

**MINUTES OF ZONING HEARING
COBB COUNTY BOARD OF COMMISSIONERS
JULY 21, 2026
9:00 A.M.**

The Board of Commissioners' Zoning Hearing was held on Tuesday, July 21, 2026, in the second-floor public meeting room of the David Hankerson Building, 100 Cherokee Street, Marietta, Georgia. Present and comprising a quorum of the Board were:

Lisa Cupid, Chairwoman
Commissioner Erick Allen
Commissioner JoAnn Birrell
Commissioner Keli Gambrill
Commissioner Monique Sheffield

CALL TO ORDER – CHAIRWOMAN CUPID

Chairwoman Cupid called the hearing to order at 9:02 a.m.

Mr. Pederson, Zoning Division Manager, reviewed the hearing procedures and announced the following *withdrawn*, *held*, and *continued* cases.

LUP-15 ROBERT M. MANTON (Robert M. Manton, owner) requesting a **Temporary Land Use Permit** to allow the utilization of an RV (“5th wheel”) as temporary residence in land lot 270 of the 20th district. Property is located at the western terminus of Karingway Court, at the southeast intersection of Hadaway Road and Mars Hill Road (5600 Karingway Court). ***WITHDRAWN WITHOUT PREJUDICE***

O.B. 35 To consider reducing the required public road frontage from 75 feet to 69 feet for Lots 1-3 for Okonta Development Group, LLC. Property is located on the west side of Cochran Lake Road, north of Fricks Road in land lot 331 of the 16th district (3765 Cochran Lake Road). ***WITHDRAWN WITHOUT PREJUDICE***

Z-1 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. Property is located at the western terminus of Elnora Drive, west of Shallowford Road (895 Elnora Drive). ***(Previously held by the Planning Commission (PC) from the February 3, 2026, and March 3, 2026, PC hearings until the April 7, 2026, PC hearing; continued by Staff from the April 7, 2026, PC hearing until the May 5, 2026, PC hearing; continued by the PC until the June 2, 2026, PC hearing; continued by the PC from the June 2, 2026, PC hearing until the September 1, 2026, PC hearing; therefore, was not considered at this hearing).***

Z-13 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. Property is located on the north side of Hickory Grove Road, and on the south side of Hickory Grove Place (Hickory Grove Road). ***(Previously held by the Planning Commission (PC)***

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WITHDRAWN, HELD, AND CONTINUED CASES (CONT.)

Z-13 PRESTWICK COMPANIES (CONT.)

from the April 7, 2026, PC hearing until the May 5, 2026, PC hearing; continued by Staff from the May 5, 2025, PC hearing until the June 2, 2026, PC hearing; continued by Staff until the August 4, 2026, PC hearing; therefore, was not considered at this hearing).

Z-17 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. 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 and 1788 Shelley Court). *(Previously held by the Planning Commission (PC) from the June 2, 2026, PC hearing until the July 7, 2026, PC hearing; held by the PC from the July 7, 2026, PC hearing until the August 4, 2026, PC hearing; therefore, was not considered at this hearing).*

Z-21 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. Property is located on the southwest corner of Atlanta Road and Plant Atkinson Road (2840 Plant Atkinson Road). *(Previously continued by Staff from the June 2, 2026, Planning Commission (PC) hearing until the July 7, 2026, PC hearing; held by the PC until the August 4, 2026, PC hearing; therefore, was not considered at this hearing).*

Z-22 THE HAVEN AT EASTSIDE, INC (Eastside Baptist Church, Inc., Owner) requesting rezoning from **R-20** to **RSL** for supportive and non-supportive residential senior living in land lots 793 and 863 of the 17th district. 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, and 2495 Freydale Road). *(Previously held by the Planning Commission (PC) from the June 2, 2026, PC hearing until the July 7, 2026, PC hearing; continued from the July 7, 2026, PC hearing until the August 4, 2026, PC hearing; therefore, was not considered at this hearing).*

Z-25 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. Property is located on the southwest side of Due West Road, northwest of Lisas Drive (3807 Due West Road). *(Held by the Planning Commission (PC) from the July 7, 2026, PC hearing until the August 4, 2026, PC hearing; therefore, was not considered at this hearing).*

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WITHDRAWN, HELD, AND CONTINUED CASES (CONT.)

- Z-27** **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. 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, Planning Commission (PC) hearing until the August 4, 2026, PC hearing; therefore, was not considered at this hearing).*
- Z-28** **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. Property is located on the east and west sides of Brown Road, south of Brownwood Drive (5140 and 5180 Brown Road). *(Continued from the July 7, 2026, Planning Commission (PC) hearing until the August 4, 2026, PC hearing; therefore, was not considered at this hearing).*
- LUP-6** **TASHA TOLBERT AND ALICIA STEEL** (2591 Morgan Road, LLC, owner) requesting 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. Property is located on the west side of Morgan Road, south of Ramblewood Drive (2591 Morgan Road). *(Previously held by the Planning Commission (PC) from the June 2, 2026, PC hearing until the July 7, 2026, PC hearing; continued from the July 7, 2026, PC hearing until the September 1, 2026, PC hearing; therefore, was not considered at this hearing).*
- LUP-7** **JESSICA R. WEAVER** (Herk Homes, LLC, owner) requesting a **Temporary Land Use Permit** to operate a wellness studio in land lot 75 of the 20th district. Property is located on the west side of Dallas Acworth Highway, north of Silver Lace Lane (3917 Dallas Acworth Highway). *(Previously held by the Board of Commissioners (BOC) from the April 21, 2026, BOC Zoning hearing until the May 19, 2026, BOC Zoning hearing; continued by the BOC from the May 19, 2026, BOC Zoning hearing until the August 18, 2026, BOC Zoning hearing; therefore, was not considered at this hearing).*
- LUP-14** **STEVEN VAN GINKEL** (Steven Wenetta Van Ginkel, Owner) requesting 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. Property is located on the southwest corner of Walton Way and Rockin Hill Drive (195 Rockin Hill Drive). *(Held by the Planning Commission (PC) from the July 7, 2026, PC hearing until the September 1, 2026, PC hearing; therefore, was not considered at this hearing).*

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WITHDRAWN, HELD, AND CONTINUED CASES (CONT.)

SLUP-6 **WOLLISTON ENTERPRISES, LLC** (SRML Investments, LLC, Owner) requesting a **Special Land Use Permit** for an automobile storage yard and towing facility in land lot 66 of the 20th district. Property is located at the northwest intersection of New McEver Road and Huddlestone Bridge Parkway (New McEver Road). *(Previously held by the Planning Commission (PC) from the May 5, 2026, PC hearing until the June 2, 2026, PC hearing; continued by Staff from the June 2, 2026, PC hearing until the July 7, 2026, PC hearing; continued by Staff until the August 4, 2026, PC hearing; therefore, was not considered at this hearing).*

O.B. 29 To consider amending the site plan for Sidnei and Amber Silva regarding rezoning application Z-15 of 2025. Property is located at the southwest intersection of Shallowford Road and Shallow Court in land lots 310 and 339 of the 16th district (2280 Shallowford Road). *(Previously held by the Board of Commissioners (BOC) from the June 16, 2026, BOC Zoning hearing until the July 21, 2026, BOC Zoning hearing; continued by Staff until the August 18, 2026, BOC Zoning hearing; therefore, was not considered at this hearing).*

SLUP-3 **JOE DIRT DEVELOPMENT** (Joe Dirt Development, LLC, Owner) requesting a **Special Land Use Permit** for chipping, grinding, or reduction of materials (organic green waste) in land lots 930 and 943 of the 16th district. Property is located on the west side of Kennestone Circle, north of Cobb Parkway (1284 Kennestone Circle). *(Previously continued by the Planning Commission (PC) from the April 7, 2026, PC hearing until the May 5, 2026, PC hearing; held by the Board of Commissioners (BOC) from the May 19, 2026, BOC Zoning hearing until the June 16, 2026, BOC Zoning hearing; continued by the BOC from the June 16, 2026, BOC Zoning hearing until the July 21, 2026, BOC Zoning hearing).*

Mr. Pederson presented the Applicant's request to continue SLUP-3; thereafter, the following motion was made:

MOTION: Motion by Allen, second by Gambrill, to **continue** SLUP-3 until the August 18, 2026, Board of Commissioners' Zoning Hearing.

VOTE: ADOPTED 5-0

Mr. Pederson made the following announcement and read in the cases for the Consent Agenda.

All information regarding zoning cases must be turned into the Zoning Office on the Wednesday prior to the zoning hearing for consideration. If said information is turned in past the deadline, then it is at the Board's discretion as to whether the information will be considered.

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CONSENT AGENDA

MOTION: Motion by Cupid, second by Allen, to **approve** the following cases on the Consent Agenda, *as revised*:

LUP-12 **JUAN R. VALEZQUEZ** (Juan R. Valezquez, owner) requesting a **Temporary Land Use Permit** to allow more vehicles parked outside than the code allows in land lot 810 of the 19th district. Property is located on the north side of Pearson Road, west of Hiram Lithia Springs Road (5760 Pearson Road). (*Continued by Staff until the July 7, 2026, Planning Commission hearing*).

To **approve** LUP-12 for **18 months**, subject to:

1. **Construction of a garage during said timeframe to house additional vehicles**

LUP-13 **REBECCA YAN** (Rebecca Anne Wesselink Yan and Katharine Wesselink, Owners) requesting a **Temporary Land Use Permit** to allow the growing and selling of cut flowers in land lot 157 of the 20th district. Property is located on the south side of County Line Road (2796 County Line Road).

