notice of the releases as a "Release Notification." Using the information provided and site visits, RRP issues a "Non-HSI letter" or an "HSI Listing Letter."

Date of Government Version: 12/04/2025
Date Data Arrived at EDR: 12/04/2025
Date Made Active in Reports: 02/20/2026
Number of Days to Update: 78

Source: Department of Natural Resources
Telephone: 404-657-8600
Last EDR Contact: 03/04/2026
Next Scheduled EDR Contact: 06/22/2026
Data Release Frequency: Varies

EDR HIGH RISK HISTORICAL RECORDS

EDR Exclusive Records

EDR MGP: EDR Proprietary Manufactured Gas Plants

The EDR Proprietary Manufactured Gas Plant Database includes records of coal gas plants (manufactured gas plants) compiled by EDR's researchers. Manufactured gas sites were used in the United States from the 1800's to 1950's to produce a gas that could be distributed and used as fuel. These plants used whale oil, rosin, coal, or a mixture of coal, oil, and water that also produced a significant amount of waste. Many of the byproducts of the gas production, such as coal tar (oily waste containing volatile and non-volatile chemicals), sludges, oils and other compounds are potentially hazardous to human health and the environment. The byproduct from this process was frequently disposed of directly at the plant site and can remain or spread slowly, serving as a continuous source of soil and groundwater contamination.

Date of Government Version: N/A
Date Data Arrived at EDR: N/A
Date Made Active in Reports: N/A
Number of Days to Update: N/A

Source: EDR, Inc.
Telephone: N/A
Last EDR Contact: N/A
Next Scheduled EDR Contact: N/A
Data Release Frequency: No Update Planned

EDR Hist Auto: EDR Exclusive Historical Auto Stations

EDR has searched selected national collections of business directories and has collected listings of potential gas station/filling station/service station sites that were available to EDR researchers. EDR's review was limited to those categories of sources that might, in EDR's opinion, include gas station/filling station/service station establishments. The categories reviewed included, but were not limited to gas, gas station, gasoline station, filling station, auto, automobile repair, auto service station, service station, etc. This database falls within a category of information EDR classifies as "High Risk Historical Records", or HRHR. EDR's HRHR effort presents unique and sometimes proprietary data about past sites and operations that typically create environmental concerns, but may not show up in current government records searches.

Date of Government Version: N/A
Date Data Arrived at EDR: N/A
Date Made Active in Reports: N/A
Number of Days to Update: N/A

Source: EDR, Inc.
Telephone: N/A
Last EDR Contact: N/A
Next Scheduled EDR Contact: N/A
Data Release Frequency: Varies

EDR Hist Cleaner: EDR Exclusive Historical Cleaners

EDR has searched selected national collections of business directories and has collected listings of potential dry cleaner sites that were available to EDR researchers. EDR's review was limited to those categories of sources that might, in EDR's opinion, include dry cleaning establishments. The categories reviewed included, but were not limited to dry cleaners, cleaners, laundry, laundromat, cleaning/laundry, wash & dry etc. This database falls within a category of information EDR classifies as "High Risk Historical Records", or HRHR. EDR's HRHR effort presents unique and sometimes proprietary data about past sites and operations that typically create environmental concerns, but may not show up in current government records searches.

Date of Government Version: N/A
Date Data Arrived at EDR: N/A
Date Made Active in Reports: N/A
Number of Days to Update: N/A

Source: EDR, Inc.
Telephone: N/A
Last EDR Contact: N/A
Next Scheduled EDR Contact: N/A
Data Release Frequency: Varies

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

EDR RECOVERED GOVERNMENT ARCHIVES

Exclusive Recovered Govt. Archives

RGA HWS: Recovered Government Archive State Hazardous Waste Facilities List

The EDR Recovered Government Archive State Hazardous Waste database provides a list of SHWS incidents derived from historical databases and includes many records that no longer appear in current government lists. Compiled from Records formerly available from the Department of Environmental Protection in Georgia.

Date of Government Version: N/A
Date Data Arrived at EDR: 07/01/2013
Date Made Active in Reports: 12/24/2013
Number of Days to Update: 176

Source: Department of Environmental Protection
Telephone: N/A
Last EDR Contact: 06/01/2012
Next Scheduled EDR Contact: N/A
Data Release Frequency: Varies

RGA LF: Recovered Government Archive Solid Waste Facilities List

The EDR Recovered Government Archive Landfill database provides a list of landfills derived from historical databases and includes many records that no longer appear in current government lists. Compiled from Records formerly available from the Department of Natural Resources in Georgia.

Date of Government Version: N/A
Date Data Arrived at EDR: 07/01/2013
Date Made Active in Reports: 01/13/2014
Number of Days to Update: 196

Source: Department of Natural Resources
Telephone: N/A
Last EDR Contact: 06/01/2012
Next Scheduled EDR Contact: N/A
Data Release Frequency: Varies

RGA LUST: Recovered Government Archive Leaking Underground Storage Tank

The EDR Recovered Government Archive Leaking Underground Storage Tank database provides a list of LUST incidents derived from historical databases and includes many records that no longer appear in current government lists. Compiled from Records formerly available from the Environmental Protection Division in Georgia.

Date of Government Version: N/A
Date Data Arrived at EDR: 07/01/2013
Date Made Active in Reports: 12/24/2013
Number of Days to Update: 176

Source: Environmental Protection Division
Telephone: N/A
Last EDR Contact: 06/01/2012
Next Scheduled EDR Contact: N/A
Data Release Frequency: Varies

OTHER DATABASE(S)

Depending on the geographic area covered by this report, the data provided in these specialty databases may or may not be complete. For example, the existence of wetlands information data in a specific report does not mean that all wetlands in the area covered by the report are included. Moreover, the absence of any reported wetlands information does not necessarily mean that wetlands do not exist in the area covered by the report.

CT MANIFEST: Hazardous Waste Manifest Data

Facility and manifest data. Manifest is a document that lists and tracks hazardous waste from the generator through transporters to a tsd facility.

Date of Government Version: 02/01/2026
Date Data Arrived at EDR: 02/03/2026
Date Made Active in Reports: 04/27/2026
Number of Days to Update: 83

Source: Department of Energy & Environmental Protection
Telephone: 860-424-3375
Last EDR Contact: 05/05/2026
Next Scheduled EDR Contact: 08/17/2026
Data Release Frequency: No Update Planned

NJ MANIFEST: Manifest Information

Hazardous waste manifest information.

Date of Government Version: 12/31/2018
Date Data Arrived at EDR: 04/10/2019
Date Made Active in Reports: 05/16/2019
Number of Days to Update: 36

Source: Department of Environmental Protection
Telephone: N/A
Last EDR Contact: 03/25/2026
Next Scheduled EDR Contact: 07/13/2026
Data Release Frequency: Annually

NY MANIFEST: Facility and Manifest Data

Manifest is a document that lists and tracks hazardous waste from the generator through transporters to a TSD facility.

Date of Government Version: 12/31/2019
Date Data Arrived at EDR: 11/30/2023
Date Made Active in Reports: 12/01/2023
Number of Days to Update: 1

Source: Department of Environmental Conservation
Telephone: 518-402-8651
Last EDR Contact: 04/21/2026
Next Scheduled EDR Contact: 08/03/2026
Data Release Frequency: No Update Planned

PA MANIFEST: Manifest Information

Hazardous waste manifest information.

Date of Government Version: 06/30/2018
Date Data Arrived at EDR: 07/19/2019
Date Made Active in Reports: 09/10/2019
Number of Days to Update: 53

Source: Department of Environmental Protection
Telephone: 717-783-8990
Last EDR Contact: 04/01/2026
Next Scheduled EDR Contact: 07/20/2026
Data Release Frequency: Annually

RI MANIFEST: Manifest information

Hazardous waste manifest information

Date of Government Version: 12/31/2020
Date Data Arrived at EDR: 11/30/2021
Date Made Active in Reports: 02/18/2022
Number of Days to Update: 80

Source: Department of Environmental Management
Telephone: 401-222-2797
Last EDR Contact: 05/06/2026
Next Scheduled EDR Contact: 08/24/2026
Data Release Frequency: Annually

WI MANIFEST: Manifest Information

Hazardous waste manifest information.

Date of Government Version: 05/31/2018
Date Data Arrived at EDR: 06/19/2019
Date Made Active in Reports: 09/03/2019
Number of Days to Update: 76

Source: Department of Natural Resources
Telephone: N/A
Last EDR Contact: 02/25/2026
Next Scheduled EDR Contact: 06/15/2026
Data Release Frequency: Annually

Oil/Gas Pipelines

Source: Endeavor Business Media

Petroleum Bundle (Crude Oil, Refined Products, Petrochemicals, Gas Liquids (LPG/NGL), and Specialty Gases (Miscellaneous)) N = Natural Gas Bundle (Natural Gas, Gas Liquids (LPG/NGL), and Specialty Gases (Miscellaneous)). This map includes information copyrighted by Endeavor Business Media. This information is provided on a best effort basis and Endeavor Business Media does not guarantee its accuracy nor warrant its fitness for any particular purpose. Such information has been reprinted with the permission of Endeavor Business Media.

Electric Power Transmission Line Data

Source: Endeavor Business Media

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Sensitive Receptors: There are individuals deemed sensitive receptors due to their fragile immune systems and special sensitivity to environmental discharges. These sensitive receptors typically include the elderly, the sick, and children. While the location of all sensitive receptors cannot be determined, EDR indicates those buildings and facilities - schools, daycares, hospitals, medical centers, and nursing homes - where individuals who are sensitive receptors are likely to be located.

AHA Hospitals:

Source: American Hospital Association, Inc.
Telephone: 312-280-5991
The database includes a listing of hospitals based on the American Hospital Association's annual survey of hospitals.

Medical Centers: Provider of Services Listing

Source: Centers for Medicare & Medicaid Services
Telephone: 410-786-3000
A listing of hospitals with Medicare provider number, produced by Centers of Medicare & Medicaid Services, a federal agency within the U.S. Department of Health and Human Services.

Nursing Homes
Source: National Institutes of Health
Telephone: 301-594-6248
Information on Medicare and Medicaid certified nursing homes in the United States.
Public Schools
Source: National Center for Education Statistics
Telephone: 202-502-7300
The National Center for Education Statistics' primary database on elementary and secondary public education in the United States. It is a comprehensive, annual, national statistical database of all public elementary and secondary schools and school districts, which contains data that are comparable across all states.
Private Schools
Source: National Center for Education Statistics
Telephone: 202-502-7300
The National Center for Education Statistics' primary database on private school locations in the United States.
Daycare Centers: Child Care Centers
Source: Department of Human Resources
Telephone: 404-651-5562

Flood Zone Data: This data was obtained from the Federal Emergency Management Agency (FEMA). It depicts 100-year and 500-year flood zones as defined by FEMA. It includes the National Flood Hazard Layer (NFHL) which incorporates Flood Insurance Rate Map (FIRM) data and Q3 data from FEMA in areas not covered by NFHL.
Source: FEMA
Telephone: 877-336-2627
Date of Government Version: 2003, 2015

NWI: National Wetlands Inventory. This data, available in select counties across the country, was obtained by EDR in 2002, 2005, 2010 and 2015 from the U.S. Fish and Wildlife Service.

State Wetlands Data: Wetlands Inventory
Source: Georgia GIS Clearinghouse
Telephone: 706-542-1581

Current USGS 7.5 Minute Topographic Map
Source: U.S. Geological Survey

STREET AND ADDRESS INFORMATION

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GEOCHECK ®- PHYSICAL SETTING SOURCE ADDENDUM

TARGET PROPERTY ADDRESS

ROSWELL ROAD PROPERTY
2214 ROSWELL RD
MARIETTA, GA 30068

TARGET PROPERTY COORDINATES

Latitude (North):	33.970713 - 33° 58' 14.57''
Longitude (West):	84.487238 - 84° 29' 14.06''
Universal Tranverse Mercator:	Zone 16
UTM X (Meters):	732161.1
UTM Y (Meters):	3761560.0
Elevation:	1085 ft. above sea level

USGS TOPOGRAPHIC MAP

Target Property Map:	50049392 SANDY SPRINGS, GA
Version Date:	2024
Southwest Map:	50049375 MARIETTA, GA
Version Date:	2024

EDR's GeoCheck Physical Setting Source Addendum is provided to assist the environmental professional in forming an opinion about the impact of potential contaminant migration.

Assessment of the impact of contaminant migration generally has two principle investigative components:

1. Groundwater flow direction, and
2. Groundwater flow velocity.

Groundwater flow direction may be impacted by surface topography, hydrology, hydrogeology, characteristics of the soil, and nearby wells. Groundwater flow velocity is generally impacted by the nature of the geologic strata.

GEOCHECK® - PHYSICAL SETTING SOURCE SUMMARY

GROUNDWATER FLOW DIRECTION INFORMATION

Groundwater flow direction for a particular site is best determined by a qualified environmental professional using site-specific well data. If such data is not reasonably ascertainable, it may be necessary to rely on other sources of information, such as surface topographic information, hydrologic information, hydrogeologic data collected on nearby properties, and regional groundwater flow information (from deep aquifers).

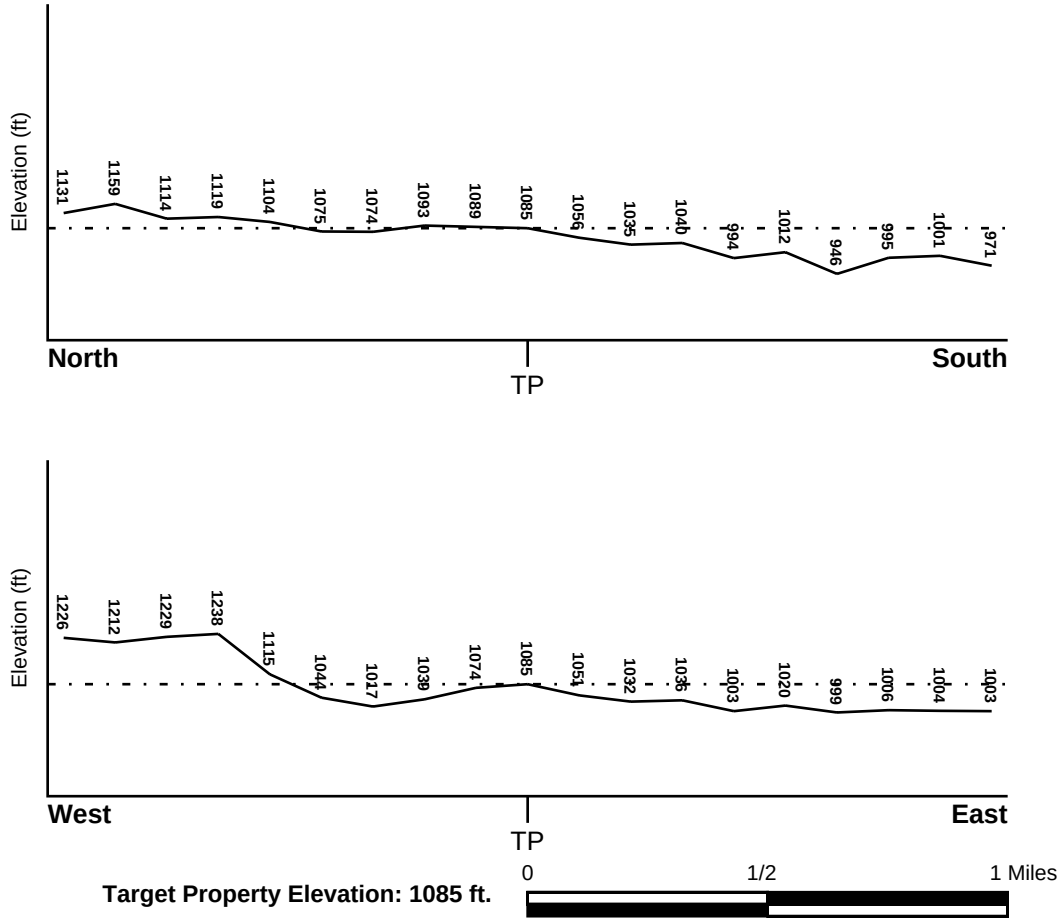
TOPOGRAPHIC INFORMATION

Surface topography may be indicative of the direction of surficial groundwater flow. This information can be used to assist the environmental professional in forming an opinion about the impact of nearby contaminated properties or, should contamination exist on the target property, what downgradient sites might be impacted.

TARGET PROPERTY TOPOGRAPHY

General Topographic Gradient: General SSE

SURROUNDING TOPOGRAPHY: ELEVATION PROFILES



Source: Topography has been determined from the USGS 7.5' Digital Elevation Model and should be evaluated on a relative (not an absolute) basis. Relative elevation information between sites of close proximity should be field verified.

GEOCHECK® - PHYSICAL SETTING SOURCE SUMMARY

HYDROLOGIC INFORMATION

Surface water can act as a hydrologic barrier to groundwater flow. Such hydrologic information can be used to assist the environmental professional in forming an opinion about the impact of nearby contaminated properties or, should contamination exist on the target property, what downgradient sites might be impacted.

Refer to the Physical Setting Source Map following this summary for hydrologic information (major waterways and bodies of water).

FEMA FLOOD ZONE

Flood Plain Panel at Target Property	FEMA Source Type
13067C0126H	FEMA FIRM Flood data

Additional Panels in search area:	FEMA Source Type
13067C0107H	FEMA FIRM Flood data
13067C0109H	FEMA FIRM Flood data
13067C0128H	FEMA FIRM Flood data

NATIONAL WETLAND INVENTORY

NWI Quad at Target Property	NWI Electronic Data Coverage
SANDY SPRINGS	YES - refer to the Overview Map and Detail Map

HYDROGEOLOGIC INFORMATION

Hydrogeologic information obtained by installation of wells on a specific site can often be an indicator of groundwater flow direction in the immediate area. Such hydrogeologic information can be used to assist the environmental professional in forming an opinion about the impact of nearby contaminated properties or, should contamination exist on the target property, what downgradient sites might be impacted.

AQUIFLOW®

Search Radius: 1.000 Mile.

EDR has developed the AQUIFLOW Information System to provide data on the general direction of groundwater flow at specific points. EDR has reviewed reports submitted by environmental professionals to regulatory authorities at select sites and has extracted the date of the report, groundwater flow direction as determined hydrogeologically, and the depth to water table.

MAP ID	LOCATION FROM TP	GENERAL DIRECTION GROUNDWATER FLOW
Not Reported		

GEOCHECK® - PHYSICAL SETTING SOURCE SUMMARY

GROUNDWATER FLOW VELOCITY INFORMATION

Groundwater flow velocity information for a particular site is best determined by a qualified environmental professional using site specific geologic and soil strata data. If such data are not reasonably ascertainable, it may be necessary to rely on other sources of information, including geologic age identification, rock stratigraphic unit and soil characteristics data collected on nearby properties and regional soil information. In general, contaminant plumes move more quickly through sandy-gravelly types of soils than silty-clayey types of soils.

GEOLOGIC INFORMATION IN GENERAL AREA OF TARGET PROPERTY

Geologic information can be used by the environmental professional in forming an opinion about the relative speed at which contaminant migration may be occurring.

ROCK STRATIGRAPHIC UNIT

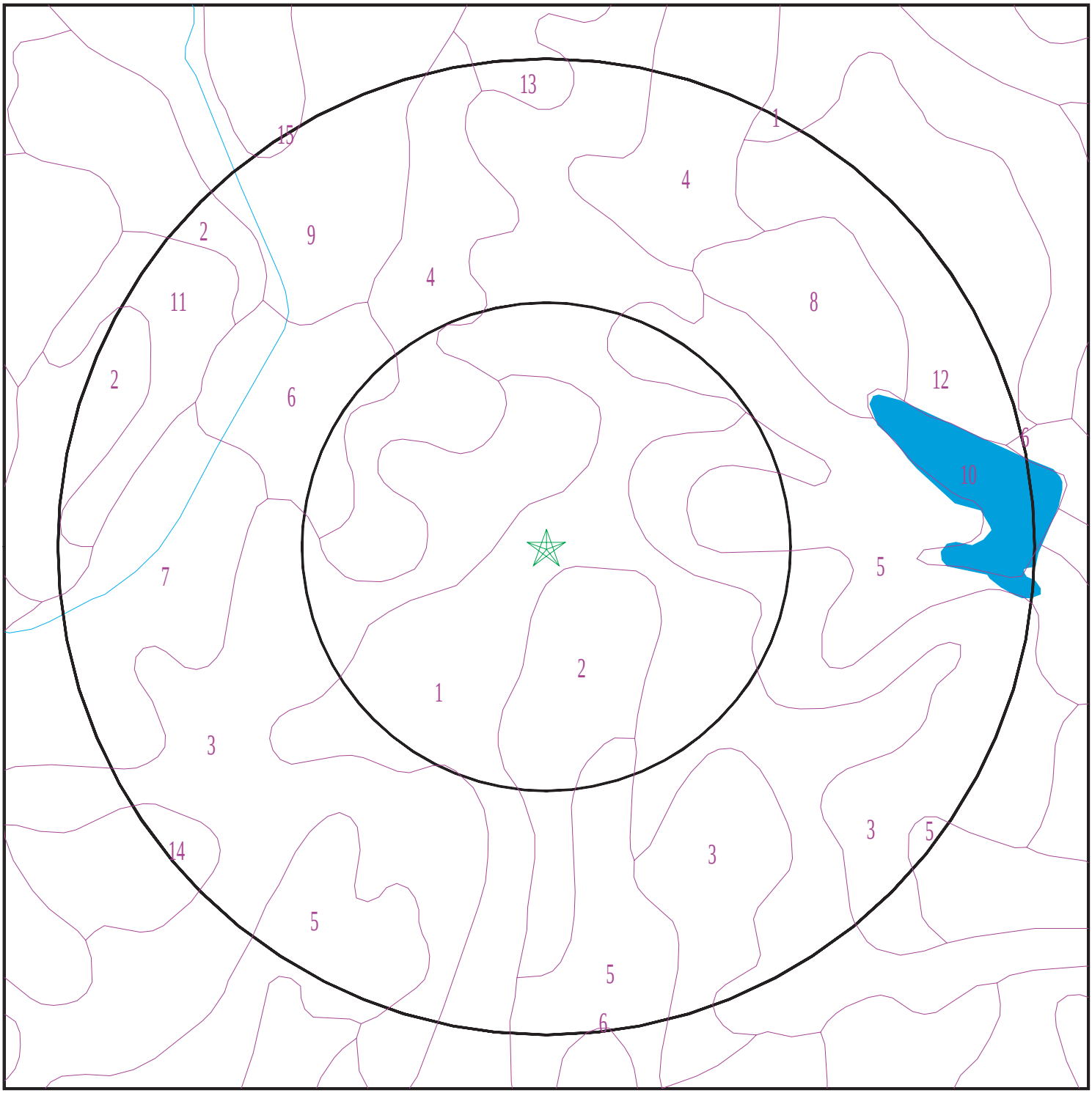
Era:	Paleozoic
System:	Ordovian
Series:	Lower Paleozoic granitic rocks
Code:	Pzg1 *(decoded above as Era, System & Series)*

GEOLOGIC AGE IDENTIFICATION

Category: Plutonic and Intrusive Rocks

Geologic Age and Rock Stratigraphic Unit Source: P.G. Schruben, R.E. Arndt and W.J. Bawiec, Geology of the Conterminous U.S. at 1:2,500,000 Scale - a digital representation of the 1974 P.B. King and H.M. Beikman Map, USGS Digital Data Series DDS - 11 (1994).

SSURGO SOIL MAP - 8343466.2s



Target Property
SSURGO Soil
Water

0 1/16 1/8 1/4 Miles

N

SITE NAME:	Roswell Road Property	CLIENT:	Sailors Eng Assoc Inc.
ADDRESS:	2214 ROSWELL RD Marietta GA 30068	CONTACT:	Paul Miles
LAT/LONG:	33.970713 / 84.487238	INQUIRY #:	8343466.2s
		DATE:	May 13, 2026 12:47 pm

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GEOCHECK® - PHYSICAL SETTING SOURCE SUMMARY

DOMINANT SOIL COMPOSITION IN GENERAL AREA OF TARGET PROPERTY

The U.S. Department of Agriculture's (USDA) Soil Conservation Service (SCS) leads the National Cooperative Soil Survey (NCSS) and is responsible for collecting, storing, maintaining and distributing soil survey information for privately owned lands in the United States. A soil map in a soil survey is a representation of soil patterns in a landscape. The following information is based on Soil Conservation Service SSURGO data.

Soil Map ID: 1

Soil Component Name: Madison

Soil Surface Texture: sandy clay loam

Hydrologic Group: Class B - Moderate infiltration rates. Deep and moderately deep, moderately well and well drained soils with moderately coarse textures.

Soil Drainage Class: Well drained

Hydric Status: Not hydric

Corrosion Potential - Uncoated Steel: High

Depth to Bedrock Min: > 0 inches

Depth to Watertable Min: > 0 inches

Soil Layer Information							
	Boundary			Classification		Saturated hydraulic conductivity micro m/sec	Soil Reaction (pH)
Layer	Upper	Lower	Soil Texture Class	AASHTO Group	Unified Soil		
1	29 inches	35 inches	sandy clay loam	Silt-Clay Materials (more than 35 pct. passing No. 200), Clayey Soils.	COARSE-GRAINED SOILS, Sands, Sands with fines, Silty Sand.	Max: 14 Min: 4	Max: 6 Min: 4.5
2	0 inches	5 inches	sandy loam	Silt-Clay Materials (more than 35 pct. passing No. 200), Clayey Soils.	COARSE-GRAINED SOILS, Sands, Sands with fines, Silty Sand.	Max: 14 Min: 4	Max: 6 Min: 4.5
3	5 inches	29 inches	clay	Silt-Clay Materials (more than 35 pct. passing No. 200), Clayey Soils.	COARSE-GRAINED SOILS, Sands, Sands with fines, Silty Sand.	Max: 14 Min: 4	Max: 6 Min: 4.5

Soil Layer Information							
	Boundary			Classification		Saturated hydraulic conductivity micro m/sec	Soil Reaction (pH)
Layer	Upper	Lower	Soil Texture Class	AASHTO Group	Unified Soil		
4	35 inches	66 inches	sandy loam	Silt-Clay Materials (more than 35 pct. passing No. 200), Clayey Soils.	COARSE-GRAINED SOILS, Sands, Sands with fines, Silty Sand.	Max: 14 Min: 4	Max: 6 Min: 4.5

Soil Map ID: 2

Soil Component Name: Pacolet

Soil Surface Texture: clay

Hydrologic Group: Class B - Moderate infiltration rates. Deep and moderately deep, moderately well and well drained soils with moderately coarse textures.

Soil Drainage Class: Well drained

Hydric Status: Not hydric

Corrosion Potential - Uncoated Steel: High

Depth to Bedrock Min: > 0 inches

Depth to Watertable Min: > 0 inches

Soil Layer Information							
	Boundary			Classification		Saturated hydraulic conductivity micro m/sec	Soil Reaction (pH)
Layer	Upper	Lower	Soil Texture Class	AASHTO Group	Unified Soil		
1	3 inches	29 inches	clay	Silt-Clay Materials (more than 35 pct. passing No. 200), Clayey Soils.	COARSE-GRAINED SOILS, Sands, Sands with fines, Clayey sand.	Max: 14 Min: 4	Max: 6.5 Min: 4.5
2	29 inches	51 inches	sandy clay loam	Silt-Clay Materials (more than 35 pct. passing No. 200), Clayey Soils.	COARSE-GRAINED SOILS, Sands, Sands with fines, Clayey sand.	Max: 14 Min: 4	Max: 6.5 Min: 4.5

Soil Layer Information							
	Boundary			Classification		Saturated hydraulic conductivity micro m/sec	Soil Reaction (pH)
Layer	Upper	Lower	Soil Texture Class	AASHTO Group	Unified Soil		
3	51 inches	70 inches	loam	Silt-Clay Materials (more than 35 pct. passing No. 200), Clayey Soils.	COARSE-GRAINED SOILS, Sands, Sands with fines, Clayey sand.	Max: 14 Min: 4	Max: 6.5 Min: 4.5
4	0 inches	3 inches	sandy clay loam	Silt-Clay Materials (more than 35 pct. passing No. 200), Clayey Soils.	COARSE-GRAINED SOILS, Sands, Sands with fines, Clayey sand.	Max: 14 Min: 4	Max: 6.5 Min: 4.5

Soil Map ID: 3

Soil Component Name: Madison

Soil Surface Texture: clay loam

Hydrologic Group: Class B - Moderate infiltration rates. Deep and moderately deep, moderately well and well drained soils with moderately coarse textures.

Soil Drainage Class: Well drained

Hydric Status: Not hydric

Corrosion Potential - Uncoated Steel: High

Depth to Bedrock Min: > 0 inches

Depth to Watertable Min: > 0 inches

Soil Layer Information							
	Boundary			Classification		Saturated hydraulic conductivity micro m/sec	Soil Reaction (pH)
Layer	Upper	Lower	Soil Texture Class	AASHTO Group	Unified Soil		
1	0 inches	5 inches	clay loam	Silt-Clay Materials (more than 35 pct. passing No. 200), Clayey Soils.	COARSE-GRAINED SOILS, Sands, Sands with fines, Silty Sand.	Max: 14 Min: 4	Max: 6 Min: 4.5

GEOCHECK® - PHYSICAL SETTING SOURCE SUMMARY

Soil Layer Information							
	Boundary			Classification		Saturated hydraulic conductivity micro m/sec	Soil Reaction (pH)
Layer	Upper	Lower	Soil Texture Class	AASHTO Group	Unified Soil		
2	5 inches	29 inches	clay	Silt-Clay Materials (more than 35 pct. passing No. 200), Clayey Soils.	COARSE-GRAINED SOILS, Sands, Sands with fines, Silty Sand.	Max: 14 Min: 4	Max: 6 Min: 4.5
3	29 inches	35 inches	sandy clay loam	Silt-Clay Materials (more than 35 pct. passing No. 200), Clayey Soils.	COARSE-GRAINED SOILS, Sands, Sands with fines, Silty Sand.	Max: 14 Min: 4	Max: 6 Min: 4.5
4	35 inches	66 inches	sandy loam	Silt-Clay Materials (more than 35 pct. passing No. 200), Clayey Soils.	COARSE-GRAINED SOILS, Sands, Sands with fines, Silty Sand.	Max: 14 Min: 4	Max: 6 Min: 4.5

Soil Map ID: 4

Soil Component Name: Madison

Soil Surface Texture: sandy clay loam

Hydrologic Group: Class B - Moderate infiltration rates. Deep and moderately deep, moderately well and well drained soils with moderately coarse textures.

Soil Drainage Class: Well drained

Hydric Status: Not hydric

Corrosion Potential - Uncoated Steel: High

Depth to Bedrock Min: > 0 inches

Depth to Watertable Min: > 0 inches

Soil Layer Information							
	Boundary			Classification		Saturated hydraulic conductivity micro m/sec	Soil Reaction (pH)
Layer	Upper	Lower	Soil Texture Class	AASHTO Group	Unified Soil		
1	29 inches	35 inches	sandy clay loam	Silt-Clay Materials (more than 35 pct. passing No. 200), Clayey Soils.	COARSE-GRAINED SOILS, Sands, Sands with fines, Silty Sand.	Max: 14 Min: 4	Max: 6 Min: 4.5
2	0 inches	5 inches	sandy loam	Silt-Clay Materials (more than 35 pct. passing No. 200), Clayey Soils.	COARSE-GRAINED SOILS, Sands, Sands with fines, Silty Sand.	Max: 14 Min: 4	Max: 6 Min: 4.5
3	5 inches	29 inches	clay	Silt-Clay Materials (more than 35 pct. passing No. 200), Clayey Soils.	COARSE-GRAINED SOILS, Sands, Sands with fines, Silty Sand.	Max: 14 Min: 4	Max: 6 Min: 4.5
4	35 inches	66 inches	sandy loam	Silt-Clay Materials (more than 35 pct. passing No. 200), Clayey Soils.	COARSE-GRAINED SOILS, Sands, Sands with fines, Silty Sand.	Max: 14 Min: 4	Max: 6 Min: 4.5

Soil Map ID: 5

Soil Component Name: Madison

Soil Surface Texture: sandy clay loam

Hydrologic Group: Class B - Moderate infiltration rates. Deep and moderately deep, moderately well and well drained soils with moderately coarse textures.

Soil Drainage Class: Well drained

Hydric Status: Not hydric

Corrosion Potential - Uncoated Steel: High

Depth to Bedrock Min: > 0 inches

Depth to Watertable Min: > 0 inches

GEOCHECK® - PHYSICAL SETTING SOURCE SUMMARY

Soil Layer Information							
	Boundary			Classification		Saturated hydraulic conductivity micro m/sec	Soil Reaction (pH)
Layer	Upper	Lower	Soil Texture Class	AASHTO Group	Unified Soil		
1	0 inches	5 inches	sandy clay loam	Silt-Clay Materials (more than 35 pct. passing No. 200), Clayey Soils.	COARSE-GRAINED SOILS, Sands, Sands with fines, Silty Sand.	Max: 14 Min: 4	Max: 6 Min: 4.5
2	5 inches	29 inches	clay	Silt-Clay Materials (more than 35 pct. passing No. 200), Clayey Soils.	COARSE-GRAINED SOILS, Sands, Sands with fines, Silty Sand.	Max: 14 Min: 4	Max: 6 Min: 4.5
3	29 inches	35 inches	clay loam	Silt-Clay Materials (more than 35 pct. passing No. 200), Clayey Soils.	COARSE-GRAINED SOILS, Sands, Sands with fines, Silty Sand.	Max: 14 Min: 4	Max: 6 Min: 4.5
4	35 inches	66 inches	loam	Silt-Clay Materials (more than 35 pct. passing No. 200), Clayey Soils.	COARSE-GRAINED SOILS, Sands, Sands with fines, Silty Sand.	Max: 14 Min: 4	Max: 6 Min: 4.5

Soil Map ID: 6

Soil Component Name: Madison

Soil Surface Texture: sandy loam

Hydrologic Group: Class B - Moderate infiltration rates. Deep and moderately deep, moderately well and well drained soils with moderately coarse textures.

Soil Drainage Class: Well drained

Hydric Status: Not hydric

Corrosion Potential - Uncoated Steel: High

Depth to Bedrock Min: > 0 inches

Depth to Watertable Min: > 0 inches

GEOCHECK® - PHYSICAL SETTING SOURCE SUMMARY

Soil Layer Information							
	Boundary			Classification		Saturated hydraulic conductivity micro m/sec	Soil Reaction (pH)
Layer	Upper	Lower	Soil Texture Class	AASHTO Group	Unified Soil		
1	0 inches	5 inches	sandy loam	Silt-Clay Materials (more than 35 pct. passing No. 200), Silty Soils.	COARSE-GRAINED SOILS, Sands, Sands with fines, Silty Sand.	Max: 14 Min: 4	Max: 6 Min: 4.5
2	5 inches	29 inches	clay	Silt-Clay Materials (more than 35 pct. passing No. 200), Silty Soils.	COARSE-GRAINED SOILS, Sands, Sands with fines, Silty Sand.	Max: 14 Min: 4	Max: 6 Min: 4.5
3	29 inches	35 inches	clay loam	Silt-Clay Materials (more than 35 pct. passing No. 200), Silty Soils.	COARSE-GRAINED SOILS, Sands, Sands with fines, Silty Sand.	Max: 14 Min: 4	Max: 6 Min: 4.5
4	35 inches	66 inches	sandy loam	Silt-Clay Materials (more than 35 pct. passing No. 200), Silty Soils.	COARSE-GRAINED SOILS, Sands, Sands with fines, Silty Sand.	Max: 14 Min: 4	Max: 6 Min: 4.5

Soil Map ID: 7

Soil Component Name: Louisa

Soil Surface Texture: gravelly sandy loam

Hydrologic Group: Class B - Moderate infiltration rates. Deep and moderately deep, moderately well and well drained soils with moderately coarse textures.

