

**MINUTES OF ZONING HEARING
COBB COUNTY BOARD OF COMMISSIONERS
MARCH 18, 2025
9:00 A.M.**

The Board of Commissioners' Zoning Hearing was held on Tuesday, March 18, 2025, 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 JoAnn Birrell
Commissioner Keli Gambrell
Commissioner Monique Sheffield

CALL TO ORDER – CHAIRWOMAN CUPID

Chairwoman Cupid called the hearing to order at 9:01 a.m.

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 John Pederson, Zoning Division Manager, reviewed the hearing procedures and announced the following cases which were *withdrawn, held, or continued*.

WITHDRAWN, HELD, AND CONTINUED CASES

Z-43'²⁴ **CAMPUS REALTY ADVISORS, LLC** (Glenn Chastain, LLC, owner) requesting rezoning from **OS** to **RRC** for purpose-built student housing in land lot 430 of the 16th district. Property is located at the terminus of Chastain Center Boulevard, south of Chastain Road (500 Chastain Center Boulevard). *(Previously continued by Staff from the August 6, 2024, Planning Commission (PC) hearing until the September 3, 2024, PC hearing; continued by the Board of Commissioners (BOC) from the September 17, 2024, BOC Zoning hearing until the October 15, 2024, BOC Zoning hearing; continued by Staff from the October 15, 2024, through the February 18, 2025, BOC Zoning hearings until the March 18, 2025, BOC Zoning hearing).* **WITHDRAWN WITHOUT PREJUDICE**

SLUP-9'²⁴ **CAMPUS REALTY ADVISORS, LLC** (Glenn Chastain, LLC, owner) requesting a **Special Land Use Permit** for purpose-built student housing in land lot 430 of the 16th district. Property is located at the terminus of Chastain Center Boulevard, south of Chastain Road (500 Chastain Center Boulevard). *(Previously continued by Staff from the August 6, 2024, Planning Commission (PC) hearing until the September 3, 2024, PC hearing; continued by the Board of Commissioners (BOC) from the September 17, 2024, BOC Zoning hearing until the October 15, 2024, BOC Zoning hearing; continued by Staff from the October 15, 2024, through the February 18, 2025, BOC Zoning hearings until the March 18, 2025, BOC Zoning hearing).* **WITHDRAWN WITHOUT PREJUDICE**

SLUP-3 **SWARM FOOTBALL CLUB, LLC** (Cobb Futbol Holdings, LLC, owner) requesting a **Special Land Use Permit** for a soccer facility in land lots 862 and 841 of the 19th district. Property is located south of Marathon Circle,

**MINUTES OF ZONING HEARING
COBB COUNTY BOARD OF COMMISSIONERS
MARCH 18, 2025
PAGE 2**

WITHDRAWN, HELD, AND CONTINUED CASES (CONT.)

SLUP-3 SWARM FOOTBALL CLUB, LLC (CONT.)

south of the East-West Connector (3598 Marathon Circle). *(Previously held by the Planning Commission (PC) from the February 4, 2025, PC hearing until the March 4, 2025, PC hearing). WITHDRAWN WITHOUT PREJUDICE*

Z-2^{'24} **FLOURNOY DEVELOPMENT GROUP, LLC** (Cobb County, owner) requesting rezoning from **GC** to **RRC** for a multifamily residential building in land lots 763 and 764 of the 17th district. Property is located on the west side of Atlanta Road and on the east side of I-285, south of the intersection of I-285 and Atlanta Road (4600 Atlanta Road). *(Previously continued by Staff from the February 6, 2024, through the February 4, 2025, Planning Commission (PC) hearings until the May 6, 2025, PC hearing; therefore, was not considered at this hearing).*

Z-68^{'24} **SAKSS AUSTELL, LLC** (Robert Alan Plott and Donna Dickson Plott and Yonas Bayou, owners) requesting rezoning from **R-20** to **NRC** for a convenience store with fuel sales, retail, and drive through restaurant in land lot 84 of the 17th district. Property is located on the west side of Austell Road, north of Chamberlain Circle (2096 and 2106 Austell Road). *(Previously continued by Staff from the December 3, 2024, and February 4, 2025, Planning Commission (PC) hearings until the March 4, 2025, PC hearing; held by the PC from the March 4, 2025, PC hearing, until the May 6, 2025, PC hearing; therefore, was not considered at this hearing).*

LUP-8 **ANGELA BENITEZ** (Hector A. Benitez and Angela Marina B. Escamilla, owners) requesting a **Temporary Land Use Permit** to allow more vehicles and adults than the code allows in land lot 478 of the 19th district. Property is located on the west side of Chamirey Drive, southwest of Callaway Road (1478 Chamirey Drive). *(Held by the Planning Commission (PC) from the March 4, 2025, PC hearing until the May 6, 2025, PC hearing; therefore, was not considered at this hearing).*

SLUP-2 **FREE BIRD COMMUNICATIONS, LLC** (Dixie L. Stretch and Donald G. Stretch, owners) requesting a **Special Land Use Permit** for a 185-foot communications tower in land lot 160 of the 20th district. Property is located on the northeast corner of Acworth Due West Road and Jim Owens Road (2516 Acworth Due West Road). *(Previously continued by Staff from the February 4, 2025, and March 4, 2025, Planning Commission (PC) hearings until the April 1, 2025, PC hearing; therefore, was not considered at this hearing).*

**MINUTES OF ZONING HEARING
COBB COUNTY BOARD OF COMMISSIONERS
MARCH 18, 2025
PAGE 3**

WITHDRAWN, HELD, AND CONTINUED CASES (CONT.)

- O.B. 14** To consider installing a gate and making Allatoona Heights subdivision a private road for David Pearson Communities, Inc. Property is located at the western end of Collins Road in land lots 190 and 191 of the 20th district (Collins Road). *(Continued by Staff from the March 18, 2025, Board of Commissioners' (BOC) Zoning hearing until the April 15, 2025, BOC Zoning hearing; therefore, was not considered at this hearing).*

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

INFORMATION REGARDING ZONING CASES

All information regarding zoning cases must be turned in to 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.

CONSENT AGENDA

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

- Z-5** **ALIREZA MAHMODI** (Futurist Homes, Inc., owner) requesting rezoning from **GC** to **NRC** for a heating and air contractor in land lot 293 of the 17th district. Property is located on the southwest corner of West Atlanta Street and Oakridge Drive (972 West Atlanta Street).

To **approve** Z-5 to the **NRC** zoning district, subject to:

1. **Site Plan received by the Zoning Division on December 30, 2024, (attached and made a part of these minutes), with minor modifications to be approved by the District Commissioner**
2. **Variances for existing setback encroachments as identified in the Zoning Division comments and recommendations**
3. **Striped parking to be added**
4. **Landscape buffer adjacent to west and south property lines to the extent allowable by the current footprint up to 35 feet wide with a privacy fence; plan to be approved by the County Arborist**
5. **No outdoor storage and no outside display of merchandise**
6. **Fire Department comments and recommendations**
7. **Water and Sewer Division comments and recommendations**
8. **Department of Transportation comments and recommendations**
9. **Stormwater Management Division comments and recommendations**
10. **Planning Division comments and recommendations**

**MINUTES OF ZONING HEARING
COBB COUNTY BOARD OF COMMISSIONERS
MARCH 18, 2025
PAGE 4**

CONSENT AGENDA (CONT.)

OTHER BUSINESS

- O.B. 5** Diana Bickers requesting consideration for a road frontage reduction from 75-feet to zero-feet for Tract 2 for property located on the north side of Awtrey Church Road in land lot 39 of the 20th district (5830 Awtrey Church Road). *(Previously continued by the Board of Commissioners (BOC) from the February 18, 2025, BOC Zoning hearing until the March 18, 2025, BOC Zoning hearing).*

To **approve** O.B. 5, subject to:

- 1. Revised Site Plan dated March 5, 2025 (attached and made a part of these minutes)**
- 2. Applicant agrees to file the revised plat with the Superior Court Clerk by May 19, 2025**
- 3. No further subdividing of Tract 2**
- 4. Fire Department comments and recommendations contained in the Other Business packet**
- 5. Cobb DOT comments and recommendations contained in the Other Business packet**

- O.B. 6** To consider installing more than five EV charging stations (total of eight stations) on a non-residentially zoned property for Vanderlande Industries Inc. Property is located on the east side of Chastain Meadows Parkway, and on the west side of Bells Ferry Road in land lots 498, 499, 510, and 511 of the 16th district (3054 Chastain Meadows Parkway). *(Previously held by the Board of Commissioners (BOC) from the February 18, 2025, BOC Zoning hearing until the March 18, 2025, BOC Zoning hearing).*

To **approve** O.B. 6, subject to:

- 1. Plans contained in the Other Business packet (attached and made a part of these minutes)**

- O.B. 11** To consider installing more than five EV charging stations (total of six stations) on a non-residentially zoned property for Envirosark Energy Solutions. Property is located on the east side of Windy Ridge Parkway, north of Powers Ferry Road in land lots 1007 and 1008 of the 17th district (3301 Windy Ridge Parkway).