To **approve** LUP-13 for **24 months**, subject to:

1. **No commercial deliveries after sunset or before sunrise**
2. **Sign elevations received by the Zoning Division on July 14, 2026 (attached and made a part of these minutes), with any changes to be approved by the District Commissioner**
3. **Clients to park in the driveway**
4. **Maximum of thirty-five clients per week**
5. **Fire Department comments and recommendations**
6. **Stormwater Management Division comments and recommendations**
7. **Department of Transportation comments and recommendations**

OTHER BUSINESS

At the call for O.B. 31 (William Munji), there was opposition present; therefore O.B. 31 was pulled from the Consent Agenda and heard in its numerical order (see page 11 of these minutes).

At the call for O.B. 33 (Juscelio Cruz), there was opposition present; therefore O.B. 33 was pulled from the Consent Agenda to be heard in its numerical order. Prior to approving the Consent Agenda, the Applicant and opposition came to an agreement; therefore, O.B. 33 was added back to the Consent Agenda. (see page 9 of these minutes for the motion).

O.B. 36 To consider amending the stipulations and site plan for Kerley Family Homes, LLC regarding rezoning application Z-89 of 2021. Property is located on the west side of Austell Powder Springs Road, south of Old Austell Road in land lot 979 of the 19th district (4210 Austell Powder Springs Road).

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CONSENT AGENDA (CONT.)

OTHER BUSINESS (CONT.)

O.B. 36 (CONT.)

To **approve** O.B. 36, subject to:

- 1. Site Plan received by the Zoning Division on June 15, 2026 (attached and made a part of these minutes)**
- 2. Water and Sewer comments and recommendations contained in the Other Business Item**
- 3. Site Plan Review comments and recommendations contained in the Other Business Item**
- 4. Fire Department comments and recommendations contained in the Other Business Item**
- 5. Cobb DOT comments and recommendations contained in the Other Business Item**
- 6. Stormwater Management Division comments and recommendations contained in the Other Business Item**

O.B. 37 To consider amending the stipulations and site plan for Sharon Foster regarding rezoning application 279 of 1983. Property is located at the southwest corner of Canton Road and Coventry Drive in land lot 350 of the 16th district (3639 Canton Road).

To **approve** O.B. 37, subject to:

- 1. Site Plan received by the Zoning Division on June 16, 2026 (attached and made a part of these minutes)**
- 2. Fire Department comments and recommendations contained in the Other Business Item**
- 3. Cobb DOT comments and recommendations contained in the Other Business Item**
- 4. Stormwater Management Division comments and recommendations contained in the Other Business Item**

O.B. 39 To consider amending the stipulations and site plan for Hickory Grove Self Storage, LLC regarding rezoning application Z-79 of 2021 and SLUP-10 of 2021. Property is located on the south side of Hickory Grove Road, west of Wade Green Road in land lot 55 of the 20th district (Hickory Grove Road).

To **approve** O.B. 39, subject to:

- 1. Site Plan received by the Zoning Division on June 16, 2026 (attached and made a part of these minutes), with the District Commissioner approving minor modifications**

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CONSENT AGENDA (CONT.)

OTHER BUSINESS (CONT.)

O.B. 39 (CONT.)

- 2. Water and Sewer comments and recommendations contained in the Other Business Item**
- 3. Fire Department comments and recommendations contained in the Other Business Item**
- 4. Stormwater Management Division comments and recommendations contained in the Other Business Item**

O.B. 40 To consider a stipulation and site plan amendment for O'Dwyer Properties regarding rezoning application Z-34 of 2016 for property located on the northeast side of Hickory Grove Road, west of Hickory Grove Place, in land lots 54 and 55 of the 20th district (1757 Hickory Heights Way).

To **approve** O.B. 40, subject to:

- 1. *Proposed* Site Plan contained in the Other Business Item (attached and made a part of these minutes)**
- 2. *Proposed* new house to be a maximum of 2,150 square feet of heated and cooled living space**
- 3. Water and Sewer comments and recommendations contained in the Other Business Item**
- 4. Fire Department comments and recommendations contained in the Other Business Item**
- 5. Site Plan Review comments and recommendations contained in the Other Business Item**
- 6. Stormwater Management Division comments and recommendations contained in the Other Business Item**

O.B. 41 To consider a stipulation amendment for Sam Baskin, Jr. regarding rezoning application Z-32 of 2011 for property located on the west side of Austell Road, south of Pat Mell Road in land lot 85 of the 17th district (2108 Austell Road).

To **approve** O.B. 41, subject to:

- 1. Property to be used for offices, printshop, or community retail uses**
- 2. No outdoor storage or outdoor display of merchandise**
- 3. No automotive related uses**
- 4. Stormwater Management Division comments and recommendations contained in the Other Business Item**
- 5. Fire Department comments and recommendations contained in the Other Business Item**
- 6. All previous stipulations and conditions, *not otherwise in conflict*, to remain in effect**

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CONSENT AGENDA (CONT.)

OTHER BUSINESS (CONT.)

O.B. 42 To consider a stipulation and site plan amendment and other variances for Absolute Beauty Salon and Suite, LLC for property located at the southeastern intersection of Scott Drive and Scott Circle, in land lot 1242 of the 16th district (113 Scott Drive).

To **approve** O.B. 42, subject to:

- 1. Site Plan received by the Zoning Division on June 16, 2026 (attached and made a part of these minutes)**
- 2. Cobb DOT comments and recommendations contained in the Other Business Item**
- 3. Stormwater Management Division comments and recommendations contained in the Other Business Item**
- 4. Site Plan Review comments and recommendations contained in the Other Business Item**
- 5. Fire Department comments and recommendations contained in the Other Business Item**

O.B. 43 To consider a stipulation and site plan amendment for Spring Lake Village, LLC regarding rezoning application Z-29 of 2023 in land lots 893 and 894 of the 19th district. Property is located on the south side of Morris Road, west of Hiram Lithia Springs Road (3950 Hiram Lithia Springs Road).

To **approve** O.B. 43, subject to:

- 1. Minimum house size to be 1,500 square feet**
- 2. Side setbacks to be five feet**
- 3. Cobb DOT comments and recommendations contained in the Other Business Item**
- 4. Stormwater Management Division comments and recommendations contained in the Other Business Item**
- 5. Fire Department comments and recommendations contained in the Other Business Item**
- 6. All previous stipulations and conditions, *not otherwise in conflict*, to remain in effect**

Prior to approving the Consent Agenda, Commissioner Allen requested that companion cases Z-26 and SLUP-7 (Campus Realty Advisors, LLC) be added to the Consent Agenda. Mr. Pederson read in each case, and then motions were made to add the cases to the Consent Agenda and to add the approved stipulations to each case.

Z-26 **CAMPUS REALTY ADVISORS, LLC** (Chastain 300, LLC and Glen Chastain, LLC, Owner) requesting rezoning from **OS** to **RRC** for purpose-built student housing in land lots 363 and 430 of the 16th district. Property is located on the west side of Chastain Center Boulevard, south of Chastain Road (100 and 300 Chastain Center Boulevard).

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CONSENT AGENDA (CONT.)

SLUP-7 **CAMPUS REALTY ADVISORS, LLC** (Chastain 300, LLC and Glen Chastain, LLC, Owner) requesting a **Special Land Use Permit** for purpose-built student housing in land lots 363 and 430 of the 16th district. Property is located on the west side of Chastain Center Boulevard, south of Chastain Road (100 and 300 Chastain Center Boulevard).

MOTION: Motion by Allen, second by Gambrill, to **add** Z-26 and SLUP-7 to the Consent Agenda.

VOTE: **ADOPTED** 4-1, Birrell opposed

MOTION: Motion by Allen, second by Gambrill, to **approve** Z-26 to the **RRC** zoning district, subject to:

- 1. Final Site Plan to be approved by the District Commissioner and reviewed by Kennesaw State University**
- 2. Planning Commission comments and recommendations dated July 7, 2026 (attached and made a part of these minutes), with the following change:**
 - A. Item No. 6 – strike in its entirety and replace with: “*Installation of a fence and a line of trees planted along the western property line.*”**

MOTION: **ADOPTED** 3-2, Birrell and Gambrill opposed

Clerk’s Note: A variance for impervious surface is no longer needed as requirements for the impervious surface have been met.

Following the vote for Z-26, the following motion was made for companion case, SLUP-7:

MOTION: Motion by Allen, second by Gambrill, to **approve** SLUP-7, subject to:

- 1. Same stipulations as those stated in companion case Z-26**

MOTION: **ADOPTED** 3-2, Birrell and Gambrill opposed

OTHER BUSINESS (CONT.)

O.B. 33 To consider a lot size reduction from the required 20,000 square feet to 14,664 square feet for tract 1 and to 14,665 square feet for tract 2, and other variances for Juscelio Cruz. Property is located on the east side of Woods Lane, south of Harris Court in land lot 91 of the 17th district (3131 Woods Lane).

MOTION: Motion by Sheffield, second by Birrell, to **add** O.B. 33 back to the Consent Agenda as follows:

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CONSENT AGENDA (CONT.)

OTHER BUSINESS (CONT.)

O.B. 33 (CONT.)

To **approve** O.B. 33, subject to:

1. Installation of an eight-foot privacy fence along the northern property line between the properties of 540 Harris Court (side yard) and the subject property
2. Landscaping to be approved by the District Commissioner
3. Retain trees as appropriate on the subject property
4. Rainwater mitigation between the two properties as appropriate
5. Lot size reductions and variances as shown on the Site Plan received by the Zoning Division on June 3, 2026 (attached and made a part of these minutes)
6. Water and Sewer comments and recommendations contained in the Other Business Item
7. Site Plan Review comments and recommendations contained in the Other Business Item
8. Stormwater Management Division comments and recommendations contained in the Other Business Item
9. All other Staff comments and recommendations, *not otherwise in conflict*

VOTE: **ADOPTED** 5-0

CONSENT VOTE: **ADOPTED** 5-0, Birrell and Gambrill in opposition to Z-26 and SLUP-7.