Soil Drainage Class: Somewhat excessively drained

Hydric Status: Not hydric

Corrosion Potential - Uncoated Steel: Low

Depth to Bedrock Min: > 0 inches

Depth to Watertable Min: > 0 inches

Soil Layer Information							
	Boundary			Classification		Saturated hydraulic conductivity micro m/sec	Soil Reaction (pH)
Layer	Upper	Lower	Soil Texture Class	AASHTO Group	Unified Soil		
1	0 inches	3 inches	gravelly sandy loam	Granular materials (35 pct. or less passing No. 200), Silty, or Clayey Gravel and Sand.	Not reported	Max: 0.42 Min: 0.01	Max: Min:
2	3 inches	11 inches	gravelly loam	Granular materials (35 pct. or less passing No. 200), Silty, or Clayey Gravel and Sand.	Not reported	Max: 0.42 Min: 0.01	Max: Min:
3	11 inches	18 inches	channery loam	Granular materials (35 pct. or less passing No. 200), Silty, or Clayey Gravel and Sand.	Not reported	Max: 0.42 Min: 0.01	Max: Min:
4	18 inches	59 inches	weathered bedrock	Granular materials (35 pct. or less passing No. 200), Silty, or Clayey Gravel and Sand.	Not reported	Max: 0.42 Min: 0.01	Max: Min:

Soil Map ID: 8

Soil Component Name: Appling

Soil Surface Texture: clay

Hydrologic Group: Class B - Moderate infiltration rates. Deep and moderately deep, moderately well and well drained soils with moderately coarse textures.

Soil Drainage Class: Well drained

Hydric Status: Not hydric

Corrosion Potential - Uncoated Steel: Moderate

Depth to Bedrock Min: > 0 inches

Depth to Watertable Min: > 0 inches

GEOCHECK® - PHYSICAL SETTING SOURCE SUMMARY

Soil Layer Information							
	Boundary			Classification		Saturated hydraulic conductivity micro m/sec	Soil Reaction (pH)
Layer	Upper	Lower	Soil Texture Class	AASHTO Group	Unified Soil		
1	9 inches	35 inches	clay	Silt-Clay Materials (more than 35 pct. passing No. 200), Clayey Soils.	COARSE-GRAINED SOILS, Sands, Sands with fines, Silty Sand.	Max: 42 Min: 14	Max: 6.5 Min: 4.5
2	35 inches	46 inches	clay loam	Silt-Clay Materials (more than 35 pct. passing No. 200), Clayey Soils.	COARSE-GRAINED SOILS, Sands, Sands with fines, Silty Sand.	Max: 42 Min: 14	Max: 6.5 Min: 4.5
3	46 inches	64 inches	sandy clay loam	Silt-Clay Materials (more than 35 pct. passing No. 200), Clayey Soils.	COARSE-GRAINED SOILS, Sands, Sands with fines, Silty Sand.	Max: 42 Min: 14	Max: 6.5 Min: 4.5
4	0 inches	9 inches	sandy loam	Silt-Clay Materials (more than 35 pct. passing No. 200), Clayey Soils.	COARSE-GRAINED SOILS, Sands, Sands with fines, Silty Sand.	Max: 42 Min: 14	Max: 6.5 Min: 4.5

Soil Map ID: 9

Soil Component Name: Appling

Soil Surface Texture: clay

Hydrologic Group: Class B - Moderate infiltration rates. Deep and moderately deep, moderately well and well drained soils with moderately coarse textures.

Soil Drainage Class: Well drained

Hydric Status: Not hydric

Corrosion Potential - Uncoated Steel: Moderate

Depth to Bedrock Min: > 0 inches

Depth to Watertable Min: > 0 inches

GEOCHECK® - PHYSICAL SETTING SOURCE SUMMARY

Soil Layer Information							
	Boundary			Classification		Saturated hydraulic conductivity micro m/sec	Soil Reaction (pH)
Layer	Upper	Lower	Soil Texture Class	AASHTO Group	Unified Soil		
1	9 inches	35 inches	clay	Silt-Clay Materials (more than 35 pct. passing No. 200), Clayey Soils.	COARSE-GRAINED SOILS, Sands, Sands with fines, Silty Sand.	Max: 42 Min: 14	Max: 6.5 Min: 4.5
2	35 inches	46 inches	clay loam	Silt-Clay Materials (more than 35 pct. passing No. 200), Clayey Soils.	COARSE-GRAINED SOILS, Sands, Sands with fines, Silty Sand.	Max: 42 Min: 14	Max: 6.5 Min: 4.5
3	46 inches	64 inches	sandy clay loam	Silt-Clay Materials (more than 35 pct. passing No. 200), Clayey Soils.	COARSE-GRAINED SOILS, Sands, Sands with fines, Silty Sand.	Max: 42 Min: 14	Max: 6.5 Min: 4.5
4	0 inches	9 inches	sandy loam	Silt-Clay Materials (more than 35 pct. passing No. 200), Clayey Soils.	COARSE-GRAINED SOILS, Sands, Sands with fines, Silty Sand.	Max: 42 Min: 14	Max: 6.5 Min: 4.5

Soil Map ID: 10

Soil Component Name: Water

Soil Surface Texture: clay

Hydrologic Group: Class B - Moderate infiltration rates. Deep and moderately deep, moderately well and well drained soils with moderately coarse textures.

Soil Drainage Class:
Hydric Status: Unknown

Corrosion Potential - Uncoated Steel: Not Reported

Depth to Bedrock Min: > 0 inches

Depth to Watertable Min: > 0 inches

No Layer Information available.

Soil Map ID: 11

Soil Component Name: Cecil

Soil Surface Texture: loam

Hydrologic Group: Class B - Moderate infiltration rates. Deep and moderately deep, moderately well and well drained soils with moderately coarse textures.

Soil Drainage Class: Well drained

Hydric Status: Not hydric

Corrosion Potential - Uncoated Steel: High

Depth to Bedrock Min: > 0 inches

Depth to Watertable Min: > 0 inches

Soil Layer Information							
	Boundary			Classification		Saturated hydraulic conductivity micro m/sec	Soil Reaction (pH)
Layer	Upper	Lower	Soil Texture Class	AASHTO Group	Unified Soil		
1	50 inches	75 inches	loam	Silt-Clay Materials (more than 35 pct. passing No. 200), Silty Soils.	FINE-GRAINED SOILS, Silts and Clays (liquid limit 50% or more), Elastic silt.	Max: 14 Min: 4	Max: 5.5 Min: 4.5
2	0 inches	7 inches	sandy loam	Silt-Clay Materials (more than 35 pct. passing No. 200), Silty Soils.	FINE-GRAINED SOILS, Silts and Clays (liquid limit 50% or more), Elastic silt.	Max: 14 Min: 4	Max: 5.5 Min: 4.5
3	7 inches	11 inches	sandy clay loam	Silt-Clay Materials (more than 35 pct. passing No. 200), Silty Soils.	FINE-GRAINED SOILS, Silts and Clays (liquid limit 50% or more), Elastic silt.	Max: 14 Min: 4	Max: 5.5 Min: 4.5
4	11 inches	50 inches	clay	Silt-Clay Materials (more than 35 pct. passing No. 200), Silty Soils.	FINE-GRAINED SOILS, Silts and Clays (liquid limit 50% or more), Elastic silt.	Max: 14 Min: 4	Max: 5.5 Min: 4.5

Soil Map ID: 12

Soil Component Name: Madison

Soil Surface Texture: sandy clay loam

Hydrologic Group: Class B - Moderate infiltration rates. Deep and moderately deep, moderately well and well drained soils with moderately coarse textures.

Soil Drainage Class: Well drained

Hydric Status: Not hydric

Corrosion Potential - Uncoated Steel: High

Depth to Bedrock Min: > 0 inches

Depth to Watertable Min: > 0 inches

Soil Layer Information							
	Boundary			Classification		Saturated hydraulic conductivity micro m/sec	Soil Reaction (pH)
Layer	Upper	Lower	Soil Texture Class	AASHTO Group	Unified Soil		
1	29 inches	35 inches	sandy clay loam	Silt-Clay Materials (more than 35 pct. passing No. 200), Clayey Soils.	COARSE-GRAINED SOILS, Sands, Sands with fines, Silty Sand.	Max: 14 Min: 4	Max: 6 Min: 4.5
2	0 inches	5 inches	sandy loam	Silt-Clay Materials (more than 35 pct. passing No. 200), Clayey Soils.	COARSE-GRAINED SOILS, Sands, Sands with fines, Silty Sand.	Max: 14 Min: 4	Max: 6 Min: 4.5
3	5 inches	29 inches	clay	Silt-Clay Materials (more than 35 pct. passing No. 200), Clayey Soils.	COARSE-GRAINED SOILS, Sands, Sands with fines, Silty Sand.	Max: 14 Min: 4	Max: 6 Min: 4.5
4	35 inches	66 inches	sandy loam	Silt-Clay Materials (more than 35 pct. passing No. 200), Clayey Soils.	COARSE-GRAINED SOILS, Sands, Sands with fines, Silty Sand.	Max: 14 Min: 4	Max: 6 Min: 4.5

Soil Map ID: 13

Soil Component Name: Cecil

Soil Surface Texture: loam

Hydrologic Group: Class B - Moderate infiltration rates. Deep and moderately deep, moderately well and well drained soils with moderately coarse textures.

Soil Drainage Class: Well drained

Hydric Status: Not hydric

Corrosion Potential - Uncoated Steel: High

Depth to Bedrock Min: > 0 inches

Depth to Watertable Min: > 0 inches

Soil Layer Information

	Boundary			Classification		Saturated hydraulic conductivity micro m/sec	Soil Reaction (pH)
Layer	Upper	Lower	Soil Texture Class	AASHTO Group	Unified Soil		
1	50 inches	75 inches	loam	Silt-Clay Materials (more than 35 pct. passing No. 200), Silty Soils.	FINE-GRAINED SOILS, Silts and Clays (liquid limit less than 50%), Lean Clay	Max: 14 Min: 4	Max: 5.5 Min: 4.5
2	11 inches	50 inches	clay	Silt-Clay Materials (more than 35 pct. passing No. 200), Silty Soils.	FINE-GRAINED SOILS, Silts and Clays (liquid limit less than 50%), Lean Clay	Max: 14 Min: 4	Max: 5.5 Min: 4.5
3	0 inches	7 inches	sandy loam	Silt-Clay Materials (more than 35 pct. passing No. 200), Silty Soils.	FINE-GRAINED SOILS, Silts and Clays (liquid limit less than 50%), Lean Clay	Max: 14 Min: 4	Max: 5.5 Min: 4.5
4	7 inches	11 inches	sandy clay loam	Silt-Clay Materials (more than 35 pct. passing No. 200), Silty Soils.	FINE-GRAINED SOILS, Silts and Clays (liquid limit less than 50%), Lean Clay	Max: 14 Min: 4	Max: 5.5 Min: 4.5

Soil Map ID: 14

Soil Component Name: Madison

Soil Surface Texture: sandy clay loam

Hydrologic Group: Class B - Moderate infiltration rates. Deep and moderately deep, moderately well and well drained soils with moderately coarse textures.

Soil Drainage Class: Well drained

Hydric Status: Not hydric

Corrosion Potential - Uncoated Steel: High

Depth to Bedrock Min: > 0 inches

Depth to Watertable Min: > 0 inches

Soil Layer Information

	Boundary			Classification		Saturated hydraulic conductivity micro m/sec	Soil Reaction (pH)
Layer	Upper	Lower	Soil Texture Class	AASHTO Group	Unified Soil		
1	29 inches	35 inches	sandy clay loam	Silt-Clay Materials (more than 35 pct. passing No. 200), Clayey Soils.	COARSE-GRAINED SOILS, Sands, Sands with fines, Silty Sand.	Max: 14 Min: 4	Max: 6 Min: 4.5
2	0 inches	5 inches	clay loam	Silt-Clay Materials (more than 35 pct. passing No. 200), Clayey Soils.	COARSE-GRAINED SOILS, Sands, Sands with fines, Silty Sand.	Max: 14 Min: 4	Max: 6 Min: 4.5
3	5 inches	29 inches	clay	Silt-Clay Materials (more than 35 pct. passing No. 200), Clayey Soils.	COARSE-GRAINED SOILS, Sands, Sands with fines, Silty Sand.	Max: 14 Min: 4	Max: 6 Min: 4.5
4	35 inches	66 inches	sandy loam	Silt-Clay Materials (more than 35 pct. passing No. 200), Clayey Soils.	COARSE-GRAINED SOILS, Sands, Sands with fines, Silty Sand.	Max: 14 Min: 4	Max: 6 Min: 4.5

GEOCHECK® - PHYSICAL SETTING SOURCE SUMMARY

Soil Map ID: 15

Soil Component Name: Appling

Soil Surface Texture: sandy clay loam

Hydrologic Group: Class B - Moderate infiltration rates. Deep and moderately deep, moderately well and well drained soils with moderately coarse textures.

Soil Drainage Class: Well drained

Hydric Status: Not hydric

Corrosion Potential - Uncoated Steel: Moderate

Depth to Bedrock Min: > 0 inches

Depth to Watertable Min: > 0 inches

Soil Layer Information							
	Boundary			Classification		Saturated hydraulic conductivity micro m/sec	Soil Reaction (pH)
Layer	Upper	Lower	Soil Texture Class	AASHTO Group	Unified Soil		
1	46 inches	64 inches	sandy clay loam	Silt-Clay Materials (more than 35 pct. passing No. 200), Silty Soils.	FINE-GRAINED SOILS, Silts and Clays (liquid limit less than 50%), Lean Clay	Max: 14 Min: 4	Max: 5.5 Min: 4.5
2	0 inches	9 inches	sandy loam	Silt-Clay Materials (more than 35 pct. passing No. 200), Silty Soils.	FINE-GRAINED SOILS, Silts and Clays (liquid limit less than 50%), Lean Clay	Max: 14 Min: 4	Max: 5.5 Min: 4.5
3	9 inches	35 inches	clay	Silt-Clay Materials (more than 35 pct. passing No. 200), Silty Soils.	FINE-GRAINED SOILS, Silts and Clays (liquid limit less than 50%), Lean Clay	Max: 14 Min: 4	Max: 5.5 Min: 4.5
4	35 inches	46 inches	clay loam	Silt-Clay Materials (more than 35 pct. passing No. 200), Silty Soils.	FINE-GRAINED SOILS, Silts and Clays (liquid limit less than 50%), Lean Clay	Max: 14 Min: 4	Max: 5.5 Min: 4.5

GEOCHECK® - PHYSICAL SETTING SOURCE SUMMARY

LOCAL / REGIONAL WATER AGENCY RECORDS

EDR Local/Regional Water Agency records provide water well information to assist the environmental professional in assessing sources that may impact ground water flow direction, and in forming an opinion about the impact of contaminant migration on nearby drinking water wells.

WELL SEARCH DISTANCE INFORMATION

DATABASE	SEARCH DISTANCE (miles)
Federal USGS	1.000
Federal FRDS PWS	Nearest PWS within 1 mile
State Database	1.000

FEDERAL USGS WELL INFORMATION

MAP ID	WELL ID	LOCATION FROM TP
No Wells Found		

FEDERAL FRDS PUBLIC WATER SUPPLY SYSTEM INFORMATION

MAP ID	WELL ID	LOCATION FROM TP
No PWS System Found		

Note: PWS System location is not always the same as well location.

STATE DATABASE WELL INFORMATION

MAP ID	WELL ID	LOCATION FROM TP
No Wells Found		

PHYSICAL SETTING SOURCE MAP - 8343466.2s

- County Boundary
- Major Roads
- Contour Lines
- Earthquake epicenter, Richter 5 or greater
- Water Wells
- Public Water Supply Wells
- Cluster of Multiple Icons
- Groundwater Flow Direction
- GI Indeterminate Groundwater Flow at Location
- GV Groundwater Flow Varies at Location
- Wildlife Areas

SITE NAME:	Roswell Road Property	CLIENT:	Sailors Eng Assoc Inc.
ADDRESS:	2214 ROSWELL RD Marietta GA 30068	CONTACT:	Paul Miles
		INQUIRY #:	8343466.2s
LAT/LONG:	33.970713 / 84.487238	DATE:	May 13, 2026 12:47 pm

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GEOCHECK® - PHYSICAL SETTING SOURCE MAP FINDINGS
RADON

AREA RADON INFORMATION

Federal EPA Radon Zone for COBB County: 1

Note: Zone 1 indoor average level > 4 pCi/L.
: Zone 2 indoor average level >= 2 pCi/L and <= 4 pCi/L.
: Zone 3 indoor average level < 2 pCi/L.

Federal Area Radon Information for Zip Code: 30068

Number of sites tested: 4

Area	Average Activity	% <4 pCi/L	% 4-20 pCi/L	% >20 pCi/L
Living Area - 1st Floor	0.533 pCi/L	100%	0%	0%
Living Area - 2nd Floor	Not Reported	Not Reported	Not Reported	Not Reported
Basement	1.200 pCi/L	100%	0%	0%

PHYSICAL SETTING SOURCE RECORDS SEARCHED

TOPOGRAPHIC INFORMATION

USGS 7.5' Digital Elevation Model (DEM)
Source: United States Geologic Survey
EDR acquired the USGS 7.5' Digital Elevation Model in 2002 and updated it in 2006. The 7.5 minute DEM corresponds to the USGS 1:24,000- and 1:25,000-scale topographic quadrangle maps. The DEM provides elevation data with consistent elevation units and projection.

Current USGS 7.5 Minute Topographic Map
Source: U.S. Geological Survey

HYDROLOGIC INFORMATION

Flood Zone Data: This data was obtained from the Federal Emergency Management Agency (FEMA). It depicts 100-year and 500-year flood zones as defined by FEMA. It includes the National Flood Hazard Layer (NFHL) which incorporates Flood Insurance Rate Map (FIRM) data and Q3 data from FEMA in areas not covered by NFHL.
Source: FEMA
Telephone: 877-336-2627
Date of Government Version: 2003, 2015

NWI: National Wetlands Inventory. This data, available in select counties across the country, was obtained by EDR in 2002, 2005, 2010 and 2015 from the U.S. Fish and Wildlife Service.

State Wetlands Data: Wetlands Inventory
Source: Georgia GIS Clearinghouse
Telephone: 706-542-1581

HYDROGEOLOGIC INFORMATION

AQUIFLOW^{R} Information System
Source: EDR proprietary database of groundwater flow information
EDR has developed the AQUIFLOW Information System (AIS) to provide data on the general direction of groundwater flow at specific points. EDR has reviewed reports submitted to regulatory authorities at select sites and has extracted the date of the report, hydrogeologically determined groundwater flow direction and depth to water table information.

GEOLOGIC INFORMATION

Geologic Age and Rock Stratigraphic Unit
Source: P.G. Schruben, R.E. Arndt and W.J. Bawiec, Geology of the Conterminous U.S. at 1:2,500,000 Scale - A digital representation of the 1974 P.B. King and H.M. Beikman Map, USGS Digital Data Series DDS - 11 (1994).

STATSGO: State Soil Geographic Database
Source: Department of Agriculture, Natural Resources Conservation Service (NRCS)
The U.S. Department of Agriculture's (USDA) Natural Resources Conservation Service (NRCS) leads the national Conservation Soil Survey (NCSS) and is responsible for collecting, storing, maintaining and distributing soil survey information for privately owned lands in the United States. A soil map in a soil survey is a representation of soil patterns in a landscape. Soil maps for STATSGO are compiled by generalizing more detailed (SSURGO) soil survey maps.

SSURGO: Soil Survey Geographic Database
Source: Department of Agriculture, Natural Resources Conservation Service (NRCS)
Telephone: 800-672-5559
SSURGO is the most detailed level of mapping done by the Natural Resources Conservation Service, mapping scales generally range from 1:12,000 to 1:63,360. Field mapping methods using national standards are used to construct the soil maps in the Soil Survey Geographic (SSURGO) database. SSURGO digitizing duplicates the original soil survey maps. This level of mapping is designed for use by landowners, townships and county natural resource planning and management.

PHYSICAL SETTING SOURCE RECORDS SEARCHED

LOCAL / REGIONAL WATER AGENCY RECORDS

FEDERAL WATER WELLS

PWS: Public Water Systems
Source: EPA/Office of Drinking Water
Telephone: 202-564-3750
Public Water System data from the Federal Reporting Data System. A PWS is any water system which provides water to at least 25 people for at least 60 days annually. PWSs provide water from wells, rivers and other sources.

PWS ENF: Public Water Systems Violation and Enforcement Data
Source: EPA/Office of Drinking Water
Telephone: 202-564-3750
Violation and Enforcement data for Public Water Systems from the Safe Drinking Water Information System (SDWIS) after August 1995. Prior to August 1995, the data came from the Federal Reporting Data System (FRDS).

USGS Water Wells: USGS National Water Inventory System (NWIS)
This database contains descriptive information on sites where the USGS collects or has collected data on surface water and/or groundwater. The groundwater data includes information on wells, springs, and other sources of groundwater.

OTHER STATE DATABASE INFORMATION

A listing of Private Water Well locations
Georgia Department of Public Health
Telephone: (404) 657-2700
A listing of Private Water Well locations

Georgia Public Supply Wells
Source: Georgia Department of Community Affairs
Telephone: 404-894-0127

USGS Georgia Water Wells
Source: USGS, Georgia District Office
Telephone: 770-903-9100

DNR Managed Lands
Source: Department of Natural Resources
Telephone: 706-557-3032
This dataset provides 1:24,000-scale data depicting boundaries of land parcels making up the public lands managed by the Georgia Department of Natural Resources (GDNR). It includes polygon representations of State Parks, State Historic Parks, State Conservation Parks, State Historic Sites, Wildlife Management Areas, Public Fishing Areas, Fish Hatcheries, Natural Areas and other specially-designated areas. The data were collected and located by the Georgia Department of Natural Resources. Boundaries were digitized from survey plats or other information.

RADON

Area Radon Information
Source: USGS
Telephone: 703-356-4020
The National Radon Database has been developed by the U.S. Environmental Protection Agency (USEPA) and is a compilation of the EPA/State Residential Radon Survey and the National Residential Radon Survey. The study covers the years 1986 - 1992. Where necessary data has been supplemented by information collected at private sources such as universities and research institutions.

EPA Radon Zones
Source: EPA
Telephone: 703-356-4020
Sections 307 & 309 of IRAA directed EPA to list and identify areas of U.S. with the potential for elevated indoor radon levels.

PHYSICAL SETTING SOURCE RECORDS SEARCHED

OTHER

Airport Landing Facilities: Private and public use landing facilities
Source: Federal Aviation Administration, 800-457-6656

Epicenters: World earthquake epicenters, Richter 5 or greater
Source: Department of Commerce, National Oceanic and Atmospheric Administration

Earthquake Fault Lines: The fault lines displayed on EDR's Topographic map are digitized quaternary faultlines, prepared in 1975 by the United State Geological Survey

STREET AND ADDRESS INFORMATION

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Roswell Road Property
2214 ROSWELL RD
Marietta, GA 30068

Inquiry Number: 8343466.4
May 13, 2026

EDR Historical Topo Map Report
with QuadMatch™

6 Armstrong Road, 4th floor
Shelton, CT 06484
Toll Free: 800.352.0050
www.edrnet.com

EDR Historical Topo Map Report

05/13/26

Site Name:

Roswell Road Property
2214 ROSWELL RD
Marietta, GA 30068
EDR Inquiry # 8343466.4

Client Name:

Sailors Eng Assoc Inc.
1675 Spectrum Drive
Lawrenceville, GA 30043
Contact: Paul Miles

EDR Topographic Map Library has been searched by EDR and maps covering the target property location as provided by Sailors Eng Assoc Inc. were identified for the years listed below. EDR's Historical Topo Map Report is designed to assist professionals in evaluating potential liability on a target property resulting from past activities. EDRs Historical Topo Map Report includes a search of a collection of public and private color historical topographic maps, dating back to the late 1800s.

Search Results:

P.O.# 262-036
Project: Roswell Road

Coordinates:

Latitude:	33.970713 33° 58' 15" North
Longitude:	-84.487238 -84° 29' 14" West
UTM Zone:	Zone 16 North
UTM X Meters:	732155.90
UTM Y Meters:	3761754.33
Elevation:	1083.92' above sea level

Maps Provided:

2024	1968
2020	1954, 1955
2017	1895
2014	1888
1999	
1992, 1995	
1983	
1973	

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Topo Sheet Key

This EDR Topo Map Report is based upon the following USGS topographic map sheets.

2024 Source Sheets

Sandy Springs
2024
7.5-minute, 24000

Marietta
2024
7.5-minute, 24000

2020 Source Sheets

Sandy Springs
2020
7.5-minute, 24000

Marietta
2020
7.5-minute, 24000

2017 Source Sheets

Sandy Springs
2017
7.5-minute, 24000

Marietta
2017
7.5-minute, 24000

2014 Source Sheets

Sandy Springs
2014
7.5-minute, 24000

Marietta
2014
7.5-minute, 24000

Topo Sheet Key

This EDR Topo Map Report is based upon the following USGS topographic map sheets.

1999 Source Sheets

Sandy Springs
1999
7.5-minute, 24000
Aerial Photo Revised 1993

1992, 1995 Source Sheets

Marietta
1992
7.5-minute, 24000
Aerial Photo Revised 1988

Sandy Springs
1995
7.5-minute, 24000
Aerial Photo Revised 1993

1983 Source Sheets

Marietta
1983
7.5-minute, 24000
Aerial Photo Revised 1981

Sandy Springs
1983
7.5-minute, 24000
Aerial Photo Revised 1981

1973 Source Sheets

Sandy Springs
1973
7.5-minute, 24000
Aerial Photo Revised 1973

Marietta
1973
7.5-minute, 24000
Aerial Photo Revised 1973

Topo Sheet Key

This EDR Topo Map Report is based upon the following USGS topographic map sheets.

1968 Source Sheets

Marietta
1968
7.5-minute, 24000
Aerial Photo Revised 1968

Sandy Springs
1968
7.5-minute, 24000
Aerial Photo Revised 1968

1954, 1955 Source Sheets

Marietta
1954
7.5-minute, 24000
Aerial Photo Revised 1952

Sandy Springs
1955
7.5-minute, 24000
Aerial Photo Revised 1952

1895 Source Sheets

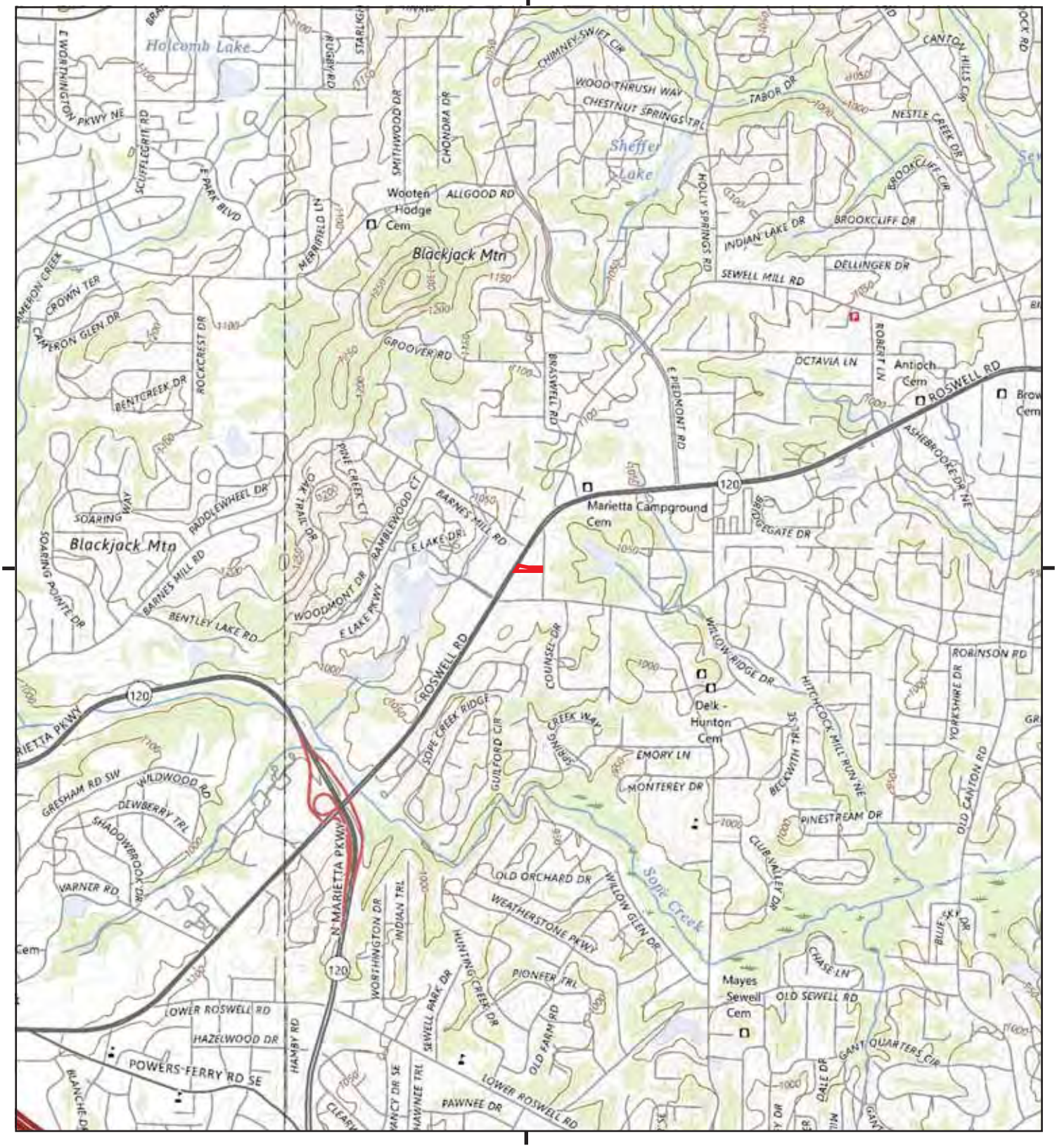
Atlanta
1895
30-minute, 125000

1888 Source Sheets

Atlanta
1888
30-minute, 125000

Historical Topo Map

2024



This report includes information from the following map sheet(s).

0 Miles 0.25 0.5 1 1.5

NW N NE
W E
SW S SE

TP, Sandy Springs, 2024, 7.5-minute
SW, Marietta, 2024, 7.5-minute

SITE NAME: Roswell Road Property
ADDRESS: 2214 ROSWELL RD
Marietta, GA 30068
CLIENT: Sailors Eng Assoc Inc.

N

Historical Topo Map

2020

This report includes information from the following map sheet(s).

NW N NE
W E
SW S SE

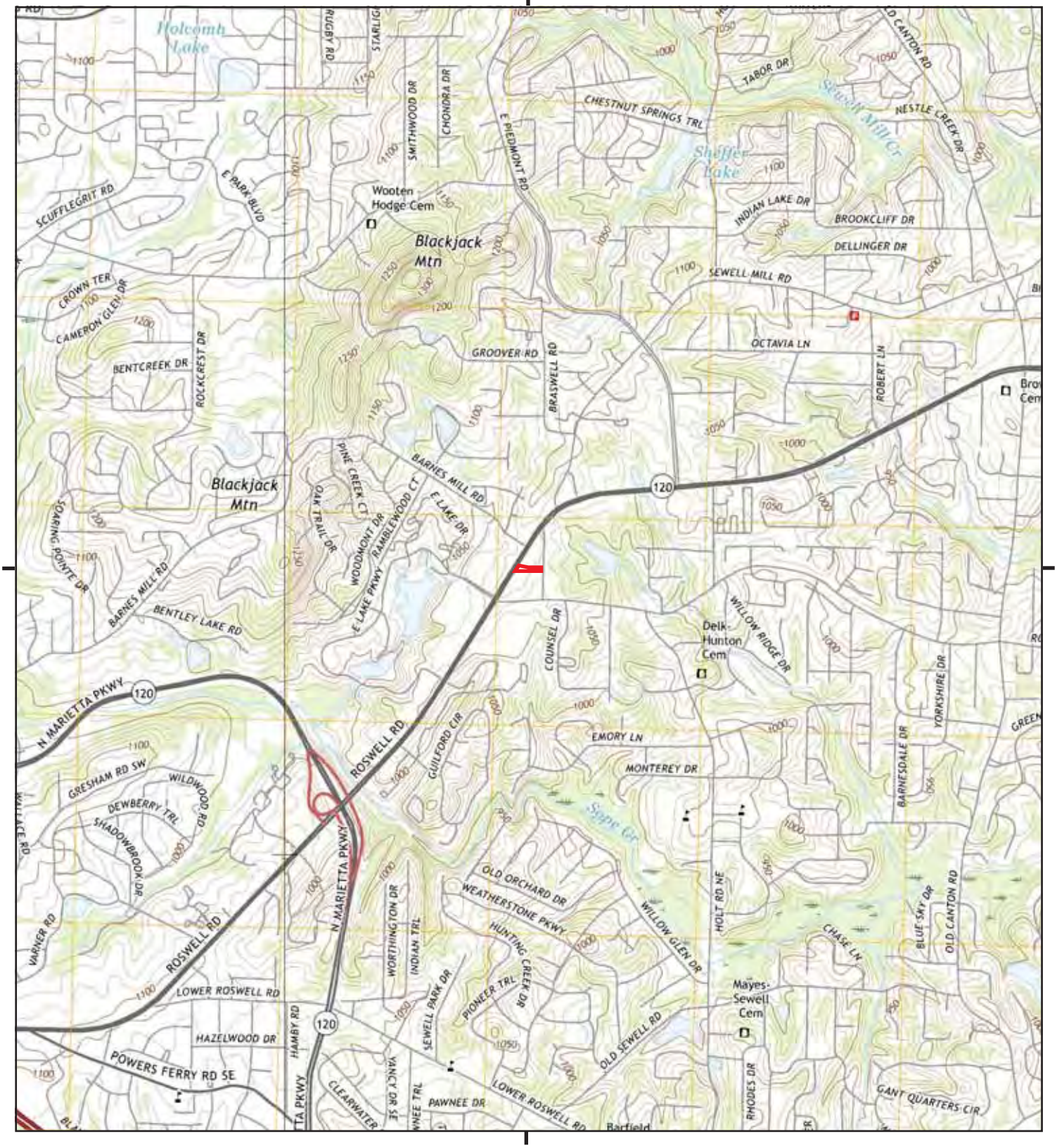
TP, Sandy Springs, 2020, 7.5-minute
SW, Marietta, 2020, 7.5-minute

SITE NAME: Roswell Road Property
ADDRESS: 2214 ROSWELL RD
Marietta, GA 30068
CLIENT: Sailors Eng Assoc Inc.

N

Historical Topo Map

2017



This report includes information from the following map sheet(s).