To **approve** O.B. 11, subject to:

- 1. Plans contained in the Other Business packet (attached and made a part of these minutes)**

MINUTES OF ZONING HEARING
COBB COUNTY BOARD OF COMMISSIONERS
MARCH 18, 2025
PAGE 5

CONSENT AGENDA (CONT.)

OTHER BUSINESS (CONT.)

O.B. 12 To consider amending the site plan and stipulations for Robert Buehler regarding rezoning application Z-123 of 1992. Property is located on the east side of Edgemere Trace, east of Edgemere Lake Circle in land lot 684 of the 16th district (4515 Edgemere Trace).

To **approve** O.B. 12, subject to:

1. **Maximum of 35% impervious surface**
2. **10-foot undisturbed buffer to be deleted for this lot**
3. **Stormwater Management Division comments and recommendations**
4. **All remaining stipulations and conditions, *not in conflict with this amendment*, to remain in effect**

O.B. 13 To consider amending the site plan and stipulations for Emory Floyd regarding rezoning application Z-70 of 1999. Property is located on the north side of Hampton Estates Drive, north of Hampton Valley Drive in land lot 488 of the 19th district (2413 Hampton Estates Drive).

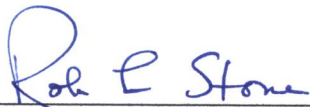
To **approve** O.B. 13, subject to:

1. **This buffer to be reduced to a 20-foot landscape buffer**
2. **All remaining stipulations and conditions, *not in conflict with this amendment*, to remain in effect**

CONSENT VOTE: **ADOPTED 4-0**

ADJOURNMENT

The hearing adjourned at 9:13 a.m.



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

THIS
PAGE
INTENTIONALLY
LEFT
BLANK



MONUMENTATION

SYMBOLS	ABBREVIATIONS
1/2" REBAR SET	PS - IRON PIN SET
STAMPED CAP	IF - IRON PIN FND.
2.5" SLEWS OR 2.5" SLEWS	ANG. IR. - ANGLE IRON
DOT CONC. R/W	O.T.P. - OPEN TOP PIPE
MONUMENT FND.	C.T.P. - CRIMP TOP PIPE
1/2" CONC. (TYP.)	FND. - FOUND
1/2" RBR. FND.	CONC. - CONCRETE
W/ "SIZE AND TYPE"	COR. - CORNER
FENCE COR. FND.	REF. - REFERENCE
W/ "SIZE AND TYPE"	MON. - MONUMENT
TREE FOUND	E - CENTERLINE
W/ "SIZE AND TYPE"	P - PROPERTY LINE
COMPUTED POINT	C.P. - COMPUTED PT.

ABBREVIATIONS

P.O.C. - POINT OF COMMENCEMENT	P.O.B. - POINT OF BEGINNING
NTS - NOT TO SCALE	
LL - LAND LOT LINE	LLC - LAND LOT CORNER
D.B. - DEED BOOK	P.B. - PLAT BOOK
R/W - RIGHT OF WAY	N/W - NOW OR FORMALLY
EDP - EDGE OF PAVEMENT	INT. - INTERSECTION
B - BUILDING LINE	O.H.P. - OVERHEAD POWER
C - CENTERLINE	P - PROPERTY LINE
APPROX. - APPROXIMATE	APPL. - APPLICABLE

BLOCK RESERVED FOR THE CLERK OF SUPERIOR COURT

SURVEY & PLAT NOTES

- Subject and adjacent property owners' deed and plat references were obtained through Clerk of Superior County, but are not guaranteed as to accuracy or completeness. All deed book references shown hereon are recorded in the Clerk of Superior Court's office of COBB COUNTY, GEORGIA.
- Survey done without benefit of a current Title Search or Commitment. As such, Land Use Restrictions, Setbacks, Zoning, Easements and other Title Facts may exist that are not shown hereon.
- Utilities such as Electric Lines, Water Lines, Gas Lines, Sanitary Sewer Lines or Wells may or may not exist on site and may or may not be shown hereon.
- Structures visible on the date of survey are shown hereon.
- Locations are accurate only where dimensioned.
- This property may contain wetlands. All wetlands are under the jurisdiction of the U.S. Army Corps of Engineers and/or the state of Georgia Department of Natural Resources. Lot owners are subject to penalty by law for disturbance to these protected areas without the proper permit application and approval.
- This property IS NOT located in a Special Flood Hazard Area per the Federal Emergency Management Agency's Flood Insurance Rate Map No. 13067C0004G; Effective Date: 12/16/2008.
- 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.
- This Survey complies with both the rules of the Georgia Board of Registration for Professional Engineers and Land Surveyors and the Official Code of Georgia Annotated (O.C.G.A.) 15-6-67 as amended by HB1104 (2016), in that where a conflict exists between those two sets of specifications, the requirements of law prevail.

SURVEY REFERENCES

- LIMITED WARRANTY DEED FROM "KELLY R. WILSON AND ROBERT G. WILSON" TO "DIANA COVINGTON BICKERS" DATED 08/28/2018. RECORDED IN COBB COUNTY RECORDS DEED BOOK 15569, PAGE 2328.

CLOSURE STATEMENT

A substantial portion of the Fieldwork Data used for the computation of this survey was obtained by a CARLSON BROK BASE & ROVER - MULTI-FREQUENCY GNSS RECEIVER receiving real time corrections from EGPS SOLUTIONS Correction Service Subscription. The relative positional accuracy of the Field data collected is 0.04' HORIZONTAL at the 95% CONFIDENCE LEVEL.

This plat has been calculated for closure and found to be accurate within one foot in 418,252 feet for the OVERALL TRACT.

SURVEYOR CERTIFICATION

ROBERT S. LEWIS, GA. RLS #2789



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.

BY: *Robert S. Lewis* 01/13/2024
ROBERT S. LEWIS, GA. RLS #2789 DATE

RECEIVED

By Cobb County Zoning Division at 2:04 pm, Mar 10, 2025

Min. Bk. 100 Petition No. 08-5
Doc. Type Revised Site Plan
Meeting Date 3-18-2025

N/F WELLSTAR HEALTH
SYSTEM INC
PARCEL NO: 20003600210

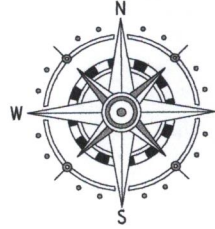
N/F U.S. ARMY CORPS
OF ENGINEERS
PARCEL NO: 2000030050

N/F U.S. ARMY CORPS
OF ENGINEERS
PARCEL NO: 2000030050

N/F CHAMPION
D.B. 16074, Pg. 2492
PARCEL NO: 20003600250

REV. NO.	DATE OF REV.	DESC.	JOB NO. 2024-180
1	12/19/2024	Revised Tracts and Tract Lines	
2	02/13/2024	Revised Tracts and Tract Lines and added Environmental Health Signature Block	
3	02/21/2024	Revised division line between Tracts 1 & 2.	
4	03/05/2025	Revised division line between Tracts 1 & 2.	

FIELD J.D. LEWIS, L.S. LEWIS, L.S. LEWIS, L.S. LEWIS, L.S. LEWIS
2155 Southview Drive, Suite 100, Marietta, GA 30067
COBB COUNTY, GEORGIA
COBB COUNTY, GEORGIA
COBB COUNTY, GEORGIA
COBB COUNTY, GEORGIA



NORTH REFERENCED HEREON TO:
GRID NORTH - NAD(83)
GEORGIA WEST ZONE

NUM	BEARING	DISTANCE
L1	S75°36'35"W	56.45'

NUM	ARC	RADIUS	BEARING	DISTANCE
C1	21.33'	1339.03'	S68°18'04"W	21.33'
C2	32.39'	1339.03'	S69°27'01"W	32.39'
C3	127.75'	1339.03'	S72°52'35"W	127.70'

NUM	BEARING	DISTANCE
L2	N01°34'49"E	31.54'

NUM	ARC	RADIUS	BEARING	DISTANCE
C4	78.44'	65.93'	N32°30'11"W	73.89'
C5	125.89'	95.93'	N36°00'55"W	117.05'

CERTIFICATION OF THE COBB COUNTY BOARD OF HEALTH

This plat or survey has been approved for development utilizing on-site sewage management systems except as noted. Unauthorized excavation or filling of lots may render their approval void.