Chairwoman Cupid called for a brief recess from 9:40 a.m. until 9:45 a.m.

REGULAR AGENDA

Z-12 DENNIS TIDWELL (Bumblebee Capital, LLC, Owner) requesting rezoning from **R-20** to **RM-12** for townhomes in land lot 870 of the 16th district. Property is located on the west side of Bells Ferry Road, north of Adair Drive (1471 Bells Ferry Road). *(Previously held by the Planning Commission (PC) from the April 7, 2026, PC hearing until the May 5, 2026, PC hearing; continued by Staff from the May 5, 2026, PC hearing until the June 2, 2026, PC hearing; held by the Board of Commissioners (BOC) from the June 16, 2026, BOC Zoning hearing until the July 21, 2026, BOC Zoning hearing).*

The public hearing was opened, and Dennis Tidwell addressed the Board. Following the presentation and discussion, the following motion was made:

MOTION: Motion by Allen, second by Gambrill, to **deny** Z-12 *without prejudice*.

VOTE: **ADOPTED** 4-1, Cupid opposed

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OTHER BUSINESS

O.B. 13 To consider a site plan and stipulation amendment for Creative World Schools Franchising Co., Inc. regarding rezoning application Z-121 of 1995. Property is located at the northeast corner of Stilesboro Road and Dennis Kemp Lane in land lot 224 of the 20th district (Stilesboro Road). *(Previously continued by Staff from the March 17, 2026, Board of Commissioners' (BOC) Zoning hearing until the April 21, 2026, BOC Zoning hearing; held by the BOC from the April 21, 2026, BOC Zoning hearing; continued by Staff from the May 19, 2026, BOC Zoning hearing until the June 16, 2026, BOC Zoning hearing; continued by Staff from the June 16, 2026, BOC Zoning hearing until the July 21, 2026, BOC Zoning hearing).*

The public hearing was opened; Bob Slaughter, Hemant Pidurn, Robert Skrobot, Wannell Jackson-Ian, and Brad McCahill addressed the Board. Following the presentation and discussion, the following motion was made:

MOTION: Motion by Gambrill, second by Allen, to deny O.B. 13 *without prejudice*.

VOTE: FAILED 2-3, Cupid, Allen, and Sheffield opposed

Due to the failed motion, Commissioner Gambrill made the following substitute motion:

MOTION: Motion by Gambrill, second by Birrell, to approve O.B. 13, subject to:

1. A maximum of 75 students.
2. The site shall require a 10-foot berm that shall be completely landscaped and maintained to address noise mitigation.
3. The Applicant shall be required to contribute \$75,000 to an escrow account for a future signalization of this intersection.
4. District Commissioner to approve the Site Plan, landscaping, and signage
5. All Cobb County Staff comments and recommendations, and if any conflicts arise, it must come back as an Other Business Item.

Prior to the vote, discussion ensued, and Commissioner Gambrill made the following motion:

MOTION: Motion by Gambrill, second by Birrell, to hold O.B. 13 until the August 18, 2026, Board of Commissioners' Zoning Hearing.

VOTE: **ADOPTED** 4-1, Cupid opposed

O.B. 31 To consider a lot size reduction from the required 80,000 square feet to 11,614 square feet for tract 1 and to 8,263 square feet for tract 2, reduce the required public road frontage from 75 feet to zero feet for both tracts, and other variances for William Munji. Property is located on the south side of Old Dallas Road in land lot 30 of the 19th district (2071 Old Dallas Road).

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OTHER BUSINESS (CONT.)

O.B. 31 (CONT.)

The public hearing was opened; Will Munji and Jeffrey Casses addressed the Board. Following the presentation and discussion, the following motion was made:

Motion: Motion by Gambrill, second by Allen, to **approve** O.B. 31, subject to the following stipulations previously read into the record by Mr. Pederson:

- 1. Lot size reductions and variances as shown on the Site Plan received May 15, 2026 (attached and made a part of these minutes)**
- 2. Fire Department comments and recommendations contained in the Other Business Item**
- 3. Cobb DOT comments and recommendations contained in the Other Business Item**
- 4. Maximum house footprint on tract 1 to be 1,000 square feet**

VOTE: ADOPTED 5-0

Chairwoman Cupid called for a brief recess from 11:34 a.m. until 11:41 a.m.

O.B. 34 To consider amending the stipulations and site plan for Casey Bowers regarding rezoning application Z-76 of 1992. Property is located at the northeastern terminus of Woolwich Court and on the west side of County Line Road in land lot 155 of the 20th district (2517 Woolwich Court).

The public hearing was opened, and Casey Bowers addressed the Board. Following the presentation and discussion, the following motion was made:

MOTION: Motion by Gambrill, second by Allen, to **deny** O.B. 34.

VOTE: ADOPTED 5-0

O.B. 38 To consider amending the stipulations and site plan for Michael Heck regarding rezoning application Z-19 of 2025. Property is located on the northeast side of Due West Road, northwest of Burnt Hickory Road, and at the terminus of Burnt Hickory Way in land lot 296 of the 20th district (3808 Due West Road).

The public hearing was opened, and Michael Heck addressed the Board. Following the presentation and discussion, the following motion was made:

MOTION: Motion by Gambrill, second by Allen, to **deny** O.B. 38.

VOTE: ADOPTED 5-0

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AMEND SOMETHING PREVIOUSLY ADOPTED

Ms. Debbie Blair, County Attorney, announced that Z-10 of 2026 would be brought back at the next BOC Zoning hearing held on August 18, 2026.

ADJOURNMENT

The hearing adjourned at 12:11 p.m.



Robin L. Stone, Deputy County Clerk
Cobb County Board of Commissioners

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Min. Bk. 101 Petition No. Z-26 and SLUP-7
Doc. Type 7-7-2026 Planning Commission comments
and recommendations for Z-26 and SLUP-7
Meeting Date 7-21-2026

REGULAR AGENDA (CONT.)

~~Z-25 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. Property is located on the southwest side of Due West Road, northwest of Lisas Drive (3807 Due West Road).~~

~~The public hearing was opened; Will Summey and Darren Wells addressed the Planning Commission. Following the presentation and discussion, the following motion was made:~~

~~MOTION: Motion by Beloin, second by Massey, to hold Z-25 until the August 4, 2026, Planning Commission Zoning Hearing.~~

~~VOTE: **ADOPTED 5-0**~~

By general consensus of the Board, companion cases, Z-26 and SLUP-7 (Campus Realty Advisors, LLC), were heard concurrently but voted on separately.

Z-26 **CAMPUS REALTY ADVISORS, LLC** (Chastain 300, LLC and Glen Chastain, LLC, Owner) requesting rezoning from **OS** to **RRC** for purpose-built student housing in land lots 363 and 430 of the 16th district. Property is located on the west side of Chastain Center Boulevard, south of Chastain Road (100 and 300 Chastain Center Boulevard).

SLUP-7 **CAMPUS REALTY ADVISORS, LLC** (Chastain 300, LLC and Glen Chastain, LLC, Owner) requesting a **Special Land Use Permit** for purpose-built student housing in land lots 363 and 430 of the 16th district. Property is located on the west side of Chastain Center Boulevard, south of Chastain Road (100 and 300 Chastain Center Boulevard).

The public hearing was opened; Kevin Moore and Karen Huck addressed the Planning Commission. Following the presentation and discussion, the following motion was made:

MOTION: Motion by Micheletto, second by Massey, to recommend approval of Z-26 to the **RRC** zoning district, subject to:

1. Staff comments and recommendations
2. District Commissioner to review and approve all final Safety and Security Plans, Transportation Plans, Marketing and Advertising Plans
3. Request for ongoing meetings with the university; Applicant to present said plans and marketing to ensure the university approves any use of logos or anything else that is specific to that university
4. University to review and approve any university owned items such as buses, bus stops, or shared security.

MINUTES OF ZONING HEARING
COBB COUNTY PLANNING COMMISSION
JULY 7, 2026
PAGE 7

REGULAR AGENDA (CONT.)

Z-26 & SLUP-7 **CAMPUS REALTY ADVISORS, LLC (CONT.)**

5. Ongoing coordination with Cobb County Police around security.
6. Installation of a Landscape Plan to contain a 15-foot landscape buffer between this property and the adjacent RM-12 property; the landscape buffer shall consist of trees and other plantings to provide a sound barrier and security.

VOTE: **ADOPTED 5-0**

After the vote for Z-26, the following motion was made for companion case, SLUP-7:

MOTION: Motion by Micheletto, second by Beloin, to recommend approval of SLUP-7, subject to:

1. Same stipulations as those stated in companion case Z-26

VOTE: **ADOPTED 5-0**

Chairwoman Faucette called for a lunch recess from 12:19 p.m. until 1:20 p.m.