0 Miles 0.25 0.5 1 1.5

NW N NE
W E
SW S SE

TP, Sandy Springs, 2017, 7.5-minute
SW, Marietta, 2017, 7.5-minute

SITE NAME: Roswell Road Property
ADDRESS: 2214 ROSWELL RD
Marietta, GA 30068
CLIENT: Sailors Eng Assoc Inc.

N

Historical Topo Map

2014

This report includes information from the following map sheet(s).

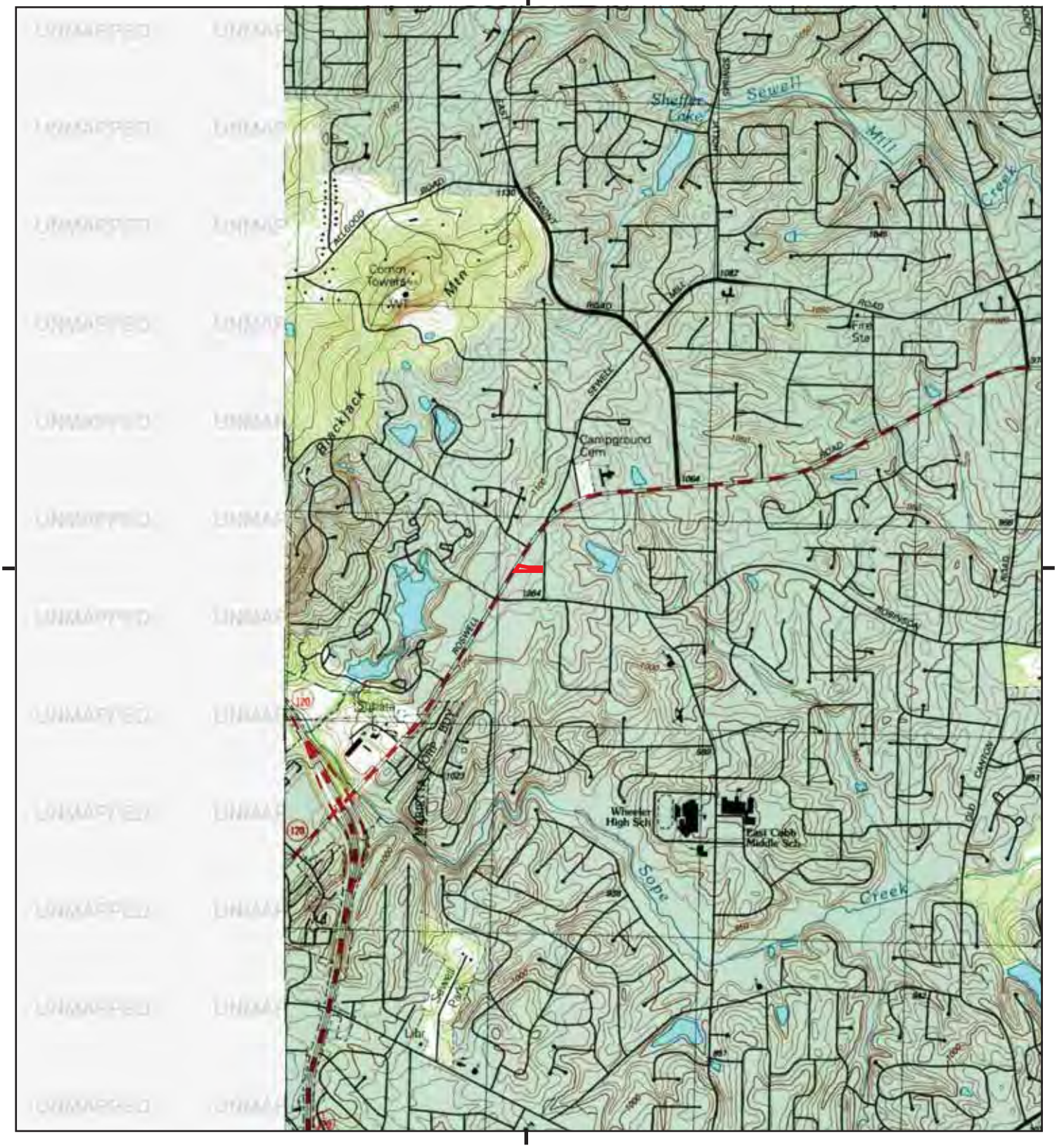
0 Miles 0.25 0.5 1 1.5

NW N NE
W E
SW S SE

TP, Sandy Springs, 2014, 7.5-minute
SW, Marietta, 2014, 7.5-minute

SITE NAME: Roswell Road Property
ADDRESS: 2214 ROSWELL RD
Marietta, GA 30068
CLIENT: Sailors Eng Assoc Inc.

N



This report includes information from the following map sheet(s).

0 Miles 0.25 0.5 1 1.5

NW N NE
W E
SW S SE

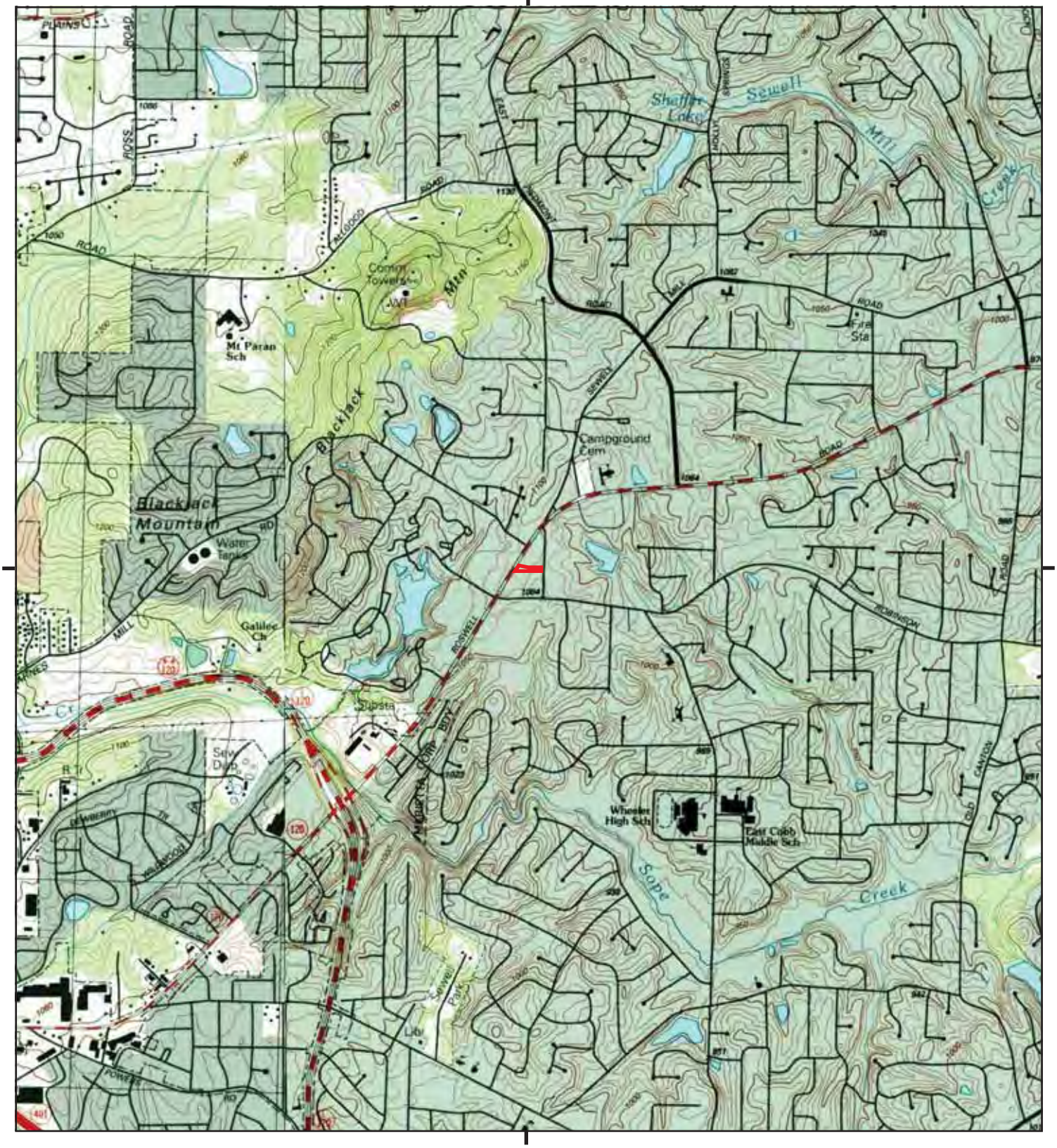
TP, Sandy Springs, 1999, 7.5-minute

SITE NAME: Roswell Road Property
ADDRESS: 2214 ROSWELL RD
Marietta, GA 30068
CLIENT: Sailors Eng Assoc Inc.

N

Historical Topo Map

1992, 1995



This report includes information from the following map sheet(s).

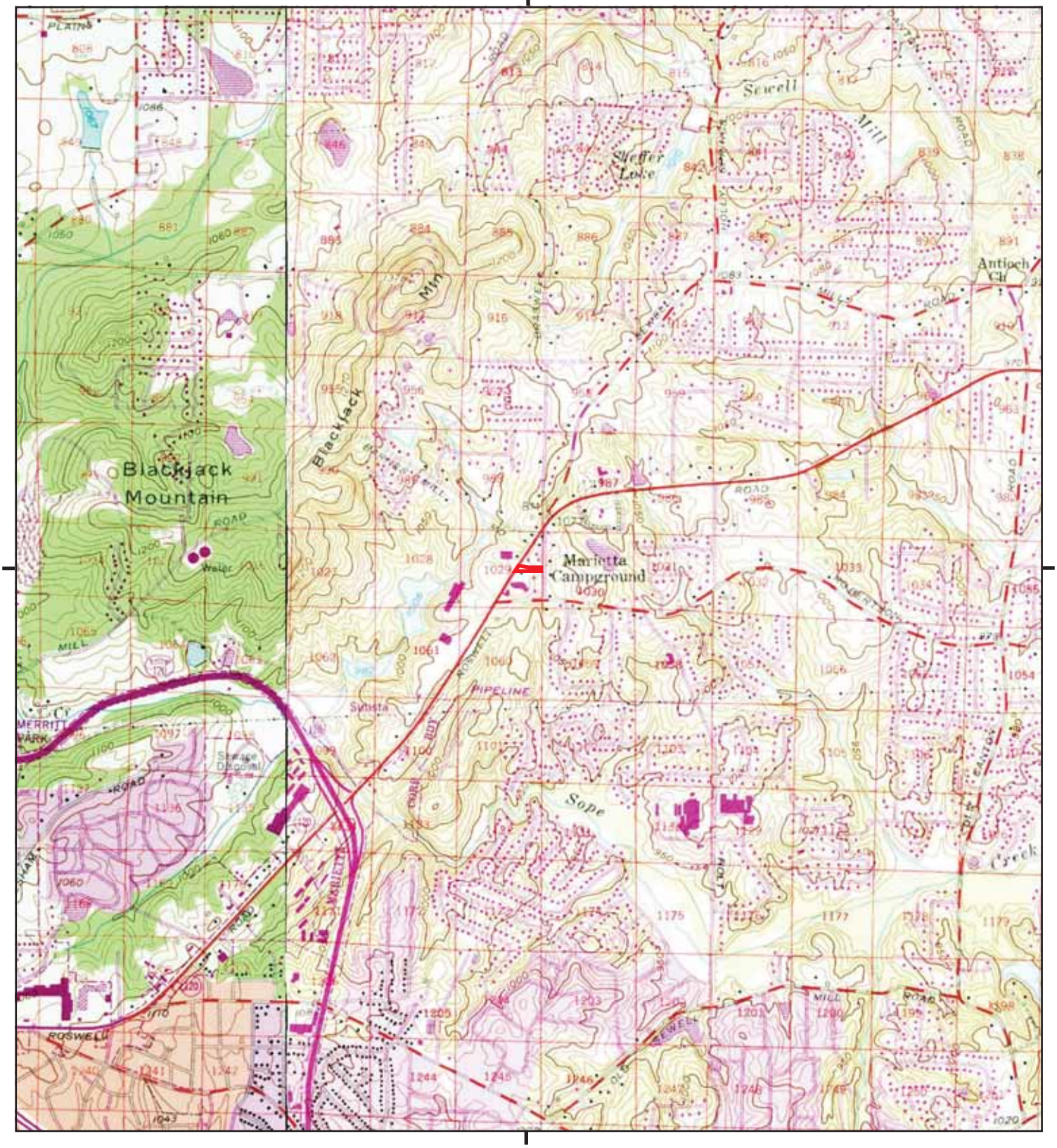
0 Miles 0.25 0.5 1 1.5

NW N NE
W E
SW S SE

TP, Sandy Springs, 1995, 7.5-minute
SW, Marietta, 1992, 7.5-minute

SITE NAME: Roswell Road Property
ADDRESS: 2214 ROSWELL RD
Marietta, GA 30068
CLIENT: Sailors Eng Assoc Inc.

N



This report includes information from the following map sheet(s).

0 Miles 0.25 0.5 1 1.5

NW N NE
W E
SW S SE

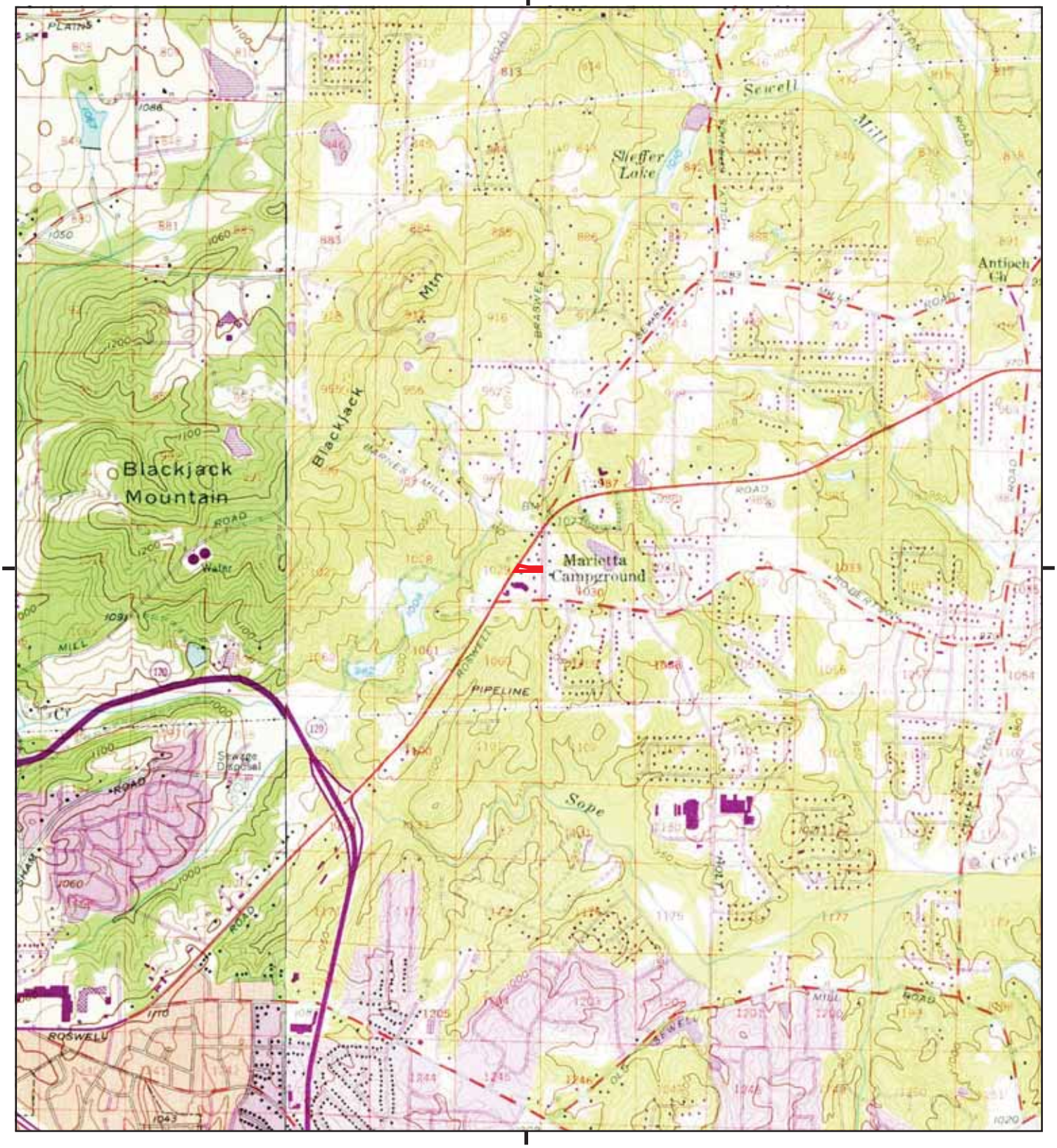
TP, Sandy Springs, 1983, 7.5-minute
SW, Marietta, 1983, 7.5-minute

SITE NAME: Roswell Road Property
ADDRESS: 2214 ROSWELL RD
Marietta, GA 30068
CLIENT: Sailors Eng Assoc Inc.

N

Historical Topo Map

1973



This report includes information from the following map sheet(s).

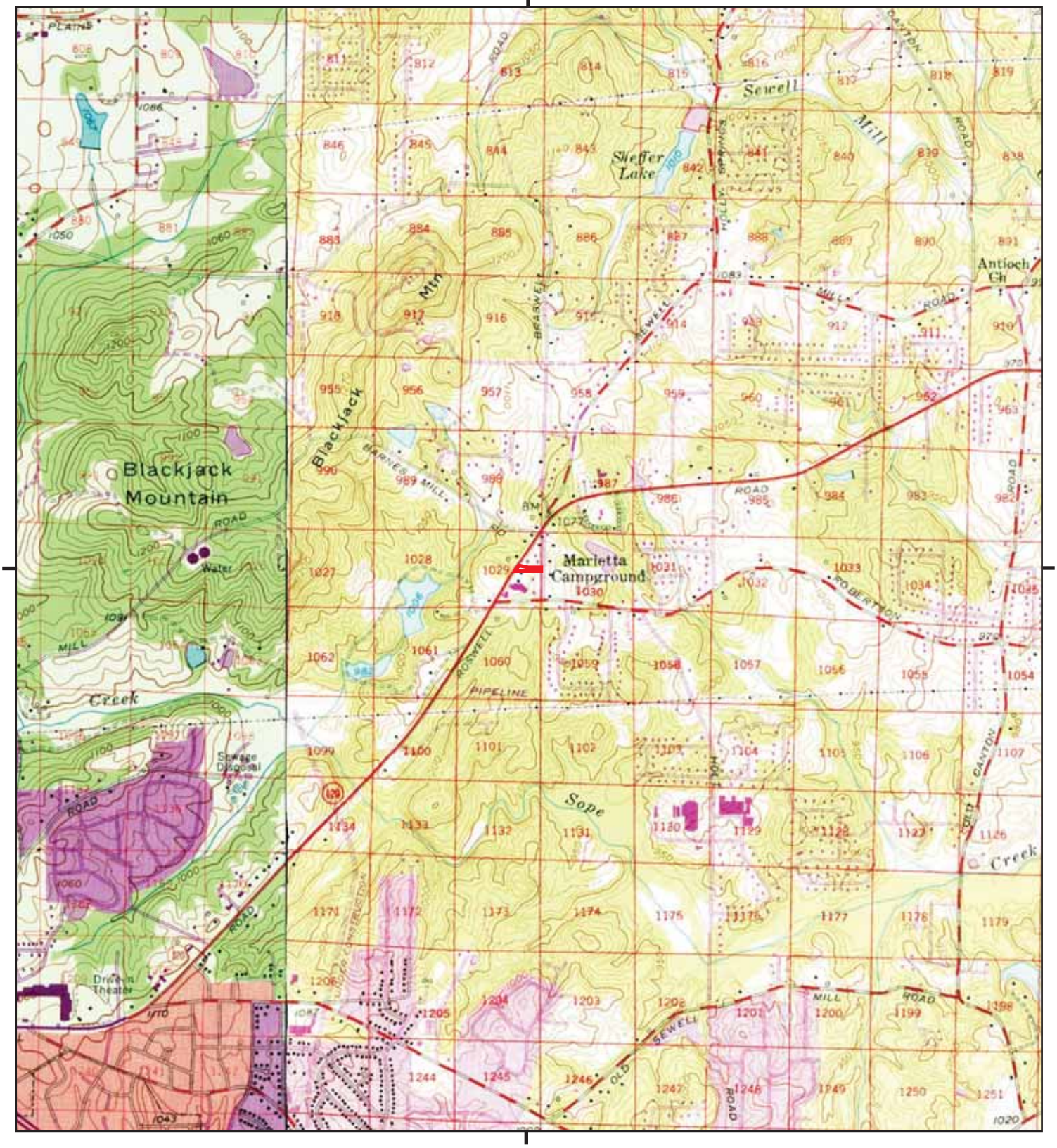
0 Miles 0.25 0.5 1 1.5

NW N NE
W E
SW S SE

TP, Sandy Springs, 1973, 7.5-minute
SW, Marietta, 1973, 7.5-minute

SITE NAME: Roswell Road Property
ADDRESS: 2214 ROSWELL RD
Marietta, GA 30068
CLIENT: Sailors Eng Assoc Inc.

N



This report includes information from the following map sheet(s).

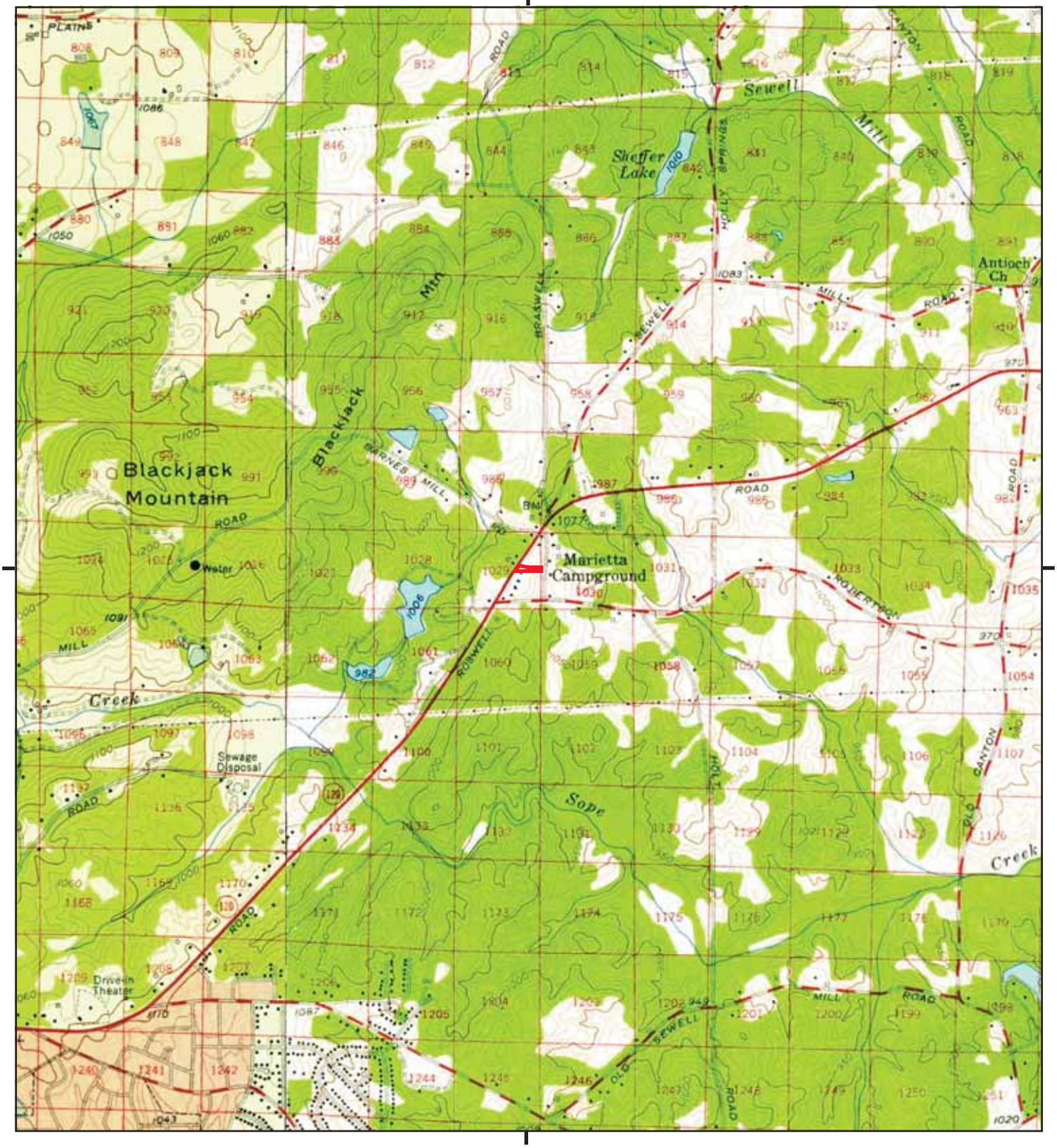
0 Miles 0.25 0.5 1 1.5

NW N NE
W E
SW S SE

TP, Sandy Springs, 1968, 7.5-minute
SW, Marietta, 1968, 7.5-minute

SITE NAME: Roswell Road Property
ADDRESS: 2214 ROSWELL RD
Marietta, GA 30068
CLIENT: Sailors Eng Assoc Inc.

N



This report includes information from the following map sheet(s).

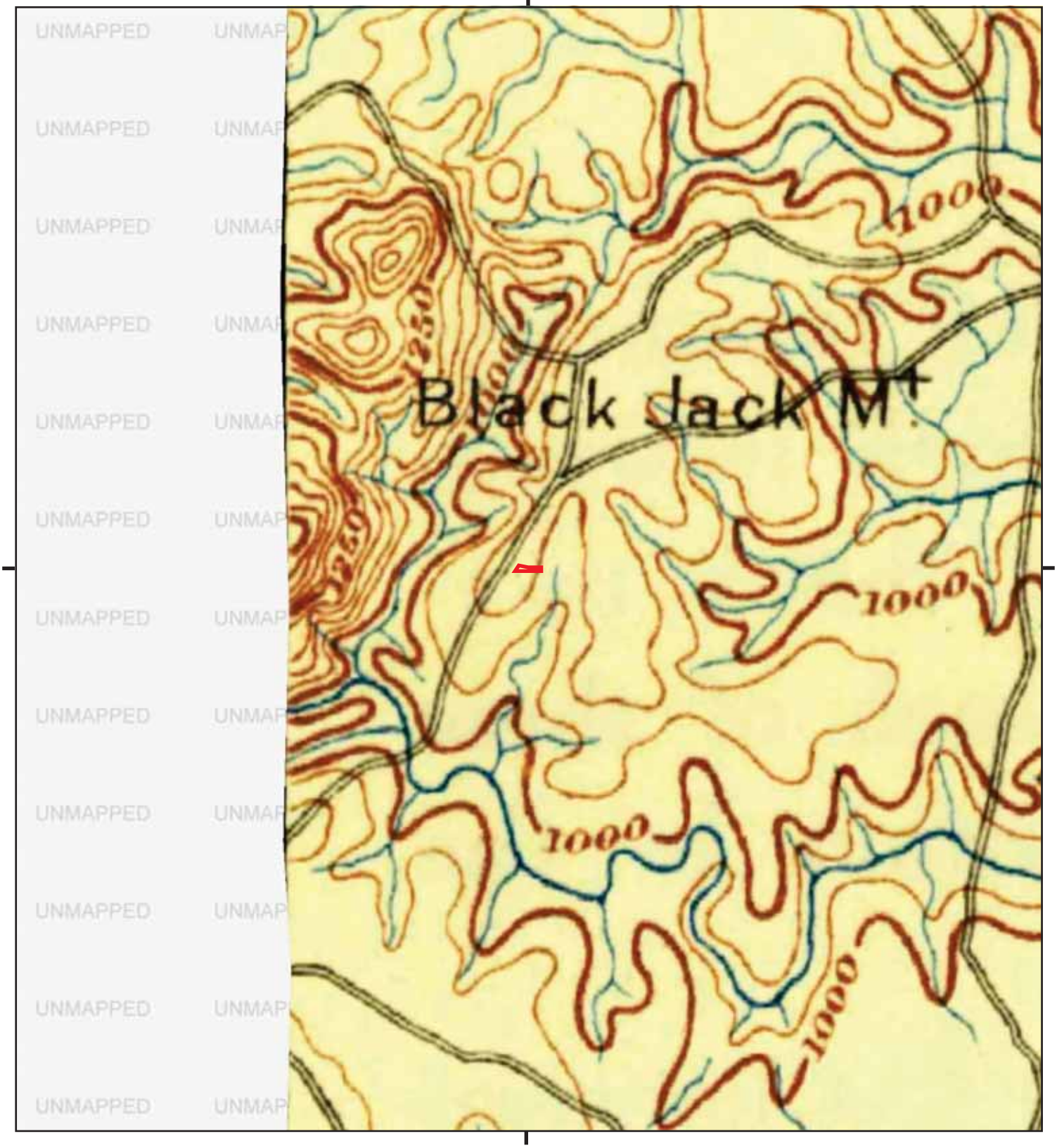
0 Miles 0.25 0.5 1 1.5

NW N NE
W E
SW S SE

TP, Sandy Springs, 1955, 7.5-minute
SW, Marietta, 1954, 7.5-minute

SITE NAME: Roswell Road Property
ADDRESS: 2214 ROSWELL RD
Marietta, GA 30068
CLIENT: Sailors Eng Assoc Inc.

N



This report includes information from the following map sheet(s).

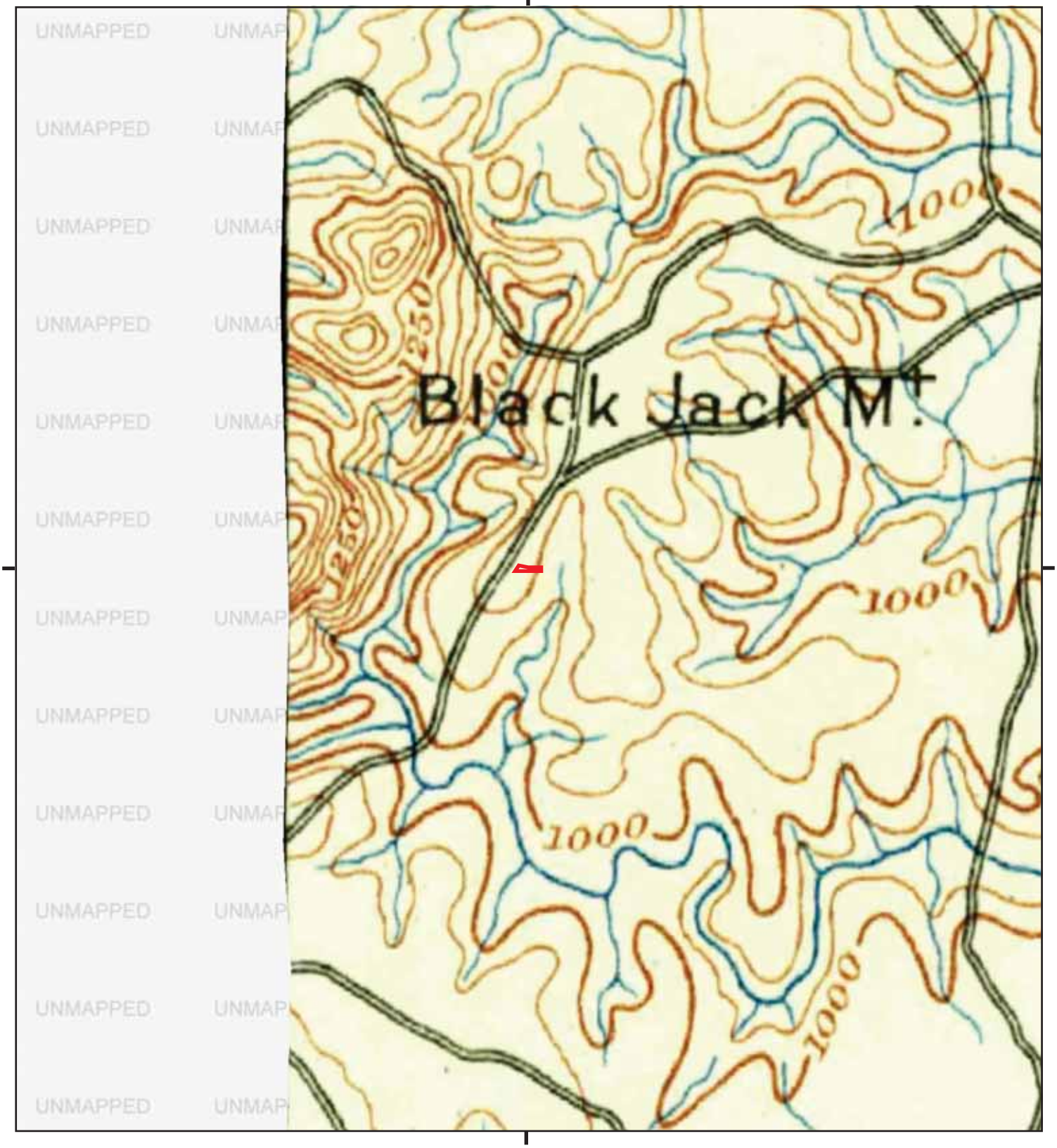
0 Miles 0.25 0.5 1 1.5

NW N NE
W E
SW S SE

TP, Atlanta, 1895, 30-minute

SITE NAME: Roswell Road Property
ADDRESS: 2214 ROSWELL RD
Marietta, GA 30068
CLIENT: Sailors Eng Assoc Inc.

N



This report includes information from the following map sheet(s).

0 Miles 0.25 0.5 1 1.5

NW N NE
W E
SW S SE

TP, Atlanta, 1888, 30-minute

SITE NAME: Roswell Road Property
ADDRESS: 2214 ROSWELL RD
Marietta, GA 30068
CLIENT: Sailors Eng Assoc Inc.

N

LIGHTBOX

LightBox City Directory Report

Roswell Road Property

2214 ROSWELL RD

Marietta, GA 30068

Inquiry Number: 8343466.5

May 13, 2026

LightBox Parent, L.P.
6 Armstrong Road, 4th floor
Shelton, CT 06484
800.352.0050
www.lightboxre.com

TABLE OF CONTENTS

LIGHTBOX LIVE

Open LightBox Live to access data, tools, and advanced analytics in one online platform.
https://lightbox.live/environmental/analysis/7bc3f52b-0b83-48aa-b5cc-faf193928ce5

SECTION

Executive Summary ---------- page 1

Findings ---------- page 4

Thank you for your business.
Please contact LightBox at 1-800-352-0050
with any questions or comments.

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EXECUTIVE SUMMARY

DESCRIPTION

The LightBox City Directory Report is designed to assist environmental professionals in evaluating potential liabilities on select properties resulting from past activities. The report includes a search of available business directory data at approximately five-year intervals.

SOURCES

Through agreements with major city directory publishers, including Cole Information, InfoUSA, and Bresser, as well as our own collections (Haines & Stewart), the LightBox City Directory Report offers comprehensive national coverage.