Environmental Health District Director _____ Date _____
Cobb County Board of Health

- Note on Individual Septic Systems:
- SP: Approval of individual site plan required prior to issuance of on-site sewage management system permit.
 - SPA: Approval of individual site plan utilizing an alternative on-site sewage management system required prior to permit issuance.
 - Out: Currently unsuitable for on-site sewage management systems.
 - Sewer: To be served by sanitary sewer only.

TRACT 1 AREA =
10.12 ACRES
440,846 sq. ft.

TRACT 2 AREA =
1.21 ACRES
52,977 sq. ft.

TOTAL AREA =
11.33 ACRES
493,823 sq. ft.

CURRENT ZONING: R20

MINOR PLAT OF SURVEY FOR:
DIANA BICKERS

Located in Land Lot 39
District 20TH - Section 2ND.
COBB County - Georgia
Parcel Number: 20003600220

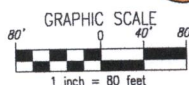
Address:
5830 AWTREY CHURCH ROAD

Original Survey Date: 01/13/2024
Fieldwork Completed: 10/30/2024
Scale of Plat: 1 in. = 80 ft.

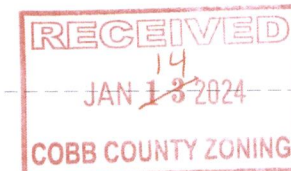
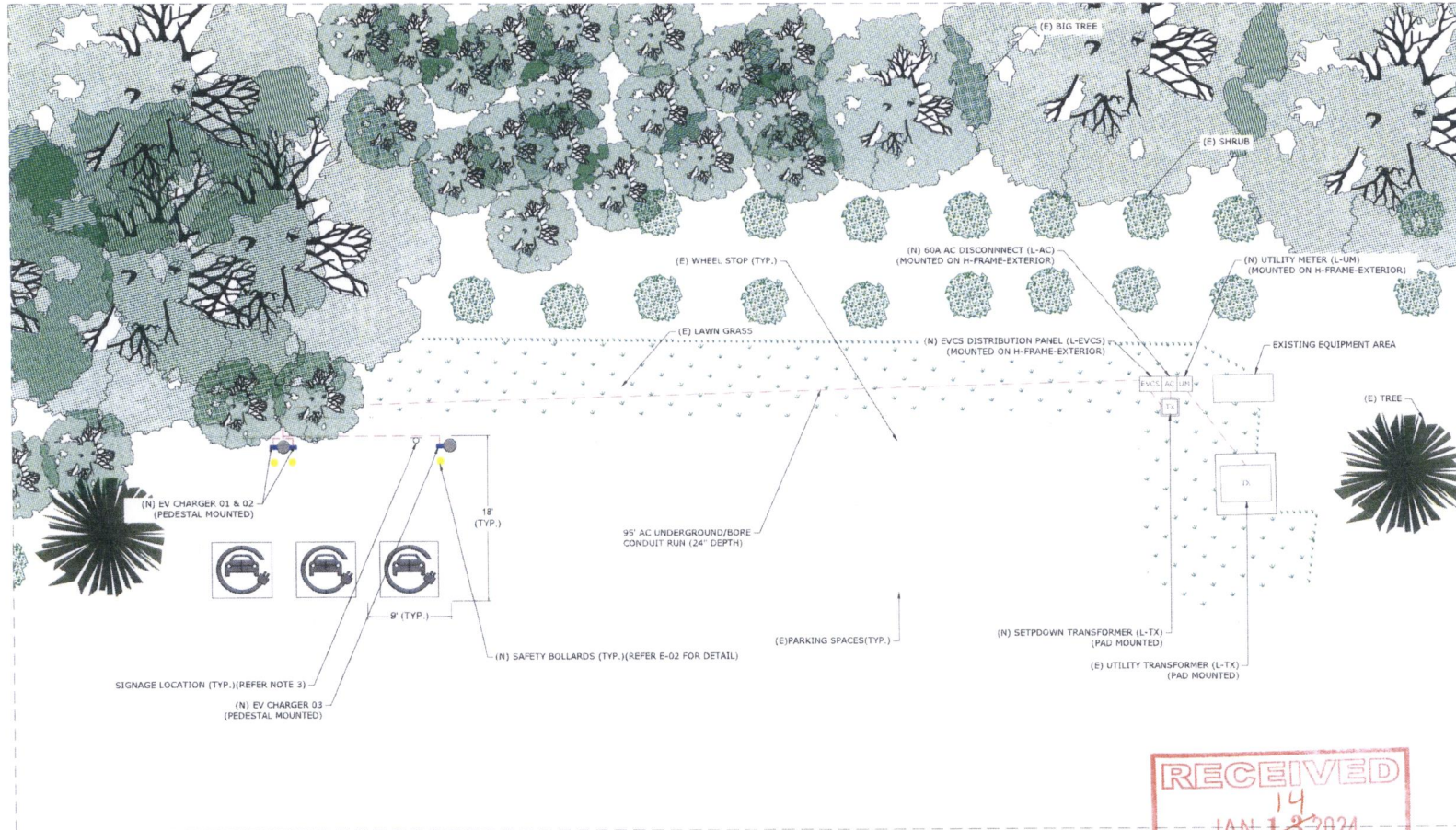
L5 Development Concepts, LLC
ROBERT S. LEWIS - GA. RLS #2789
285 TOM REEVE DRIVE
CARROLLTON, GA 30707
MOBILE: 770-280-5758
SLEWIS@L5DevelopmentConcepts.com



IRON PIN SET
SURVEY CAP
DETAIL



LANDSCAPE PLAN:



SYSTEM INFORMATION

(2) PRITHONG ES40A-N
 EV CHARGING STATIONS
 WIND SPEED: 107 MPH
 SNOW LOAD: 5 PSF
 EXPOSURE CAT: C
 ASD: SA-COBB COUNTY
 UTILITY: ---
 MIN. TEMP.: -10.3°C MAX. TEMP.: 33.9°C



EVCS PROJECT: EVS-DG-2024-243

VANDERLAND EDISON
 PT. 2
 3954 CHASTAIN MEADOWS
 P.O. BOX 10066
 ATLANTA, GA 30354
 APN #16049800600

REVISION HISTORY		
REV	DATE	DESCRIPTION
1	01/10/2025	EVCS PROJECT PLAN



ILLUMINE INTERNATIONAL, INC.
 1225 AFFORD POINT DR, STE 501, # 163
 CEDAR PARK, TX 78613

THIS DRAWING IS THE PROPERTY OF ILLUMINE INTERNATIONAL, INC. THE INFORMATION CONTAINED HEREIN IS NOT TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, WITHOUT THE WRITTEN CONSENT OF ILLUMINE INTERNATIONAL, INC.

LANDSCAPE PLAN

PAPER SIZE: 24" X 36"
 DESIGNED BY: PRADHA S/MANOJ M
 SCALE: AS NOTED
 DATE: 01/10/2025
 REV: A-01.1

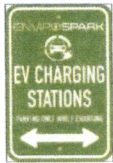


SCALE: 3/16" = 1'-0"

NOTE:
 1. SCOPE OF WORK SHALL COMPLY WITH THE 2020 NEC ART. 625 - ELECTRIC VEHICLE POWER TRANSFER SYSTEM.
 2. THREE CUBIC FEET OF CEMENT PER BASE. THIS IS FOR PAD PLACED BEHIND THE CURB, ON THE SIDEWALK.