~~**LUP-14** **STEVEN VAN GINKEL** (Steven Wenetta Van Ginkel, Owner) requesting 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. Property is located on the southwest corner of Walton Way and Rockin Hill Drive (195 Rockin Hill Drive).~~

~~The public hearing was opened, and Steven Van Ginkel addressed the Planning Commission. Following the presentation and discussion, the following motion was made:~~

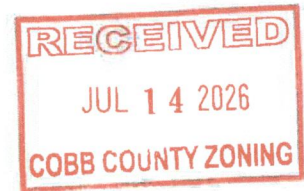
~~MOTION: Motion by Massey, second by Beloin, to hold LUP-14 until the September 1, 2026, Planning Commission Zoning Hearing.~~

~~VOTE: **ADOPTED 5-0**~~

~~**Clerk's Note:** The Planning Commission instructed the Applicant to do the following in preparation for the next hearing:~~

- ~~1. Provide the comprehensive plan of what you are trying to do.~~
- ~~2. Coordinate with Staff and any applicable departments including the Fire Marshall.~~
- ~~3. Provide the Business License and any permits associated with the business.~~
- ~~4. Provide the current Floor Plan/Site Plan of the structure and any proposed modifications to the structure.~~
- ~~5. Provide information about personnel/staffing.~~
- ~~6. Provide a Safety Plan and Parking Plan.~~

LUP-13



Min. Bk. 101 Petition No. LUP-13
Doc. Type Sign elevations
Meeting Date 7-21-2026



hangerman
post

max 2
dangling
signs



"late bloomer" in pink
max size 3' W x 2' H



Meeting Date 7-21-2026

2025105266 Plat Book 283 pg 797
and Recorded: 12/8/2025 11:08:00 AM
Connie Taylor
Clerk of Superior Court
Cobb County, Georgia

DEED BOOK REFERENCES:
TRACT 1: WILLIAM MUNJI DBk. 15338, Pg. 6104
TRACT 2: WILLIAM MUNJI DBk. 15272, Pg. 2908



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 herein. 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.



FOR THE FIRM
BOUNDARY ZONE, INC.
LSF #839

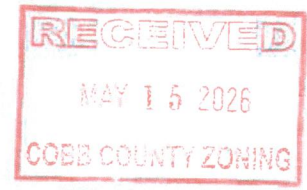
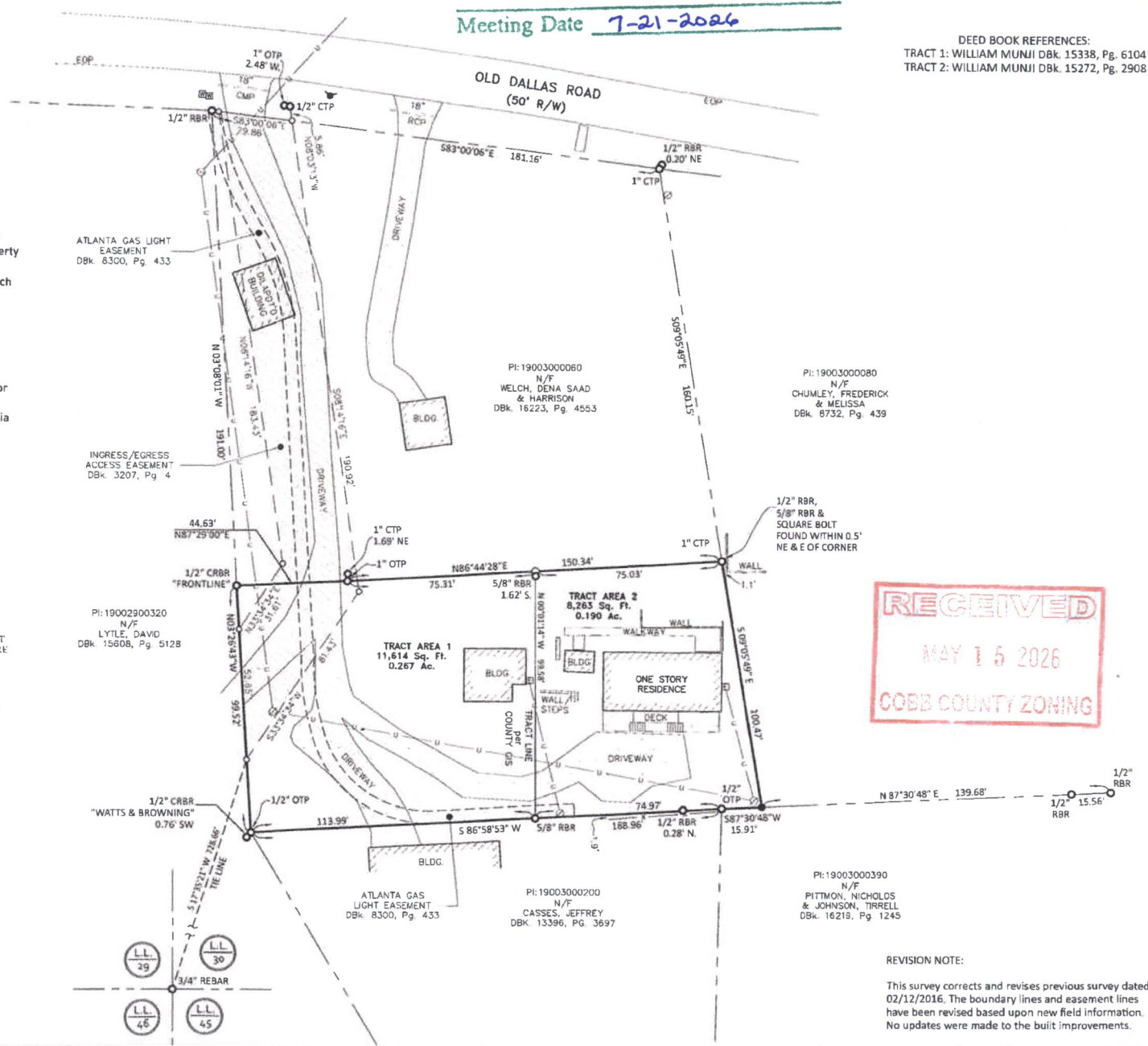
NOT VALID WITHOUT
ORIGINAL SIGNATURE

[Signature]
B.R.N. BUTTERWORTH, PLS #2294
11-18-2025
DATE

Property of:
MUNJI, WILLIAM
TAX PARCEL ID: 19003000070

TOTAL AREA:
19,877 Sq. Ft.
0.456 Ac.

This survey was prepared without the benefit of a current title examination. Easements or other encumbrances may exist which burden or benefit the land parcel.



REVISION NOTE:
This survey corrects and revises previous survey dated 02/12/2016. The boundary lines and easement lines have been revised based upon new field information. No updates were made to the built improvements.

LEGEND:					
○	PROPERTY CORNER FOUND (AS NOTED)	⚡	POWER POLE	⚡	FIRE HYDRANT
●	1/2" REBAR WITH CAP SET "LSF# 839"	⚡	LIGHT POLE	—W—	WATER METER
□	R/W MONUMENT	⚡	POWER/LIGHT POLE	—S—	SEWER LINE
⊠	REBAR	⚡	GUY WIRE	—G—	GAS LINE
⊠	CAPPED REBAR	⚡	POWER METER	—T—	TEL. LINE
⊠	OPEN TOP PIPE	⚡	POWER BOX	—U—	OVERHEAD UTIL.
⊠	CRIMP TOP PIPE	⚡	A/C UNIT	—D—	DRAINAGE INLET
		⚡	GAS METER	—C—	CONTOUR LINE
		⚡	GAS VALVE	—X—	FENCE LINE
		⚡	TELEPHONE BOX	—S—	SIGN
		⚡		—W—	UTILITY MARKERS
		⚡		—G—	WATER/GAS/TELECOM
		⚡		—B—	BASEMENT FLOOR ELEVATION
		⚡		—G—	GARAGE FLOOR ELEVATION

BOUNDARY REFERENCES: DBk. 15272, Pg. 2908 & 3207, Pg. 4; Pg. 44, Pg. 51 & 11, Pg. 104

THE FIELDWORK WAS COMPLETED ON 11-05-2025

THIS MAP OR PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 330,000 FEET

FIELD EQUIPMENT USED FOR THIS SURVEY INCLUDES A TRIMBLE S-SERIES 3" TOTAL STATION AND GPS 201 DUAL FREQUENCY GNSS RECEIVERS

THIS FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A RELATIVE POSITIONAL ACCURACY OF 0.03 FEET

BOUNDARY
zone, inc.

PROVIDING SERVICES
FOR METRO ATLANTA,
RALEIGH-DURHAM &
CENTRAL FLORIDA

800 SATELLITE BLVD., SUWANEE, GA 30024
WWW.BOUNDARYZONE.COM (770) 371-5772
INFO@BOUNDARYZONE.COM

BOUNDARY SURVEY
Prepared for: WILL MUNJI
2071 OLD DALLAS ROAD, MARIETTA, GA 30064
LAND LOT 30, 19th DISTRICT, 2nd SECTION
COBB COUNTY, GEORGIA - 02/12/2016

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BOUNDARY ZONE, INC.
ALL RIGHTS RESERVED