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This report includes a search of the following sources:

Year	Source
2024	Cole Information
2022	Cole Information
2017	Cole Information, Data Axle
2014	Cole Information, Data Axle
2010	Cole Information, Data Axle
2005	Cole Information, Data Axle
2000	Cole Information, Data Axle
1995	Cole Information
1992	Cole Information
1991	Haines and Company
1987	Polk Directory Co
1986	Haines and Company
1985	Polk Directory Co
1981	Haines and Company
1977	Johnson Publishing Co
1975	Haines and Company
1972	Mullin Kille
1970	Haines and Company
1969	Atlanta City Directory Co
1968	Haines and Company
1966	Polk Directory Co
1964	Atlanta City Directory Co

EXECUTIVE SUMMARY

TARGET PROPERTY SEARCH RESULTS

Lecroy Dr NE

831 LECROY DR NE

2014	OCCUPANT UNKNOWN	Cole Information
2005	CHARLES M CLEVELAND	Cole Information
2000	CHARLES CLEVELAND	Cole Information
1995	PIEDRA, MARIA	Cole Information
1992	CLEVELAND, CHARLES	Cole Information
1991	CLEVELAND Charles	Haines and Company
1987	Rollins E R	Polk Directory Co
1986	ROLLINS E a	Haines and Company
1985	Rollins E R	Polk Directory Co
1981	COLE RANDALL M	Haines and Company
1977	COLE Randall M (2 Nr	Johnson Publishing Co

Roswell Rd

2214 ROSWELL RD

2024	Flooring Atlanta	Cole Information
2022	TAYLOR MADE CABINETS LLC	Cole Information
2017	REFRESH DECORATING LLC	Data Axle
2014	TAYLORMADE CABINETS	Data Axle
	REFRESH DECORATING LLC	Data Axle
2010	BELLA DECOR	Cole Information
2005	GIORDANO & CO	Cole Information
	CLASSIC POOL & SPA	Cole Information
	SEMAN FERNLEY INC	Cole Information
2000	GIORDANO & COMPANY	Cole Information
1995	GIORDANO & CO	Cole Information
1992	GIORDANO&COMPANY	Cole Information
	HARRIS BRADLEY JWLR	Cole Information
1991	GIORDANO&COMPAN)	Haines and Company
	HARRIS BRADLEY JWLR 973-4299 +	
1987	Spratlin Clover Realty	Polk Directory Co
1986	FUZZELL BONNIE	Haines and Company

TARGET PROPERTY SEARCH RESULTS

Roswell Rd (contd.)

2214 Roswell Rd (contd.)

	SPRATLIN CLOVR RLTR	
1985	Spratlin Clover Realty	Polk Directory Co
1981	BARRETT JUDI	Haines and Company
	BRINSON JUNE	
	BYRD CAROLYN	
	CALLAND SHARON K	
	GARRETT BARBARA H	
	HACKER FAYE	
	HILLS ANNE MRS	
	MLADICPAT MRS	
	NORTON PATRL EST	
	PELT JOSEPH JR	
	PHILLIPS RANDY MRS	
	ROGNERUD MEL	
	SKOURLES PETE	
1977	CLOVER REALTYCOMPANY	Johnson Publishing Co
1966	VARNERS RESTRNT	Polk Directory Co
1964	Varner S Restr	Atlanta City Directory Co

FINDINGS

This section includes records sorted by street then year.

STREETS

Lecroy Dr NE
Roswell Rd
Barnes Mill Rd
Belerose Ln
E Lake Dr
Fremont Dr
Robinson Rd NE

LECROY DR NE

2024 Cole Information

810	Robinson Park
	JENIVE GREENE
840	Bickford Of Marietta
	Legacy Health Care Services
	INA R LASHLEY
	ELLEN G RAYMER
	RICHARD F COCKFIELD
	MICHAEL H GREENE
	RYAN HURD

LECROY DR NE

2022 Cole Information

810	David Reagan
811	SURFACES GROUP
840	ALTO MARIETTA GA
	CHARTER SENIOR

LECROY DR NE

2017 Cole Information

840	BICKFORD OF MARIETTA
854	SPROUSE RORY B DMD

LECROY DR NE

2014 Cole Information

811	LOUISE B PICKELSIMER
831	OCCUPANT UNKNOWN
840	BICKFORD SENIOR LIVING
	RUDELL V NELSON
854	SPROUSE RORY B

LECROY DR NE

2010 Cole Information

810	DAVID M REAGAN
811	LOUISE B PICKELSIMER
840	EDEN GARDENS OF MARIETTA
	RICHARD DAGER
854	SPROUSE RORY DDS
	GABLE RAY T DDS

LECROY DR NE

2005 Cole Information

810	JOHNNIE C GREENE
811	LOUISE B PICKELSIMER
831	CHARLES M CLEVELAND
840	SIERRA OUTPATIENT CLINIC
	EDEN GARDENS ASSISTED LIVING COMMUNI
	EDENGARDENS OF MARIETTA
	Unit 13 VINCENT J CHIARELLA

FINDINGS

LECROY DR NE

2005 (cont.) Cole Information

840	Unit 17 RICHARD DAGER

LECROY DR NE

2005 Data Axle

854	GABLE, RAY T DDS

LECROY DR NE

2000 Cole Information

810	LORISE L AUGUST
	Unit A GILBERT P BALDWIN
	JOHNNIE C GREENE
811	OCCUPANT UNKNOWN
831	CHARLES CLEVELAND
840	Unit 108 EUNICE BEAHM
	Unit 26 SYLVIA K BAIRD
	CARRIE L HINTON
	Unit 17 ELSIE M DAGER
854	GABLE RAY T DDS PC

LECROY DR NE

2000 Data Axle

840	EDENGARDENS

LECROY DR NE

1995 Cole Information

810	GREENE, JOHNNIE C
810A	BALDWIN, GILBERT P
811	PICKELSIMER, RALPH

LECROY DR NE

1995 (cont.) Cole Information

820	OCCUPANT UNKNOWNN
831	PIEDRA, MARIA
840	MORGAN, THERESA
841	WARNECKE, ANDREW R
	MITCHELL, S
854	RAY T GABLE DDS
	GABLE, RAY

LECROY DR NE

1992 Cole Information

810A	BALDWIN, GILBERT P
810L	GREENE, JOHNNIE C
811	PICKELSIMER, RALPH
831	CLEVELAND, CHARLES
854	GABLE RAY T DDS PC

LECROY DR NE

1991 Haines and Company

810	BALDWIN G P	971-0441 +1
	GREENE J C	971-5238 0
	GREENE P G	971-3546 +1
811	PICKELSIMER Ralph	971-1513
820	XXXX	00
831	CLEVELAND Charles	578-9157 0
840	XXXX	00
841	REYES Mateo	578-6492 +1
845	XXXX	00
850	XXXX	00
854	★GABLE RAY T DDS PC	973-1380

LECROY DR NE

1987 Polk Directory Co

811 Pickelsimer Ralph ◎ 971-1513

FINDINGS

LECROY DR NE

1987 (cont.) Polk Directory Co

820 East Cobb Montessori 971-1668
Montessori-Amieast 971-1668
831 Rollins E R 971-7729
840 Eller Willie M 971-2527
841 Day Green Inc consulting grading
565-1771
850 Kinder-Care Learning Center 977-5948
854 Gable Ray T dentist 973-1380

LECROY DR NE

1986 Haines and Company

811	PICKELSIMER RALPH	971-1513	
820	EAST COBB MONTESSRI	971-1668	
	MONTESSORI	971-1668	
831	ROLLINS E R	971-7729	5
840	XXXX	00	
841	DAY MARSHAL	565-1771	+6
845	XXXX	00	
850	XXXX	00	
854	GABLE RAY T DDS PC	973-1380	8

LECROY DR NE

1985 Polk Directory Co

811 Pickelsimer Ralph 971-1513
ROBINSON RD INTERSECTS
820 East Cobb Montessori 971-1668
Montessori-Amieast 971-1668
831 Rollins E R 971-7729
840 No Return
845 No Return
850 Vacant
854 Gable Ray T dentist le croy dr
973-1380

LECROY DR NE

1981 Haines and Company

811	PICKELSIMER RALPH	971-1513	
820	EAST COBB MONTESSRI	971-1668	5
	MONTESSRI AMI EAST	971-1668	5
831	COLE RANDALL M	973-6208	7
840	XXXX	00	
841	CROWE M L MRS	971-1578	4
	FREY H W MRS	971-1114	8
845	XXXX	00	
850	LECROY JOE D	977-1340	0
854	GABLE RAY T DDS	973-1380	8

LECROY DR NE

1977 Johnson Publishing Co

811 PICKELSIMER Ralph ® (2) 971-1513
820 EAST COBB MONTESSORI
INC 971-1668
831 COLE Randall M (2) 973-6208

LECROY DR NE

1975 Haines and Company

811 PICKELSIMER RALPH 971-1513 1
820*EAST COBB MONTESSRI971-1668+5
*MONTESSORI EST COBB971-1668+5
840 GREEN JOHNNIE C 971-5438 4
841 CROWE M L MRS 971-1578 4
845 PRESCOTT LUCAS M JR973-1343+5

LECROY DR NE

1972 Mullin Kille

811 Pickelsimer Ralph—(H)—
971-1513
851 Lecroy M D—(H)—
971-0256

FINDINGS

LECROY DR NE

1970 Haines and Company

811 PICKELSIMER RALPH 427-1906

LECROY DR NE

1968 Haines and Company

811 PICKELSIMER RALPH 427 1906

LECROY DR NE

1966 Polk Directory Co

811 PICKELSIMER RALPH 427 1906

FINDINGS

ROSWELL RD

2024 Cole Information

2197	Workout Anytime
2199	Ste 100 Phillip & Nans Hair Salon Inc
2200	Ste 120 Lucys Hair Salon
	Ste 160 Consolidated Vision Group Inc
	Little Caesars Pizza
	Ste 140 Sams Paradise Vape & Cbd
	Grace Nail & Skin
	Ste 110 Subway Restaurant
	Ste 130 Connect Wireless Inc
	Ste 100 Autozone Inc
	Ste 130 Gulf Imports Inc
2201	Wells Fargo Bank National Assn
2203	Marmaxx Operating Corp
2204	Atlanta Hand Car Wash & Detail
	MICHAEL STARK
2209	Ste 300 Dental Health Group Pa
2211	Maimai Nails And Lashes
	Ste 170 Armstrong Mccall Beauty Supply
	Ste 170 Atlanta Dance Inc
	Ste 154 Curves For Women
	Jjs Pizzeria Llc
	Ste 150 Cajun Meat Company Llc
	Ste 154 Ilm Llc
2214	Flooring Atlanta
2215	ANDREW BARNER
	JACKSON MOORE
	RICK MADSON
	CHRIS WRIGHT
	EDWARD POLLICK
2217	Am Eric As Health Consultants
	88 Restaurant Group Inc
	Tender Health Care
	Tots 2 Toddlers Llc
	L Room Event Venue Llc
	Mazzys Sports Bar & Grill
	Waukesha Cherry Burrell
	Ste 104 Delightfully Bitefull Llc
	Cobb Commons

ROSWELL RD

2024 (cont.) Cole Information

2217	Ste 124 Georgia Satsang Society
2230	Ste 110 Beltone Hearing Care Center
	Ste 200 J And J Dental
	Ste 100 Dr Paul Suji
	Ste 110 Tri-State Hearing Llc

ROSWELL RD

2022 Cole Information

2197	BIG JOHNS CHRISTMAS TREES
2199	Ste 100 SPECIALTY SALON
2200	Ste 130 MONTAGE PROPERTIES LLC
	Ste 100 RITE AID CORPORATION
	Ste 160 AMERICAS BEST CONTACTS
	LITTLE CAESARS PIZZA
	Ste 120 LUCYS HAIR SALON
	Ste 140 KAZZAZ SMOKE SHOP
	Ste 110 SUBWAY
	LUCY HAIR SALON 6785602380
	Ste 130 SAHARA PROPERTIES LLLP
	Ste 130 METRO BY T-MOBILE
2201	WELLS FARGO ADVISORS, LLC
	WELLS FARGO
	LAMMIEGROUP INC
	WELLS FARGO BANK
2203	MARSHALLS OF MA INC
2204	DIRTY DOGS CAR WASH
2211	Ste 154 ILM, LLC
	Ste 116 JJS PIZZERIA
	WORKOUT ANYTIME
	Ste 170 ATLANTA DANCE
	Ste 158 GREAT EXPRESSIONS DENTAL CENTERS
	Ste 158 JEREMY ERIC HADIBE DDS
	MAIMAI NAILS LASHES
	Ste 150 CAJUN MEAT CO

FINDINGS

ROSWELL RD

2022 (cont.) Cole Information

2211	
	ONEBLOOD
	COSMO PROF
2214	TAYLOR MADE CABINETS LLC
2215	FRESH START PROPERTY INVESTORS
	A BARGAIN APPLIANCE REPAIR
	MARRIOTT INTERNATIONAL
	AMERICAN PEDIATRIC CONSULTANT INC
	CONSUMER CREDIT COUNSELING SERVICE
2217	Apt B5 TIGER ROCK MARTIAL ARTS
	CLEAR NEXUS INC
	PSA HEALTHCARE
	Ste 116 REFUGE DANCE COMPANY
	COBB COMMONS
	ECKANKAR READING & BOOKROOM
	MAZZYS
	Ste A200 MAZZYS SPORTS BAR & GRILL
	TOTS 2 TODDLERS
	Ste 102 CROSSFIT
	MAZZYS SPORTS BAR AND GRILL
2220	SHERWIN WILLIAMS
2230	J & J DENTAL
	Ste 100 MARIETTA VISION PROFESSIONALS DR PAUL SUJI
	Ste 110 BELTONE HEARING AID CENTER
2238	WENDYS
2243	FUEL CONNECTION INC

ROSWELL RD

2017 Cole Information

2197	WORKOUT ANYTIME
2199	Ste 100 PHILLIP & NANS HAIR SALON
2200	LITTLE CAESARS PIZZA
	GRACE NAIL & SKIN
	Ste 110 SUBWAY RESTAURANT

ROSWELL RD

2017 (cont.) Cole Information

2200	Ste 130 CONNECT WIRELESS INC
	Ste 140 SPEARS BROS INC
	Ste 120 LUCYS HAIR SALON
2203	MARMAXX OPERATING CORP
2211	Ste 170 DDZ ENTERPRISES LLC
	Ste 170 ATLANTA DANCE INC
	Ste 154 ILM LLC
	WORKOUT ANYTIME E COBB WOA LLC
	Ste 150 CAJUN MEAT COMPANY
2217	GEORGIA SATSANG SOCIETY
	AM ERIC AS HEALTH CONSULTANTS
	ECKANKAR READING & BOOKROOM
	Ste 116 GODS WILL LOVE KOREAN INC CH
	CLEAR NEXUS INCORPORATED
	STRATFORD KENNELL
	WAUKESHA CHERRY BURRELL
	COBB COMMONS
2230	Ste 100 SUJI DR PAUL
	Ste 200 J AND J DENTAL

ROSWELL RD

2017 Data Axle

2201	WELLS FARGO BANK ATM
	WELLS FARGO BANK
2204	VICTORY LANE CARWASH
2209	Unit 300 GREAT EXPRESSIONS DENTAL CTR
2214	REFRESH DECORATING LLC
2215	FRESH STAR PROPERTY INVESTORS
	TELECONCEPTS INC
	CONSUMER CREDIT COUNSELING SVC
2220	SHERWIN-WILLIAMS
2243	FUEL CONNECTION INC
	ATM
	EXPRESS EMISSIONS AT AUTO

FINDINGS

ROSWELL RD

2014 Cole Information

2197	GIGABITES CAFE
2200	A ACCREDITED ALCOHOL & DRUG ADDICTIO
	AMERICAS BEST CONTACTS & EYEGLASSES
	CONNECT WIRELESS INC
	Ste 180 LITTLE CAESARS
	LITTLE CAESARS PIZZA
	Ste 120 LUCYS HAIR SALON
	GRACE NAIL & SKIN
	Ste 100 RITE AID
2201	WELLS FARGO BANK
	Ste 100 SAPORITOS PIZZA
2204	VICTORY LANE CAR WASH
2207	Ste 100 COGGINS SHOES FOR KIDS
	CAJUN MEAT COMPANY
2209	Ste 100 CURVES
2211	MARSHALLS
	Ste 100 NL & NAIL SPA
2213	ATLANTA DANCE
2215	CONSUMER CREDIT COUNSELING SERVICE
	CHEMDRY
	COMPREHENSIVE ACCOUNTING SERVICES
	AMERICAN PEDIATRIC CONSULTANTS INC
	TELECONCEPTS INC
	FRESH START PROPERTY INVESTORS LLC
	J A ENGINEERING
	MARIETTA 3889
2216	CENTERFOLDS
2217	J & S DEVELOPMENT
	GEORGIA SATSANG SOCIETY
	MAZZYS SPORTS BAR & GRILL
	COBB COMMONS
	MARIETTA PPEC CENTER
	FUJII LOCKSMITH FUJII
	STRATFORD KENNELL
	XALINA A LABARGE
2230	DRPAUL SUJI
	Ste 200 J & J DENTAL
2238	OLD FASHIONED WENDYS

ROSWELL RD

2014 (cont.) Cole Information

2243	EXPRESS EMISSIONS AT AUTO INDULGENCE
	FUEL CONNECTION INC
	CHEVRON STATION MARIETTA

ROSWELL RD

2014 Data Axle

2199	Unit 100 SPECIALTY SALON
2203	MARSHALLS
2214	TAYLORMADE CABINETS
	REFRESH DECORATING LLC

ROSWELL RD

2010 Cole Information

2199	SPECIALTY SALON
2200	RITE AID
	AMERICAS BEST CONTACTS
	Ste 120 LUCYS HAIR SALON
	Ste 130 METRO PCS
	Ste 140 ALLSTATE INSURANCE CO
	GRACE NAIL & SKIN
	LITTLE CAESARS PIZZA
	Ste 110 SUBWAY
	GUNNER CAUDILL
2201	Ste 100 SAPORITOS PIZZERIA
	WACHOVIA BANK
2203	MARSHALLS
2204	VICTORY LANE CAR WASH
2207	CAJUN MEAT CO
	Ste 100 COGGINS SHOES FOR KIDS
2209	Ste 100 CURVES
	Unit 300 GREAT EXPRESSIONS DENTAL CTR
2211	Ste 100 N L NAILS
2213	COSMO PROF

FINDINGS

ROSWELL RD

2010 (cont.) Cole Information

2213	ATLANTA DANCE
2214	BELLA DECOR
2215	MYASTHENIA GRAVIS FOUNDATION
	AMERICAN PEDIATRIC CONSULTANTS
	TELECONCEPTS INC
	COMPREHENSIVE ACCOUNTING SVC
	CONSUMER CREDIT COUNSELING SVC
	HARRY NORMAN REALTORS
	A BARGAIN APPLIANCE REPAIR
	CARLSON WAGONLIT TRAVEL
	MARRIOTTEXECUSTAY
	BETTER HOMES PAINTING
	SEA OF TIMELESS RECORDS
	CONEXIZ CORP
2216	CENTERFOLDS
	KEN R ADAMI
2217	J & S DEVELOPMENT
	Unit 100A PSA
	Unit B5 TIGER TAE KWON DO ACADEMY
	ECKANKAR READING & BOOKROOM
	Unit D DOG SCHOOL 101
	BUCKHEAD WEDDING CAKES
	Unit B4 BREWMASTERS WAREHOUSE INC
	MAZZYS SPORTS BAR & GRILL
	XALINA A LABARGE
2220	KFC
2230	JULIES BOUTIQUE
2243	NEXT LEVEL PETROLEUM LLC
	FUEL CONNECTION INC

ROSWELL RD

2010 Data Axle

2197	MARSHALLS AT EASTLAKE
2238	WENDY'S

ROSWELL RD

2005 Cole Information

2197	ATLANTA BREAD CO
	CAVOLE PAM
	GREAT EXPRESSIONS MARIETTA
2199	Unit 100 PHILLIP & NANS HAIR SALON
	SPECIALTY SALON
2200	ECKERD PHARMACY # 2888
	SUBHINC
	Ste 130 CCBERRIES LLC
	GRACE NAIL & SKIN
	ECKERD DRUG STORE
	ECKERD EXPRESS PHOTO
	SUBWAY
	PLANET SMOOTHIE
	OCCUPANT UNKNOWN
2201	SMART LAMMIE INC
	WACHOVIA BANK
2203	MARSHALLS
2207	RACK ROOM SHOES
	Ste 100 COGGINS SHOES OF COBB
	OCCUPANT UNKNOWN
2209	Ste 100 CURVES FOR WOMEN
2214	GIORDANO & CO
	CLASSIC POOL & SPA
	SEMAN FERNLEY INC
2215	ADVANCED COSMETIC LASER SERVICES INC
	EXECUSTAY
	ATLANTIC STATES BANK
	TRADENET MEDICAL GROUP
	MORNINGSTAR MORTGAGE CORP
	RSVP COMMUNICATIONS INC
	FRITZ ENGLES
2217	Unit B1 AFFORD BUCKHEAD WEDDING CAKES
	Unit 100A TENDER HEALTHCARE
	Unit B1 WEDDING CAKES LLC
	CHOICE CUT HAIR SALONS
	LIZ CLEANERS
	MARIETTA MARTIAL ARTS
	Unit C100 MSE HOLDING CORP

FINDINGS

ROSWELL RD

2005 (cont.) Cole Information

2217	Unit 100A PEDIATRICS SERVICES OF AMERICA
	Unit C100 CROY CONSTRUCTION SERVICES
	MAZZYS SPORTS BAR & GRILL
2226	FLORIDA CONNECTION INC
2238	WENDYS OLD FASHIONED HAMBURGERS
2243	CHEVRON # 773

ROSWELL RD

2005 Data Axle

2204	VICTORY LANE
2211	N L NAILS
2213	ATLANTA DANCE
2220	KFC

ROSWELL RD

2000 Cole Information

2197	ATLANTA BREAD COMPANY DELICTSN
2199	PROFESSIONAL CLEANERS
	SPECIALTY SALON
2200	J C WIRELESS
	ECKERD DRUGS
	PLAZA CLEANERS
	SUBWAY
	BIG LEAGUE BARBERS OF EAST LAKE
2201	SAPORITOS PIZZERIA
	FIRST UNION FINANCIAL CENTERS
2204	VICTORY LANE
2205	WACHOVIA COBB COUNTY OFFICES
2207	NATIONWIDE INSURANCE COMPANIES SALES OFFICES
	RACK ROOM SHOES
2209	SOLE II SOLE SHOE SERVICE
	WFS FINANCIAL

ROSWELL RD

2000 (cont.) Cole Information

2211	N L NAILS
2213	WOMENS FITNESS CENTER ABW MARIETTA E LAKE
	AUSTRALIAN BODY WORKS
2214	GIORDANO & COMPANY
2215	SERVICEMASTER ATLANTA GENERAL INFORMATION
	CANDY COMPANY THE
	RICHARDSON RON
	H & W PRINTING
	JENSEN & ASSOCIATES TOOLS
	STANFORD & BOHANNON
	ALL TECHNICAL TRANSLATION SERVICES FOREIGN LANG TYPSG SE
	RECAP COMMERCIAL CORPORATION
	TECHNICAL CONSULTING GROUP INCORPORATED
2217	SAGE SOLUTIONS
	MAYES SUDDERTH & ETHEREDGE INCORPORATED
	LAURELS DISTINCTIVE CATERING
	Unit D CROWN CLEANERS
	HICKS DONALD E ENGR
	J & S DEVELOPMENT
	TENDER HEALTHCARE
	FITZGERALD FOOD STORE MAIN OFFICE
	CHOICE CUT HAIR SALONS
	J MAYES
2226	FLORIDA CONNECTION
2238	WENDYS OLD FASHIONED HAMBURGERS
2243	CHEVRON FOOD MART

ROSWELL RD

2000 Data Axle

2203	MARSHALLS

FINDINGS

ROSWELL RD

1995 Cole Information

2180	MASTER FINANCIAL GROUP
2182	JOHNS BARBER SHOP
2184	COMPUTERS
	MARIETTA COMPUTER SALVAGE
2186	CHEAPIES OF BEVERLY HILLS
2190	BEVERLY ALTERATIONS
2192	CARPET & MORE
2194	LARRYS WOODCRAFT & GIFT SHOP
2196	ALPINE VILLAGE CLEANERS
2197	VIDEO WONDERLAND
2199	PHILLIP & NANS HAIR SALON
	PROFESSIONAL CLEANERS
2201	TASTEFULLY YOURS FROZEN YOGURT
	FIRST UNION NATIONAL BANK
	SHATTUCK, ANGIE
2203	MARSHALLS
2204	PIZZA HUT
2207	SIGN SOLUTIONS TODAY INC
2209	EAST LAKE EYE CLINIC
	ATHLETIC FOOTGEAR ETC
	DICKINSON, MARK
2211	GREAT CLIPS
	NAIL ART
	OCCUPANT UNKNOWNN
2213	AUSTRALIAN BODY WORKS
	OCCUPANT UNKNOWNN
2214	GIORDANO & CO
2215	JENSEN & ASSOC
	EDWARD D JONES & CO
	SMART BUYERS USED CARS
	MICRO SERVE
	LARKINS, JOHN
2217	K C RIB CO
	CROWN CLEANERS
	CHOICE CUT HAIR SALONS
	ENGINEERING DESIGN TECHNOLOGY
	LAURELS
	INTERNATIONAL TRADE CONSULTANT

ROSWELL RD

1995 (cont.) Cole Information

2217	FITZGERALD FOOD STORES
	MAYES, JOE
2238	WENDYS
2243	CHEVRON FOOD MART

ROSWELL RD

1992 Cole Information

2170	U HAUL CO NBRHD DLR
2180	EXPRESS GRAPHICS
	MASTER FINANCIAL
2182	JOHNS BARBER SHOP
2190	BEVERLY ALTERATIONS
2196	ALPINE VLLGE CLNRS
2199	LEWIS DARLENE
	NAILS BY KAREN
	PROFSNL CLEANERS
	PHILLIP&NANS HAIR
	LEWIS, DARLENE
2201	TASTEFULLY YOURS
	FIRST NATL 24 HOUR
	TAYLOR, D A
2204	PIZZA HUT
2205	HIT OR MISS
2207	SHAPES DISC OUTLET
2209	ATHLETIC FOOTGEAR
	EVANS JWLR&DIAMOND
2211	GREAT CLIPS
	DICKINSON MARK S OD
	MARSHALLS
2213	AUSTRALIAN BODY WRK
2214	GIORDANO&COMPANY
	HARRIS BRADLEY JWLR
2215	GA VIDEO ASCTN
	NORTH AMER VIDEO
	JENSEN&ASCTS TOOLS

FINDINGS

ROSWELL RD

1992 (cont.) Cole Information

2215	S H H COMPANY
	POWELL, T R
2217	CHOICE CUT
	NORTHWEST CATERING
	COBB COMMONS
	CROWN CLEANERS
	K C RIB COMPANY
	J&S DEVELOPMENT
	KIMS KARATE
2220	G H M C CO INC
2226	FRANZEN RALPH H
2238	WENDYS HAMBURGERS
2243	SHELL SALARY STA

ROSWELL RD

1991 Haines and Company

2170	★STEVES FINA	565-9230	0
	★U HAUL CO NBRHD DLR	565-9230	+1
2180	★EXPRESS GRAPHICS	578-4899	+1
	★MASTER FINANCIAL	565-1210	+1
	★MASTER FINANCIAL	565-9673	+1
2182	★JOHNS BARBER SHOP	971-9800	
2184	XXXX	00	
2190	★BEVERLY ALTERATIONS	973-8406	8
2192	XXXX	00	
2196	★ALPINE VLLGE CLNRS	977-1351	
2197	XXXX	00	
2199	★LEWIS DARLENE	977-1608	9
	★NAILS BY KAREN	977-3909	0
	★PHILLIP&NANS HAIR	973-6841	5
	★PROFSNL CLEANERS	973-7812	+1
2201	★FIRST NATL 24 HOUR	423-2282	0
	★TASTEFULLY YOURS	565-7125	5
2203	★MARSHALLS	971-2604	4
2204	★PIZZA HUT	971-6932	
2205	★HIT OR MISS	565-0250	6
2207	★ACTIVEWEAR OUTLET	977-5643	+1

ROSWELL RD

1991 (cont.) Haines and Company

	★SHAPES DISC OUTLET	977-5643	4
2209	★ATHLETIC FOOTGEAR	578-8200	+1
	★EVANS JWLR&DIAMOND	971-5388	
2211	★DICKINSON MARK S OD	977-0266	6
	★EAST LAKE EYE CLINC	977-0266	4
	★GREAT CLIPS	565-7861	6
	★MARSHALLS	971-2604	8
2213	★AUSTRALIAN BODY WRK	565-3848	+1
2214	★GIORDANO&COMPANY	977-4008	+1
	★HARRIS BRADLEY JWLR	973-4299	+1
2215	★GA VIDEO ASCTN	565-5535	+1
	★JENSEN&ASCTS TOOLS	973-5407	8
	★NORTH AMER VIDEO	971-5939	9
	★S H H COMPANY	565-4377	+1
2217	★CHOICE CUT	578-9308	7
	★COBB COMMONS	565-6064	+1
	★CROWN CLEANERS	565-6600	9
	★J&S DEVELOPMENT	973-2680	+1
	★K C RIB COMPANY	971-6200	0
	★KIMS KARATE	977-0100	+1
	★NORTHWEST CATERING	565-4239	+1
2220	★G H M C CO INC	973-4661	
2226	★COLONIAL NURSERY	977-8083	6
	★FRANZEN RALPH H	977-8083	6
2238	★WENDYS HAMBURGERS	977-4033	6
2243	★SHELL SALARY STA	565-8643	9

ROSWELL RD

1987 Polk Directory Co

2170 Steve's Automotive Service repr
973-4678

2178 Majik-Market 565-8359
2179 Vacant
2180 Smith & Meroney lwyrs 977-0700
2182 John's Barber Shop 971-9800

2184 Coldwell-Banker Realty 971-7444

2190 Mc Vann's Alterations 973-8406

FINDINGS

ROSWELL RD

1987 (cont.) Polk Directory Co

2192 Antonietta's Pasta Pizza pasta & pizza 977-5175
2193 Video Max movie rental 977-9245
2194 Vacant

2197 Georgia Girl clos 971-7992
2199a Lady Foot Shoes 973-4995
2199b Phillip & Nans hair salon 973-6841
2199c Humana Med-First clinic 565-0037
2201a First Union Bank 977-0999
2201b Tastefully Yours yogurt & ice cream parlor 565-7125
2203 Marshall's Department Store 971-2604
2204 Vacant
2205 Hit Or Miss Shop women's clo 565-0250
2207a Shapes ladies active wear 977-5643
2207b Toyland toys-crafts 565-7878
2209a Evans Jewelers 971-5388
2209b Sport Shoe The shoes & clothing 971-6958
2211 Office Building
Suites
100 Ten Terrific Nails manicurist 973-8152
200 Great Clips hairstylists 565-7861
300 East Lake Eye Clinic optom 977-0266
2213 Simmons Richard Anatomy Asylum 973-2922
2214 Spratlin Clover Realty 973-9200
2215 Southern Bell Tel Co (Br Facility Ofcs)
2216 Taco Bell 565-2051
2220 Fleet Oil gas & snacks 973-4661
2225 Vacant
2226 Colonial Nursery garden-plants sup 977-8083
2230 First National Bk Of Cobb County The 24 hr banking
2238 Wendy's restr 977-4033
2243 Shell Oil serv sta 977-8621
Stop N' Shop gro 971-5518

ROSWELL RD

1986 Haines and Company

2170	STEVES AUTO SERVICE	973-4678	+6
2180	BROWN D	971-1077	+6
	COLDWELL BKR SALES	971-7444	2
	JENKINS S L ATTY	977-0700	+6
	NICHOLS J	971-1078	+6
	SMITH&MERONEY ATTY	977-0700	5
2182	JOHNS BARBER SHOP	971-9800	
2183	DUNAWAY FAMILY DRGS	973-7337	0
2184	XXXX	00	
2186	XXXX	00	
2190	MCVANN ALTERATIONS	973-8406	5
2191	EXPRESS ONE HR PHTO	565-8116	5
2192	ANTONIETTAS PASTA	977-5175	+6
2194	SITTENS FLORIST	977-2851	5
2196	ALPINE VLLGE CLNRS	977-1351	0
2199	HUMANA MEDFIRST	565-0037	+6
	LADY FOOT	973-4995	5
	MED CENTRAL	565-0037	5
	PHILLIP&NANS HAIR	973-6841	5
2203	MARSHALLS DEPT STR	971-2604	4
2204	PIZZA HUT	971-6932	1
2205	HIT OR MISS	565-0250	+6
	HIT OR MISS OFC	971-9850	4
2207	SHAPES DISC OUTLET	977-5643	4
2209	EVANS DIAMND EXCHNG	971-5388	
	EVANS JEWELERS	971-5388	4
	SPORT SHOE THE	971-6958	4
	STEP N STYLE	977-8798	+6
2211	DICKINSON MARK S OD	977-0266	+6
	EAST LAKE EYE CLINC	977-0266	4
	GA GIRL FASHIONS	971-7992	4
2213	ANATOMY ASYLUM	973-2922	5
	RICHARD SMMNS ASYLM	973-2922	5
2214	FUZZELL BONNIE	973-9200	3
	SPRATLIN CLOVR RLTR	973-9200	
2217	JENSEN&ASSCTS	973-5407	2
	SATCOM SYSTEM INC	973-3159	2
	STROH DONALD	977-7061	+6
	TRAYLOR J R	971-2320	2
2220	G H M C CO INC	973-4661	1
2221	XXXX	00	

FINDINGS

ROSWELL RD

1986 (cont.) Haines and Company

2226	COLONIAL NURSERY	977-8083 +6
	FRANZEN RALPH H	977-8083 +6
	SUN LANDSCAPES INC	977-8083 +6
2230	XXXX	00
2238	WENDYS HAMBURGERS	977-4033 +6
2243	SHELL SALARY STA	971-5518 3

2199	ZULKEY MINTA MD	565-0037 +6

ROSWELL RD

1985 Polk Directory Co

2170 Steve's Automotive Service auto repr 973-4678

2176 John's Barber Shop

2178 Majik-Market 565-8359
2179 Vacant
2180 Coldwell-Banker Realty 971-7444
Smith & Meroney lwyrs 977-0700

2190 Mc Vann's Alterations 973-8406
2191 Vacant
2192 Antonietta's Pasta Pizza pasta & pizza 977-5175
2193 Video Max movie rental 977-9245
2194 Sitten's floral shop 977-2851

2197 Georgia Girl clos 971-7992
2199 Lady Foot Shoes 973-4995
Phillip & Nans hair salon 973-6841
2201 Tastefully Yours yogurt & ice cream parlor 565-7125
2203 Marshall's Department Store 971-2604
2204 Pizza Hut restr 971-6932
100 Hit Or Miss Shop women's clo 565-0250
2207 Shapes ladies active wear 977-5643
2209 Evans Jewelers 971-5388
Sport Shoe The shoes & clothing 971-6958
Step N' Styles Shoes women's shoes & accessories 977-8798
2211 East Lake Eye Clinic optom 977-0266

ROSWELL RD

1985 (cont.) Polk Directory Co

Great Clips hair stylists 565-7861

2213 Simmons Richard Anatomy Asylum 973-2922
2214 Spratlin Clover Realty 973-9200
2215 Southern Bell Telephone Co
2220 Fleet Oil gas & snacks 973-4661
2225 Center Stage At East Lake
2226 Colonial Nursery nursery 977-8083
2230 First National Bk Of Cobb County The 24 hr banking
2238 Wendy's restr 977-4033
2243 Shell Oil serv sta 977-8621
Stop N' Shop gro 971-5518