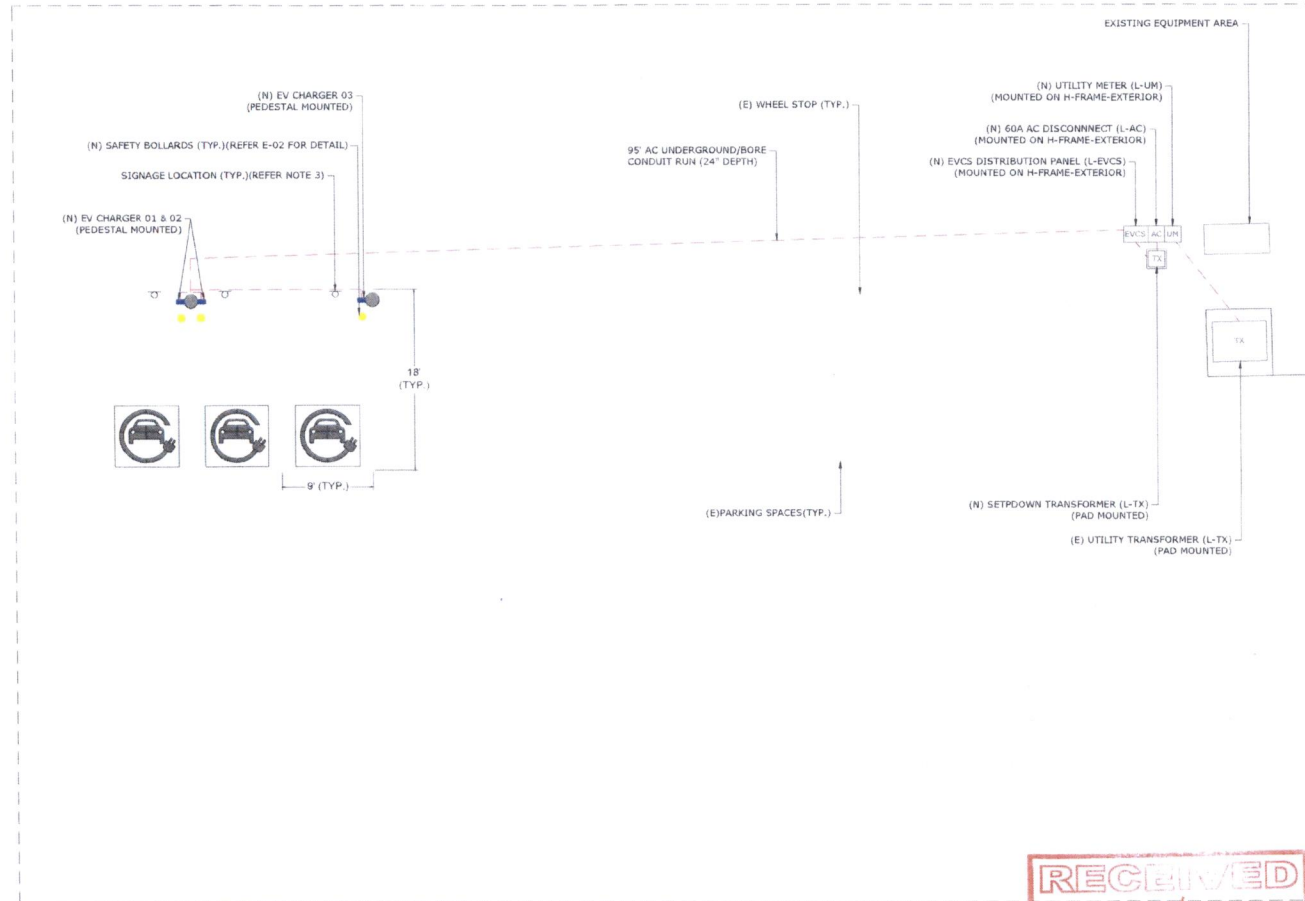
NOMENCLATURE:
 L-TX: LOW VOLTAGE UTILITY TRANSFORMER
 L-UM: LOW VOLTAGE UTILITY METER
 L-AC: LOW VOLTAGE AC DISCONNECT
 L-TX: LOW VOLTAGE STEPDOWN TRANSFORMER
 L-EVCS: LOW VOLTAGE EVCS DISTRIBUTION PANEL

NOTE 3:
PARKING SIGN:



NOTE 4:
RELEVANT CODE EXEMPTION:
 EXCEPTION: EVCS NOT AVAILABLE TO THE GENERAL PUBLIC AND INTENDED FOR USE BY A DESIGNATED VEHICLE OR DRIVER SHALL NOT BE REQUIRED TO COMPLY WITH SECTION 11A-228.3.2. EXAMPLES INCLUDE, BUT ARE NOT LIMITED TO, EVCS SERVING PUBLIC OR PRIVATE FLEET VEHICLES AND EVCS SERVING PUBLIC OR PRIVATE FLEET VEHICLES AND EVCS ASSIGNED TO AN EMPLOYEE.

ENLARGED EVCS SITE PLAN:

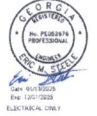


SCALE: 3/16\" = 1'-0"



SYSTEM INFORMATION

(3) **PHIHONG ES40A-N**
 EV CHARGING STATIONS
 WIN2 SPEED: 107 MPH
 SNOW LOAD: 5 PSF
 EXPOSURE CAT: C
 AHJ: GA-COBB COUNTY
 UTILITY: ---
 MIN. TEMP: -10.3°C MAX. TEMP: 33.9°C



EVCS PROJECT: EVS-DG-2024-243

VANDERLAND EDISON
 PT. 2
 3054 CHASTAIN MEADOWS
 PKWY NW, MARIETTA, GA 30066
 404-258-1111, 404-560877
 APN #16049800600

REVISION HISTORY		
REV	DATE	DESCRIPTION
A	02/15/2024	EVCS PERMIT PLAN

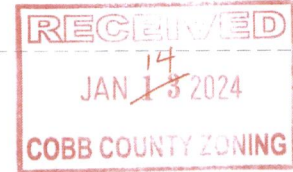


ILLUMINE INTERNATIONAL INC.
 1220 ARROW POINT DR, STE 501, #162
 CEDAR PARK, TX 78613

THIS DRAWING IS THE PROPERTY OF ILLUMINE INTERNATIONAL, INC. THE INFORMATION CONTAINED HEREIN IS UNCLASSIFIED AND NOT BE RELEASED TO OTHERS WITHOUT THE WRITTEN CONSENT OF ILLUMINE INTERNATIONAL, INC.

ENLARGED EVCS SITE PLAN

PAPER SIZE: 24" X 36"
 DESIGNED BY: CHECKED BY:
 PRADESA S. MANOJI M.
 SCALE: AS NOTED
 DATE: 01/10/2025
 REV A
 E-01



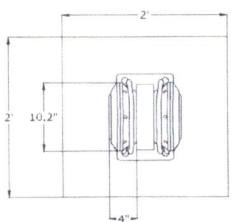
RECEIVED
JAN 14 2024
COBB COUNTY ZONING



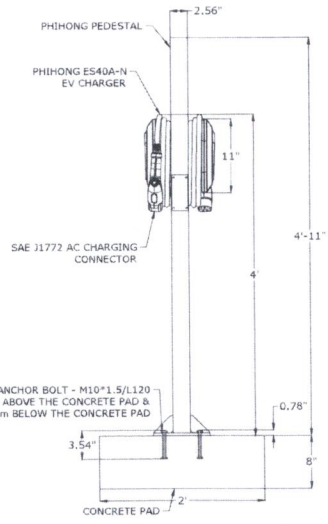
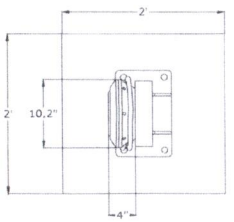
SYSTEM INFORMATION	
(3) PHIHONG ES40A-N EV CHARGING STATIONS	
WIND SPEED: 107 MPH	
SNOW LOAD: 5 PSF	
EXPOSURE CAT: C	
ANISGA-COBB COUNTY	
UTILITY:-----	
MIN. TEMP. -10.3°C	MAX. TEMP. 33.9°C

PHIHONG ES40A-N EV CHARGING STATION ELEVATION VIEW

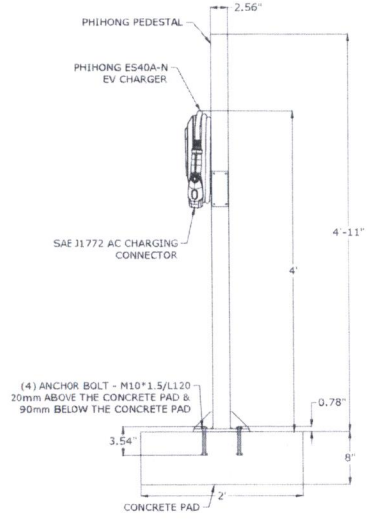
DUAL PEDESTAL



SINGLE PEDESTAL

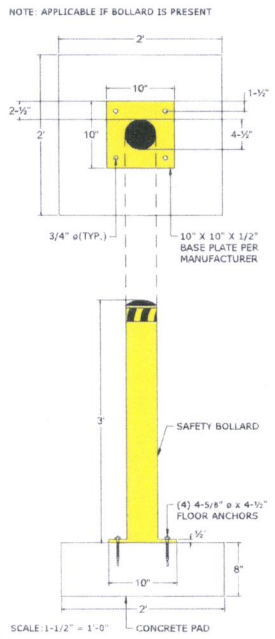


SCALE: 1-1/2" = 1'-0"

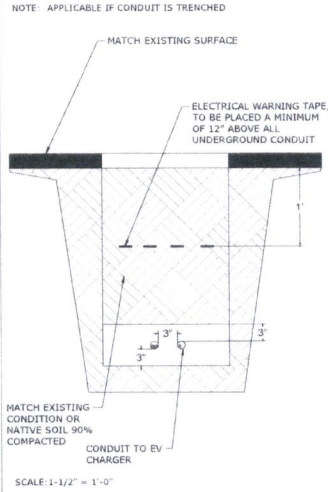


SCALE: 1-1/2" = 1'-0"