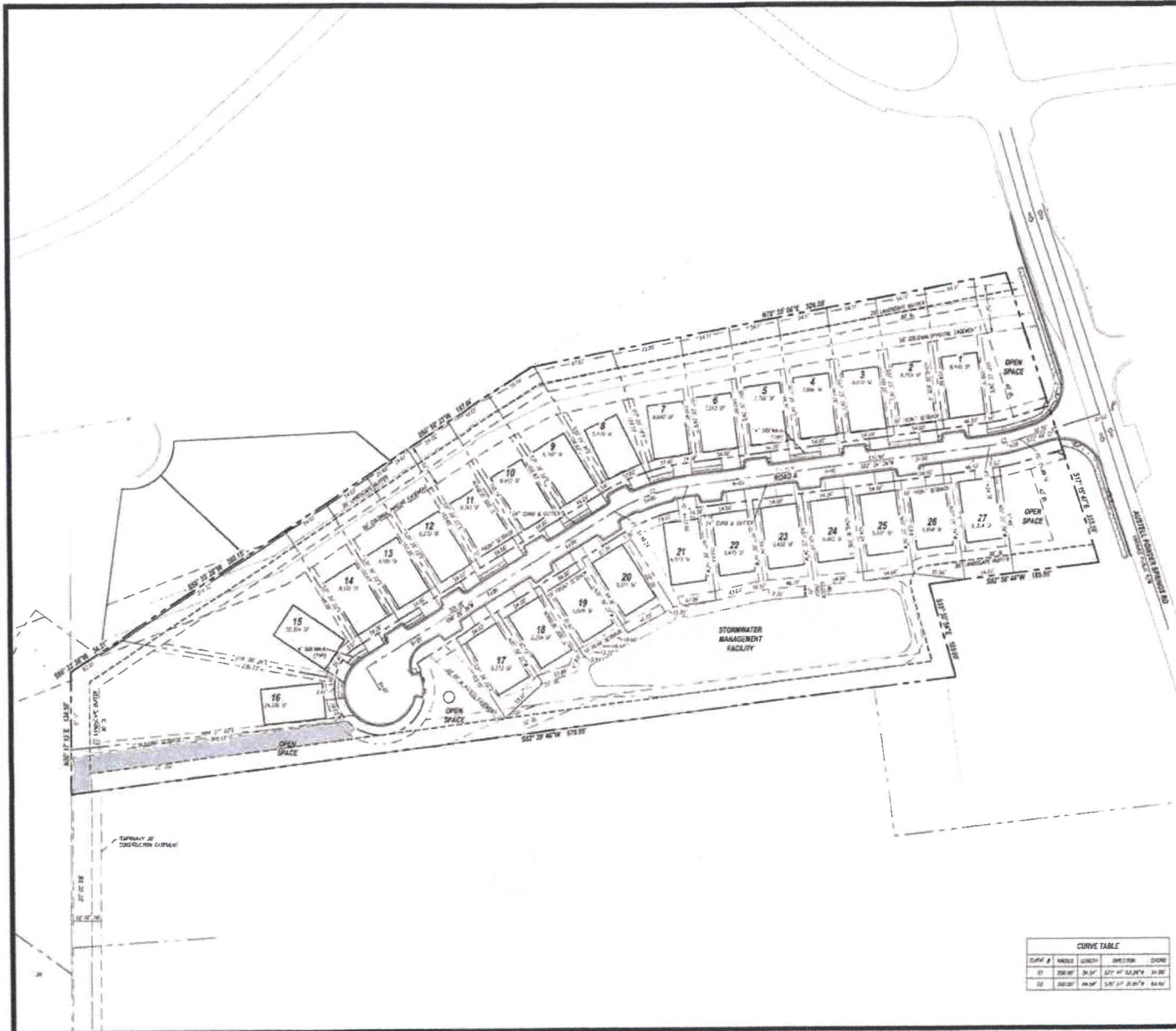
THIS PLAT WAS PREPARED
FOR THE USE OF THE
PERSON, FIRM, OR
ENTITY NAMED HEREON

PROJECT
1644902

SHEET
1 of 1

Setbacks:
30' Front
10' Side
30' Rear
MAX. 50% IMPERVIOUS AC 105
MIN. HOUSE SIZE 800 S.F.
Page 1058 of 1230

Meeting Date 7-21-2026

[illegible]

RECEIVED
JUN 15 2026
COBB COUNTY ZONING

RIDGE PLANNING AND ENGINEERING[®]
3241 OAKCREST AVE
BURLINGTON, ON L7R 4G1
TEL: 779 539 5000

CONSTRUCTION PLANS
PEVENSIE MANOR
LAND LOTS 979
10TH DISTRICT, 2ND SECTION
COBB COUNTY, GEORGIA

OWNERS/DEVELOPER

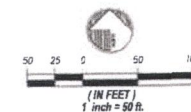
KERLEY FAMILY HOMES, LLC
3957 SOUTH MAIN STREET
ACWORTH, GA 30101
PHONE: 770.792.5500

COMET CERTIFICATION NUMBER: 1047
EXPIRATION DATE: 06/23/2027



REVISIONS

24 HOUR CONTACT:
JOHN MORGAN, PE
770.375.7655



GEORGIA 811
Utilities Protection Center, Inc.

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

THE UNITED STATES HEREIN WAIVES FOR THE CONTRACTORS CONTINGENT AND
SHARE WAY IN OTHER STATES AND SHOWS ON THIS LEASE. THE UNITED
AGENCY TO RESPONSIBILITY FOR THE LOOKING SHOW AND IT SHALL BE THE
CONTRACTOR'S RESPONSIBILITY TO VERIFY ALL CLOSURES BEING THE PARTS OF
THE WORK ALL SHOWN MADE TO CORRECT DEFECTS BY THE CONTRACTOR'S
ON THE 2000 RESPONSIBILITY IS THE CONTRACTOR'S

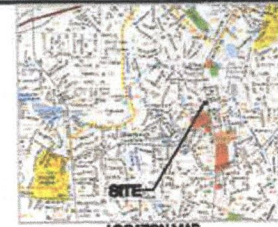
SITE PLAN

C200

2004 2005 2006

OB-36-2026 Proposed
Site
Plan

RECEIVED
JUN 16 2026
COBB COUNTY ZONING



LOCATION MAP
SCALE: 1" = 2000'
REF: AERD MAP VIENNA 2.1

BETTERTON
SURVEYING & DESIGN, INC.

**LAND SURVEYING/PLANNING
DESIGN & COMMERCIAL SITE DESIGN**
950 WEST SANDTOWN ROAD
MARIETTA, GEORGIA 30084
(878) 483-0242

**SPECIAL USE PLAN
#3639 CANTON ROAD**

LOCATED IN
LAND LOT 350
16TH DISTRICT, 2ND SECTION
COBB COUNTY, GEORGIA,
PREPARED FOR:

ZACK FOSTER

1 OF 1

05-37-2026

Proposal Site Plan

This Act is a statement of an existing parcel or parcels of Land and there has addition or creation of new parcels or case any change to its real property boundaries. The recording of this Act by the L&L Surveyor, the State, or other interested party creating the parcel or parcels are stated herein.

Registration of this Act by the L&L Surveyor is a statement of all legal, administrative, availability of permits, time, place, and manner of the proposed activity and the L&L Surveyor has no authority nor any use for purposes of the Land.

Furthermore, the undersigned Land Surveyor certifies that this Act is a statement of an existing parcel or parcels of Land and there has addition or creation of new parcels or case any change to its real property boundaries. The recording of this Act by the L&L Surveyor, the State, or other interested party creating the parcel or parcels are stated herein.

ROBERT S. BETTINGER, Sr. AL 36-246-2

ROBERT S. BETTINGER 06-11-2006

ROBERT S. BETTINGER, Sr. AL 36-246-2 REGISTERED NAME DATE



JUNE 11, 2028

ABBREVIATION		LEGEND
A	1	WPT DISTANCE
A	2	REDUCED LINE
A	3	WATER MAIN
A	4	SEWER MAIN
A	5	SEWER MAIN
A	6	SEWER MAIN
A	7	SEWER MAIN
A	8	SEWER MAIN
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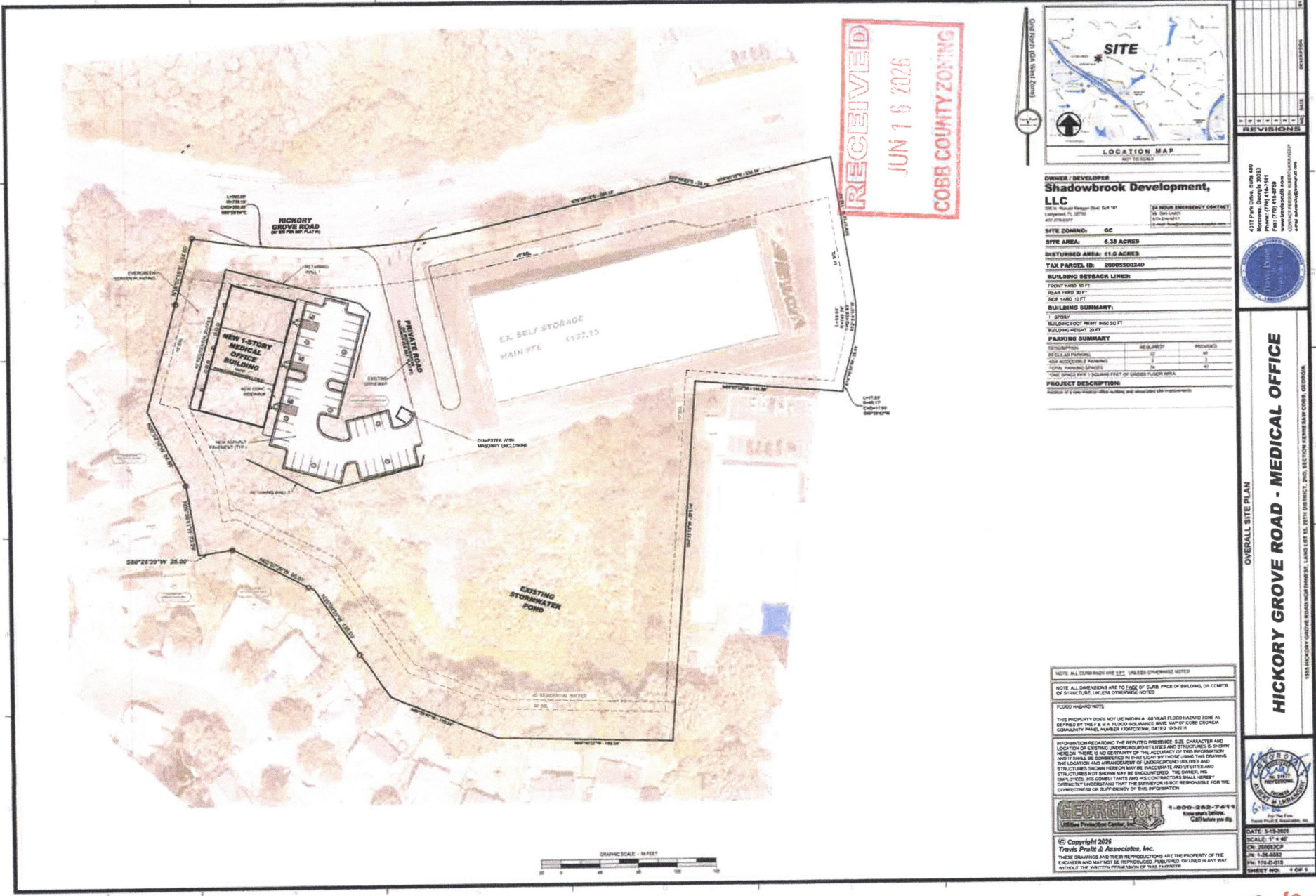
SURVEY REFERENCES:

1. PLAT OF CANTONMENT PARK, UNIT NO. 1, DATED MARCH 1983, RECORDED 12/27/83, BOOK 10 IN PLAT BOOK 87 PAGE 86.
2. SHERMAN COUNTY DEED TO SHAWNEE PESTER CHILDREN, L.C., DATED 8/12/1988, RECORDED IN DB 22314, PER 20408-2287.
3. COMB COUNTY ACQUIS. OF MAP DEED, DATED 6/16/1989, RECORDED IN DB 22881, PER 132-832.

PARCEL INFORMATION
 PID# 460.250000.10
 ZONE# 061
 SETBACK:
 FRONT - 50' (ARTERIAL)
 SIDE - 40'
 REAR - 25' (TO ADJACENT STREET)
 AREA:
 26,640 SF
 1.230 AC

IN MY OPINION, THIS PLAT IS A TRUE AND CORRECT REPRESENTATION OF THE LAND PLATED AND HAS BEEN PREPARED IN CONFORMITY WITH THE TECHNICAL STANDARDS FOR SURVEYING IN GEORGIA AS SET FORTH IN CHAPTERS 180-7 OF THE RULES OF GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AS SET FORTH IN THE GEORGIA PLAT ACT O.C.G.A. 32-9-87.

GRAPHIC SCALE 1"=2'



06-34-2026
 Proposed
 site plan

GENERAL NOTES

OWNER/BUILDER:

O'DWYER PROPERTIES
 850 OLD ALPHARETTA RD
 ALPHARETTA, GA 30005

24 HOUR EMERGENCY CONTACT:

BRENDAN O'DWYER
 770-887-2177 EXT-204

PREPARED BY:

FALCON DESIGN CONSULTANTS
 235 CORPORATE CENTER DRIVE
 STOCKBRIDGE, GA 30281
 770-389-8666

NOTES:

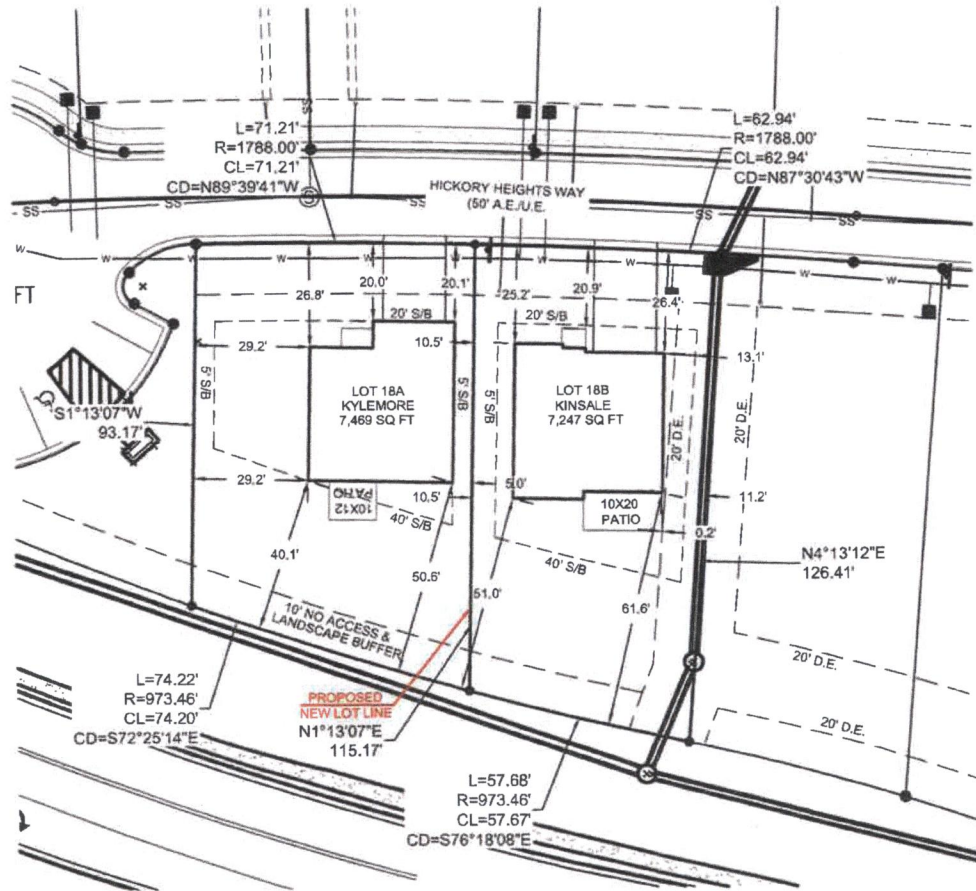
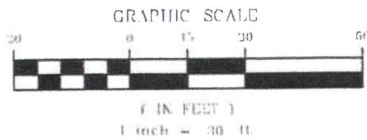
1. BUILDER TO PROVIDE 5% SLOPE AWAY FROM HOUSE FOR DRAINAGE PURPOSES.
2. CONTRACTOR TO MAINTAIN EROSION CONTROL DAILY.
3. ANY REVISIONS THAT WERE NOT DONE UNDER THE SUPERVISION OF THE ENGINEER OF RECORD WILL VOID THE CERTIFICATION OF THIS DOCUMENT.

REFERENCES

1. BOUNDARY AND OTHER PERTINENT INFORMATION WAS TAKEN FROM: FINAL PLAT PB: 283 PG: 582 FOR HICKORY HEIGHTS IN COBB COUNTY RECORDS.

ACCORDING TO THE F.I.R.M. OF COBB COUNTY, PANEL NUMBER 13067C0036H, DATED 10/5/2018, THIS LOT IS NOT LOCATED IN A SPECIAL FLOOD HAZARD AREA.

FRONT SETBACK: 20 FT.
 SIDE SETBACK: 5 FT.
 REAR SETBACK: 40 FT.



FALCON DESIGN CONSULTANTS, LLC. ALL RIGHTS ARE RESERVED. ANY POSSESSION, REPRODUCTION OR OTHER USE OF THIS DOCUMENT WITHOUT PRIOR WRITTEN PERMISSION FROM FALCON DESIGN CONSULTANTS, LLC. IS EXPRESSLY PROHIBITED.

SHEET NUMBER:	DATE:	02-20-2026	REVISIONS 1. _____ 2. _____ 3. _____ 4. _____ 5. _____
	SCALE:	1" = 30'	
	DRAWN BY:	JE	
	REVIEWED BY:	WR	
1 of 1	THIS DOCUMENT IS NOT VALID UNLESS IT BEARS THE ORIGINAL SIGNATURE OF THE REGISTRANT ACROSS THE REGISTRANT'S SEAL.  Know what's below. Call before you dig. UTILITIES PROTECTION CENTER 1 (800) 282-7411 THROUGHOUT GEORGIA OR DIAL 811		



GSWCC# 0000009371

LOT DIVISION EXHIBIT FOR LOT 18 HICKORY HEIGHTS SUBDIVISION

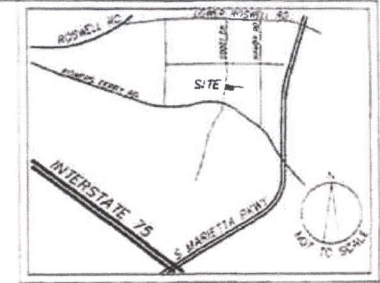
LOCATED WITHIN
 COBB COUNTY, GEORGIA
 LAND LOTS 54 & 55, 20TH DISTRICT, 2ND SECTION

CIVIL ENGINEERING	LAND PLANNING	LAND SURVEYING
		
CONSTRUCTION MANAGEMENT	LANDSCAPE ARCHITECT	
STOCKBRIDGE OFFICE: 270 COMPTON DR. SUITE 200 STOCKBRIDGE, GEORGIA 30084 PH: (770) 948-8888 • FAX: (770) 948-8888		
ATLANTA OFFICE: 40 DEERHEAD CT. SUITE 100 ATLANTA, GEORGIA 30328 PH: (770) 350-3578	KENNESAW OFFICE: 100 FERRIS DRIVE NW, SUITE 100 KENNESAW, GEORGIA 30144 PH: (770) 425-1100	
www.fdc-usa.com		

OB-40-2026

Proposed Site Plan

Meeting Date 7-21-2026



SURVEY NOTES

1. THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A CURRENT TITLE INSPECTION REPORT, EASEMENTS, ENCUMBRANCES, OR ENCUMBRANCES OTHER THAN THOSE SHOWN HEREON MAY EXIST.
2. THIS SURVEY WAS PREPARED IN CONFORMANCE WITH THE TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA AS SET FORTH IN CHAPTER 180-2 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.
3. THIS PLAT WAS PREPARED FROM A FIELD SURVEY USING A ONE SECOND TRIMBLE ROBUST TOTAL STATION.
4. THIS PLAT IS SUBJECT TO ALL LEGAL EASEMENTS AND RIGHT OF WAYS, PUBLIC OR PRIVATE.
5. ALL IFF & IPS ARE 16" REAR UNLESS NOTED OTHERWISE.
6. INFORMATION REGARDING THE PRESENCE, SIZE AND LOCATION OF UNDERGROUND UTILITIES SHOWN HEREON IS BASED ON THE LOCATION OF VISIBLE MARKERS AND/OR PLANS AND/OR PAINT PLACED BY OTHERS. NO CERTIFICATION IS MADE AS TO THE ACCURACY OR THOROUGHNESS OF THE INFORMATION CONCERNING UNDERGROUND UTILITIES SHOWN HEREON, PER GEORGIA LAW.
7. DISTANCES SHOWN HEREON ARE GROUND DISTANCES.