ROSWELL RD

1981 Haines and Company

2170	BILLS AUTO SERVICE	973-4678 8
	WIGINGTON BILL	973-4678 8

2180	BARTON&LUDWIG E COB	971-7444 7
2182	JOHNS BARBER SHOP	971-9800
2183	DUNAWAY REXALL DRUG	973-7337 0
2184	AMER HARDWARE	971-2221 8
2185	BIG STAR FOOD STORE	973-7552 9
2186	GUTHRIES PHARMACY	971-3440

2190	POLY CRAFT CORP	971-7481 8

2192	MARTYS MEAT MARKET	973-1562 0

2194	LAMPS ETC	977-9705+1
2195	STAR CLEANERS	977-7864+1
2196	ALPINE VLLGE CLNRS	977-1351 0
	CHILDRENS HAPPY HR	977-8996+1
2204	PIZZA HUT	971-6932+1
2213	XXXX	00
2214	BARRETT JUDI	973-9200 8

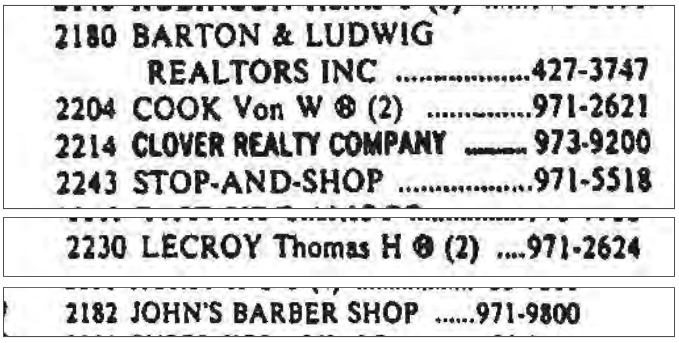
ROSWELL RD

1981 (cont.) Haines and Company

	BRINSON JUNE	973-9200+1
	BYRD CAROLYN	973-9200+1
	CALLAND SHARON K	973-9200 9
	GARRETT BARBARA H	973-9200+1
	HACKER FAYE	973-9200+1
	HILLS ANNE MRS	973-9200 9
	MLADIC PAT MRS	973-9200+1
	NORTON PAT RL EST	973-9200 8
	PELT JOSEPH JR	973-9200 6
	PHILLIPS RANDY MRS	973-9200 9
	ROGNERUD MEL	973-9200+1
	SKOURLES PETE	973-9200+1
2220	G H M C CO	973-4661+1
2221	SUPER TEST OIL	973-6886 8
	SUPER TEST OIL CO	973-9924 7
2226	COLONIAL NURSERY	971-8758+1
2230	XXXX	00
2238	XXXX	00
2243	STOP AND SHOP	971-5518+1

ROSWELL RD

1977 Johnson Publishing Co



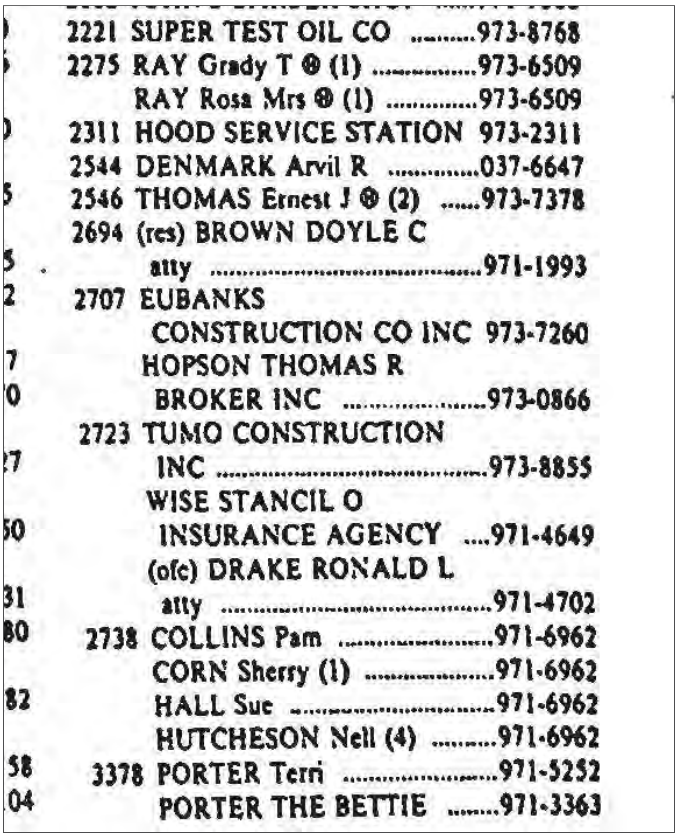
2180 BARTON & LUDWIG
REALTORS INC 427-3747
2204 COOK Von W ® (2) 971-2621
2214 CLOVER REALTY COMPANY 973-9200
2243 STOP-AND-SHOP 971-5518

2230 LECROY Thomas H ® (2) 971-2624

2182 JOHN'S BARBER SHOP 971-9800

ROSWELL RD

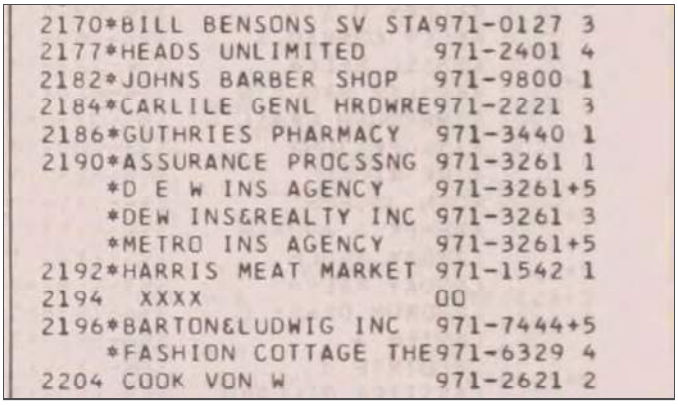
1977 (cont.) Johnson Publishing Co



2221 SUPER TEST OIL CO 973-8768
2275 RAY Grady T ® (1) 973-6509
RAY Rosa Mrs ® (1) 973-6509
2311 HOOD SERVICE STATION 973-2311
2544 DENMARK Arvil R 037-6647
2546 THOMAS Ernest J ® (2) 973-7378
2694 (res) BROWN DOYLE C
atty 971-1993
2707 EUBANKS
CONSTRUCTION CO INC 973-7260
HOPSON THOMAS R
BROKER INC 973-0866
2723 TUMO CONSTRUCTION
INC 973-8855
WISE STANCIL O
INSURANCE AGENCY 971-4649
(ofc) DRAKE RONALD L
atty 971-4702
2738 COLLINS Pam 971-6962
CORN Sherry (1) 971-6962
HALL Sue 971-6962
HUTCHESON Nell (4) 971-6962
3378 PORTER Terri 971-5252
PORTER THE BETTIE 971-3363

ROSWELL RD

1975 Haines and Company

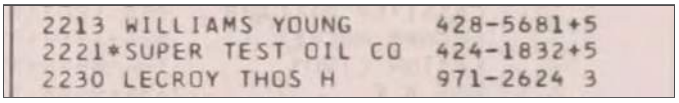


2170*	BILL BENSONS SV STA	971-0127 3
2177*	HEADS UNLIMITED	971-2401 4
2182*	JOHNS BARBER SHOP	971-9800 1
2184*	CARLILE GENL HRDWRE	971-2221 3
2186*	GUTHRIES PHARMACY	971-3440 1
2190*	ASSURANCE PROCSSNG	971-3261 1
	*D E W INS AGENCY	971-3261+5
	*DEW INS&REALTY INC	971-3261 3
	*METRO INS AGENCY	971-3261+5
2192*	HARRIS MEAT MARKET	971-1542 1
2194	XXXX	00
2196*	BARTON&LUDWIG INC	971-7444+5
	*FASHION COTTAGE THE	971-6329 4
2204	COOK VON W	971-2621 2

FINDINGS

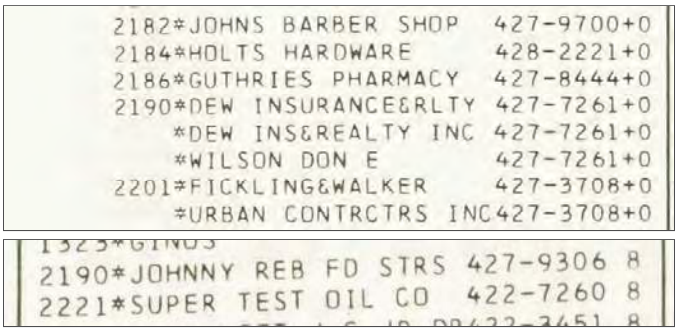
ROSWELL RD

1975 (cont.) Haines and Company


2213 WILLIAMS YOUNG 428-5681+5
2221*SUPER TEST OIL CO 424-1832+5
2230 LECROY THOS H 971-2624 3

ROSWELL RD

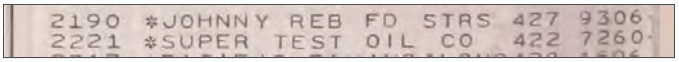
1970 Haines and Company


2182*JOHNS BARBER SHOP 427-9700+0
2184*HOLTS HARDWARE 428-2221+0
2186*GUTHRIES PHARMACY 427-8444+0
2190*DEW INSURANCE&RLTY 427-7261+0
*DEW INS&REALTY INC 427-7261+0
*WILSON DON E 427-7261+0
2201*FICKLING&WALKER 427-3708+0
*URBAN CONTRCTRS INC 427-3708+0

2190*JOHNNY REB FD STRS 427-9306 8
2221*SUPER TEST OIL CO 422-7260 8

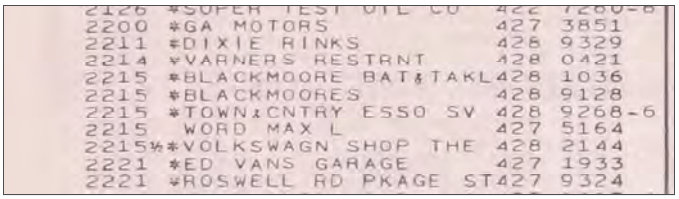
ROSWELL RD

1968 Haines and Company


2190 *JOHNNY REB FD STRS 427 9306
2221 *SUPER TEST OIL CO 422 7260

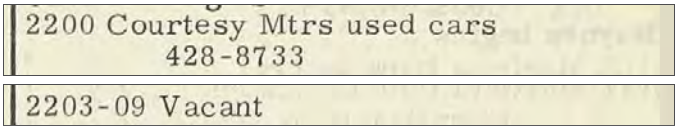
ROSWELL RD

1966 Polk Directory Co


2200 *GA MOTORS 427 3851
2211 *DIXIE RINKS 428 9329
2214 *VARNERS RESTRNT 428 0421
2215 *BLACKMOORE BAT&TAKL 428 1036
2215 *BLACKMOORES 428 9128
2215 *TOWN&CNTRY ESSO SV 428 9268-6
2215 WORD MAX L 427 5164
2215½*VOLKSWAGN SHOP THE 428 2144
2221 *ED VANS GARAGE 427 1933
2221 *ROSWELL RD PKAGE ST 427 9324

ROSWELL RD

1964 Atlanta City Directory Co


2200 Courtesy Mtrs used cars
428-8733

2203-09 Vacant

ROSWELL RD

1964 (cont.) Atlanta City Directory Co

2211 Dixie Roll A Rounda skating rink 428-9329
2211½ Under constn
2214 Varner's Restr 428-0421
2215 Max's Cricket Hatcher 428-1036
Word Max L ◎ 427-5164
Blackmoore's Tavern beer 428-9128
Blackmoore's Bait & Tackle 428-9128
2215½ Kelly's Auto Trim Shop
2216 Lindley Pure Serv Sta 427-9367
Varner rd begins
2219 Vacant
2221 Super Test Serv Sta 427-9114
Ed & Van's Garage reprs 427-1933
Roswell Rd Package Store beer 427-9324

FINDINGS

BARNES MILL RD

2005 Cole Information

2188	LAWRENCE RUCKER

FINDINGS

BELEROSE LN

2024

Cole Information

769	BRETT NANNEY
777	AJAY PATEL
781	MARCO CALVANO
785	ANGIE M MCDANIEL
	HUBERT MCDANIEL
789	RAVI VASUDEVAN
793	NILENDU S DAS
797	MEDHAVIN TRIVEDI

BELEROSE LN

2022

Cole Information

769	Brett Nanney
773	Jejelola A Owotomo
777	Ajay Patel
781	Marco Calvano
785	Sameer Sinha
789	Ravi Vasudevan
793	Jaya Chakraborti
797	Medhavin Trivedi

FINDINGS

E LAKE DR

2024 Cole Information

802	ROGERIO TOGO
806	TAYLOR BROWNLOW
808	ADRIANA ALMEIDA
810	CORA J JEAN-BAPTISTE
814	ISTVAN KORDA

E LAKE DR

2022 Cole Information

802	Rogerio Togo
808	Adriana Almeida
810	Robin Rogers
812	Tiffani T Brooks
814	Istvan Korda

E LAKE DR

2017 Cole Information

804	KAREN ADURRANT
808	MATT A WOLFE
814	BRANDON M PERSON

E LAKE DR

2014 Cole Information

802	OCCUPANT UNKNOWN
804	DYLAN GALAKTIADIS
808	CARL J SPARKS
810	ADRIAN C THROOP
812	OCCUPANT UNKNOWN
814	SHENE JOHNSON

E LAKE DR

2010 Cole Information

810	ADRIAN THROOP
812	ABLE ALLIED HEALTH TRAINING
	BRADLEY LAMMIE
814	ANTHONY BARTOLO

E LAKE DR

2005 Cole Information

802	HASINA D HARRISON
804	KAREN DURANT
806	ANDERSON S ABRAO
812	OCCUPANT UNKNOWN
814	ANTHONY BARTOLO

E LAKE DR

2000 Cole Information

384	OCCUPANT UNKNOWN
392	OCCUPANT UNKNOWN
396	OCCUPANT UNKNOWN
398	OCCUPANT UNKNOWN
802	DAVID L BALLARD
804	H LEE
808	TARA BEAL
810	LESLIE A HAMPTON
812	GAIL R CALLINA
814	MARILYN S CLIFTON

E LAKE DR

1995 Cole Information

802	OCCUPANT UNKNOWNN
804	STANLEY, DOUG

FINDINGS

E LAKE DR

1995 (cont.) Cole Information

806	J K RICKARDS CO
	RICKARDS, JAMES K
808	OCCUPANT UNKNOWNN
810	NESBITT, DWAYNE
812	SHIN, SUK R
814	CHENEY, CHRIS

E LAKE DR

1992 Cole Information

802	SCHENCK, ELEANOR
804	STANLEY, DOUG
814	TIERNEY, ELLEN
824	MACLEAN, COLLIN

E LAKE DR

1991 Haines and Company

802	SALDANA Santiago	565-3229 +1
804	TAYLOR C	565-5705 0
805	ARNOLD Mignon	973-1615 0
806	ENSLEY Garth	971-1999 +1
808	XXXX	00
812	XXXX	00
814	GANGER Casey	973-3369 +1
	GANGER David	973-3369 +1

E LAKE DR

1987 Polk Directory Co

802 King Charlotte 565-6807
803 Smith Barbara Y
804 Rogers Jeffrey J 565-4264
806 Nesby Cynthia E

E LAKE DR

1987 (cont.) Polk Directory Co

808 Chen Katy 971-1967
810 Pak Song Tae
812 Martin Anthony E III 578-9154
814 Hathcox Chas J 565-3157

902 Heyward Constance H 977-2409

E LAKE DR

1986 Haines and Company

802	SPURLOCK RALPH	971-6627 +6
804	ARANGO G	565-3118 +6
810	DEVINE HARRY	565-7468 +6
814	HATHCOX CHARLES J	565-3157 +6

E LAKE DR

1985 Polk Directory Co

802 No Return
804 Soler Geo A
806 Vacant
808 Vacant
810 No Return
811 Cundy Diane
812 No Return
814 No Return

FINDINGS

FREMONT DR

2024 Cole Information

2265	SMITH KANERIA
2269	ROBERT ADAIR
2273	KYLE A MCLEOD
2277	MINHO BAEK
	CHRISTOPHER BAEK
2281	KARTHIK SATHISHKUMAR
2289	TRACY E TERRELL
2297	SHINICHIRO S FUJII

FREMONT DR

2022 Cole Information

2265	Kaneria Smith
2269	Hilary Adair
2273	Kyle McLeod
2277	Rag Cho
	Que R Cho
2281	Karthik Sathishkumar
2289	A E Z PROCESSING SERVICES LLC
	Tracy E Terrell
2293	Adnan Qureshi

FINDINGS

LECROY DR

1968 Haines and Company

134 CROWE M L MRS 427 2586

LECROY DR

1966 Polk Directory Co

134 CROWE M L MRS 427 2586
134 FREY H W MRS

FINDINGS

LAKE DR SE

1975 Haines and Company

LAKE DR SE

1969 Atlanta City Directory Co

FINDINGS

ROBINSON RD NE

2024 Cole Information

2231	Doc Investments Llc
	Rory B Sprouse Dmd Pc
	Abundant Life Wellness Ctr Inc
2260	African Shipping
	Presto General Cargo Svcs
	Angel Hearts Care Inc
2270	JOSEPH HAVKIN
2276	ELIEL SANTOS
2321	MARK B MULLING

ROBINSON RD NE

2022 Cole Information

2231	Ste 200 ACCURSO CHIROPRACTIC
	Ste 100 RORY B SPROUSE DMD
	M C LIEDBERG DC
	Ste 100 ATLANTA DREAM EXCHANGE
	Ste 200 ABUNDANT LIFE WELLNESS CENTER INC
	Ste 200 ABUNDANT LIFE MASSAGE & CHIROPRACTIC
2260	PRESTO GENERAL CARGO SERVICE
	Kimani Karangu
2264	Shiku Muchiri
2270	Joseph Havkin

ROBINSON RD NE

2017 Cole Information

2231	Ste C ABUNDANT LIFE WELLNESS CENTER
2260	PRESTO GENERAL CARGO SVCS
	AFRICAN SHIPPING
	KIMANI M KARANGU
2270	OPTIQUE LIGHT INC
	JOSEPH I HAVKIN
2276	AIRTON ZIMPEL

ROBINSON RD NE

2017 (cont.) Cole Information

2321	3898 WILDER BLVD INV PROPERT
	MARK B MULLING

ROBINSON RD NE

2014 Cole Information

2231	Ste C ABUNDANT LIFE WELLNESS CENTER INC
2254	JERRY E LONG
2260	AFRICAN SHIPPING
	KIMANI KARANGU
2262	ERIC D BAKER
2270	JOSEPH I HAVKIN
2321	GEORGE W MULLING

ROBINSON RD NE

2010 Cole Information

2231	Ste C ABUNDANT LIFE MASSAGE & CHIRO
	Ste B SCIENTIFIC CONSERVATION INC
2254	JERRY E LONG
2260	STANSLAUS MUSYA
2262	ERIC D BAKER
2264	PATRICIA WANJOHI
2270	JOSEPH I HAVKIN
2271	MARTIN DAMAZO
2276	ALEXANDRE VOLOJINE
2321	MARK B MULLING

ROBINSON RD NE

2005 Cole Information

2231	ATLANTA DREAM EXCHANGE
	Ste C ABUNDANT LIFE WELLNESS CENTER

FINDINGS

ROBINSON RD NE

2005 (cont.) Cole Information

2231	ABUNDANT LIFE MASSAGE & CHIROPRACTIC
2254	JERRY E LONG
2260	OCCUPANT UNKNOWN
2264	ERIC BAKER
2270	JOSEPH HAVKIN
2271	OCCUPANT UNKNOWN
2276	PAULETTE VOLOSHIN
2321	GEORGE W MULLING

ROBINSON RD NE

2000 Cole Information

2231	ABUNDANT LIFE MASSAGE & CHIROPRACTIC
	SEWARD JAMIE DCLMT
	COMPASS ENVIRONMENTAL INCORPORATED
	SCHULTE TED LMT
2260	RUTH BICKFORD
	JILL JOHNSON
	VICKIE WALKER
	LEIGH A BURSON
	M K DAVIS
2264	SCOTT WILLIAMS
	TANYA CASTLE
2271	SHIRLEY MORGAN
2276	WILLIAM C MCBURNETT
2321	GEORGE MULLING

ROBINSON RD NE

1995 Cole Information

2231	GUTHRIES PHARMACY INC
	THERAPEUTIC MASSAGE CTR
	SCHULTE, TED
2260	ABSHIRE, RON
2264	OCCUPANT UNKNOWNN

ROBINSON RD NE

1995 (cont.) Cole Information

2271	OCCUPANT UNKNOWNN
2276	MCBURNETT, WILLIAM C
2321	MULLING, GEORGE

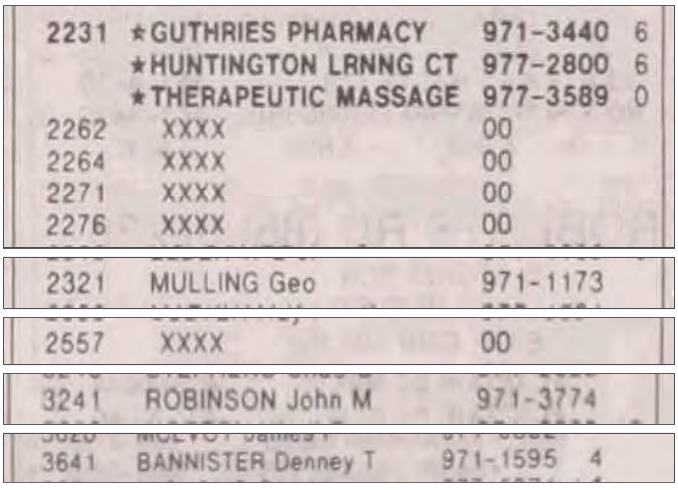
ROBINSON RD NE

1992 Cole Information

2231	THERAPEUTIC MASSAGE
	GUTHRIES PHARMACY
	HUNTINGTON LRNNG CT
	SWEENEY, SARA
2260	DAWSON, BILL
2271	CLARK, ERWIN
2321	MULLING, GEORGE
3641	BANNISTER, DENNEY T

ROBINSON RD NE

1991 Haines and Company



2231	★GUTHRIES PHARMACY	971-3440	6
	★HUNTINGTON LRNNG CT	977-2800	6
	★THERAPEUTIC MASSAGE	977-3589	0
2262	XXXX	00	
2264	XXXX	00	
2271	XXXX	00	
2276	XXXX	00	
2321	MULLING Geo	971-1173	
2557	XXXX	00	
3241	ROBINSON John M	971-3774	
3641	BANNISTER Denney T	971-1595	4

ROBINSON RD NE

1987 Polk Directory Co

2231 Guthrie's Pharmacy 971-3440
2260 Pettit Thos E
2264 Pettit Douglas T 973-1322
2271 Baldwin G R 971-0441
LE CROY DR INTERSECTS
2276 Mc Burnett Chester W ◎

2321 Mulling George ◎ 971-1173

3241 Robinson John M ◎ 971-3774

3641 Bannister Denny T ◎ 971-1595

ROBINSON RD NE

1986 Haines and Company

2231	BANKERS FIRST MRTG	565-3008	+6
	GUTHRIES PHAR INC	971-3440	+6
2262	XXXX	00	
2264	PETTIT DOUGLAS T	973-1322	3
2271	BALDWIN G P	971-0441	
2276	XXXX	00	
2321	MULLING GEO	971-1173	
3041	CHEEK ROBERT A	971-3185	
3241	ROBINSON JOHN M	971-3774	1
3624	STANFORD E JR ATTY	973-5254	9
3641	BANNISTER DENNEY T	971-1595	4
3671	WADDELL WARREN B	971-4056	+6
3674	BYRD C F	971-2329	
3694	GILLMORE M	971-3908	+6
3764	XXXX	00	
3774	BURTZ RAY	971-1976	5
3784	DAY DANIEL P	971-4254	+6
	SMITH B O	971-1426	
★	10 BUS	104 RES	23 NEW

ROBINSON RD NE

1985 Polk Directory Co

2231 Guthrie's Pharmacy drug store
2262 No Return

ROBINSON RD NE

1985 (cont.) Polk Directory Co

2264 Pettat Douglas T 973-1322
2271 Baldwin G R 971-0441

2276 No Return

2321 Mulling George 971-1173

3041 Cheek Robert A ◎ 971-3185

3241 Robinson John M 971-3774

3624 Stanford Ernest H Jr ◎ 973-5254

3641 Bannister Denny T ◎ 971-1595
3671 Cagle W K 971-1236
3674 Byrd C F ◎ 971-2329

ROBINSON RD NE

1981 Haines and Company

2231	XXXX	00	
2262	XXXX	00	
2271	BALDWIN G P	971-0441	3
2276	XXXX	00	
2321	MULLING GEO	971-1173	2
3041	CHEEK ROBERT A	971-3185	6
3241	ROBINSON JOHN M	971-3774	+1
3624	STANFORD ERNEST JR	973-5254	9
3641	HORTON W O	971-1595	
3671	CAGLE W K	971-1236	
3674	BYRD C F	971-2329	

ROBINSON RD NE

1977 Johnson Publishing Co

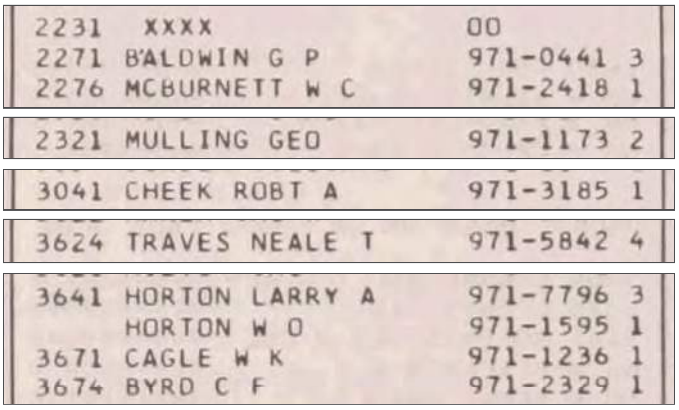
3041 CHEEK Robert A ⊛ (3) 971-3185
CHEEK Sherri (3) 971-3185

3641 HORTON Wilbur O ⊛ 971-1595
3671 CAGLE William K ⊛ (2) 971-1236
3674 BYRD C F (2) 971-2329

FINDINGS

ROBINSON RD NE

1975 Haines and Company



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2231  XXXX                  00
2271  BALDWIN G P           971-0441 3
2276  MCBURNETT W C         971-2418 1