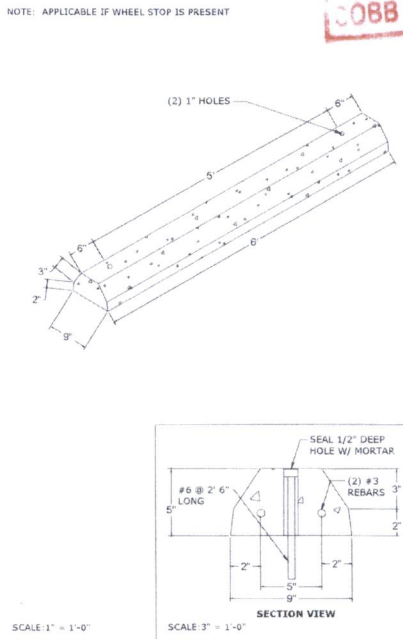
BOLLARD ELEVATION VIEW



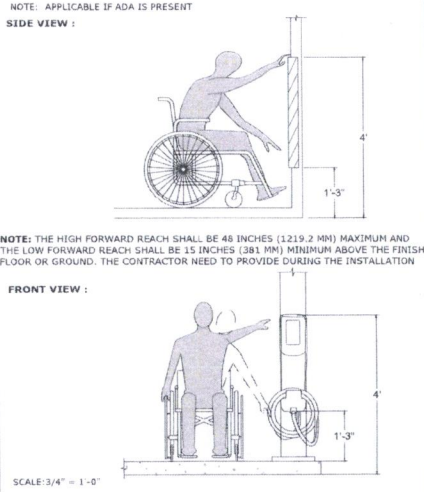
TRENCHED CONDUIT DETAIL



PRE-CAST WHEELSTOP



REACH RANGES



EVCS PROJECT: EVS-DG-2024-243
VANDERLAND EDISON
PT. 2
3054 CHASTAIN MEADOWS
POWY NW, MARIETTA, GA 30066
SA 0055451 - 04.550877
APN #16049800600

REVISION HISTORY	
REV	DATE DESCRIPTION
1	01/10/2025 EVCS PERMIT PLANS

ILLUMINE I
ILLUMINE INTERNATIONAL INC.
1120 ARROW POINT DR. STE 351, 1463
CEDAR PARK, TX 78613

THIS DRAWING IS THE PROPERTY OF ILLUMINE INTERNATIONAL INC. THE INFORMATION CONTAINED HEREIN IS UNCLASSIFIED AND IS NOT TO BE RELEASED TO THE PUBLIC WITHOUT THE WRITTEN CONSENT OF ILLUMINE INTERNATIONAL INC.

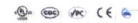
MOUNTING DETAILS	
PAPER SIZE: 24" X 36"	
DESIGNED BY: CHECKED BY:	
PRABHA S. PRABHU M	
SCALE: AS NOTED	REV: A
DATE: 01/10/2025	E-02

Revised: rev. 1.1, 01/09/2024

SPECIFICATION SHEET



**ES40A-N
32A EV AC Charger**



Features

- Ideal choice for residential and commercial EV charging
- Optional weatherproof enclosure for basic protection and management
- Upstream Wi-Fi card reader for user identification and management
- Super 200W LED light
- Stylish, ergonomic and industrial design
- IP65 rated for outdoor use
- Features weather through-glass connection
- Charging interface: SAE J1772 Type 1 or IEC 60309 Type 2
- CDPV 1.4-300W

Applications

- Highway gas/service station
- Parking garage
- Commercial fleet operators
- EV infrastructure operators and service providers
- EV dealer workshops

Accessory

Model List

Model	LAN	Wi-Fi	4G
ES40A-N	x	x	x
ES40A-N	x	x	x
ES40A-N	x	x	x
ES40A-N	x	x	x



ES40A-N Charging Station - Specification Sheet

Model Name	ES40A-N
Rated Input Voltage	200-240 VAC / Single Phase
Rated Output Current	Single Phase / 32A
AC Power Frequency	50/60 Hz
Input Protection	UVP OVP RCD SPD Ground Fault Protection
Output Protection	DCP OTP Control Pilot Fault Protection
Charging Interface	SAE J1772 AC Charging Connector
Storage Temperature	-40°C to +70°C
Operation Temperature	-30°C to +50°C
Relative Operating Humidity	95%RH Maximum
Relative Storage Humidity	95%RH Maximum
RFID Authentication	LAN Version or Wi-Fi Version or 4G Version
RFID Cable Max L	10M/100M (Base-T)
Wi-Fi Function 2	802.11 b/g/n
4G LTE Function 3	LTE UMTS/HSPA/LTE, GSM/GPRS/EDGE
Cable Length	5M (From charger's body to lower edge of charging connector)
Protection Level	NEMA TYPE 3R
Installation Type	Wall-Mounted
Altitude	≤ 2000 m
Weight	410.5kg
Dimensions	260mm x 280mm x 100mm
Colors	Red, Green, Blue LED

- LAN Version or Wi-Fi Version or 4G Version
- Wi-Fi Version
- 4G Version

SPECIFICATION SHEET

Standard Safety Bollard - 4 1/2 x 36", Fixed



Protect equipment from damage caused by forklifts and pallet trucks.

- Sturdy steel bollard posts have removable black caps. Fill with concrete for extra strength.
- 11 gauge steel.
- Permanent installation.
- Concrete Installation Kit and 10' Steel Chain available.



SYSTEM INFORMATION

(3) FHIHONG ES40A-N
EV CHARGING STATIONS

WIND SPEED: 107 MPH
SHOW LOAD: 5 PSF
EXPOSURE: CAT-1

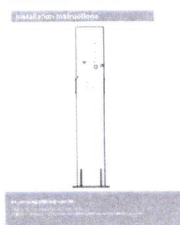
ART-1A-COBB COUNTY

UTILITY:-----

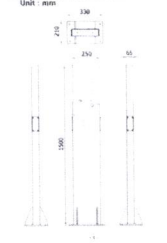
MIN. TEMP.: -10.3°C MAX. TEMP.: 33.9°C

SPECIFICATION SHEET

**Installation_Multi-Mounted
Pedestal for AC Stand**



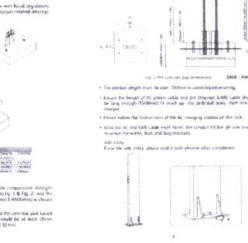
1. Dual-mounted pedestal outline dimensions
Unit: mm



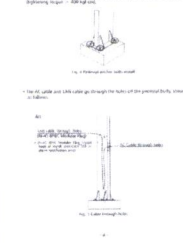
2. Installation instructions



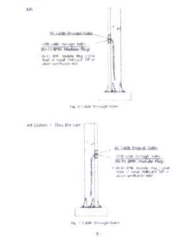
3. Installation instructions



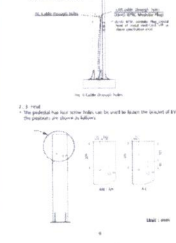
4. Installation instructions



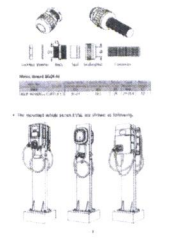
5. Installation instructions



6. Installation instructions



7. Installation instructions



EVCS PROJECT: EVS-DG-2024-243

**VANDERLAND EDISON
PT. 2**
3054 CHASTAIN MEADOWS
PEWEE NW, MARIETTA, GA 30066
34.025841, -84.550877
APN #16049800600

REV	DATE	DESCRIPTION
A	01/10/2025	EVCS FRONT PLAN

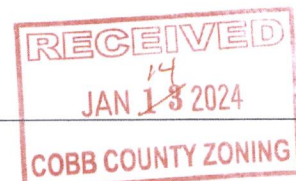
ILLUMINE i
ILLUMINE INTERNATIONAL, INC.
1320 ARROW POINT DR, STE 501, #142
CEDAR PARK, TX 78613

THIS DRAWING IS THE PROPERTY OF ILLUMINE INTERNATIONAL, INC. THE INFORMATION CONTAINED HEREIN IS UNCLASSIFIED AND NOT BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM.

SPEC SHEETS-01

PAPER SIZE: 24" X 36"
DESIGNED BY/CHECKED BY:
PRASHA S. PRABHU JH
SCALE: AS NOTED
DATE: 01/10/2025
REV-A
SS-01

Revised: 01/10/2025



Meeting Date 3-18-2025

ENLARGED EVCS SITE PLAN:

NOTE:
 1. SCOPE OF WORK SHALL COMPLY WITH THE 2017 NEC ART. 625 –
 ELECTRIC VEHICLE POWER TRANSFER SYSTEM.
 2. NO SHRUBS OR TREES TO BE REMOVED DUE TO THE INSTALLATION
 OF EV CHARGING STATIONS.