SURVEY DATA

1. FIELD SURVEY COMPLETED ON 12-31-2020.
2. THE PRECISION OF THIS FIELD DATA UPON WHICH THIS SURVEY IS BASED WAS VERIFIED WITH REDUNDANT LINEAR MEASUREMENTS. THE CALCULATED POSITIONAL TOLERANCE IS LESS THAN 0.17' FOR POINT. THE FIELD DATA HAS BEEN ADJUSTED USING LEAST SQUARES.
3. THE BEARINGS SHOWN HEREON ARE BASED ON ANGLES TURNED AND ARE REFERENCED TO GRID NORTH VIA RTN GPS. COORDINATIONS: HORIZONTAL DATUM: NAD83/GEORGIA WEST ZONE.
4. THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND FOUND TO BE ACCURATE WITHIN ONE FOOT IN 13,858 FEET.
5. NO PORTION OF THIS PROPERTY LIES WITHIN THE 100 YEAR FLOOD PLAIN ACCORDING TO FEMA FLOOD INSURANCE RATE MAP NUMBER 130670004H, WITH AN EFFECTIVE DATE OF NOVEMBER 2, 2016.

NOTES

1. THE PURPOSE OF THIS PLAT IS TO REDUCE THE MINIMUM LOT SIZE FROM 20,000 SQ. FT. TO 10,898 SQ. FT.
2. THERE ARE NO COVENANTS CURRENTLY ASSOCIATED WITH THIS PROPERTY.
3. THERE ARE NO LAKES OR STREAMS OR ON IMMEDIATELY ADJACENT TO THIS PROPERTY AND NO ASSOCIATED STREAM BUFFERS.
4. THIS PROPERTY IS NOT SUBJECT TO ANY UTILITY EASEMENTS.
5. THERE ARE NO APPARENT CEMETERIES ON THIS PROPERTY.
6. THERE ARE NO RELIGIOUS ON THIS PROPERTY.

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 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 UNDERGROUND 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.

JAMES H. ROBER
 JAMES H. ROBER - GA #1373033

01/05/2021
 DATE

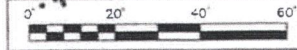


RECEIVED
 JUN 16 2026
 COBB COUNTY ZONING

ZONING NOTES

CURRENT ZONING: GC GENERAL COMMERCIAL
 MINIMUM LOT AREA: 20,000 SQ. FT.
 MINIMUM LOT WIDTH: 60 FT.
 MINIMUM BUILDING FOOTPRINT: 40 FT. x 25 FT.
 MINIMUM BUILDING SETBACKS:
 FRONT: 10 FT.
 MAJOR SIDE: 10 FT.
 REAR: 10 FT.
 MAXIMUM BUILDING HEIGHT: 50 FT. + STORES
 MAXIMUM COVERAGE: N/A
 UNITS / ACRE: N/A
 MINIMUM FLOOR AREA: NONE
 ZONING BUFFERS: NONE
 PROPOSED USE: BEAUTY SALON
 PARKING REQUIREMENTS: 1 SPACE/200 SQ. FT.
 REQUIRED PARKING: 7 SPACES