2321  MULLING GEO           971-1173 2

3041  CHEEK ROBT A          971-3185 1

3624  TRAVES NEALE T        971-5842 4

3641  HORTON LARRY A        971-7796 3
      HORTON W O            971-1595 1
3671  CAGLE W K             971-1236 1
3674  BYRD C F              971-2329 1
```

ROBINSON RD NE

1972 Mullin Kille

237 Beddingfield W—971-2591
2231 Martin P R—(H)—971-2665
2262 Pettit T E—(H)—971-1836
2271 Baldwin G P—(H)—971-0441
2276 McBurnett W C—(H)—
971-2418
2318 Roper G C—(H)—971-3159
2321 Mulling G W—971-1173

3041 Cheek R A—(H)—971-3185

3641 Horton W O—(H)—971-1595

ROBINSON RD NE

1970 Haines and Company

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164 ROPER G CHAS        428-7795
188 LECROY JEAN MRS     428-3903 7
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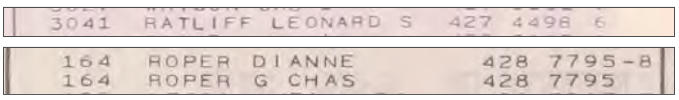
ROBINSON RD NE

1968 Haines and Company



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3041  RATLIFF LEONARD S   427 4498 6

164   ROPER DIANNE        428 7795-8
164   ROPER G CHAS        428 7795
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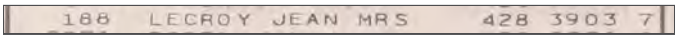
ROBINSON RD NE

1968 (cont.) Haines and Company



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188   LECROY JEAN MRS     428 3903 7
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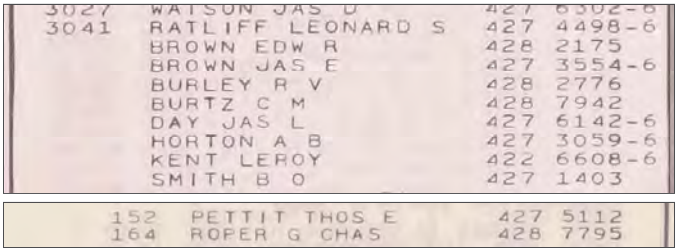
ROBINSON RD NE

1966 Polk Directory Co



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3027  WATSON JAS D        427 6302-6
3041  RATLIFF LEONARD S   427 4498-6
      BROWN EDW R         428 2175
      BROWN JAS E         427 3554-6
      BURLEY R V          428 2776
      BURTZ C M           428 7942
      DAY JAS L           427 6142-6
      HORTON A B          427 3059-6
      KENT LEROY          422 6608-6
      SMITH B O           427 1403

152   PETTIT THOS E       427 5112
164   ROPER G CHAS        428 7795
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FOR AFF SEE
DE Book 16023 Page 278

Deed Book 15972 Page 3974
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2300 Marquis Two Tower
285 Peachtree Center Ave. NE
Atlanta, Georgia 30303

Tax Parcel # 16-1029-0-006-0

LIMITED WARRANTY DEED

This Limited Warranty Deed, made September 14, 2021 between **TARA TRAIL APARTMENTS, LLC**, a Georgia limited liability company ("***Grantor***"), and **JASAI KRUPA INC.**, a Georgia corporation ("***Grantee***").

Grantor, for and in consideration of Ten Dollars ($10.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, has granted, bargained, sold and conveyed, and by these presents does grant, bargain, sell, convey and confirm, unto Grantee and its successors and assigns, forever, all of the land situated, lying and being in the County of Cobb, State of Georgia, and described in ***Exhibit A*** to this deed and all buildings, structures, parking areas, sidewalks, landscaping and other improvements located on such land.

Together with all and singular the hereditaments and appurtenances thereto belonging, or in anywise appertaining, and the reversion and reversions, remainder and remainders thereof, and all the estate, right, title, interest, claim and demand whatsoever of the Grantor, either in law or equity, of, in and to the above-bargained premises, with the hereditaments and appurtenances.

To have and to hold the said premises above-bargained and described with the appurtenances, unto the Grantee, and its successors and assigns forever.

Grantor, for itself and its successors and assigns, does covenant and agree that they shall and will warrant and forever defend the above-bargained premises in the quiet and peaceable possession of the Grantee, its successors and assigns, against all and every person or persons claiming the whole or any part thereof, by, through or under the Grantor, but not otherwise, except for those matters listed and described on ***Exhibit B*** to this deed.

[signature on following page]

IN WITNESS WHEREOF, Grantor has executed this Limited Warranty Deed under seal as of the day and year first above written.

GRANTOR:

TARA TRAIL APARTMENTS, LLC,
a Georgia limited liability company

By: _____
Name: Mark A. Nelkin
Title: President

Signed, sealed and delivered
in the presence of:

_____
Unofficial Witness

_____
Notary Public

My Commission expires 5/17/2024

[NOTARY SEAL]

Exhibit A
Legal Description of Land

All that tract or parcel of land lying and being in Land Lot 1029 of the 16th District, 2nd Section, Cobb County, Georgia, being more particularly described as follows:

BEGINNING at a point on the East side of Marietta-Roswell Road, also known as Georgia Highway 120, 542 feet Northeast form the center line of Robertson Road; running thence North 27 degrees 43 minutes East 115 feet to an iron pin; running thence South 88 degrees 28 minutes East 179 feet to an iron pin; running thence South 4 degrees 30 minutes East 80 feet to an iron pin; running thence South 85 degrees 52 minutes West 239.3 feet to an iron pin, being the point of beginning, as per survey by A.O. Carlile, dated April 5, 1971.

LESS AND EXCEPT that portion of the above subject property condemned at Deed Book 1829, page 138, Cobb Co., Ga. Records.

Exhibit B
Permitted Exceptions

Boundary Line Agreement between L.M. Mason and Michael D. LeCroy, dated August 8, 1973, filed August 16, 1973, recorded in Deed Book 1453, page 442, aforesaid records.

Right of Way Deed and Permanent Construction Easement from Freeport Title & Guaranty, Inc., as Trustee, and not personally under the provisions of a trust agreement dated October 10, 2007 known as the 2214 Roswell Road NE Land Trust, dated April 21, 2009, filed May 19, 2009, recorded in Deed Book 14693, page 1535, aforesaid records.

USER QUESTIONNAIRE

The User of the Phase I is the person who will rely on the Phase I for the purposes of a real estate transaction.

In order to qualify for one of the *Landowner Liability Protections* (LLPs) offered by the Small Business Liability Relief and Brownfields Revitalization Act of 2001 (the "*Brownfield Amendments*"), the *user* must conduct the following inquiries required by 40 CFR 312.25, 312.28, 312.29, 312.30, and 312.31. These inquiries must also be conducted by EPA Brownfield Assessment and Characterization grantees.

This form has been prepared to comply with the requirements of ASTM 1527-21.

Site Name: 2214 Roswell Rd, Marietta, GA 30062

Name, Title and Company of Person Completing Questionnaire

Breck DeHart | VP of Real Estate | TWO Capital Partners

Date: 05/14/26

The *user* should provide the following information to the *environmental professional.* Failure to conduct these inquiries could result in a determination that "*all appropriate inquiries*" is not complete.

(1.) Environmental liens that are files or recorded against the *property* (40 CFR 312.25).
Did a search of *recorded land title records* (or judicial records where appropriate, see Note 1 below) identify any environmental liens filed or recorded against the *property* under federal, tribal, state or local law?

☒ No ☐ Yes (Describe or attach information) Attachment No. _____

_____

_____

_____

Note 1 – In certain jurisdictions, federal, tribal, state or local statues, or regulations specify that environmental liens and AULs be filed in judicial records rather than in land

title records. In such cases, judicial records must be searched for environmental liens and AULs.

(2.) Activity and use limitations that are in place on the *property* or that have been filed or recorded against the *property* (40 CFR 312.26(a)(1)(v) and (vi)).

Did a search of recorded land title records (or judicial records where appropriate see Note 1 above) identify any AULs such as engineering controls, land use restrictions or institutional controls that are in place at the *property* and/or have been filed or recorded against the *property* under federal, tribal, state or local law?

☒ No ☐ Yes (Describe or attach information) Attachment No. _____

_____

_____

_____

(3.) Specialized knowledge or experience of the person seeking to qualify for the LLP (40 CFR 312.28).

Do you have any specialized knowledge or experience related to the *property* or nearby properties? For example, are you involved in the same line of business as the current or former occupants of the *property* or an *adjoining property* so that you would have specialized knowledge of the chemicals and processes used by this type of business?

☒ No ☐ Yes (Describe or attach information) Attachment No. _____

_____

_____

_____

(4.) Relationship of the purchase price to the fair market value of the *property* if it were not contaminated (40 CFR 312.29).

Does the purchase price being paid for this *property* reasonably reflect the fair market value of the *property*?

☐ No ☒ Yes (Describe or attach information) Attachment No. _____

We feel this is a fiar market value for the area density, trade area,

and proximity to area retailers.

_____

If you conclude that there is a difference, have you considered whether the lower purchase price is because contamination is known or believed to be present at the *property*?

☐ No ■ Yes (Describe or attach information) Attachment No. _____

_____

_____

_____

(5.) Commonly known or reasonably ascertainable information about the *property* (CFR 312.30).

Are you aware of commonly known or reasonably ascertainable information about the property that would help the *environmental professional* to identify conditions indicative of releases or threatened releases? For example,

(a.) Do you know the past uses of the *property*?

■ No ☐ Yes (Describe or attach information Attachment No. _____

_____

_____

_____

(b.) Do you know of specific chemicals that are present or once were present at the *property*?

■ No ☐ Yes (Describe or attach information) Attachment No. _____

_____

_____

_____

(c.) Do you know of spills or other chemical releases that have taken place at the *property*?

■ No ☐ Yes (Describe or attach information) Attachment No. _____

_____

_____

_____

(d.) Do you know of any environmental cleanups that have taken place at the *property*?

☒ No ☐ Yes (Describe or attach information) Attachment No. _____

_____

_____

_____

(e.) Do you know of any underground or above ground storage tanks at the *property*?

☒ No ☐ Yes (Describe or attach information) Attachment No. _____

_____

_____

_____

(f.) Are you aware of any previous environmental reports pertaining to the *property*?

☒ No ☐ Yes (Describe or attach information) Attachment No. _____

_____

_____

_____

(6.) The degree of obviousness or the presence or likely presence of contamination at the *property*, and the ability to detect the contamination by appropriate investigation (40 CFR 312.31)

Based on your knowledge and experience related to the *property* are there any obvious indicators that point to the presence or likely presence of releases at the *property*?

☒ No ☐ Yes (Describe or attach information) Attachment No. _____

_____

_____

_____

Additional information provided to the *environmental professional* by the *user*.

(a.) The reason why the Phase I Environmental Site Assessment is being performed?
Acquisition & loan

(b.) The type of property and the type of property transaction (examples: sale, purchase, exchange, construction loan, etc.)?
Retail building; Purchase. Will redevelop

SEA
SAILORS ENGINEERING ASSOCIATES, INC.
1675 SPECTRUM DRIVE • LAWRENCEVILLE, GEORGIA 30043 • TEL (770) 962-5922 • FAX 962-7964

Current Site Owner/Occupant/Site Manager Questionnaire

Property Name/Use: 2214 Roswell Rd., Marietta, GA 30062

Date	May 14, 2026
Name	Priyesh Pomal
Email	neerjaone@hotmail.com
Title & Organization	Owner, JaiSai Krupa Inc.

1. **How long has the current owner of the property owned the site?**
   5 Years

2. **Do you know the past uses of the property? (Chemicals used or present, storage tanks, etc.) If yes, please describe.**
   Before us it was a Flooring Company.

3. **Do you know of spills or other chemical releases, environmental investigations and/or cleanups that have taken place on the property or adjoining properties? If yes, please describe.**
   None

4. **Are you aware of any liens, engineering controls, land use restrictions or institutional controls that are in place at the site and/or have been filed or recorded in a registry under federal, tribal, state or local law? If yes, please describe.**
   None

5. **Are any utilities currently connected to the property? (Ex: gas, sanitary sewer, septic, power, municipal water)**

Yes, Water and Sewer (Cobb County Water) and Power (Cobb EMC)

Please describe below any additional information or comments regarding the property.

Comments:

The property starts from Roswell Road and goes till Lecroy Dr. These used to be tw combined into one Parcel (2214 Roswell Rd and 831 Lecroy Dr.), so the property goes beyond the fence. Just to clarify, the back lot is wooded.

MICHAEL J. HALLER, P.G.

Sailors Engineering Associates, Inc.
1675 Spectrum Drive
Lawrenceville, GA 30043

EDUCATION

1991 B.S. in Geology, University of Pittsburgh, Johnstown, PA
Numerous industry related short courses, seminars and conferences

EXPERIENCE

Principal Geologist, Sailors Engineering Associates, Inc., Lawrenceville, GA. June 1988 - Present; Manage a department of registered professionals and support staff, including work assignments, technicaloversight, performance reviews and equipment purchases • Responsible for business development including prime and subcontract work for commercial, State and Federally funded projects • Prepare and review bid packages for investigation and remediation projects including organic and inorganic contaminants • Perform environmental investigations for projects including Phase I and Phase II Environmental Site Assessments, Compliance Status Reports and Corrective Action Plans at HSI sites and at HSI and Non-HSI Brownfield sites• Prepare Corrective Action Plans for non-petroleum and petroleum releases including hazardous and non-hazardous contaminants and perform design of soil, vapor and groundwater remediation systems• Perform investigations for mold, lead paint and radon.

Engineering Geologist, Edgil Engineering, Inc., Jasper, AL. January 1988 - April 1988; Computer simulation models for design, hydrology and sedimentology • Surface and ground water sampling andanalysis • Pre-mining field reconnaissance.

Engineering Geologist, GeoMechanics, Elizabeth, PA. April 1986 - January 1988; Boring plan design •Field Geologist for soil core drilling and reconnaissance operations • Project Geologist for local and out of state projects including mine subsidence and resource recovery • Blast monitoring/seismic activity • Water sampling and analysis • Surface water hydrologic studies • Vertical and horizontal inclinometer installation and monitoring.

PROFESSIONAL REGISTRATIONS

- Registered Professional Geologist – FL, GA, KY, PA, SC, TN

G. PAUL MILES

Sailors Engineering Associates, Inc
1675 Spectrum Drive
Lawrenceville, GA 30043

EDUCATION

2019 – Bachelor of Science in Geology – University of West Georgia

EXPERIENCE

Staff Geologist – Sailors Engineering Associates, Inc Lawrenceville, GA
May 2021 - Present

- Supervised and performed environmental investigations
- Complete various environmental reports including Phase I/II Environmental Site Assessment
- Familiar with sampling methods and protocols
- Experienced in Geographic Information Systems (GIS)
- Experienced with field surveying and in situ laboratory equipment

Waste Water Operator – Coweta County Water and Sewage Authority, Newnan, GA
December 2020 – May 2021

- Operate the wastewater treatment plant and its processes
- Perform and document various hydrologic quality tests required by state and federal agencies
- Use computer systems to monitor plant processes
- Read meters and gauges to determine treatment plan equipment is working properly
- Perform the installation, maintenance, and repair of the physical plant and pump stations and all of their components

Assistant Geologist- Geotechnical & Environmental Consultants, Inc - Macon, GA
July 2019- April 2020

- Phase I Environmental Reporting and Editing
- Environmental Site Analysis (ESA) Format
- Department of Community Affairs (DCA) Format
- American Society for Testing and Materials (ASTM) Format
- Asbestos and Lead Inspection and Assessment

PROFESSIONAL ORGANIZATION MEMBERSHIPS AND CERTIFCATIONS

- Asbestos in Buildings: Inspection and Assessment Certified
- Wetland Delineation Certified
- OSHA 40 Hour Hazwoper
- CPR/First Aid Certification

Z-30-2026 DEPARTMENT COMMENTS – Fire Department

07/24/26

The proposed zoning case must address the comments listed below by prescriptive code or equivalency, as approved by the Cobb County Fire Marshal's Office

Approval will be based on Professional Engineer-stamped plans that signify overall plan conformance to all Georgia State and Cobb County Codes. Design Professional and Developer maintain the sole responsibility for the design and for correcting all errors, omissions, problems, and code violations (if any) exposed during construction AFTER authorization by Cobb County.

CERTIFICATE OF OCCUPANCY:
Plans must be submitted to the Cobb County Fire Marshal's Office to initiate the Certificate of Occupancy process.

Jeff Byrd
(678) 229-7059
Jeffrey.Byrd@cobbcounty.gov

Z-30-2026 DEPARTMENT COMMENTS – Stormwater Management

6/26/2026

Site Data

1. Address: 2214 Roswell Road
2. District: 3
3. Existing Zoning: PSC — Existing Allowable Impervious Coverage: 70%
4. Proposed Zoning: CRC — Allowable Future Impervious Coverage: 70%
5. Future Land Use: CAC

Existing Conditions

Floodplain Information

1. Flood Damage Prevention Designated Flood Hazard: No

Stormwater Information

1. Drainage Basin: Sope Creek Basin
2. State Stream Buffers: No
3. County Stream Buffer Ordinance: No
4. Impaired Stream: Yes: If the site is within a one-mile radius of an impaired stream additional Erosion Control BMP's per the State's current requirements will be required. It is the Engineer's responsibility to verify Impaired Streams per the State EPD's list.
5. Hotspot: Yes: Due to the proposed use of site (Oil Change Facility); portions of the proposed site will be considered a "Hotspot" requiring an oil/water separator to capture potential stormwater contaminates prior to entering the stormwater management facility.
6. Wetlands: No
7. Water Intake Zone: No
8. Chattahoochee River Corridor: No
9. Existing Onsite Ponds / Lake: No

Topography Information

1. General site Description: The site is partially developed with an existing building (constructed in 1974) and parking. The site slopes from Roswell Road down toward Lecroy on the east side of the parcel.

2. Downstream Description: Stormwater discharges through an established residential neighborhood downstream.

3. Potential or known drainage problems may exist downstream from this site.

(continued)

Project Design Comments and Recommendations

The following comments and recommendations are typically required at the time of plan review and permitting.

Proposed Project Onsite Design Requirements

1. At the time of plan review provide a comprehensive Hydrology Study and Design for the Stormwater Management Design will be required. The design and study shall be in accordance with the Georgia Stormwater Management Manual and the current Cobb County Codes. The design and study shall include but not limited to stormwater detention, runoff reduction and/or water quality, channel protection, and downstream flood prevention.

2. Project Engineer must evaluate the impact of increased volume of runoff generated by the proposed project on existing downstream drainage system(s). Including hydrologic routing of upstream and/or downstream detention ponds or lakes.

3. At the time of plan review calculate and provide the percentage of impervious coverage for the project site on the plans.

4. Recommend a pre-design concept meeting with Cobb County Stormwater Management Division. At the time of the Concept Meeting a proposed concept stormwater management plan shall be presented.

5. The proposed onsite storm drain system and stormwater management facility is considered private. All annual inspections, maintenance and repairs are the responsibility of the property owner. A stormwater facility "Maintenance Agreement and Access Easement" will be required at the time of the land disturbance permit with the Cobb County Stormwater Management Division.

6. Stormwater discharges must be controlled not to exceed the existing capacity of the downstream storm drainage system including drainage swales and roadside ditches.

7. Substantially mitigate any effects of concentrated stormwater discharges onto adjacent properties. Level spreaders may be required to disburse the stormwater discharge.

8. Developer must secure drainage easement(s) to receive concentrated discharges where none naturally exist downstream.

9. Any spring activity discovered must be addressed by a qualified registered geotechnical professional engineer (PE) at the expense of the owner/developer.

(continued)

10. Structural fill must be placed under the direction of a qualified registered geotechnical engineer (PE) at the expense of the owner/developer.

Special Conditions

1. The dumpster pad on this site must be connected to sanitary sewer or an infiltration system must be provided to capture the dumpster pad runoff.
2. To avoid creating a point discharge onto the neighboring residential property to the south, the outlet pipe from the stormwater management system constructed onsite will need to connect to the existing 18” RCP pipe running parallel to Lecroy Drive.

Community Development – Zoning Division
John Pederson – Division Manager

ZONING CASE

LUP-16-2026

SITE BACKGROUND

Applicant	Maria Claudia Ortega
Phone	Contact Zoning Office
Email	Contact Zoning Office
Representative Contact	Maria Claudia Ortega
Phone	Cotnact Zoning Office
Email	Contact Zoning Office
Titleholder	Jesus Maria Silava and Maria Claudia Ortega
Property Location	Located on the east side of Allgood Road, north of Camellia Drive
Address	1096 Allgood Road
Access to Property	Allgood Road

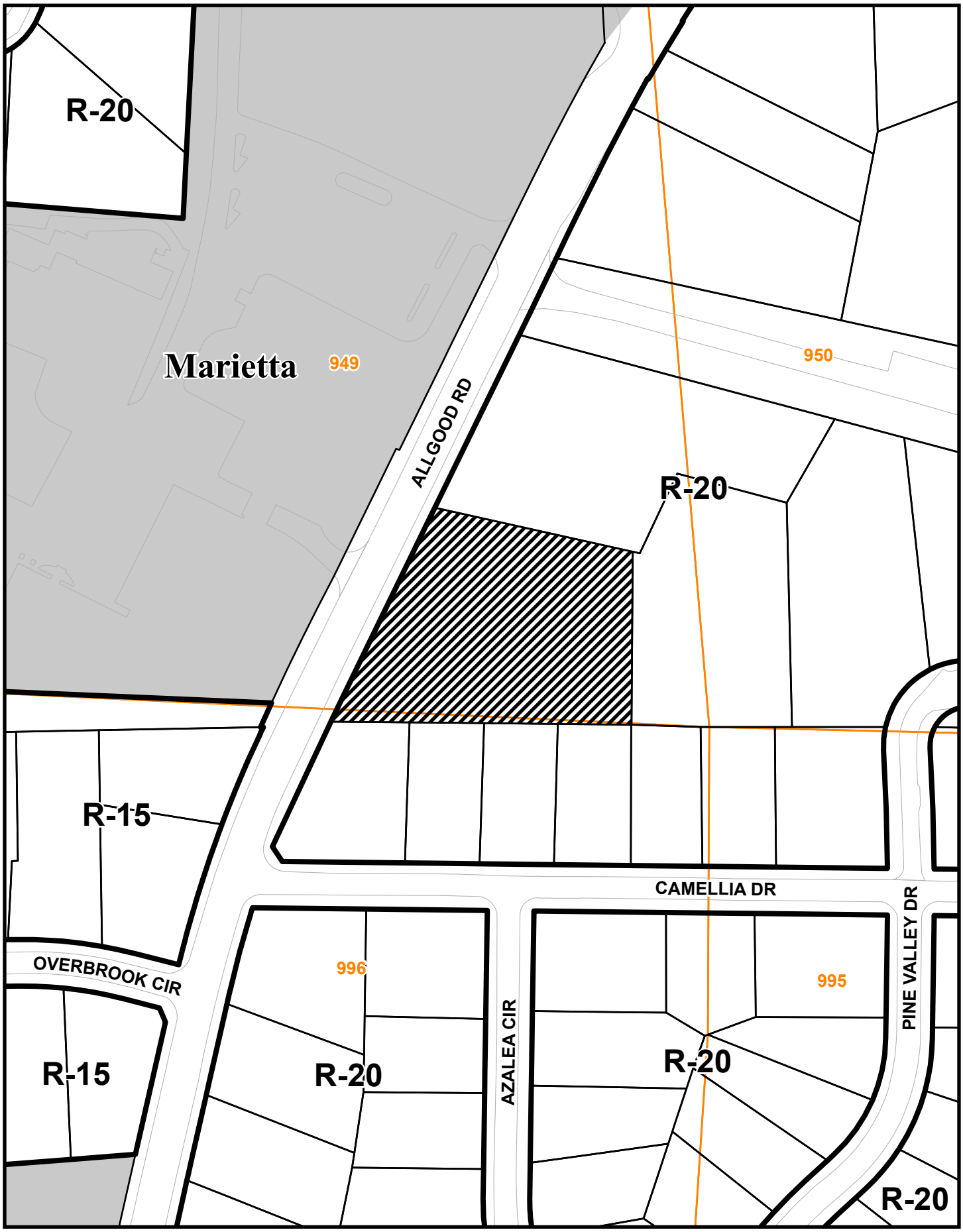
QUICK FACTS

Commission District	2 - Allen
Current Zoning	R-20
Current Use of Property	Single-family residential
Proposed Use	Daycare (Renewal)
Future Land Use	PI
Site Acreage	1.2
District	16
Land Lot	949
Parcel #	16094900280
Taxes Paid	Yes

FINAL ZONING STAFF RECOMMENDATIONS

Click here to enter text.

LUP-16 2026 Map

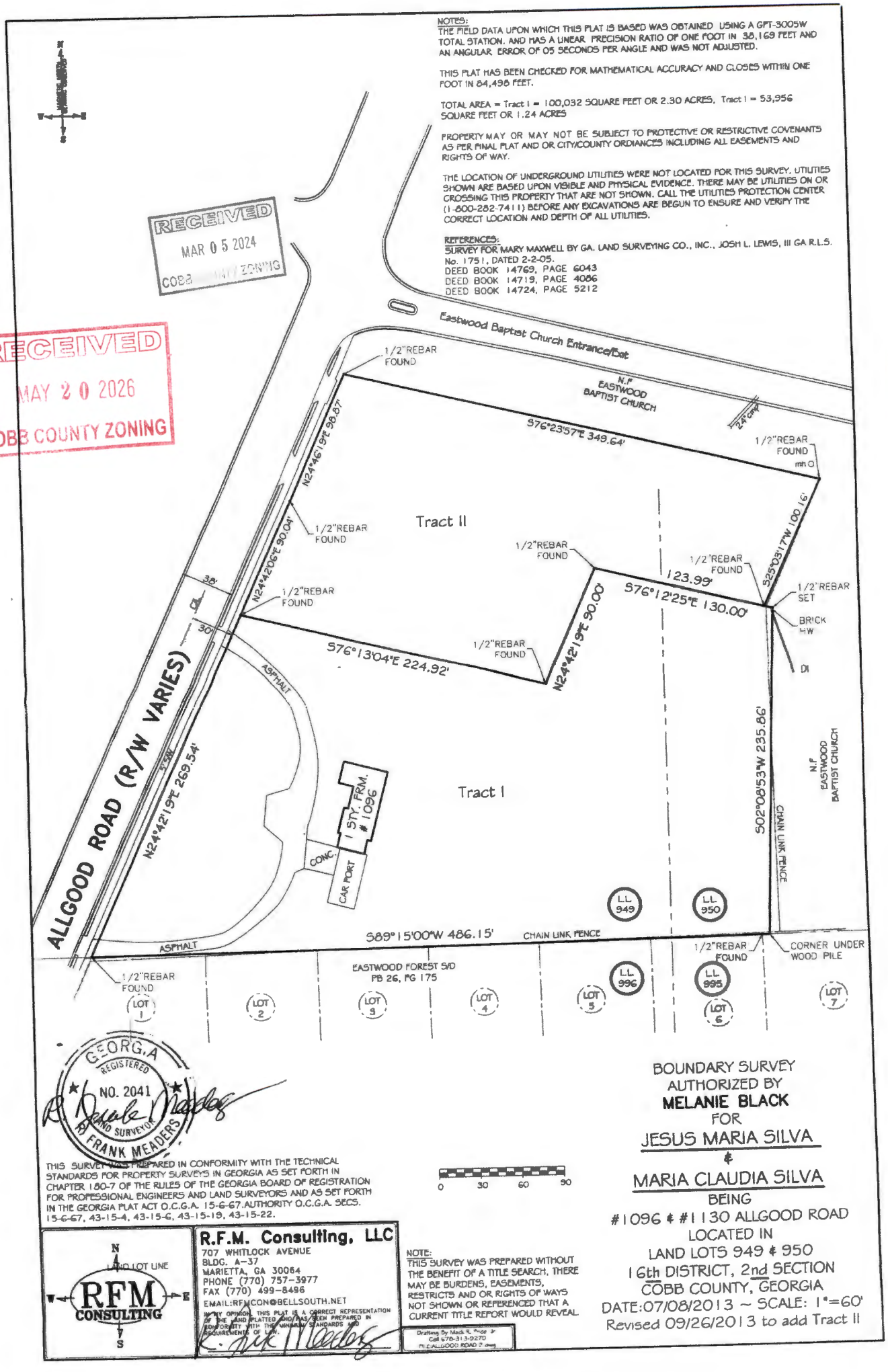


This map is provided for display and planning purposes only. It is not meant to be a legal description.

0 115 230 Feet

Zoning Boundary

City Boundary


NOTES:
THE FIELD DATA UPON WHICH THIS PLAT IS BASED WAS OBTAINED USING A GPT-3005W TOTAL STATION. AND HAS A LINEAR PRECISION RATIO OF ONE FOOT IN 38,169 FEET AND AN ANGULAR ERROR OF 05 SECONDS PER ANGLE AND WAS NOT ADJUSTED.
THIS PLAT HAS BEEN CHECKED FOR MATHEMATICAL ACCURACY AND CLOSES WITHIN ONE FOOT IN 84,498 FEET.
TOTAL AREA = Tract I = 100,032 SQUARE FEET OR 2.30 ACRES, Tract I = 53,956 SQUARE FEET OR 1.24 ACRES
PROPERTY MAY OR MAY NOT BE SUBJECT TO PROTECTIVE OR RESTRICTIVE COVENANTS AS PER FINAL PLAT AND OR CITY/COUNTY ORDINANCES INCLUDING ALL EASEMENTS AND RIGHTS OF WAY.
THE LOCATION OF UNDERGROUND UTILITIES WERE NOT LOCATED FOR THIS SURVEY. UTILITIES SHOWN ARE BASED UPON VISIBLE AND PHYSICAL EVIDENCE. THERE MAY BE UTILITIES ON OR CROSSING THIS PROPERTY THAT ARE NOT SHOWN. CALL THE UTILITIES PROTECTION CENTER (1-800-282-7411) BEFORE ANY EXCAVATIONS ARE BEGUN TO ENSURE AND VERIFY THE CORRECT LOCATION AND DEPTH OF ALL UTILITIES.
REFERENCES:
SURVEY FOR MARY MAXWELL BY GA. LAND SURVEYING CO., INC., JOSH L. LEWIS, III GA R.L.S. No. 1751, DATED 2-2-05.
DEED BOOK 14769, PAGE 6043
DEED BOOK 14719, PAGE 4086
DEED BOOK 14724, PAGE 5212
RECEIVED
MAR 05 2024
COBB COUNTY ZONING
RECEIVED
MAY 20 2026
COBB COUNTY ZONING
Eastwood Baptist Church Entrance/Exit
1/2"REBAR FOUND
N.F EASTWOOD BAPTIST CHURCH
24" Comp
S76°23'57"E 349.64'
1/2"REBAR FOUND mh O
N24°46'19"E 98.67'
N24°42'06"E 90.04'
1/2"REBAR FOUND
Tract II
1/2"REBAR FOUND
1/2"REBAR FOUND
S25°03'17"W 100.16'
123.99'
S76°12'25"E 130.00'
1/2"REBAR SET
BRICK HW
DI
38'
30'
1/2"REBAR FOUND
S76°13'04"E 224.92'
N24°42'19"E 90.00'
ASPHALT
ALLGOOD ROAD (R/W VARIES)
5'SW
N24°42'19"E 269.54'
1 STY. FRM. # 1096
Tract I
CONC.
CAR PORT
S02°08'53"W 235.86'
N.F EASTWOOD BAPTIST CHURCH
CHAIN LINK FENCE
LL 949
LL 950
S89°15'00"W 486.15'
CHAIN LINK FENCE
ASPHALT
1/2"REBAR FOUND
CORNER UNDER WOOD PILE
EASTWOOD FOREST S/D PB 26, PG 175
LL 996
LL 995
LOT 1
LOT 2
LOT 3
LOT 4
LOT 5
LOT 6
LOT 7
GEORGIA REGISTERED NO. 2041 LAND SURVEYOR FRANK MEADERS
THIS SURVEY WAS PREPARED IN CONFORMITY WITH THE TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA AS SET FORTH IN CHAPTER 180-7 OF THE RULES OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND AS SET FORTH IN THE GEORGIA PLAT ACT O.C.G.A. 15-6-67. AUTHORITY O.C.G.A. SECS. 15-6-67, 43-15-4, 43-15-6, 43-15-19, 43-15-22.
0 30 60 90
BOUNDARY SURVEY
AUTHORIZED BY
MELANIE BLACK
FOR
JESUS MARIA SILVA
&
MARIA CLAUDIA SILVA
BEING
#1096 & #1130 ALLGOOD ROAD
LOCATED IN
LAND LOTS 949 & 950
16th DISTRICT, 2nd SECTION
COBB COUNTY, GEORGIA
DATE:07/08/2013 ~ SCALE: 1"=60'
Revised 09/26/2013 to add Tract II
N
LAND LOT LINE
RFM CONSULTING
W
E
S
R.F.M. Consulting, LLC
707 WHITLOCK AVENUE
BLDG. A-37
MARIETTA, GA 30064
PHONE (770) 757-3977
FAX (770) 499-8496
EMAIL:RFMCON@BELLSOUTH.NET
IN MY OPINION, THIS PLAT IS A CORRECT REPRESENTATION OF THE LAND PLATTED AND HAS BEEN PREPARED IN CONFORMITY WITH THE MINIMUM STANDARDS AND REQUIREMENTS OF LAW.
NOTE:
THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE SEARCH. THERE MAY BE BURDENS, EASEMENTS, RESTRICTS AND OR RIGHTS OF WAYS NOT SHOWN OR REFERENCED THAT A CURRENT TITLE REPORT WOULD REVEAL.
Drafting By Mack R. Price Jr
Cell 678-313-9270
ALLGOOD ROAD

LUP-16 2026 Aerial Map

This map is provided for display and planning purposes only. It is not meant to be a legal description.

0 115 230 Feet

Zoning Boundary

City Boundary

Revised October 1, 2009

Application #:_____

PC Hearing Date:_____

BOC Hearing Date:_____

TEMPORARY LAND USE PERMIT WORKSHEET

(FOR BUSINESS USE OR FOR A USE NOT PERMITTED)

1. **Type of business, or request?** DAYCARE
2. **Number of employees?** 4
3. **Days of operation?** Monday to Friday
4. **Hours of operation?** 7:00 Am to 5:00 pm
5. **Number of clients, customers, or sales persons coming to the house per day?** 18 **;Per week?** 25.
6. **Where do clients, customers and/or employees park?**
   Driveway: X **; Street:**_____ **;Other (Explain):**_____

RECEIVED
MAY 20 2026
COBB COUNTY ZONING