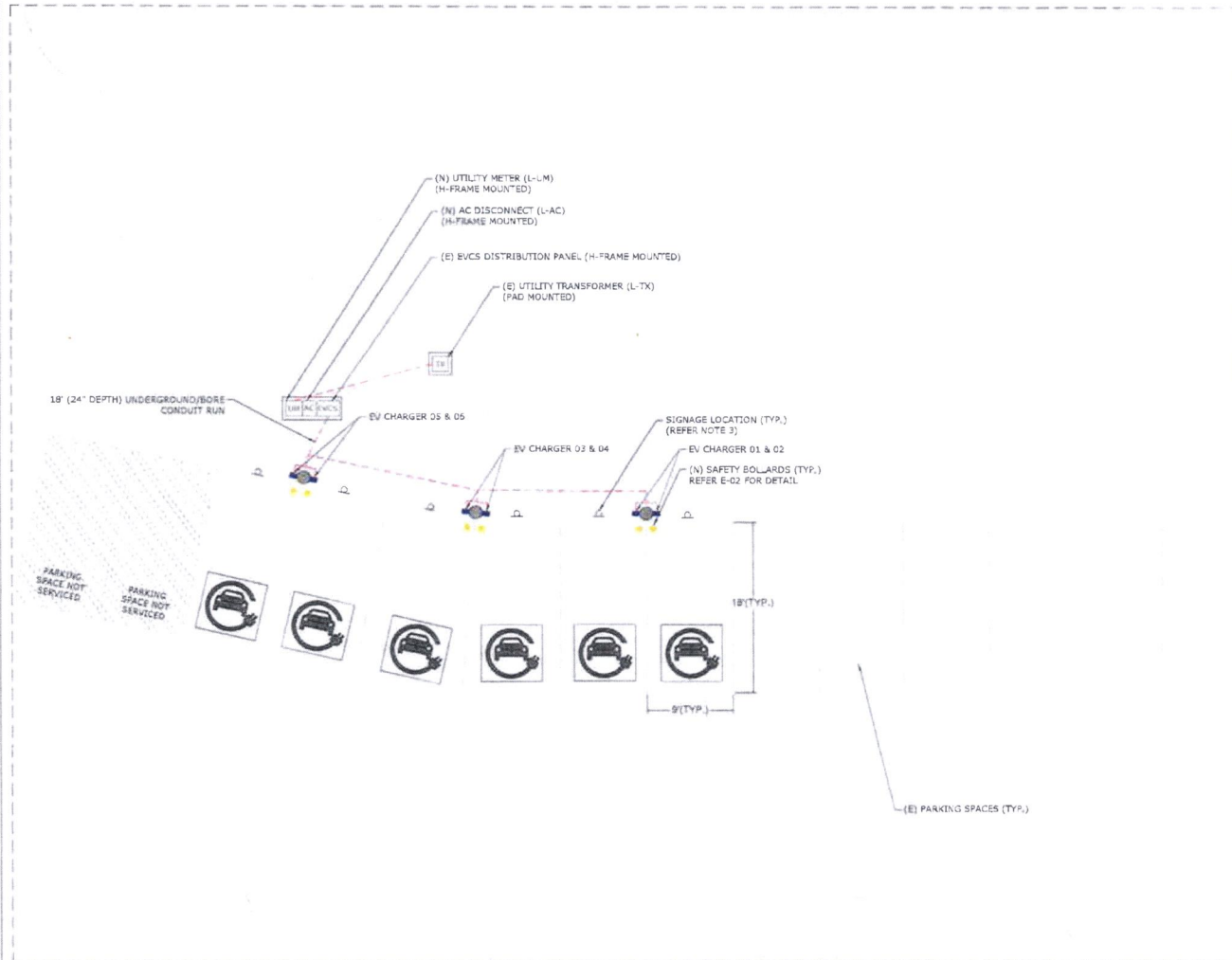
NOMENCLATURE:

L-UM: LOW VOLTAGE UTILITY METER
 L-EVDS: LOW VOLTAGE EVCS DISTRIBUTION PANEL
 L-TX: LOW VOLTAGE UTILITY TRANSFORMER
 L-AC: LOW VOLTAGE AC DISCONNECT

**NOTE:3
 PARKING SIGN:**



RELEVANT CODE EXEMPTION:
 EXCEPTION: EVCS NOT AVAILABLE TO THE GENERAL PUBLIC AND
 INTENDED FOR USE BY A DESIGNATED VEHICLE OR DRIVER SHALL NOT BE
 REQUIRED TO COMPLY WITH SECTION 11A-228.3.2. EXAMPLES INCLUDE,
 BUT ARE NOT LIMITED TO, EVCS SERVING PUBLIC OR PRIVATE FLEET
 VEHICLES AND EVCS SERVING PUBLIC OR PRIVATE FLEET VEHICLES AND
 EVCS ASSIGNED TO AN EMPLOYEE.



SCALE: 3/16" = 1'-0"

**ENVIRO
 SPARK**

SYSTEM INFORMATION	
(E) CLIPPER CREEK HCS-40	EV CHARGING STATIONS
WIND SPEED: 195 MPH	SNOW LOAD: 5 PSF
EXPOSURE CAT: B	
AHJ-GA-COUNTY CDDB	
UTILITY: GEORGIA POWER	
MIN. TEMP.: -10.3°C	MAX. TEMP.: 33.9°C

GEORGIA
 PROFESSIONAL
 ENGINEER
 No. PE044238
 GREGORY THOMAS EVANS
 Wylsling Consulting, PLLC
 76 N. Main Street, Suite 100, Atlanta, GA 30309
 Georgia CDR #1000000000
 Signed 8/21/2024

EVCS PROJECT: EVS-CU-3034-2321
3301 WINDY RIDGE
 3301 WINDY RIDGE PARKWAY
 SOUTHEAST ATLANTA, GA 30339
 20.906447, -84.455106
 APN 17100700010

REVISION HISTORY		
REV	DATE	DESCRIPTION
1	07/15/2024	EVCS PRELIM PLAN

ILLUMINE i
 ILLUMINE INTERNATIONAL INC.
 1320 ARADAY POINT DR, STE 301, #103
 CEDAR RAPIDS, IA 52401
 THIS DRAWING IS THE PROPERTY OF ILLUMINE INTERNATIONAL INC. THE INFORMATION CONTAINED IN THIS DRAWING SHALL NOT BE REPRODUCED, COPIED, EITHER WHOLLY OR IN PART, WITHOUT THE WRITTEN CONSENT OF ILLUMINE INTERNATIONAL INC.

ENLARGED EVCS SITE PLAN	
DESIGNED BY/CHECKED BY:	KOWSALYA C/MANOJ M
SCALE: AS NOTED	REV: A
DATE: 07/15/2024	E-01

SITE PLAN:



SCALE: 1"=40'-0"

ENVIRO
SPARK

SYSTEM INFORMATION
(E) CLIPPER CREEK HCS-40 EV CHARGING STATIONS
WIND SPEED: 105 MPH SHOW LOAD: 5 PSF EXPOSURE CAT: B
AHJ: GA-COUNTY CDBS
UTILITY: GEORGIA POWER
MIN. TEMP.: -10.1°C MAX. TEMP.: 23.8°C

GEORGIA
 REGISTERED
 No. PE048238
 PROFESSIONAL
 ENGINEER
 GREGORY THOMAS ELLISTON
 Wyzling Consulting, PLLC
 76 N. Main Street, Suite 100, Atlanta, GA 30303
 Georgia C.O.A.#171000000
 Signed 8/21/2024

EVCS PROJECT: EVS-CU-3024-2311
3301 WINDY RIDGE
 3301 WINDY RIDGE PARKWAY
 SOUTHEAST, ATLANTA, GA 30339
 38.508647, -84.455166
 APN 17100700010

REV	DATE	DESCRIPTION
1	07/15/2024	ISSUE PERMIT PLAN

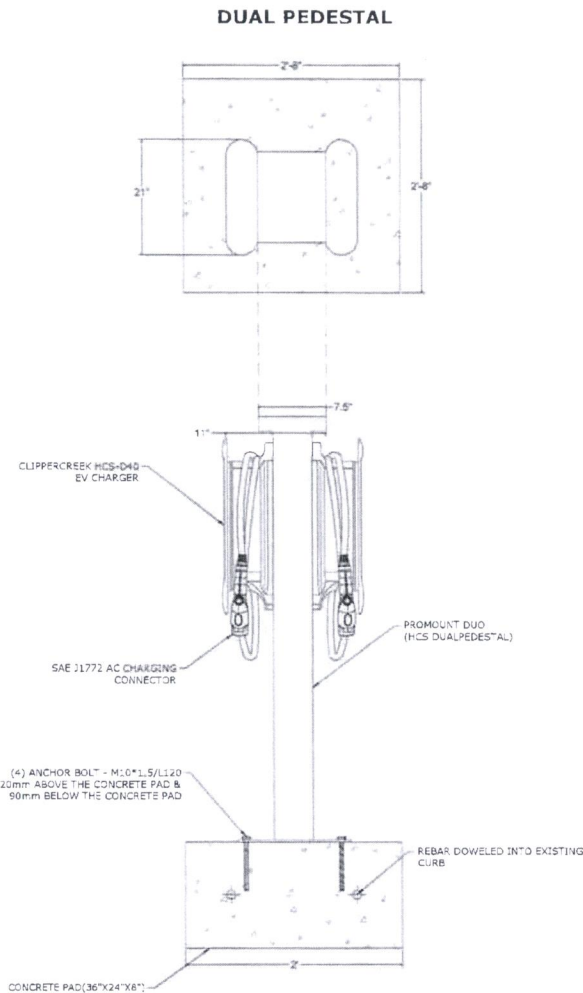
ILLUMINE i
 ILLUMINE INTERNATIONAL, INC.
 1320 ABBOTT POINT DR, STE 501, #103
 CEDAR PARK, TX 78613

THIS DRAWING IS THE PROPERTY OF ILLUMINE INTERNATIONAL, INC. THE INFORMATION CONTAINED IN THIS DRAWING SHALL NOT BE REPRODUCED OR FURNISHED WITHOUT THE WRITTEN CONSENT OF ILLUMINE INTERNATIONAL, INC.