Lot = 10,898 sq. ft.
 Improvements = 7,674 sq. ft.
 70%



REVISION	DATE	PURPOSE

Asphalt
 Drive upon

LEGEND

PROPERTY LINE	PROPERTY LINE
CONCRETE MONUMENT FEEL	CONCRETE MONUMENT FEEL
WOOD PIN SET	WOOD PIN SET
IRON PIN SET	IRON PIN SET
DRY-TO-TO PIPE	DRY-TO-TO PIPE
RIGHT-OF-WAY	RIGHT-OF-WAY
POINT OF BEGINNING	POINT OF BEGINNING
BUILDING SETBACK LINE	BUILDING SETBACK LINE
CENTERLINE	CENTERLINE
QUIN JAIL	QUIN JAIL
DOOR INLET	DOOR INLET
DOUBLE-WING CATCH BASIN	DOUBLE-WING CATCH BASIN
SHOULDER-WING CATCH BASIN	SHOULDER-WING CATCH BASIN
HEADWALL	HEADWALL
JUNCTION BOX	JUNCTION BOX
2" DIA. MANHOLE	2" DIA. MANHOLE
4" DIA. MANHOLE	4" DIA. MANHOLE
6" DIA. MANHOLE	6" DIA. MANHOLE
8" DIA. MANHOLE	8" DIA. MANHOLE
12" DIA. MANHOLE	12" DIA. MANHOLE
18" DIA. MANHOLE	18" DIA. MANHOLE
24" DIA. MANHOLE	24" DIA. MANHOLE
30" DIA. MANHOLE	30" DIA. MANHOLE
36" DIA. MANHOLE	36" DIA. MANHOLE
42" DIA. MANHOLE	42" DIA. MANHOLE
48" DIA. MANHOLE	48" DIA. MANHOLE
54" DIA. MANHOLE	54" DIA. MANHOLE
60" DIA. MANHOLE	60" DIA. MANHOLE
66" DIA. MANHOLE	66" DIA. MANHOLE
72" DIA. MANHOLE	72" DIA. MANHOLE
78" DIA. MANHOLE	78" DIA. MANHOLE
84" DIA. MANHOLE	84" DIA. MANHOLE
90" DIA. MANHOLE	90" DIA. MANHOLE
96" DIA. MANHOLE	96" DIA. MANHOLE
102" DIA. MANHOLE	102" DIA. MANHOLE
108" DIA. MANHOLE	108" DIA. MANHOLE
114" DIA. MANHOLE	114" DIA. MANHOLE
120" DIA. MANHOLE	120" DIA. MANHOLE
126" DIA. MANHOLE	126" DIA. MANHOLE
132" DIA. MANHOLE	132" DIA. MANHOLE
138" DIA. MANHOLE	138" DIA. MANHOLE
144" DIA. MANHOLE	144" DIA. MANHOLE
150" DIA. MANHOLE	150" DIA. MANHOLE
156" DIA. MANHOLE	156" DIA. MANHOLE
162" DIA. MANHOLE	162" DIA. MANHOLE
168" DIA. MANHOLE	168" DIA. MANHOLE
174" DIA. MANHOLE	174" DIA. MANHOLE
180" DIA. MANHOLE	180" DIA. MANHOLE
186" DIA. MANHOLE	186" DIA. MANHOLE
192" DIA. MANHOLE	192" DIA. MANHOLE
198" DIA. MANHOLE	198" DIA. MANHOLE
204" DIA. MANHOLE	204" DIA. MANHOLE
210" DIA. MANHOLE	210" DIA. MANHOLE
216" DIA. MANHOLE	216" DIA. MANHOLE
222" DIA. MANHOLE	222" DIA. MANHOLE
228" DIA. MANHOLE	228" DIA. MANHOLE
234" DIA. MANHOLE	234" DIA. MANHOLE
240" DIA. MANHOLE	240" DIA. MANHOLE
246" DIA. MANHOLE	246" DIA. MANHOLE
252" DIA. MANHOLE	252" DIA. MANHOLE
258" DIA. MANHOLE	258" DIA. MANHOLE
264" DIA. MANHOLE	264" DIA. MANHOLE
270" DIA. MANHOLE	270" DIA. MANHOLE
276" DIA. MANHOLE	276" DIA. MANHOLE
282" DIA. MANHOLE	282" DIA. MANHOLE
288" DIA. MANHOLE	288" DIA. MANHOLE
294" DIA. MANHOLE	294" DIA. MANHOLE
300" DIA. MANHOLE	300" DIA. MANHOLE
306" DIA. MANHOLE	306" DIA. MANHOLE
312" DIA. MANHOLE	312" DIA. MANHOLE
318" DIA. MANHOLE	318" DIA. MANHOLE
324" DIA. MANHOLE	324" DIA. MANHOLE
330" DIA. MANHOLE	330" DIA. MANHOLE
336" DIA. MANHOLE	336" DIA. MANHOLE
342" DIA. MANHOLE	342" DIA. MANHOLE
348" DIA. MANHOLE	348" DIA. MANHOLE
354" DIA. MANHOLE	354" DIA. MANHOLE
360" DIA. MANHOLE	360" DIA. MANHOLE
366" DIA. MANHOLE	366" DIA. MANHOLE
372" DIA. MANHOLE	372" DIA. MANHOLE
378" DIA. MANHOLE	378" DIA. MANHOLE
384" DIA. MANHOLE	384" DIA. MANHOLE
390" DIA. MANHOLE	390" DIA. MANHOLE
396" DIA. MANHOLE	396" DIA. MANHOLE
402" DIA. MANHOLE	402" DIA. MANHOLE
408" DIA. MANHOLE	408" DIA. MANHOLE
414" DIA. MANHOLE	414" DIA. MANHOLE
420" DIA. MANHOLE	420" DIA. MANHOLE
426" DIA. MANHOLE	426" DIA. MANHOLE
432" DIA. MANHOLE	432" DIA. MANHOLE
438" DIA. MANHOLE	438" DIA. MANHOLE
444" DIA. MANHOLE	444" DIA. MANHOLE
450" DIA. MANHOLE	450" DIA. MANHOLE
456" DIA. MANHOLE	456" DIA. MANHOLE
462" DIA. MANHOLE	462" DIA. MANHOLE
468" DIA. MANHOLE	468" DIA. MANHOLE
474" DIA. MANHOLE	474" DIA. MANHOLE
480" DIA. MANHOLE	480" DIA. MANHOLE
486" DIA. MANHOLE	486" DIA. MANHOLE
492" DIA. MANHOLE	492" DIA. MANHOLE
498" DIA. MANHOLE	498" DIA. MANHOLE
504" DIA. MANHOLE	504" DIA. MANHOLE
510" DIA. MANHOLE	510" DIA. MANHOLE
516" DIA. MANHOLE	516" DIA. MANHOLE
522" DIA. MANHOLE	522" DIA. MANHOLE
528" DIA. MANHOLE	528" DIA. MANHOLE
534" DIA. MANHOLE	534" DIA. MANHOLE
540" DIA. MANHOLE	540" DIA. MANHOLE
546" DIA. MANHOLE	546" DIA. MANHOLE
552" DIA. MANHOLE	552" DIA. MANHOLE
558" DIA. MANHOLE	558" DIA. MANHOLE
564" DIA. MANHOLE	564" DIA. MANHOLE
570" DIA. MANHOLE	570" DIA. MANHOLE
576" DIA. MANHOLE	576" DIA. MANHOLE
582" DIA. MANHOLE	582" DIA. MANHOLE
588" DIA. MANHOLE	588" DIA. MANHOLE
594" DIA. MANHOLE	594" DIA. MANHOLE
600" DIA. MANHOLE	600" DIA. MANHOLE
606" DIA. MANHOLE	606" DIA. MANHOLE
612" DIA. MANHOLE	612" DIA. MANHOLE
618" DIA. MANHOLE	618" DIA. MANHOLE
624" DIA. MANHOLE	624" DIA. MANHOLE
630" DIA. MANHOLE	630" DIA. MANHOLE
636" DIA. MANHOLE	636" DIA. MANHOLE
642" DIA. MANHOLE	642" DIA. MANHOLE
648" DIA. MANHOLE	648" DIA. MANHOLE
654" DIA. MANHOLE	654" DIA. MANHOLE
660" DIA. MANHOLE	660" DIA. MANHOLE
666" DIA. MANHOLE	666" DIA. MANHOLE
672" DIA. MANHOLE	672" DIA. MANHOLE
678" DIA. MANHOLE	678" DIA. MANHOLE
684" DIA. MANHOLE	684" DIA. MANHOLE
690" DIA. MANHOLE	690" DIA. MANHOLE
696" DIA. MANHOLE	696" DIA. MANHOLE
702" DIA. MANHOLE	702" DIA. MANHOLE
708" DIA. MANHOLE	708" DIA. MANHOLE
714" DIA. MANHOLE	714" DIA. MANHOLE
720" DIA. MANHOLE	720" DIA. MANHOLE
726" DIA. MANHOLE	726" DIA. MANHOLE
732" DIA. MANHOLE	732" DIA. MANHOLE
738" DIA. MANHOLE	738" DIA. MANHOLE
744" DIA. MANHOLE	744" DIA. MANHOLE
750" DIA. MANHOLE	750" DIA. MANHOLE
756" DIA. MANHOLE	756" DIA. MANHOLE
762" DIA. MANHOLE	762" DIA. MANHOLE
768" DIA. MANHOLE	768" DIA. MANHOLE
774" DIA. MANHOLE	774" DIA. MANHOLE
780" DIA. MANHOLE	780" DIA. MANHOLE
786" DIA. MANHOLE	786" DIA. MANHOLE
792" DIA. MANHOLE	792" DIA. MANHOLE
798" DIA. MANHOLE	798" DIA. MANHOLE
804" DIA. MANHOLE	804" DIA. MANHOLE
810" DIA. MANHOLE	810" DIA. MANHOLE
816" DIA. MANHOLE	816" DIA. MANHOLE
822" DIA. MANHOLE	822" DIA. MANHOLE
828" DIA. MANHOLE	828" DIA. MANHOLE
834" DIA. MANHOLE	834" DIA. MANHOLE
840" DIA. MANHOLE	840" DIA. MANHOLE
846" DIA. MANHOLE	846" DIA. MANHOLE
852" DIA. MANHOLE	852" DIA. MANHOLE
858" DIA. MANHOLE	858" DIA. MANHOLE
864" DIA. MANHOLE	864" DIA. MANHOLE
870" DIA. MANHOLE	870" DIA. MANHOLE
876" DIA. MANHOLE	876" DIA. MANHOLE
882" DIA. MANHOLE	882" DIA. MANHOLE
888" DIA. MANHOLE	888" DIA. MANHOLE
894" DIA. MANHOLE	894" DIA. MANHOLE
900" DIA. MANHOLE	900" DIA. MANHOLE
906" DIA. MANHOLE	906" DIA. MANHOLE
912" DIA. MANHOLE	912" DIA. MANHOLE
918" DIA. MANHOLE	918" DIA. MANHOLE
924" DIA. MANHOLE	924" DIA. MANHOLE
930" DIA. MANHOLE	930" DIA. MANHOLE
936" DIA. MANHOLE	936" DIA. MANHOLE
942" DIA. MANHOLE	942" DIA. MANHOLE
948" DIA. MANHOLE	948" DIA. MANHOLE
954" DIA. MANHOLE	954" DIA. MANHOLE
960" DIA. MANHOLE	960" DIA. MANHOLE
966" DIA. MANHOLE	966" DIA. MANHOLE
972" DIA. MANHOLE	972" DIA. MANHOLE
978" DIA. MANHOLE	978" DIA. MANHOLE
984" DIA. MANHOLE	984" DIA. MANHOLE
990" DIA. MANHOLE	990" DIA. MANHOLE
996" DIA. MANHOLE	996" DIA. MANHOLE
1002" DIA. MANHOLE	1002" DIA. MANHOLE
1008" DIA. MANHOLE	1008" DIA. MANHOLE
1014" DIA. MANHOLE	1014" DIA. MANHOLE
1020" DIA. MANHOLE	1020" DIA. MANHOLE
1026" DIA. MANHOLE	1026" DIA. MANHOLE
1032" DIA. MANHOLE	1032" DIA. MANHOLE
1038" DIA. MANHOLE	1038" DIA. MANHOLE
1044" DIA. MANHOLE	1044" DIA. MANHOLE
1050" DIA. MANHOLE	1050" DIA. MANHOLE
1056" DIA. MANHOLE	1056" DIA. MANHOLE
1062" DIA. MANHOLE	1062" DIA. MANHOLE
1068" DIA. MANHOLE	1068" DIA. MANHOLE
1074" DIA. MANHOLE	1074" DIA. MANHOLE
1080" DIA. MANHOLE	1080" DIA. MANHOLE
1086" DIA. MANHOLE	1086" DIA. MANHOLE
1092" DIA. MANHOLE	1092" DIA. MANHOLE
1098" DIA. MANHOLE	1098" DIA. MANHOLE
1104" DIA. MANHOLE	1104" DIA. MANHOLE
1110" DIA. MANHOLE	1110" DIA. MANHOLE
1116" DIA. MANHOLE	1116" DIA. MANHOLE
1122" DIA. MANHOLE	1122" DIA. MANHOLE
1128" DIA. MANHOLE	1128" DIA. MANHOLE
1134" DIA. MANHOLE	1134" DIA. MANHOLE
1140" DIA. MANHOLE	1140" DIA. MANHOLE
1146" DIA. MANHOLE	1146" DIA. MANHOLE
1152" DIA. MANHOLE	1152" DIA. MANHOLE
1158" DIA. MANHOLE	1158" DIA. MANHOLE
1164" DIA. MANHOLE	1164" DIA. MANHOLE
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1200" DIA. MANHOLE	1200" DIA. MANHOLE
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1290" DIA. MANHOLE	1290" DIA. MANHOLE
1296" DIA. MANHOLE	1296" DIA. MANHOLE
1302" DIA. MANHOLE	1302" DIA. MANHOLE
1308" DIA. MANHOLE	1308" DIA. MANHOLE
1314" DIA. MANHOLE	1314" DIA. MANHOLE
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1404" DIA. MANHOLE	1404" DIA. MANHOLE
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1422" DIA. MANHOLE	1422" DIA. MANHOLE
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1500" DIA. MANHOLE	1500" DIA. MANHOLE
1506" DIA. MANHOLE	1506" DIA. MANHOLE
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1566" DIA. MANHOLE	1566" DIA. MANHOLE
1572" DIA. MANHOLE	1572" DIA. MANHOLE
1578" DIA. MANHOLE	1578" DIA. MANHOLE
1584" DIA. MANHOLE	1584" DIA. MANHOLE
1590" DIA. MANHOLE	1590" DIA. MANHOLE
1596" DIA. MANHOLE	1596" DIA. MANHOLE
1602" DIA. MANHOLE	1602" DIA. MANHOLE
1608" DIA. MANHOLE	1608" DIA. MANHOLE
1614" DIA. MANHOLE	1