7. **Signs? No:** X **; Yes:**_____**. (If yes, then how many, size, and location):**_____
8. **Number of vehicles related to this request? (Please also state type of vehicle, i.e. dump truck, bobcat, trailer, etc.):** 3-4 vehicle
9. **Deliveries? No** X **; Yes**_____**(If yes, then how many per day or week, and is the delivery via semi-truck, USPS, Fedex, UPS, etc.)**
10. **Does the applicant live in the house? Yes**_____ **;No** X
11. **Any outdoor storage? No** X **; Yes**_____**(If yes, please state what is kept outside):**_____
12. **Length of time requested (24 months maximum):** 24 Months
13. **Is this application a result of a Code Enforcement action? No** X **;Yes**__ **(If yes, attach a copy of the Notice of Violation and/or tickets to this form).**
14. **Any additional information? (Please attach additional information if needed):**

Applicant signature: Maria Claudia Ortega **Date:** 05-20-2026

Applicant name (printed): Maria Claudia Ortega

Revised December18, 2013

Application #:_____

PC Hearing Date:_____

BOC Hearing Date:_____

TEMPORARY LAND USE PERMIT WORKSHEET (FOR NUMBER OF ADULTS AND/OR VEHICLES)

RECEIVED
MAY 20 2026
COBB COUNTY GIN

1. **Number of unrelated adults in the house?** 4
2. **Number of related adults in the house?** 1
3. **Number of vehicles at the house?** 1
4. **Where do the residents park?**
   Driveway: X ; **Street:**_____ ; **Garage:** _____
5. **Does the property owner live in the house? Yes** X ;**No**_____
6. **Any outdoor storage? No** X ; **Yes**_____**(If yes, please state what is kept outside):**_____
7. **Length of time requested (24 months maximum):** 24 Months
8. **Is this application a result of a Code Enforcement action? No** X ;**Yes**__ **(If yes, attach a copy of the Notice of Violation and/or tickets to this form).**
9. **Any additional information? (Please attach additional information if needed):**

_____

_____

Applicant signature: Mana Claudia Ortega **Date:** 05-20-2026

Applicant name (printed): Mana Claudia Ortega

ZONING STAFF USE ONLY BELOW THIS LINE

Zoning of property: R-20

Size of house per Cobb County Tax Assessor records: 2558

Number of related adults proposed: 1 **Number permitted by code:** 6

Number of unrelated adults proposed: 4 **Number permitted by code:** 1

Number of vehicles proposed: 1 **Number permitted by code:** 6

Number of vehicles proposed to be parked outside: 1 **Number of vehicles permitted** 4

Revised December 18, 2013

CONSENT OF CONTIGUOUS OCCUPANTS OR LAND OWNERS
TO ACCOMPANY APPLICATION FOR LAND USE PERMIT

By signature, it is hereby acknowledged that I give my consent/or have no objection that Maria Claudia Ortega intends to make an application for a Land Use Permit for the purpose of DAYCARE on the premises described in the application.

	Signature	Printed name	Address
1.	Maria Munoz	Maria Munoz	993 Camellia Dr Marietta
2.	[illegible]	ALEKSANDR PLYNS	1031 CAMELLIA DR MARIETTA
3.	[illegible]	Beda Roberts	1041 Camellia Dr. Marietta
4.	Kim Schumacher	Kim Schumacher	1150 Allgood Rd, Marietta
5.	Melinda Helms	Melinda Helms	1083 Allgood Rd., Marietta
6.	[illegible]	Lana Silva	1130 Allgood Rd, Marietta
7.			
8.			
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COBB COUNTY ZONING

(Attach additional pages if necessary)

Revised October 1, 2009

LL-2-16

NOTES:
THE FIELD DATA UPON WHICH THIS PLAT IS BASED WAS OBTAINED USING A GPT-3005W TOTAL STATION. AND HAS A LINEAR PRECISION RATIO OF ONE FOOT IN 38,169 FEET AND AN ANGULAR ERROR OF 05 SECONDS PER ANGLE AND WAS NOT ADJUSTED.

THIS PLAT HAS BEEN CHECKED FOR MATHEMATICAL ACCURACY AND CLOSES WITHIN ONE FOOT IN 84,498 FEET.

TOTAL AREA = Tract I = 100,032 SQUARE FEET OR 2.30 ACRES, Tract I = 53,956 SQUARE FEET OR 1.24 ACRES

PROPERTY MAY OR MAY NOT BE SUBJECT TO PROTECTIVE OR RESTRICTIVE COVENANTS AS PER FINAL PLAT AND OR CITY/COUNTY ORDIANCES INCLUDING ALL EASEMENTS AND RIGHTS OF WAY.

THE LOCATION OF UNDERGROUND UTILITIES WERE NOT LOCATED FOR THIS SURVEY. UTILITIES SHOWN ARE BASED UPON VISIBLE AND PHYSICAL EVIDENCE. THERE MAY BE UTILITIES ON OR CROSSING THIS PROPERTY THAT ARE NOT SHOWN. CALL THE UTILITIES PROTECTION CENTER (1-800-282-7411) BEFORE ANY EXCAVATIONS ARE BEGUN TO ENSURE AND VERIFY THE CORRECT LOCATION AND DEPTH OF ALL UTILITIES.

REFERENCES:
SURVEY FOR MARY MAXWELL BY GA. LAND SURVEYING CO., INC., JOSH L. LEWIS, III GA R.L.S. No. 1751, DATED 2-2-05.
DEED BOOK 14769, PAGE 6043
DEED BOOK 14719, PAGE 4086
DEED BOOK 14724, PAGE 5212

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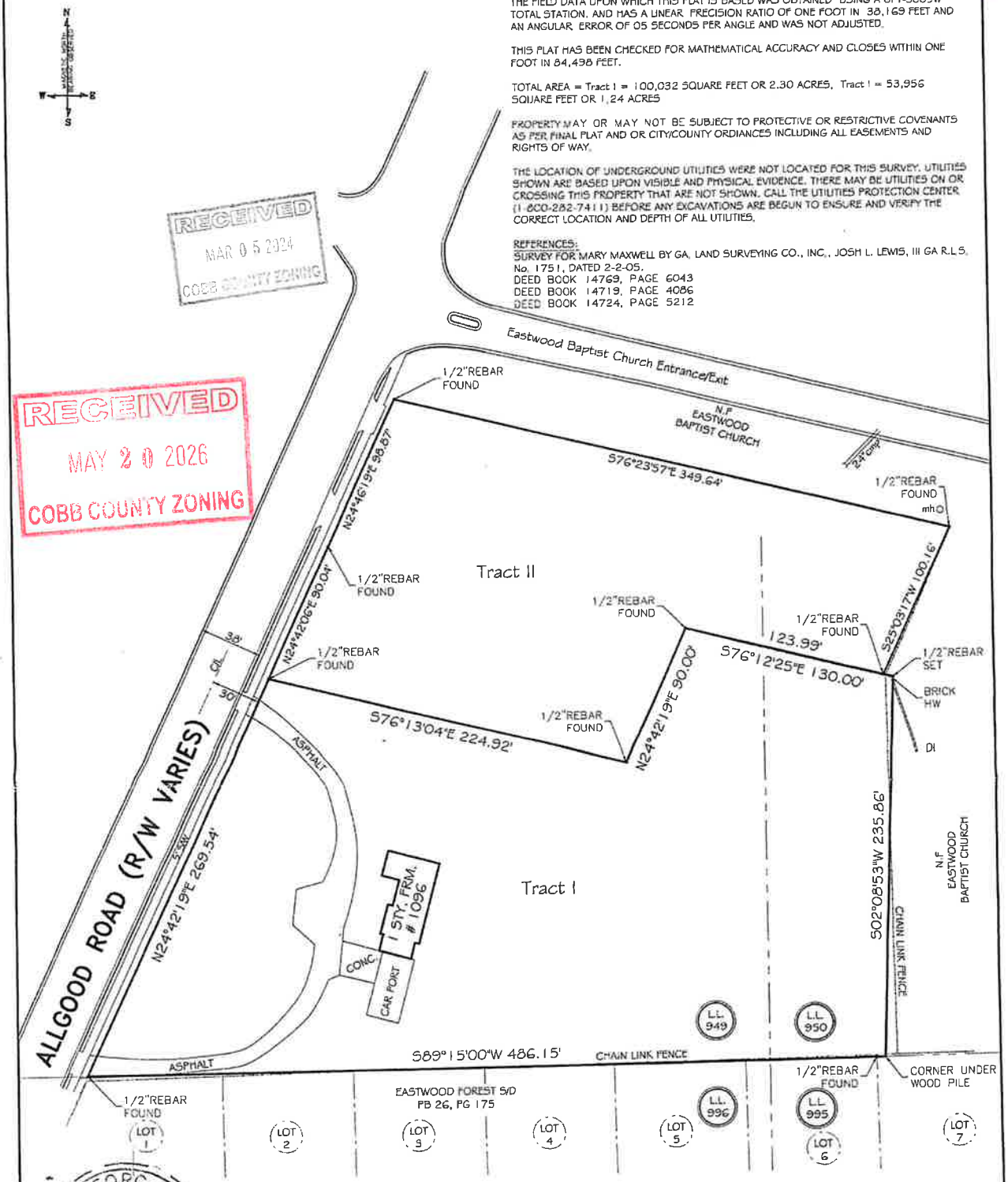
COBB COUNTY ZONING



GEORGIA REGISTERED NO. 2041 LAND SURVEYOR FRANK MEADERS

THIS SURVEY WAS PREPARED IN CONFORMITY WITH THE TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA AS SET FORTH IN CHAPTER 180-7 OF THE RULES OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND AS SET FORTH IN THE GEORGIA PLAT ACT O.C.G.A. 15-6-67.AUTHORITY O.C.G.A. SECS. 15-6-67, 43-15-4, 43-15-6, 43-15-19, 43-15-22.

0 30 60 90

BOUNDARY SURVEY
AUTHORIZED BY
MELANIE BLACK
FOR
JESUS MARIA SILVA
&
MARIA CLAUDIA SILVA
BEING
#1096 & #1130 ALLGOOD ROAD
LOCATED IN
LAND LOTS 949 & 950
16th DISTRICT, 2nd SECTION
COBB COUNTY, GEORGIA
DATE:07/08/2013 ~ SCALE: 1"=60'
Revised 09/26/2013 to add Tract II

N
LAND LOT LINE
W RFM CONSULTING E
S

R.F.M. Consulting, LLC
707 WHITLOCK AVENUE
BLDG. A-37
MARIETTA, GA 30064
PHONE (770) 757-3977
FAX (770) 499-8496
EMAIL:RFMCON@BELLSOUTH.NET

IN MY OPINION, THIS PLAT IS A CORRECT REPRESENTATION OF THE LAND PLATTED AND HAS BEEN PREPARED IN CONFORMITY WITH THE MINIMUM STANDARDS AND REQUIREMENTS OF LAW.

NOTE:
THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE SEARCH. THERE MAY BE BURDENS, EASEMENTS, RESTRICTS AND OR RIGHTS OF WAYS NOT SHOWN OR REFERENCED THAT A CURRENT TITLE REPORT WOULD REVEAL.

Community Development – Zoning Division
John Pederson – Division Manager

ZONING CASE

LUP-16-2026

SITE BACKGROUND

Applicant	Maria Claudia Ortega
Phone	Contact Zoning Office
Email	Contact Zoning Office
Representative Contact	Maria Claudia Ortega
Phone	Contact Zoning Office
Email	Contact Zoning Office
Titleholder	Jesus Maria Silva and Maria Claudia Ortega
Property Location	Located on the east side of Allgood Road, north of Camellia Drive
Address	1096 Allgood Road
Access to Property	Allgood Road

QUICK FACTS

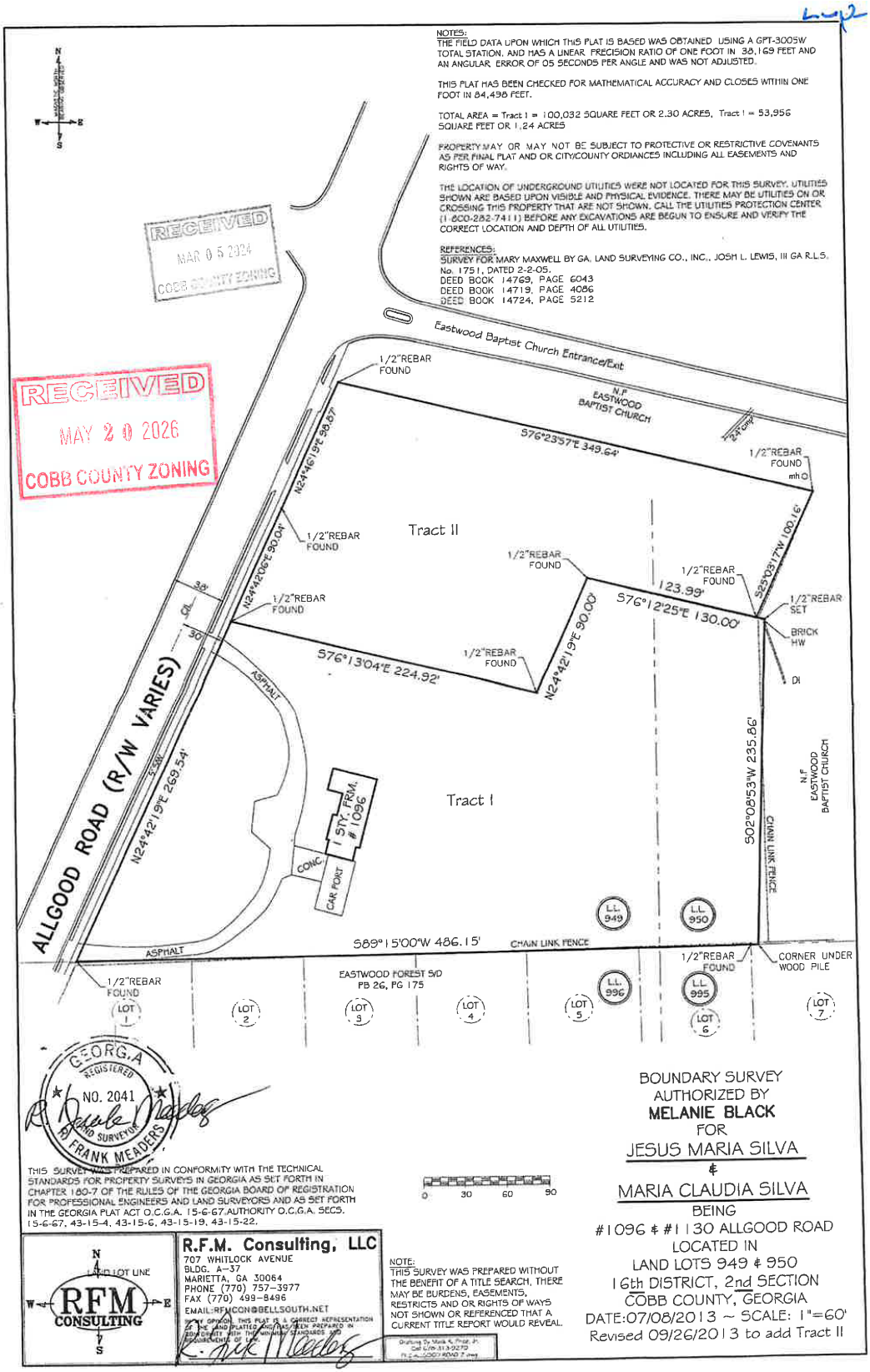
Commission District	2 - Allen
Current Zoning	R-20
Current Use of Property	Single-family residential
Proposed Use	Daycare (Renewal)
Future Land Use	PI
Site Acreage	1.2
District	16
Land Lot	949
Parcel #	16094900280
Taxes Paid	Yes

FINAL ZONING STAFF RECOMMENDATIONS

(Zoning staff member: Peyton McClure)

Based on the analysis of this case, Staff recommends **APPROVAL** of the application for 24 months subject to:

1. Maximum of 25 children;
2. Maximum of 4 employees;
3. No signs;
4. In-home daycare to be operated by this applicant only;
5. No more than four vehicles parked on-site overnight;
6. Vehicles must park in driveway;
7. No parking in the right of way; and
8. Department of Transportation comments and recommendations.


Lup-16
NOTES:
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DEED BOOK 14769, PAGE 6043
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DEED BOOK 14724, PAGE 5212
RECEIVED
MAR 0 5 2024
COBB COUNTY ZONING
RECEIVED
MAY 2 0 2026
COBB COUNTY ZONING
Eastwood Baptist Church Entrance/Exit
N.F. EASTWOOD BAPTIST CHURCH
1/2"REBAR FOUND
S76°23'57"E 349.64'
N24°46'19"E 98.87'
N24°42'06"E 90.04'
Tract II
S76°13'04"E 224.92'
N24°42'19"E 90.00'
123.99'
S76°12'25"E 130.00'
S25°03'17"W 100.16'
1/2"REBAR SET
BRICK HW
DI
ALLGOOD ROAD (R/W VARIES)
N24°42'19"E 269.54'
ASPHALT
1 STY. FRM. #1096
CONC.
CAR PORT
Tract I
S02°08'53"W 235.86'
CHAIN LINK FENCE
S89°15'00"W 486.15'
EASTWOOD FOREST S/D PB 26, PG 175
CORNER UNDER WOOD PILE
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LOT 7
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L.L. 950
L.L. 996
L.L. 995
GEORGIA REGISTERED NO. 2041 LAND SURVEYOR R. FRANK MEADERS
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MELANIE BLACK
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JESUS MARIA SILVA
&
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LAND LOTS 949 & 950
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DATE:07/08/2013 ~ SCALE: 1"=60'
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LUP-16 2026 Aerial Map

North

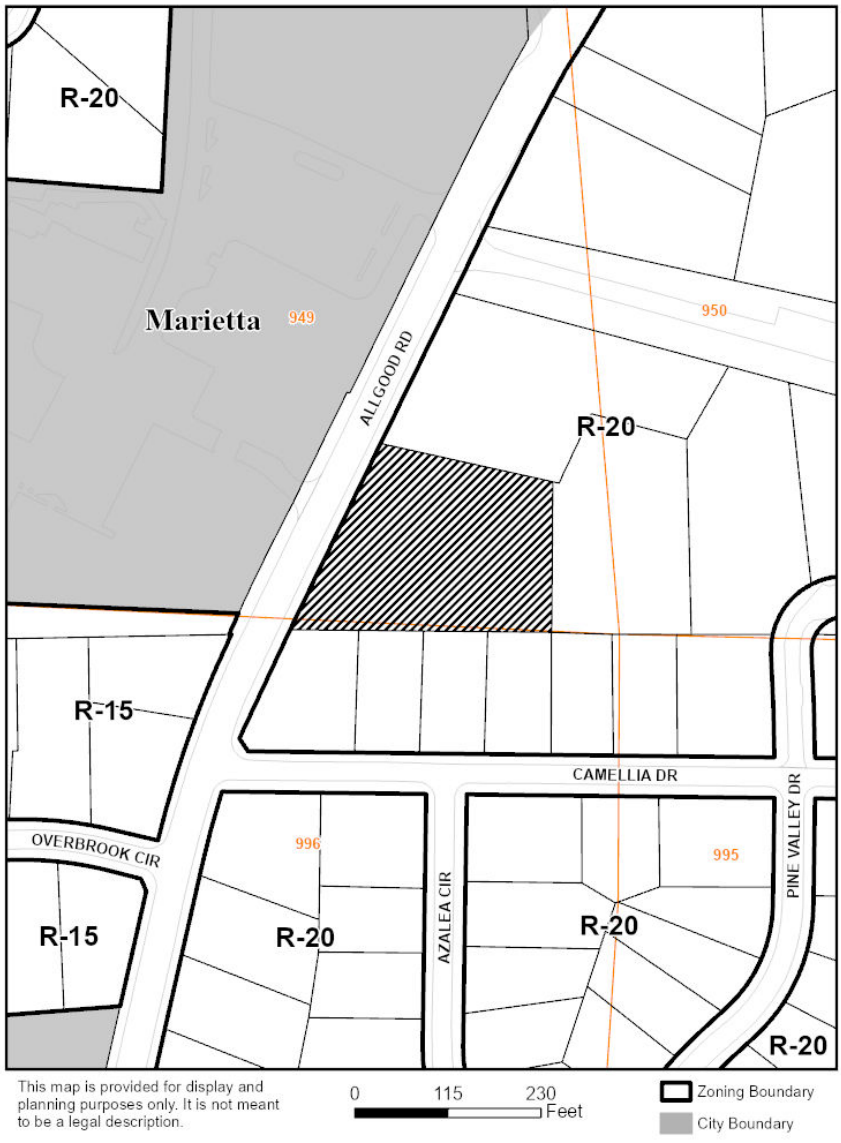
Zoning: R-20/Undeveloped
Future Land Use: PI

WEST

Zoning: City of Marietta/Church

Future Land Use: N/A

LUP-16 2026 Map



EAST

Zoning: R-20/Undeveloped

Future Land Use: PI

SOUTH

Zoning: R-20/Subdivision
Future Land Use: MDR

Current zoning district for the property

The R-20 district is established to provide locations for single-family residential uses or residentially compatible institutional and recreational uses which are within or on the edge of properties delineated for any residential category as defined and shown on the Cobb County Comprehensive Plan: A Policy Guide, adopted November 27, 1990. When residentially compatible institutional and recreational uses are developed within the R-20 district, they should be designed and built to ensure intensity and density compatibility with adjacent single-family detached dwellings and otherwise to implement the stated purpose and intent of this chapter.

Request for a Temporary Land Use Permit

The Board of Commissioners may permit temporary land use permits for uses that are uniquely located and are considered compatible with adjoining zoning districts and nearby uses for designated periods of time for uses, exceptions or professions in areas, along roadways and within districts where the zoning regulations would otherwise prohibit such operations. Customary home occupations as defined in this chapter, do not require a temporary land use permit.

Summary of the applicant's proposal

The applicant is requesting a renewal of a Temporary Land Use Permit (LUP-15 of 2024) for the purpose of operating an in-home childcare facility for 24 months. The hours of operation are Monday through Friday from 7 a.m. to 5 p.m. The applicant has indicated that there are four (4) employees and that there will be up to 18 clients coming to the house daily. The clients have a designated drop off/pick up area. There will not be a sign, deliveries, or outdoor storage.

LUP-16-2026 DEPARTMENT COMMENTS – Cemetery Preservation

No comment

6/26/2026

Comprehensive Plan Future Land Use Designation: Public Institutional
The subject tract is within the Public Institutional (PI) future land use category. The purpose of PI is to provide for certain state, federal or local government use and institutional land uses such as government building complexes, police and fire stations, colleges, churches, hospitals, etc. While the future land use map reflects existing uses, it is important to realize that uses in this category have the potential to be developed at a regional, community or neighborhood scale. Any use in this category should be developed in a manner consistent with other policies in this plan.

What is the Future Land Use Sub-Category? N/A

House Bill 489 Intergovernmental Agreement Zoning Amendment Notification

Is the proposal within one-half mile of a city boundary?	☒ Yes	☐ No
If Yes:		
Which City:	Marietta	
Was the city notified?	Yes	

Dobbins Air Reserve Base Zones

Is the property within the Dobbins Airfield Safety Zone?	☐ Yes	☒ No
Is the property within the Clear Zone (CZ)?	☐ Yes	☒ No
Is the property within 3000’ of Dobbins ARB?	☐ Yes	☒ No
Is the property within the Accident Potential Zone (APZ I)?	☐ Yes	☒ No
Is the property within the Accident Potential Zone II (APZ II)?	☐ Yes	☒ No
Is the property within the Noise Zone?	☐ Yes	☒ No
Is the property within the Bird/Wildlife Air Strike Hazard Area (BASH)?	☒ Yes	☐ No

---

Comments:

LUP-16

August '26 Zoning

Applicant: Maria Claudia Ortega

Water & Sewer Comments: No comments.

Recommendations

THE RECOMMENDATIONS BELOW SHALL BECOME STIPULATED REQUIREMENTS UPON INCLUSION WITH AND APPROVAL BY THE BOARD OF COMMISSIONERS OF THIS APPLICATION:

1. Recommend no parking on the right-of-way.

2. Upon redevelopment, where redevelopment is defined as any action requiring a Land Disturbance Permit that also changes the existing business operations of the development in terms of use, intensity and/or anticipated traffic, DOT recommends the following:

    a. Recommend commercial driveways on Allgood Road to be upgraded per Section 402.08, Non-Residential Driveways, of the Cobb County Development Standards.

STAFF ANALYSIS

There are twelve criteria that must be considered for a Temporary Land Use Permit. The criteria are below in bold, with the staff analysis following:

(1) Safety, health, welfare and moral concerns involving the surrounding neighborhood.
This request should not affect the safety, health, or welfare of the surrounding properties.

(2) Parking and traffic considerations.
The clients will be parked in the designated drop-off/pick up area in the driveway.

(3) Number of nonrelated employees.
The applicant has indicated there are four (4) employees.

(4) Number of commercial and business deliveries.
There will be no commercial deliveries associated with this request.

(5) The general presumption of the board of commissioners that residential neighborhoods should not allow noncompatible business uses.
The use is located within an area having single-family, residential homes, and churches. There have not been any complaints regarding the applicant's use.

(6) Compatibility of the business use to the neighborhood.
There are no known businesses surrounding the property.

(7) Hours of operation.
The in-home childcare facility hours of operation are Monday through Friday, 7 a.m. to 5 p.m.

(8) Existing business uses in the vicinity.
There are churches and a business park nearby.

(9) Effect on property values of surrounding property.
N/A

(10) Circumstances surrounding neighborhood complaints.
There have been no known complaints from the surrounding neighbors. The request is to renew the Temporary Land Use Permit already granted in previous hearings (LUP-15-2024).

(11) Intensity of the proposed business use.
The applicant is requesting to continue the number of children approved at 20 per day. The applicant is also requesting the number of employees to be to four (4). The code allows a maximum of six (6) children.

(12) Location of the use within the neighborhood.
The proposed use is not located in a platted subdivision and is on a main thoroughfare.

The staff analysis and recommendation made by the Planning and Zoning Staff are only the opinions of the Planning and Zoning Staff and are by no means the final decision. The Cobb County Board of Commissioners makes the final decisions on all Rezoning and Land Use Permits at an advertised public hearing.

Revised October 1, 2009

Application #:_____

PC Hearing Date:_____

BOC Hearing Date:_____

TEMPORARY LAND USE PERMIT WORKSHEET

(FOR BUSINESS USE OR FOR A USE NOT PERMITTED)

1. **Type of business, or request?** DAYCARE
2. **Number of employees?** 4
3. **Days of operation?** Monday to Friday
4. **Hours of operation?** 7:00 Am to 5:00 pm
5. **Number of clients, customers, or sales persons coming to the house per day?** 18 **;Per week?** 25.
6. **Where do clients, customers and/or employees park?**
   Driveway: X **; Street:**_____ **;Other (Explain):**_____

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7. **Signs? No:** X **; Yes:**_____**. (If yes, then how many, size, and location):**_____
8. **Number of vehicles related to this request? (Please also state type of vehicle, i.e. dump truck, bobcat, trailer, etc.):** 3-4 vehicle
9. **Deliveries? No** X **; Yes**_____**(If yes, then how many per day or week, and is the delivery via semi-truck, USPS, Fedex, UPS, etc.)**
10. **Does the applicant live in the house? Yes**_____ **;No** X
11. **Any outdoor storage? No** X **; Yes**_____**(If yes, please state what is kept outside):**_____
12. **Length of time requested (24 months maximum):** 24 Months
13. **Is this application a result of a Code Enforcement action? No** X **;Yes**__ **(If yes, attach a copy of the Notice of Violation and/or tickets to this form).**
14. **Any additional information? (Please attach additional information if needed):**

Applicant signature: Maria Claudia Ortega **Date:** 05-20-2026

Applicant name (printed): Maria Claudia Ortega

Revised December18, 2013

Application #:_____

PC Hearing Date:_____

BOC Hearing Date:_____

TEMPORARY LAND USE PERMIT WORKSHEET (FOR NUMBER OF ADULTS AND/OR VEHICLES)

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COBB COUNTY GA

1. **Number of unrelated adults in the house?** 4
2. **Number of related adults in the house?** 1
3. **Number of vehicles at the house?** 1
4. **Where do the residents park?**
   Driveway: X ; **Street:**_____ ; **Garage:**_____
5. **Does the property owner live in the house? Yes** X ;**No**_____
6. **Any outdoor storage? No** X ; **Yes**_____**(If yes, please state what is kept outside):**_____
7. **Length of time requested (24 months maximum):** 24 Months
8. **Is this application a result of a Code Enforcement action? No** X ;**Yes**__ **(If yes, attach a copy of the Notice of Violation and/or tickets to this form).**
9. **Any additional information? (Please attach additional information if needed):**

_____

_____

Applicant signature: Nana Claudia Ortega **Date:** 05-20-2026

Applicant name (printed): Nana Claudia Ortega

ZONING STAFF USE ONLY BELOW THIS LINE

Zoning of property: R-20

Size of house per Cobb County Tax Assessor records: 2558

Number of related adults proposed: 1 **Number permitted by code:** 6

Number of unrelated adults proposed: 4 **Number permitted by code:** 1

Number of vehicles proposed: 1 **Number permitted by code:** 6

Number of vehicles proposed to be parked outside: 1 **Number of vehicles permitted** 4

Revised December 18, 2013

CONSENT OF CONTIGUOUS OCCUPANTS OR LAND OWNERS
TO ACCOMPANY APPLICATION FOR LAND USE PERMIT

By signature, it is hereby acknowledged that I give my consent/or have no objection that Maria Claudia Ortega intends to make an application for a Land Use Permit for the purpose of DAYCARE on the premises described in the application.

	Signature	Printed name	Address
1.	Maria Munoz	Maria Munoz	993 Camellia Dr Marietta
2.	[illegible]	ALEKSANDR PLYNS	1031 CAMELLIA DR MARIETTA
3.	[illegible]	Beda Roberts	1041 Camellia Dr. Marietta
4.	Kim Schumacher	Kim Schumacher	1150 Allgood Rd, Marietta
5.	Melinda Helms	Melinda Helms	1083 Allgood Rd., Marietta
6.	[illegible]	Lava Silva	1130 Allgood Rd, Marietta
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(Attach additional pages if necessary)

Revised October 1, 2009

CONSENT AGENDA (CONT.)

Z-24 **WILLIAMSON PROPERTIES, LLC (CONT.)**

To **approve** Z-24 to the **NRC** zoning district, subject to:

1. **Site Plan received by the Zoning Division dated March 19, 2024 (attached and made a part of these minutes)**
2. **Variances stated in the Zoning comments and recommendations**
3. **No outdoor storage of vehicle parts**
4. **No outdoor display of merchandise**
5. **Parking lot to be striped and all vehicles to be parked in striped parking spaces**
6. **Fire Department comments and recommendations**
7. **Stormwater Management Division comments and recommendations**
8. **Planning Division comments and recommendations**
9. **Water and Sewer Division comments and recommendations**
10. **Department of Transportation comments and recommendations**

LUP-13 **JAYCEE ALLEN II** (Raesita Allen and Jaycee L. Allen, owners) requesting a **Temporary Land Use Permit** for a speech clinic in land lot 460 of the 17th district. Property is located on the east side of King Valley Drive, north of Cooper Lake Road (4415 King Valley Drive).

To **approve** LUP-13 for **12 months**, subject to:

1. **Maximum of five clients per day**
2. **One employee**
3. **Department of Transportation comments and recommendations**
4. **Fire Department comments and recommendations**
5. **Stormwater Management Division comments and recommendations**
6. **All clients are by appointment *only***

LUP-15 **MARIA CLAUDIA ORTEGA** (Jesus Maria Silva and Maria Claudia Ortega, owners) requesting a **Temporary Land Use Permit (Renewal)** for a daycare in land lots 949 and 950 of the 16th district. Property is located on the east side of Allgood Road, north of Camellia Drive (1096 Allgood Road).

To **approve** LUP-15 for **24 months**, subject to:

1. **Maximum of 25 children**
2. **Maximum of six employees**
3. **No more than four vehicles parked on-site overnight**
4. **No signs**
5. **No parking in the right-of-way**
6. **Department of Transportation comments and recommendations**
7. ***Use* as an in-home daycare to cease at the time the Applicant is no longer operating the business**

LUP-16-2026 DEPARTMENT COMMENTS – Fire Department

07/24/26

The proposed zoning case must address the comments listed below by prescriptive code or equivalency, as approved by the Cobb County Fire Marshal's Office

Approval will be based on Professional Engineer-stamped plans that signify overall plan conformance to all Georgia State and Cobb County Codes. Design Professional and Developer maintain the sole responsibility for the design and for correcting all errors, omissions, problems, and code violations (if any) exposed during construction AFTER authorization by Cobb County.

FIRE PROTECTION:
Automatic sprinkler protection must be provided where mandated by the applicable codes. Sprinkler plans must be submitted for approval.

Jeff Byrd
(678) 229-7059
Jeffrey.Byrd@cobbcounty.gov

6/26/2026

Site Data

1. Address: 1096 Allgood Road
2. District: 2
3. Existing Zoning: R-20 Existing Allowable Impervious Coverage: 35%

Existing Conditions

Floodplain Information

1. Flood Damage Prevention Designated Flood Hazard: No

Proposed Project Onsite Design Requirements

1. At this time there are no present or future site improvement/modifications proposed.

2. Stormwater Management has no objection to the request. (Daycare LUP Renewal for 24-months).

Community Development – Zoning Division
John Pederson – Division Manager

ZONING CASE

LUP-17-2026

SITE BACKGROUND

Applicant	Alex Brandon Nava Cruz and Israel Nava Rivera
Phone	Contact Zoning Office
Email	Contact Zoning Office
Representative Contact	Alex Brandon Nava Cruz and Israel Nava Rivera
Phone	Contact Zoning Office
Email	Contact Zoning Office
Titleholder	Alex Brandon Nava Cruz and Israel Nava Rivera
Property Location	Located on the east side of Joyner Avenue, north of Cranfill Road
Address	1665 Joyner Avenue
Access to Property	Joyner Avenue

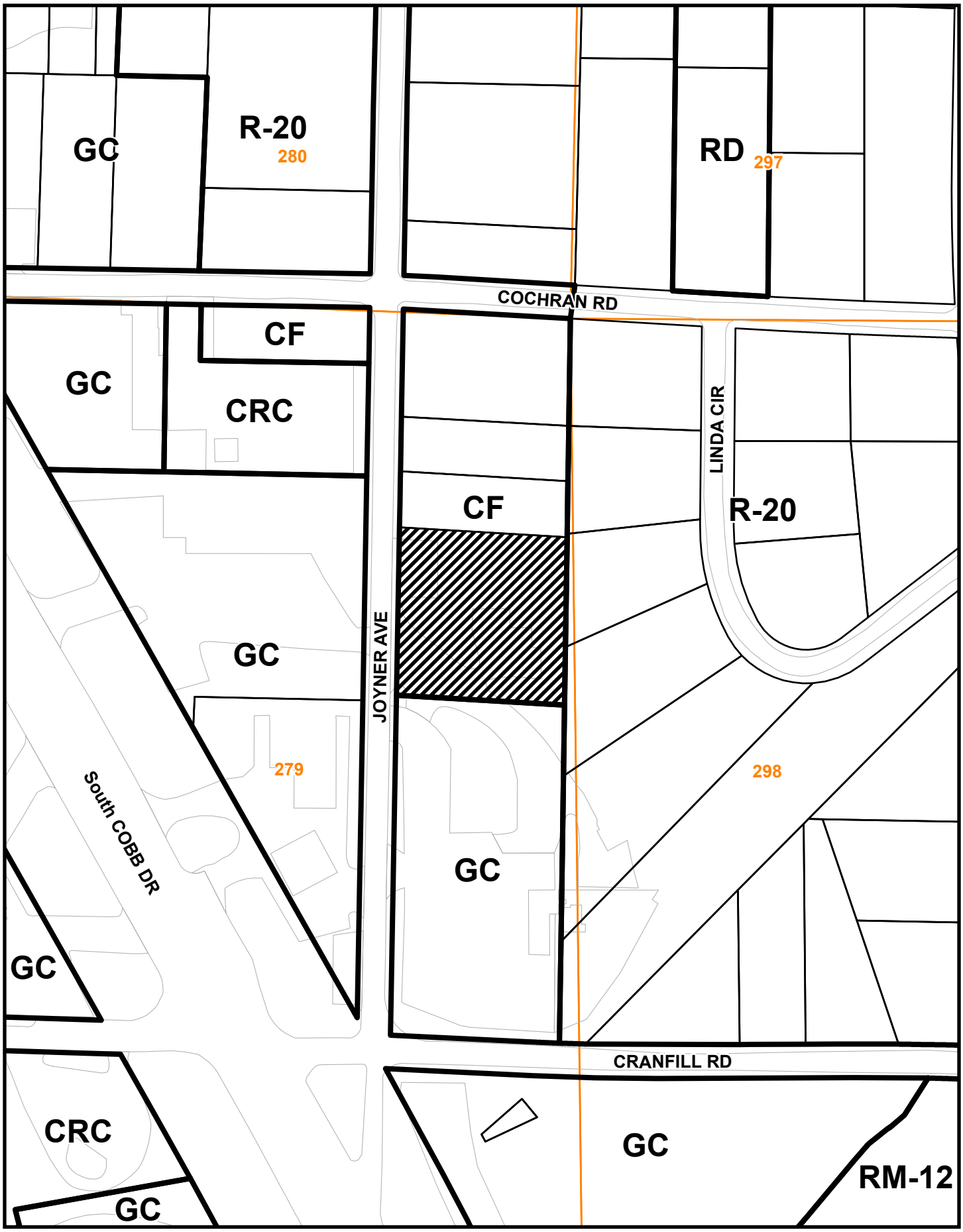
QUICK FACTS

Commission District	2 - Allen
Current Zoning	CF
Current Use of Property	Landscaping Business and Residence
Proposed Use	Landscaping Business and Residence
Future Land Use	CAC
Site Acreage	0.52
District	17
Land Lot	279
Parcel #	17027900050
Taxes Paid	Yes

FINAL ZONING STAFF RECOMMENDATIONS

Click here to enter text.

LUP-17 2026 Map

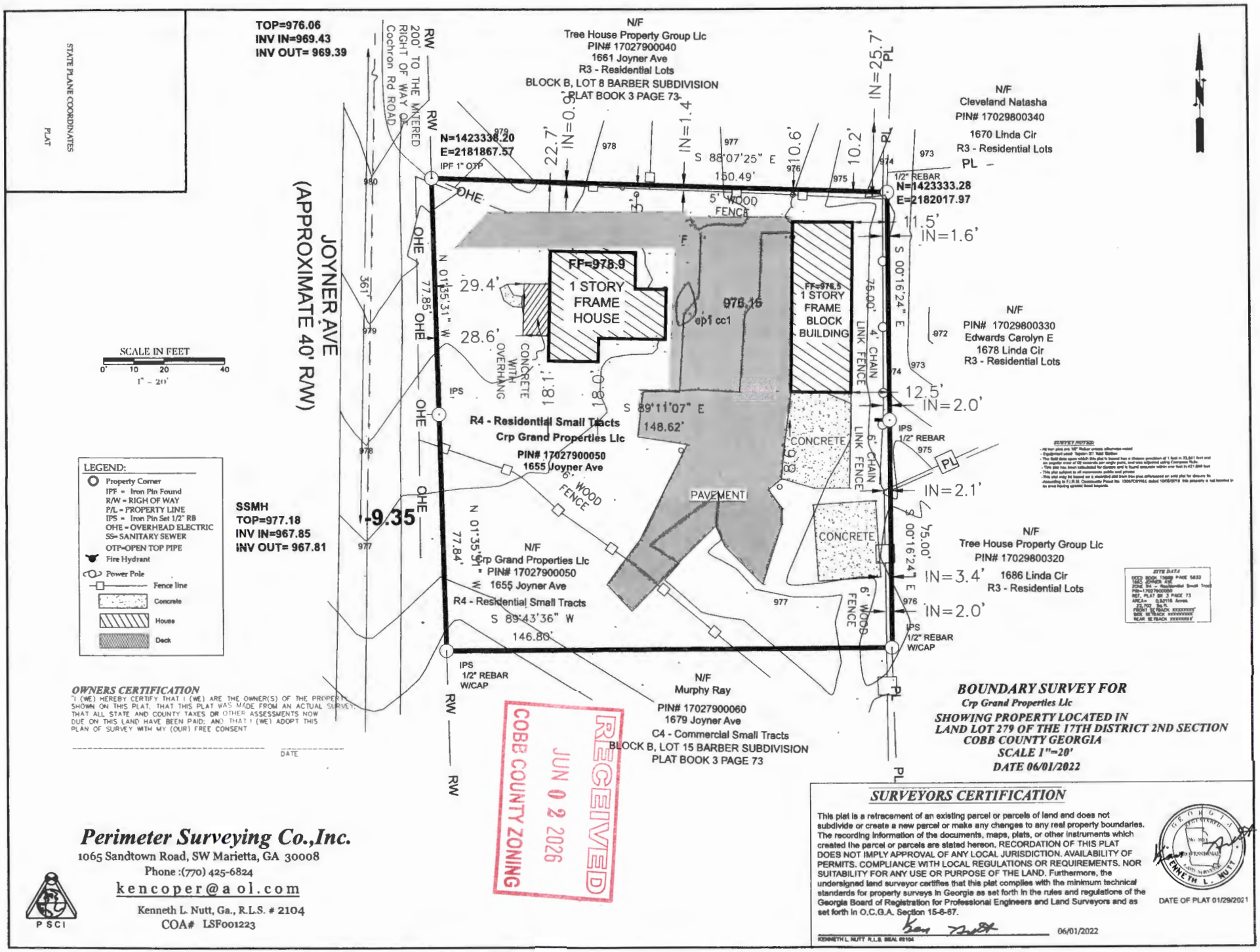


This map is provided for display and planning purposes only. It is not meant to be a legal description.

0 95 190 Feet

Zoning Boundary

City Boundary


STATE PLANE COORDINATES
PLAT
TOP=976.06
INV IN=969.43
INV OUT= 969.39
RW
200' TO THE MITERED RIGHT OF WAY OF Cochron Rd ROAD
N/F
Tree House Property Group Llc
PIN# 17027900040
1661 Joyner Ave
R3 - Residential Lots
BLOCK B, LOT 8 BARBER SUBDIVISION
PLAT BOOK 3 PAGE 73
N=1423338.20
E=2181867.57
IPF 1" OTP
IN=0.9'
22.7'
IN=1.4'
S 88°07'25" E
150.49'
10.6'
10.2'
IN=2.7'
N/F
Cleveland Natasha
PIN# 17029800340
1670 Linda Cir
R3 - Residential Lots
1/2" REBAR
N=1423333.28
E=2182017.97
JOYNER AVE
(APPROXIMATE 40' R/W)
OHE
5' WOOD FENCE
11.5'
IN=1.6'
S 00°16'24" E
75.00'
4' CHAIN LINK FENCE
FF=978.9
1 STORY FRAME HOUSE
978.15
ep1 cc1
FF=978.5
1 STORY FRAME BLOCK BUILDING
N/F
PIN# 17029800330
Edwards Carolyn E
1678 Linda Cir
R3 - Residential Lots
N 01°35'31" W
77.85'
29.4'
28.6'
CONCRETE WITH OVERHANG
18.1'
18.0'
IPS
R4 - Residential Small Tracts
Crp Grand Properties Llc
PIN# 17027900050
1655 Joyner Ave
S 89°11'07" E
148.62'
12.5'
IN=2.0'
IPS
1/2" REBAR
CONCRETE
6' CHAIN LINK FENCE
6' WOOD FENCE
PAVEMENT
IN=2.1'
SSMH
TOP=977.18
INV IN=967.85
INV OUT= 967.81
+9.35
N/F
Crp Grand Properties Llc
PIN# 17027900050
1655 Joyner Ave
R4 - Residential Small Tracts
N 01°35'31" W
77.84'
S 89°43'36" W
146.80'
75.00'
S 00°16'24" E
N/F
Tree House Property Group Llc
PIN# 17029800320
1686 Linda Cir
R3 - Residential Lots
IN=3.4'
IN=2.0'
IPS
1/2" REBAR
W/CAP
SCALE IN FEET
0' 10 20 40
1" = 20'
LEGEND:
Property Corner
IPF = Iron Pin Found
R/W = RIGH OF WAY
P/L = PROPERTY LINE
IPS = Iron Pin Set 1/2" RB
OHE = OVERHEAD ELECTRIC
SS= SANITARY SEWER
OTP=OPEN TOP PIPE
Fire Hydrant
Power Pole
Fence line
Concrete
House
Deck
SURVEY NOTES:
SITE DATA
N/F
Murphy Ray
PIN# 17027900060
1679 Joyner Ave
C4 - Commercial Small Tracts
BLOCK B, LOT 15 BARBER SUBDIVISION
PLAT BOOK 3 PAGE 73
IPS
1/2" REBAR
W/CAP
RECEIVED
JUN 02 2026
COBB COUNTY ZONING
OWNERS CERTIFICATION
"I (WE) HEREBY CERTIFY THAT I (WE) ARE THE OWNER(S) OF THE PROPERTY SHOWN ON THIS PLAT. THAT THIS PLAT WAS MADE FROM AN ACTUAL SURVEY. THAT ALL STATE AND COUNTY TAXES OR OTHER ASSESSMENTS NOW DUE ON THIS LAND HAVE BEEN PAID; AND THAT I (WE) ADOPT THIS PLAN OF SURVEY WITH MY (OUR) FREE CONSENT
DATE
BOUNDARY SURVEY FOR
Crp Grand Properties Llc
SHOWING PROPERTY LOCATED IN
LAND LOT 279 OF THE 17TH DISTRICT 2ND SECTION
COBB COUNTY GEORGIA
SCALE 1"=20'
DATE 06/01/2022
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06/01/2022
KENNETH L. NUTT R.L.S. SEAL #2104
GEORGIA
No. 2104
REGISTERED
PROFESSIONAL
LAND SURVEYOR
KENNETH L. NUTT
DATE OF PLAT 01/29/2021
Perimeter Surveying Co.,Inc.
1065 Sandtown Road, SW Marietta, GA 30008
Phone :(770) 425-6824
kencoper@aol.com
Kenneth L. Nutt, Ga., R.L.S. # 2104
COA# LSF001223
PSCI

LUP-17 2026 Aerial Map

This map is provided for display and planning purposes only. It is not meant to be a legal description.

0 95 190 Feet

Zoning Boundary

City Boundary

RECEIVED
JUN 02 2026
COBB COUNTY ZONING

Revised October 1, 2009

Application #:_____

PC Hearing Date:_____

BOC Hearing Date:_____

TEMPORARY LAND USE PERMIT WORKSHEET

(FOR BUSINESS USE OR FOR A USE NOT PERMITTED)

1. **Type of business, or request?** LAWN CARE
2. **Number of employees?** 6
3. **Days of operation?** Monday - Saturday
4. **Hours of operation?** 7am - 8pm
5. **Number of clients, customers, or sales persons coming to the house per day?** 5 **;Per week?** Per Day
6. **Where do clients, customers and/or employees park?**
   Driveway:_____**; Street:**_____**;Other (Explain):** BEHIND THE FENCE IN THE BACKYARD
7. **Signs? No:** X **; Yes:**_____**. (If yes, then how many, size, and location):**_____