SITE PLAN	
DESIGNED BY/CHECKED BY: KOWSALYA G/MANDJ M	
SCALE: AS NOTED	REV: A
DATE: 07/15/2024	A-01

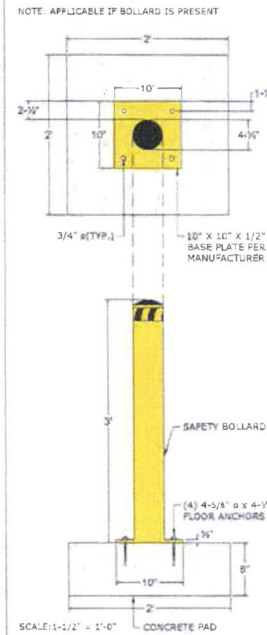


CLIPPER CREEK HCS-40 EV CHARGING STATION ELEVATION VIEW

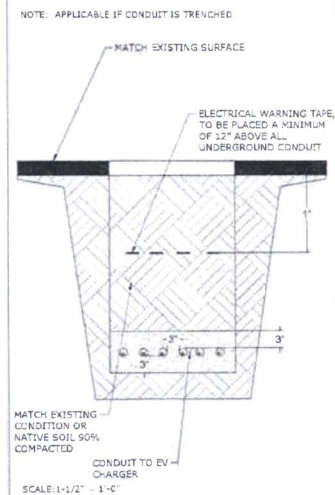


SCALE: NTS

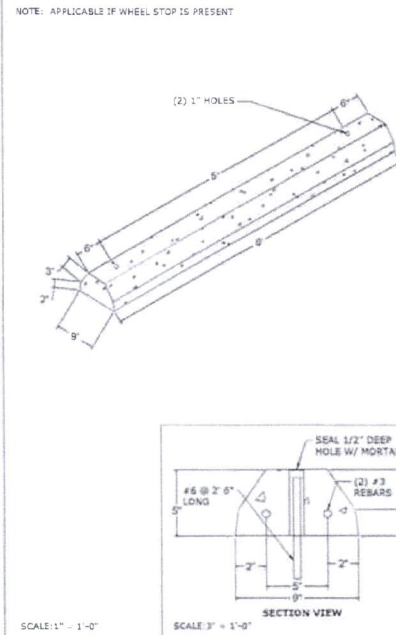
BOLLARD ELEVATION VIEW



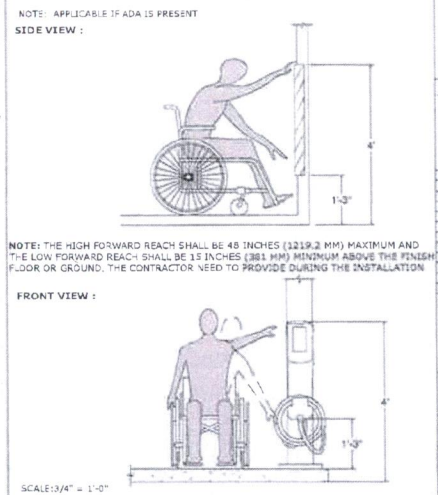
TRENCHED CONDUIT DETAIL



PRE-CAST WHEELSTOP



REACH RANGES



ENVIRO
SPARK

SYSTEM INFORMATION
(6) CLIPPER CREEK HCS-40
EV CHARGING STATIONS
WIND SPEED: 105 MPH
SNOW LOAD: 5 PSF
EXPOSURE CAT: B
AUI: CA-COUNTY CDBB
UTILITY: GEORGIA POWER
MIN. TEMP.: -10.3°C MAX. TEMP.: 33.6°C



Wyssling Consulting, PLLC
76 N. Main Street, Suite 200, Atlanta, GA 30304
Georgia CDBB #P00000000
Signed 8/21/2024

EVER PROJECT: EVS-CU-2024-2311
3301 WINDY RIDGE
3301 WINDY RIDGE PARKWAY
SOUTHEAST ATLANTA, GA 30339
33.304447, -84.455506
APN 17100700019

REVISION HISTORY
REV DATE DESCRIPTION
A 07/25/2024 EVS PROJECT CLAR

ILLUMINE i
ILLUMINATE INTERNATIONAL INC.
2320 ARROW POINT DR., STE 203, #167
CEDAR PARK, TX 78613

THIS DRAWING IS THE PROPERTY OF ILLUMINATE INTERNATIONAL INC. THE INFORMATION CONTAINED IS NOT BE LOANED, REPRODUCED, COPIED, OR IN ANY MANNER, WITHOUT THE WRITTEN CONSENT OF ILLUMINATE INTERNATIONAL INC.

MOUNTING DETAILS
DESIGNED BY/ CHECKED BY:
KOWSALYA C/MANOJ M
SCALE: AS NOTED REV: A
DATE: 07/25/2024 E-02

ENPHASE



Enphase HCS-40 EVSE

The high-powered, robust HCS-40 EV charging equipment (EVSE) is built and tested to withstand commercial application and multiple years of charging for residential and commercial settings.

The 25-foot charging cable allows for flexible installation and allows you to take the cable to the vehicle using the integrated cable reel and wall-mounted EVSE.

The rugged HCS-40 EVSE enclosure allows you to install the unit indoors or outdoors with confidence. Ruggedized charging cable also helps the charging cable resist weathering.



ENPHASE HCS-40 EVSE is a high-powered, robust EV charging equipment (EVSE) built and tested to withstand commercial application and multiple years of charging for residential and commercial settings.

Features

- High-powered, robust 25-foot charging cable
- 25-foot charging cable allows for flexible installation and allows you to take the cable to the vehicle using the integrated cable reel and wall-mounted EVSE.
- Ruggedized charging cable also helps the charging cable resist weathering.
- 25-foot charging cable allows for flexible installation and allows you to take the cable to the vehicle using the integrated cable reel and wall-mounted EVSE.

Options

- High-powered, robust 25-foot charging cable
- 25-foot charging cable allows for flexible installation and allows you to take the cable to the vehicle using the integrated cable reel and wall-mounted EVSE.
- Ruggedized charging cable also helps the charging cable resist weathering.
- 25-foot charging cable allows for flexible installation and allows you to take the cable to the vehicle using the integrated cable reel and wall-mounted EVSE.

Benefits

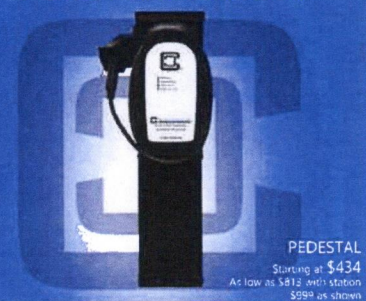
- High-powered, robust 25-foot charging cable
- 25-foot charging cable allows for flexible installation and allows you to take the cable to the vehicle using the integrated cable reel and wall-mounted EVSE.
- Ruggedized charging cable also helps the charging cable resist weathering.
- 25-foot charging cable allows for flexible installation and allows you to take the cable to the vehicle using the integrated cable reel and wall-mounted EVSE.