8. **Number of vehicles related to this request? (Please also state type of vehicle, i.e. dump truck, bobcat, trailer, etc.):** 5 WORK TRUCKS, 5 DUMPSTERS,
9. **Deliveries? No** X **; Yes**_____**(If yes, then how many per day or week, and is the delivery via semi-truck, USPS, Fedex, UPS, etc.)**
10. **Does the applicant live in the house? Yes** X **;No**_____
11. **Any outdoor storage? No**_____**; Yes** X **(If yes, please state what is kept outside):** WE HAVE A WARE HOUSE IN THE BACKYARD
12. **Length of time requested (24 months maximum):** 24 MONTHS
13. **Is this application a result of a Code Enforcement action? No**___**;Yes** X **(If yes, attach a copy of the Notice of Violation and/or tickets to this form).**
14. **Any additional information? (Please attach additional information if needed):**

Applicant signature: ISRAEL NAVA RIVERA **Date:** 11/5/2026

Applicant name (printed): ALBY BRANDON NAVA CRUZ

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COBB COUNTY ZONING

Revised December18, 2013

Application #:_____

PC Hearing Date:_____

BOC Hearing Date:_____

TEMPORARY LAND USE PERMIT WORKSHEET (FOR NUMBER OF ADULTS AND/OR VEHICLES)

1. **Number of unrelated adults in the house?** 1
2. **Number of related adults in the house?** 4
3. **Number of vehicles at the house?** 12
4. **Where do the residents park?**
   Driveway:_____; **Street:**_____ ; **Garage:** X
5. **Does the property owner live in the house? Yes** X ;**No**_____
6. **Any outdoor storage? No** _____ ; **Yes** X **(If yes, please state what is kept outside):** NO
7. **Length of time requested (24 months maximum):** 24
8. **Is this application a result of a Code Enforcement action? No**___ ;**Yes** X **(If yes, attach a copy of the Notice of Violation and/or tickets to this form).**
9. **Any additional information? (Please attach additional information if needed):**

ISRAEL NAVA REVEKA

Applicant signature: Alex Brandon Nava Ca z. **Date:** 1/5/2026

Applicant name (printed): Alex Nava | ISRAEL NAVA REVEKA

ZONING STAFF USE ONLY BELOW THIS LINE

Zoning of property: CF

Size of house per Cobb County Tax Assessor records: 1704 ±

Number of related adults proposed: 4 **Number permitted by code:** 4

Number of unrelated adults proposed: 1 **Number permitted by code:** 1

Number of vehicles proposed: 12 **Number permitted by code:** 4

Number of vehicles proposed to be parked outside: 9 **Number of vehicles permitted** 4

Revised December 18, 2013

S 39161

COBB COUNTY, GEORGIA
ORDINANCE CODE VIOLATION CITATION, SUMMONS, ACCUSATION

CODE ENFORCEMENT DIVISION

DATE 3 / 2nd / 26 TIME ___ AM/PM

NAME Rivera, Israel
Last First M.I.

BUSINESS NAME ___

ADDRESS 1665 Joyner Ave SE

CITY Marietta STATE GA ZIP 3006

PHONE ___ DOB 2 / 22 / 92 SEX M

HAIR ___ WEIGHT 175 HEIGHT 5'2"

DLN# Maryland N-161-344-618-134 EXP ___ / ___ / ___

VIOLATION

Within the Unincorporated Area of Cobb County, Georgia, the Violator did then and there commit the following offense:

VIOLATION: Non Conforming Use

CODE SECTION: 134-31(b)

DESCRIPTION: The property is zoned CF
The property is not zoned as residential and cannot be used as a business as there has been no license since 2020

Notice of Violation 8-18-25

OFFENSE LOCATION 1665 Joyner
ADDRESS, CITY

SUMMONS

YOU ARE HEREBY ORDERED TO APPEAR TO ANSWER THESE CHARGES ON THE 30 DAY OF April 20 26 AT 9 AM AT THE MAGISTRATE COURT OF COBB COUNTY, GEORGIA, 32 WADDELL STREET, (BUILDING "D2") MARIETTA, GA, 3RD FLOOR PUBLIC SAFETY BUILDING. FAILURE TO APPEAR COULD SUBJECT YOU TO PENALTIES OF CONTEMPT O A BENCH WARRANT AS PROVIDED BY LAW. SIGNATURE ACKNOWLEDGES SERVICE OF THE SUMMONS AND RECEIPT OF COPY OF SAME.

SIGNATURE ___

ISSUE DATE ___ / ___ / ___

CODE ENF OFFICER ___

CCCE CASE NUMBER ___

Distribution-White: Court Copy; Yellow: Violator Copy; Pink: Code Enforcement

VIOLATOR CO

RECEIVED
JUN 02 2026
COBB COUNTY ZONING

2-29, LUP-17

STATE PLANE COORDINATES

PLAT

TOP=976.06
INV IN=969.43
INV OUT= 969.39

RW
200' TO THE MNTERED
RIGHT OF WAY OF
Cochran Rd ROAD

N/F
Tree House Property Group Llc
PIN# 17027900040
1661 Joyner Ave
R3 - Residential Lots
BLOCK B, LOT 8 BARBER SUBDIVISION
PLAT BOOK 3 PAGE 73

N=1423338.20
E=2181867.57
IPF 1" OTP

22.7' IN=0.9'

IN=1.4'

S 88°07'25" E
150.49'

10.6'

10.2'

IN=25.7'

PL

N/F
Cleveland Natasha
PIN# 17029800340
1670 Linda Cir
R3 - Residential Lots

1/2" REBAR
N=1423333.28
E=2182017.97

11.5'
IN=1.6'

S 00°16'24" E
75.00'

N/F
PIN# 17029800330
Edwards Carolyn E
1678 Linda Cir
R3 - Residential Lots

12.5'
IN=2.0'

IPS
1/2" REBAR

IN=2.1'

S 00°16'24" E
75.00'

N/F
Tree House Property Group Llc
PIN# 17029800320
1686 Linda Cir
R3 - Residential Lots

IN=3.4'

IN=2.0'

IPS
1/2" REBAR
W/CAP

JOYNER AVE
(APPROXIMATE 40' R/W)

OHE

FF=978.9
1 STORY
FRAME
HOUSE

29.4'

28.6'

CONCRETE
WITH
OVERHANG

18.1'

18.0'

N 01°35'31" W
77.85'

976.15

ep1 cc1

FF=976.5
1 STORY
FRAME
BLOCK
BUILDING

75.00'

4' CHAIN
LINK FENCE

6' CHAIN
LINK FENCE

IPS

S 89°11'07" E
148.62'

R4 - Residential Small Tracts
Crp Grand Properties Llc
PIN# 17027900050
1655 Joyner Ave

6' WOOD
FENCE

CONCRETE

PAVEMENT

CONCRETE

6' WOOD
FENCE

N 01°35'31" W
77.84'

N/F
Crp Grand Properties Llc
PIN# 17027900050
1655 Joyner Ave
R4 - Residential Small Tracts

S 89°43'36" W
146.80'

IPS
1/2" REBAR
W/CAP

N/F
Murphy Ray
PIN# 17027900060
1679 Joyner Ave
C4 - Commercial Small Tracts
BLOCK B, LOT 15 BARBER SUBDIVISION
PLAT BOOK 3 PAGE 73

RW

PL

SCALE IN FEET
0' 10 20 40
1" = 20'

LEGEND:
- Property Corner
- IPF = Iron Pin Found
- R/W = RIGH OF WAY
- P/L = PROPERTY LINE
- IPS = Iron Pin Set 1/2" RB
- OHE = OVERHEAD ELECTRIC
- SS= SANITARY SEWER
- OTP=OPEN TOP PIPE
- Fire Hydrant
- Power Pole
- Fence line
- Concrete
- House
- Deck

SSMH
TOP=977.18
INV IN=967.85
INV OUT= 967.81

-9.35

SURVEY NOTES:
- All iron pins are 1/2" Rebar unless otherwise noted.
- Equipment used: Topcon GT Total Station
- The field data upon which this plat is based has a closure precision of 1 foot in 32,641 feet and an angular error of 02 seconds per angle point, and was adjusted using Compass Rule.
- This plat has been calculated for closure and is found accurate within one foot in 421,660 feet.
- This plat subject to all easements public and private.
-This plat may be based on a recorded plat from iron pins referenced on said plat for closure tie.
-According to F.I.R.M. Community Panel No, 13067C0116J, dated 10/05/2018 this property is not located in an area having special flood hazards.

SITE DATA
DEED BOOK 15989 PAGE 5833
1665 JOYNER AVE
ZONE R4 – Residential Small Tract
PIN=17027900050
REF. PLAT BK 3 PAGE 73
AREA= 0.52116 Acres.
22,702 Sq.ft.
FRONT SETBACK XXXXXXXX'
SIDE SETBACK XXXXXXXX'
REAR SETBACK XXXXXXX'

OWNERS CERTIFICATION
"I (WE) HEREBY CERTIFY THAT I (WE) ARE THE OWNER(S) OF THE PROPERTY SHOWN ON THIS PLAT; THAT THIS PLAT WAS MADE FROM AN ACTUAL SURVEY; THAT ALL STATE AND COUNTY TAXES OR OTHER ASSESSMENTS NOW DUE ON THIS LAND HAVE BEEN PAID; AND THAT I (WE) ADOPT THIS PLAN OF SURVEY WITH MY (OUR) FREE CONSENT.

_____ _____
DATE

Perimeter Surveying Co.,Inc.
1065 Sandtown Road, SW Marietta, GA 30008
Phone :(770) 425-6824
kencoper@aol.com
Kenneth L. Nutt, Ga., R.L.S. # 2104
COA# LSF001223
P S C I

RECEIVED
JUN 02 2026
COBB COUNTY ZONING

BOUNDARY SURVEY FOR
Crp Grand Properties Llc
SHOWING PROPERTY LOCATED IN
LAND LOT 279 OF THE 17TH DISTRICT 2ND SECTION
COBB COUNTY GEORGIA
SCALE 1"=20'
DATE 06/01/2022

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Ken Nutt 06/01/2022
KENNETH L. NUTT R.L.S. SEAL #2104

GEORGIA REGISTERED No. 2104 PROFESSIONAL LAND SURVEYOR KENNETH L. NUTT

DATE OF PLAT 01/29/2021

Community Development – Zoning Division
John Pederson – Division Manager

ZONING CASE

LUP-17-2026

SITE BACKGROUND

Applicant	Alex Brandon Nava Cruz and Israel Nava Rivera
Phone	Contact Zoning Office
Email	Contact Zoning Office
Representative Contact	Alex Brandon Nava Cruz and Israel Nava Rivera
Phone	Contact Zoning Office
Email	Contact Zoning Office
Titleholder	Alex Brandon Nava Cruz and Israel Nava Rivera
Property Location	Located on the east side of Joyner Avenue, north of Cranfill Road
Address	1665 Joyner Avenue
Access to Property	Joyner Avenue

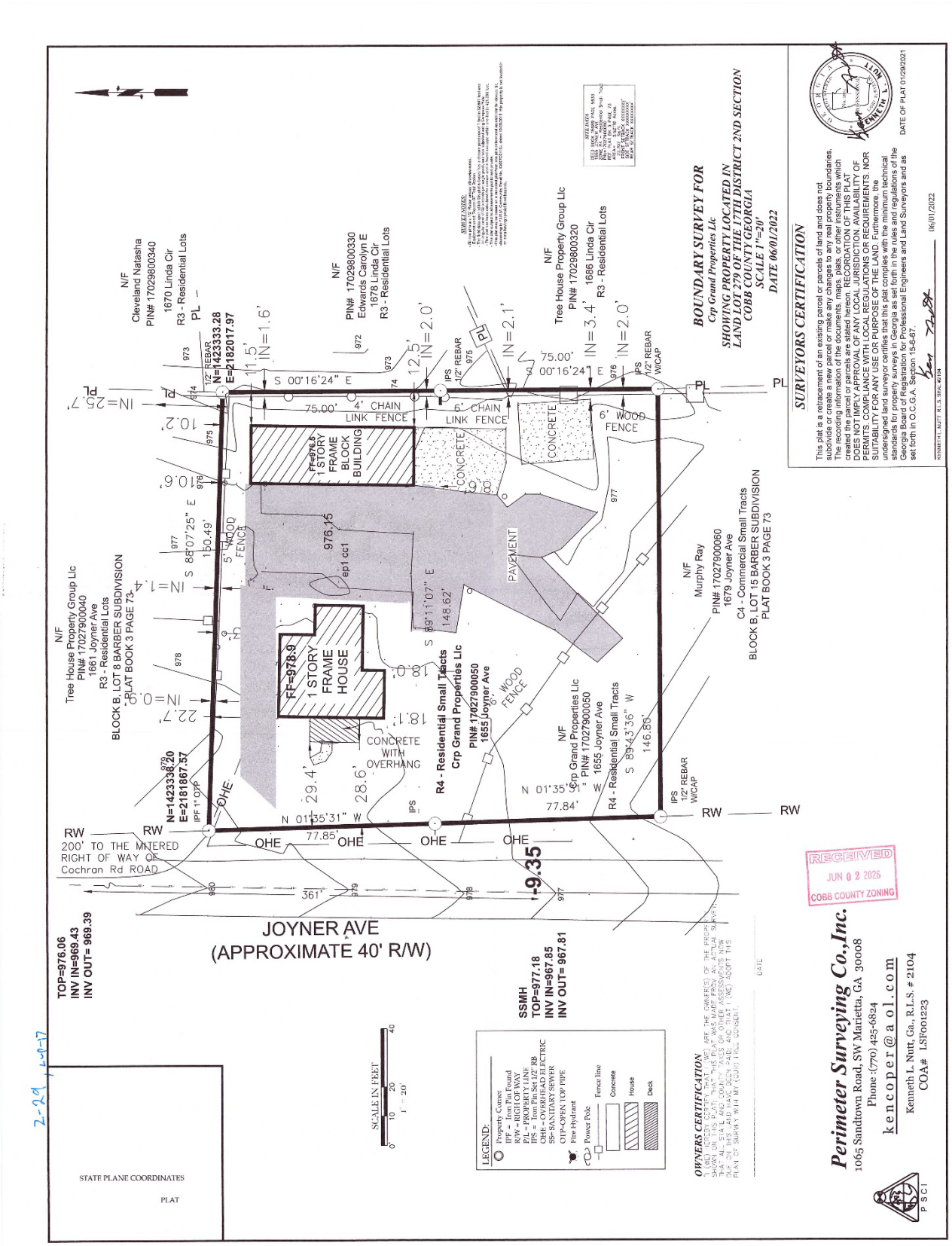
QUICK FACTS

Commission District	2 - Allen
Current Zoning	CF
Current Use of Property	Residence on a commercially zoned property
Proposed Use	Residence on a commercially zoned property
Future Land Use	CAC
Site Acreage	0.52
District	17
Land Lot	279
Parcel #	17027900050
Taxes Paid	Yes

FINAL ZONING STAFF RECOMMENDATIONS

(Zoning staff member: Jessica Berman, MPA, CNU-A)

Based on the analysis of the case, Staff recommends **APPROVAL** for 24 months**.**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SHOWING PROPERTY LOCATED IN
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06/01/2022
N/F
Cleveland Natasha
PIN# 17029800340
1670 Linda Cir
R3 - Residential Lots
N/F
PIN# 17029800330
Edwards Carolyn E
1678 Linda Cir
R3 - Residential Lots
N/F
Tree House Property Group Llc
PIN# 17029800320
1686 Linda Cir
R3 - Residential Lots
N/F
Tree House Property Group Llc
PIN# 17027900040
1661 Joyner Ave
R3 - Residential Lots
BLOCK B, LOT 8 BARBER SUBDIVISION
PLAT BOOK 3 PAGE 73
N/F
Murphy Ray
PIN# 17027900060
1679 Joyner Ave
C4 - Commercial Small Tracts
BLOCK B, LOT 15 BARBER SUBDIVISION
PLAT BOOK 3 PAGE 73
N/F
Crp Grand Properties Llc
PIN# 17027900050
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FF=976.5
1 STORY FRAME BLOCK BUILDING
FF=978.9
1 STORY FRAME HOUSE
CONCRETE
CONCRETE WITH OVERHANG
PAVEMENT
4' CHAIN LINK FENCE
6' CHAIN LINK FENCE
6' WOOD FENCE
5' WOOD FENCE
200' TO THE MITERED RIGHT OF WAY OF Cochran Rd ROAD
JOYNER AVE
(APPROXIMATE 40' R/W)
TOP=976.06
INV IN=969.43
INV OUT= 969.39
SSMH
TOP=977.18
INV IN=967.85
INV OUT= 967.81
SCALE IN FEET
LEGEND:
Property Corner
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COA# LSF001223
PSCI

LUP-17 2026 Aerial Map

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0 95 190 Feet

Zoning Boundary

City Boundary

North

Zoning: CF / Single-family residence

Future Land Use: CAC

WEST

Zoning: GC / Auto parts retail

Future Land Use: CAC

LUP-17 2026 Map

EAST

Zoning: R-20 / Single-family residences

Future Land Use: LDR

SOUTH

Zoning: GC / Bar and lounge

Future Land Use: CAC

Current zoning district for the property

The CF future commercial district was originally established as a zone designated for future commercial use with no immediate right to use or occupy the zone for commercial purposes until an applicant shall have been regularly and properly granted specific zoning for the purposes described in any of the commercial districts enumerated in this chapter. Under the comprehensive amendment to the zoning ordinance, the board of commissioners resolved that an owner of property currently designated CF, and not developed, shall have until January 17, 1996, within which to commence development pursuant to the previous conditions. For purposes of this section, commencing development shall mean applying for rezoning to an appropriate zoning district, obtaining a building permit, and beginning construction on the development. If such development shall not occur by January 17, 1996, such portion of the undeveloped and unzoned property must be brought in for rezoning to another district which is compatible with the Cobb County Comprehensive Plan: A Policy Guide, adopted November 27, 1990, prior to any future development. Additionally, no new applications for CF zoning may be accepted.

Request for a Temporary Land Use Permit

The Board of Commissioners may permit temporary land use permits for uses that are uniquely located and are considered compatible with adjoining zoning districts and nearby uses for designated periods of time for uses, exceptions or professions in areas, along roadways and within districts where the zoning regulations would otherwise prohibit such operations. Customary home occupations as defined in this chapter, do not require a temporary land use permit.

Summary of the applicant's proposal

The applicant is requesting a Temporary Land Use Permit for 24 months for residential use on a 0.52-acre commercial site and to allow for more adults and vehicles than the code allows. Code for single-family dwelling units allows for a maximum of four (4) adults and four (4) vehicles. The applicant is requesting five (5) adults to live in the existing house and upwards of 12 vehicles associated with both residential and commercial uses. The property is currently developed with an approximately 1,704-square-foot one-story single-family residential structure that was built in 1938 and an additional approximately 1,100 square-foot one-story detached accessory structure. The applicant is concurrently requesting a rezoning of the property from the CF future commercial district to the CRC community retail commercial district for a landscaping business. This request is the result of Code Enforcement action.

LUP-17-2026 DEPARTMENT COMMENTS – Cemetery Preservation

No comment

6/26/2026

Comprehensive Plan Future Land Use Designation: Community Activity Center
The subject tract is within the Community Activity Center (CAC). Community Activity Centers provides for areas that can meet the immediate needs of several neighborhoods or communities. Typical land uses for these areas include low- to mid-rise office buildings and department stores.

What is the Future Land Use Sub-Category? N/A

House Bill 489 Intergovernmental Agreement Zoning Amendment Notification

Is the proposal within one-half mile of a city boundary?	☐ Yes	☒ No
If Yes:		
Which City:	N/A	
Was the city notified?	N/A	

Dobbins Air Reserve Base Zones

Is the property within the Dobbins Airfield Safety Zone?	☐ Yes	☒ No
Is the property within the Clear Zone (CZ)?	☐ Yes	☒ No
Is the property within 3000’ of Dobbins ARB?	☒ Yes	☐ No
Is the property within the Accident Potential Zone (APZ I)?	☐ Yes	☒ No
Is the property within the Accident Potential Zone II (APZ II)?	☐ Yes	☒ No
Is the property within the Noise Zone?	☐ Yes	☒ No
Is the property within the Bird/Wildlife Air Strike Hazard Area (BASH)?	☒ Yes	☐ No

---

Comments:

LUP-17

August '26 Zoning

Applicant: Alex Brandon Nava Cruz and Israel Nava Rivera

Water & Sewer Comments: No comments.

Roadway	Roadway classification	Speed limit (mph)	Jurisdictional control	Min. R.O.W. requirements
Joyner Avenue	Local	25	Cobb County	50’

ITE Land Use	Description	Expected Size	AM			PM			Daily (vpd)
			In (vph)	Out (vph)	**Total (vph)**	In (vph)	Out (vph)	**Total (vph)**	
180	Specialty Trade Contractor	1.1(KSF)	1	1	**2**	1	1	**2**	**11**
210	Single Family Homes	1 (DU)	0	1	**1**	1	0	**1**	**7**
Total			1	1	**3**	2	1	**3**	**18**

vph = vehicles per hour, vpd = vehicles per day, KSF = thousand square feet, DU = dwelling unit

Development gross trip generation based on available development size and rates from the Institute of Transportation Engineers (ITE) Trip Generation, 12th edition.

Comments and observations

Joyner Avenue is classified as a local roadway and according to the available information the existing right-of-way does not meet the minimum requirements for this classification.

This development is currently in operation. Trip generation information is provided above for reference only and is based on an approximate square footage for landscaping business.

Recommendations

THE RECOMMENDATIONS BELOW SHALL BECOME STIPULATED REQUIREMENTS UPON INCLUSION WITH AND APPROVAL BY THE BOARD OF COMMISSIONERS OF THIS APPLICATION:

1. Recommend applicant, **WITHIN 12 MONTHS OF ZONING APPROVAL**, donate right-of-way on the east side of Joyner Avenue, a minimum of 25’ from the roadway centerline, in accordance with Cobb County Development Standard 401.2, Right-of-Way. The site plan (dated June 20, 2025) appears to comply with this recommendation.

2. Should any driveway modifications or other redevelopment of the property occur in the future, where redevelopment is defined as any action requiring a Land Disturbance Permit that also changes the existing operations of the development in terms of use, intensity and/or anticipated traffic, Cobb DOT recommends the following:

    a. Recommend driveway on Joyner Avenue be designed and built to commercial standards. This recommendation is pursuant to Cobb County Development

(continued)

Standard 402.8, Non-Residential Driveways and Cobb County Development Standard Detail 116, Commercial Driveway Requirements.

3. Should any fence modifications or redevelopment of the property occur in the future, where redevelopment is defined as any action requiring a Land Disturbance Permit that also changes the existing business operations of the development in terms of use, intensity and/or anticipated traffic, DOT recommends the following:

    a. Recommend fence be relocated off county right-of-way.

4. Recommend applicant be required to meet all Cobb County Development Standards and Ordinances related to project improvements.

STAFF ANALYSIS

There are twelve criteria that must be considered for a Temporary Land Use Permit. The criteria are below in bold, with the staff analysis following:

(1) Safety, health, welfare and moral concerns involving the surrounding neighborhood.
The property has a documented history of Code Enforcement violations related to nonconforming uses. The applicant's request would allow continued residential use on a commercially zoned property with an active commercial use, as well as allow for the occupancy of one (1) more adult than code would allow within the existing single-family residence.

(2) Parking and traffic considerations.
The applicant reports approximately 12 vehicles associated with both commercial and residential uses, including work trucks, with parking accommodated within fenced unpaved areas located along the side and rear of the property.

(3) Number of nonrelated employees.
The applicant reports a total of five (5) adult residents and six (6) employees for the landscaping business.

(4) Number of commercial and business deliveries.
The applicant indicates that no commercial or business deliveries are associated with the proposed uses.

(5) The general presumption of the board of commissioners that residential neighborhoods should not allow noncompatible business uses.
The subject property is not located within a residential zoning district, but within a commercial zoning district intended for nonresidential uses.

(6) Compatibility of the business use to the neighborhood.
Although the property contains an existing single-family dwelling unit, the requested residential use is not fully compatible with the commercial zoning designation and existing site conditions.

(7) Hours of operation.
The business' proposed hours of operation are Monday through Saturday, 7:00 a.m. to 8:00 p.m.

(8) Existing business uses in the vicinity.
Commercial uses are located immediately adjacent to the property, including retail use across Joyner Road and an eating and drinking establishment to the south.

(9) Effect on property values of surrounding property.
The applicants have made improvements to the property, including driveway paving and landscaping, which may improve the overall appearance of the site. However, the continued residential occupancy of a commercially zoned parcel with associated commercial vehicle storage may impact the character and compatibility of adjacent residential properties.

(10) Circumstances surrounding neighborhood complaints.
The original Code Enforcement complaint was initiated three (3) years ago by a neighboring property owner who is now deceased against the previous titleholder. Although the applicant has undertaken site improvements as the new titleholder in relation to the ongoing case, the property remains in violation due to nonconforming use.

(11) Intensity of the proposed business use.
The intensity of the existing commercial activity is not typical of a property intended for residential use. Additionally, the proposed residential use includes the allowance of one (1) more adult than the code would allow in the existing single-family home.

(12) Location of the use within the neighborhood.
The requested residential use is located on a parcel designated for commercial development and situated within an area transitioning between commercial and residential uses.

The staff analysis and recommendation made by the Planning and Zoning Staff are only the opinions of the Planning and Zoning Staff and are by no means the final decision. The Cobb County Board of Commissioners makes the final decisions on all Rezoning and Land Use Permits at an advertised public hearing.

RECEIVED
JUN 02 2026
COBB COUNTY ZONING

Revised October 1, 2009

Application #:_____

PC Hearing Date:_____

BOC Hearing Date:_____

TEMPORARY LAND USE PERMIT WORKSHEET

(FOR BUSINESS USE OR FOR A USE NOT PERMITTED)

1. **Type of business, or request?** LAWN CARE
2. **Number of employees?** 6
3. **Days of operation?** Monday - Saturday
4. **Hours of operation?** 7am - 8pm
5. **Number of clients, customers, or sales persons coming to the house per day?** 5 **;Per week?** Per Day
6. **Where do clients, customers and/or employees park?**
   Driveway:_____**; Street:**_____**;Other (Explain):** BEHIND THE FENCE IN THE BACKYARD
7. **Signs? No:** X **; Yes:**_____**. (If yes, then how many, size, and location):**_____
8. **Number of vehicles related to this request? (Please also state type of vehicle, i.e. dump truck, bobcat, trailer, etc.):** 5 WORK TRUCKS, 5 DUMPSTERS,
9. **Deliveries? No** X **; Yes**_____**(If yes, then how many per day or week, and is the delivery via semi-truck, USPS, Fedex, UPS, etc.)**
10. **Does the applicant live in the house? Yes** X **;No**_____
11. **Any outdoor storage? No**_____**; Yes** X **(If yes, please state what is kept outside):** WE HAVE A WARE HOUSE IN THE BACKYARD
12. **Length of time requested (24 months maximum):** 24 MONTHS
13. **Is this application a result of a Code Enforcement action? No**___**;Yes** X **(If yes, attach a copy of the Notice of Violation and/or tickets to this form).**
14. **Any additional information? (Please attach additional information if needed):**

Applicant signature: _____ **Date:** 11/5/2026

ISRAEL NAVA RIVERA

Applicant name (printed): ALEX BRANDON NAVA CRUZ

RECEIVED
JUN 02 2026
COBB COUNTY ZONING

Revised December18, 2013

Application #:_____

PC Hearing Date:_____

BOC Hearing Date:_____

TEMPORARY LAND USE PERMIT WORKSHEET (FOR NUMBER OF ADULTS AND/OR VEHICLES)

1. **Number of unrelated adults in the house?** 1
2. **Number of related adults in the house?** 4
3. **Number of vehicles at the house?** 12
4. **Where do the residents park?**
   Driveway:_____; **Street:**_____; **Garage:** X
5. **Does the property owner live in the house? Yes** X ;**No**_____
6. **Any outdoor storage? No** _____ ; **Yes** X **(If yes, please state what is kept outside):** NO
7. **Length of time requested (24 months maximum):** 24
8. **Is this application a result of a Code Enforcement action? No**___ ;**Yes** X **(If yes, attach a copy of the Notice of Violation and/or tickets to this form).**
9. **Any additional information? (Please attach additional information if needed):**

ISRAEL NAVA REVUELTA

Applicant signature: Alex Brandon Nava Ca z. **Date:** 1/5/2026

Applicant name (printed): Alex Nava | ISRAEL NAVA REVUELTA

ZONING STAFF USE ONLY BELOW THIS LINE

Zoning of property: CF

Size of house per Cobb County Tax Assessor records: 1704 ±

Number of related adults proposed: 4 **Number permitted by code:** 4

Number of unrelated adults proposed: 1 **Number permitted by code:** 1

Number of vehicles proposed: 12 **Number permitted by code:** 4

Number of vehicles proposed to be parked outside: 9 **Number of vehicles permitted** 4

Revised December 18, 2013

S 39161

COBB COUNTY, GEORGIA
ORDINANCE CODE VIOLATION CITATION, SUMMONS, ACCUSATION

CODE ENFORCEMENT DIVISION

DATE 3 / 20 / 26 TIME ___ AM/PM

NAME Rivera, Israel
Last First M.I.

BUSINESS NAME ___

ADDRESS 1665 Joyner Ave SE

CITY Marietta STATE GA ZIP 3006

PHONE ___ DOB 2 / 22 / 92 SEX M

HAIR ___ WEIGHT 175 HEIGHT 5'2"

DLN# Maryland N-161-344-618-134 EXP ___ / ___ / ___

VIOLATION

Within the Unincorporated Area of Cobb County, Georgia, the Violator did then and there commit the following offense:

VIOLATION: Non Conforming Use

CODE SECTION: 134-31(b)

DESCRIPTION: The property is zoned CF
The property is not zoned as residential and cannot be used as a business as there has been no license since 2020

Notice of Violation 8-18-25

OFFENSE LOCATION 1665 Joyner
ADDRESS, CITY

SUMMONS

YOU ARE HEREBY ORDERED TO APPEAR TO ANSWER THESE CHARGES ON THE 30 DAY OF April 20 26 AT 9 AM AT THE MAGISTRATE COURT OF COBB COUNTY, GEORGIA, 32 WADDELL STREET, (BUILDING "D2") MARIETTA, GA, 3RD FLOOR PUBLIC SAFETY BUILDING. FAILURE TO APPEAR COULD SUBJECT YOU TO PENALTIES OF CONTEMPT O A BENCH WARRANT AS PROVIDED BY LAW. SIGNATURE ACKNOWLEDGES SERVICE OF THE SUMMONS AND RECEIPT OF COPY OF SAME.

SIGNATURE ___

ISSUE DATE ___ / ___ / ___

CODE ENF OFFICER ___

CCCE CASE NUMBER ___

Distribution-White: Court Copy; Yellow: Violator Copy; Pink: Code Enforcement

VIOLATOR COPY

RECEIVED
JUN 02 2026
COBB COUNTY ZONING

LUP-17-2026 DEPARTMENT COMMENTS – Fire Department

07/24/26

The proposed zoning case must address the comments listed below by prescriptive code or equivalency, as approved by the Cobb County Fire Marshal's Office

Approval will be based on Professional Engineer-stamped plans that signify overall plan conformance to all Georgia State and Cobb County Codes. Design Professional and Developer maintain the sole responsibility for the design and for correcting all errors, omissions, problems, and code violations (if any) exposed during construction AFTER authorization by Cobb County.

CERTIFICATE OF OCCUPANCY:
Plans must be submitted to the Cobb County Fire Marshal's Office to initiate the Certificate of Occupancy process.

Jeff Byrd
(678) 229-7059
Jeffrey.Byrd@cobbcounty.gov

LUP-17-2026 DEPARTMENT COMMENTS – Stormwater Management

6/26/2026

Site Data

1. Address: 1665 Joyner Avenue
2. District: 2
3. Existing Zoning: CF Existing Allowable Impervious Coverage: 70%
4. Proposed Zoning: CRC (See Z-29-2026) Allowable Future Imp. Coverage: 70%
5. Future Land Use: CAC

Existing Conditions

Floodplain Information

1. Flood Damage Prevention Designated Flood Hazard: No

Proposed Project Onsite Design Requirements

1. This site is seeking re-zoning to CRC under Z-29-2026.

2. At this time there are no additional site improvement/modifications proposed. Stormwater Management comments do apply to the re-zoning case Z-29-2026.

3. Stormwater Management has no objection to this LUP-17-2026 request to utilize the property for both a Landscaping Business and a Residence.