HCS-40 Series

General Information	HCS-40-100-1000-		
---------------------	--	--	--

Model	Power (kW)	Current (A)	Voltage (V)	Max. Cable Length (ft)	Max. Cable Weight (lb)	Max. Cable Diameter (in)	Max. Cable Bore (in)	Max. Cable Outer Diameter (in)	Max. Cable Inner Diameter (in)	Max. Cable Wall Thickness (in)	Max. Cable Material	Max. Cable Color	Max. Cable Finish	Max. Cable Marking	Max. Cable Labeling	Max. Cable Identification	Max. Cable Marking Color	Max. Cable Labeling Color	Max. Cable Identification Color
HCS-40-10	10	30	240	25	100	1.5	0.5	1.5	0.5	0.5	0.5	0.5	0.5	0.5	0.5	0.5	0.5	0.5	0.5
HCS-40-15	15	45	240	25	100	1.5	0.5	1.5	0.5	0.5	0.5	0.5	0.5	0.5	0.5	0.5	0.5	0.5	0.5
HCS-40-20	20	60	240	25	100	1.5	0.5	1.5	0.5	0.5	0.5	0.5	0.5	0.5	0.5	0.5	0.5	0.5	0.5
HCS-40-25	25	75	240	25	100	1.5	0.5	1.5	0.5	0.5	0.5	0.5	0.5	0.5	0.5	0.5	0.5	0.5	0.5
HCS-40-30	30	90	240	25	100	1.5	0.5	1.5	0.5	0.5	0.5	0.5	0.5	0.5	0.5	0.5	0.5	0.5	0.5
HCS-40-35	35	105	240	25	100	1.5	0.5	1.5	0.5	0.5	0.5	0.5	0.5	0.5	0.5	0.5	0.5	0.5	0.5
HCS-40-40	40	120	240	25	100	1.5	0.5	1.5	0.5	0.5	0.5	0.5	0.5	0.5	0.5	0.5	0.5	0.5	0.5
HCS-40-45	45	135	240	25	100	1.5	0.5	1.5	0.5	0.5	0.5	0.5	0.5	0.5	0.5	0.5	0.5	0.5	0.5
HCS-40-50	50	150	240	25	100	1.5	0.5	1.5	0.5	0.5	0.5	0.5	0.5	0.5	0.5	0.5	0.5	0.5	0.5
HCS-40-55	55	165	240	25	100	1.5	0.5	1.5	0.5	0.5	0.5	0.5	0.5	0.5	0.5	0.5	0.5	0.5	0.5
HCS-40-60	60	180	240	25	100	1.5	0.5	1.5	0.5	0.5	0.5	0.5	0.5	0.5	0.5	0.5	0.5	0.5	0.5
HCS-40-65	65	195	240	25	100	1.5	0.5	1.5	0.5	0.5	0.5	0.5	0.5	0.5	0.5	0.5	0.5	0.5	0.5
HCS-40-70	70	210	240	25	100	1.5	0.5	1.5	0.5	0.5	0.5	0.5	0.5	0.5	0.5	0.5	0.5	0.5	0.5
HCS-40-75	75	225	240	25	100	1.5	0.5	1.5	0.5	0.5	0.5	0.5	0.5	0.5	0.5	0.5	0.5	0.5	0.5
HCS-40-80	80	240	240	25	100	1.5	0.5	1.5	0.5	0.5	0.5	0.5	0.5	0.5	0.5	0.5	0.5	0.5	0.5
HCS-40-85	85	255	240	25	100	1.5	0.5	1.5	0.5	0.5	0.5	0.5	0.5	0.5	0.5	0.5	0.5	0.5	0.5
HCS-40-90	90	270	240	25	100	1.5	0.5	1.5	0.5	0.5	0.5	0.5	0.5	0.5	0.5	0.5	0.5	0.5	0.5
HCS-40-95	95	285	240	25	100	1.5	0.5	1.5	0.5	0.5	0.5	0.5	0.5	0.5	0.5	0.5	0.5	0.5	0.5
HCS-40-100	100	300	240	25	100	1.5	0.5	1.5	0.5	0.5	0.5	0.5	0.5	0.5	0.5	0.5	0.5	0.5	0.5

ProMountDuo™ UNIVERSAL CHARGING STATION PEDESTAL



PEDESTAL
Starting at \$434
As low as \$812 with station
\$999 as shown

RUGGED, UNIVERSAL, ECONOMICAL. Mount one or two ClipperCreek electric vehicle charging stations on our ProMountDuo™ pedestal for a cost effective mounting solution.

- LOW COST** - Minimize installation costs and mount one or two units on a single pedestal
- UNIVERSAL** - Ready for multiple ClipperCreek EVSE product lines
- RUGGED** - Powder coated galvanized or stainless steel pedestal paired with NEMA 4 fully sealed charging stations ensure protection from the environment
- FLEXIBLE** - Can accommodate two ClipperCreek or Tesla® EVSEs plus two 120V convenience outlets
- RELIABLE** - Backed by ClipperCreek's excellent warranty and customer service team



ProMountDuo PMD-10 UNIVERSAL PEDESTAL PRODUCT OVERVIEW

FEATURES

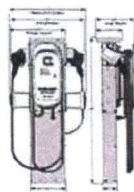
- Slim, modern profile
- Supports two stations and two 120V outlets per pedestal
- Compatible with ClipperCreek ACS, HCS and LCS product lines
- Operates as a single or dual mount pedestal with no additional kit necessary for both stations
- Galvanized and powder coated steel for environmental durability
- ADA height and reach compliant

OPTIONS AVAILABLE

- 120V Ground Fault Receptacle Kit Optional (0300-06-003)

PARTS INCLUDED

- pedestal
- All the hardware needed to mount up to two EVSEs



More Options Now Available!



The PMD-10R is an affordable solution designed for fleet, parking lot, or any harsh environment. Designed to accommodate ClipperCreek HCS, LCS, ACS products as well as the Tesla® Wall Connector. This "ruggedized" mounting solution is an excellent value at \$699.

- 100% stainless steel construction
- Powder coated for a lasting finish
- Stainless steel machined hardware
- No brackets
- Plastic bushings for ease of installation
- Backed by a three year warranty



The PMD-10T has all the same features as the PMD-10, but comes equipped to mount ClipperCreek and/or Tesla® charging stations. Available for just \$484.

ENVIRO
SPARK

SYSTEM INFORMATION

(6) CLIPPER CREEK HCS-40 EV CHARGING STATIONS

WIND SPEED: 125 MPH
SNOW LOAD: 3 PSF
EXPOSURE: CAT-B

AHJ-GA-COUNTY COBB

UTILITY: GEORGIA POWER

MIN. TEMP.: -10.3°C MAX. TEMP.: 33.8°C

Standard Safety Bollard - 4 1/2" x 36", Fixed



Protect equipment from damage caused by forklifts and pallet trucks.

- Sturdy steel bollard posts have removable black caps. Fill with concrete for extra strength.
- 11 gauge steel.
- Permanent installation.
- Concrete Installation Kit and 10' Steel Chain available.

EVCS PROJECT: EVCS-CU-2024-2311

3301 WINDY RIDGE
2301 WINDY RIDGE PARKWAY
SOUTHEAST ATLANTA, GA 30339
31.508487, -84.453106
APN 17100700010

REVISION HISTORY

REV DATE DESCRIPTION

1 03/17/2024 EVCS PERMIT PLAN

2 03/17/2024 EVCS PERMIT PLAN

3 03/17/2024 EVCS PERMIT PLAN

4 03/17/2024 EVCS PERMIT PLAN

5 03/17/2024 EVCS PERMIT PLAN

6 03/17/2024 EVCS PERMIT PLAN

7 03/17/2024 EVCS PERMIT PLAN

8 03/17/2024 EVCS PERMIT PLAN

9 03/17/2024 EVCS PERMIT PLAN

10 03/17/2024 EVCS PERMIT PLAN

11 03/17/2024 EVCS PERMIT PLAN

12 03/17/2024 EVCS PERMIT PLAN

13 03/17/2024 EVCS PERMIT PLAN

14 03/17/2024 EVCS PERMIT PLAN

15 03/17/2024 EVCS PERMIT PLAN

16 03/17/2024 EVCS PERMIT PLAN

17 03/17/2024 EVCS PERMIT PLAN

18 03/17/2024 EVCS PERMIT PLAN

19 03/17/2024 EVCS PERMIT PLAN

20 03/17/2024 EVCS PERMIT PLAN

21 03/17/2024 EVCS PERMIT PLAN

22 03/17/2024 EVCS PERMIT PLAN

23 03/17/2024 EVCS PERMIT PLAN

24 03/17/2024 EVCS PERMIT PLAN

25 03/17/2024 EVCS PERMIT PLAN

26 03/17/2024 EVCS PERMIT PLAN

27 03/17/2024 EVCS PERMIT PLAN

28 03/17/2024 EVCS PERMIT PLAN

29 03/17/2024 EVCS PERMIT PLAN

30 03/17/2024 EVCS PERMIT PLAN

31 03/17/2024 EVCS PERMIT PLAN

32 03/17/2024 EVCS PERMIT PLAN

33 03/17/2024 EVCS PERMIT PLAN

34 03/17/2024 EVCS PERMIT PLAN

35 03/17/2024 EVCS PERMIT PLAN