

**MINUTES OF ZONING HEARING
COBB COUNTY BOARD OF COMMISSIONERS
MARCH 17, 2026
9:00 A.M.**

The Board of Commissioners' Zoning Hearing was held on Tuesday, March 17, 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 Gambrell
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 *held* and *continued* cases.

Z-2'²⁴ **FLOURNOY DEVELOPMENT GROUP, LLC** (Cobb County, owner) requesting rezoning from **GC** to **RRC** for multifamily residential 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 November 4, 2025, Planning Commission (PC) hearings until the December 2, 2025, PC hearing; held by the PC from the December 2, 2025, PC hearing until the February 3, 2026, PC hearing; continued by the Board of Commissioners (BOC) from the February 17, 2026, BOC Zoning hearing until the March 17, 2026, BOC Zoning hearing; continued by Staff until the April 21, 2026, BOC Zoning hearing; therefore, was not considered at this hearing).*

Z-27'²⁵ **KNIGHT PARTNERS, LLC** (Louise G. Howard Family Investments, LP, owner) requesting rezoning from **R-20** and **TS** to **CRC** for a convenience food store with self-service fuel sales in land lots 754 and 759 of the 17th district. Property is located on the northwest corner of South Cobb Drive and River View Road (5322 South Cobb Drive, 2273 River View Road, and 2259 River View Road). *(Previously continued by Staff from the November 4, 2025, and December 2, 2025, Planning Commission (PC) hearings until the February 3, 2026, PC hearing; held by the PC from the February 3, 2026 PC hearing until the March 3, 2026, PC hearing; continued by Staff from the March 3, 2026, PC hearing until the April 7, 2026, PC hearing; therefore, was not considered at this hearing).*

**MINUTES OF ZONING HEARING
COBB COUNTY BOARD OF COMMISSIONERS
MARCH 17, 2026
PAGE 2**

HELD AND CONTINUED CASES (CONT.)

- 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, PC hearing until the March 3, 2026, PC hearing; held by the PC from the March 3, 2026, PC hearing until the April 7, 2026, PC hearing; therefore, was not considered at this hearing).*
- Z-4** **FIELD TIME ATHLETICS, LLC** (Sanctuary Park West Real Estate, LLC, owner) requesting rezoning from **LRO** and **O&I** to **CRC** for a commercial indoor recreation facility, which are batting cages, in land lot 329 of the 20th district. Property is located approximately 330 feet east of Ernest Barrett Parkway (landlocked), behind Pike Nursery, and to the north of Home Depot (3381 and 3391 Ernest Barrett Parkway). *(Previously held by the Planning Commission (PC) from the February 3, 2026, PC hearing until the April 7, 2026, PC hearing; therefore, was not considered at this hearing).*
- SLUP-1** **DANE CONTRACTING, LLC** (Zeke Farriba and Barton L. Boyd, owners) requesting a **Special Land Use Permit** for wood materials processing for firewood in land lot 26 of the 20th district. Property is located on the southwest side of Baker Road, north of Webster Drive (2675 Baker Road). *(Previously held by the Planning Commission (PC) from the February 3, 2026, PC hearing until the March 3, 2026, PC hearing; continued by Staff until the April 7, 2026, PC hearing; therefore, was not considered at this hearing).*
- O.B. 2** To consider amending the stipulations and site plan for Adesuwa Faderin regarding rezoning application Z-13 of 2013. Property is located on the east side of Atlanta Road, south of Paces Ferry Road in land lot 743 of the 17th district (3691 Atlanta Road). *(Previously continued by Staff from the February 17, 2026, and March 17, 2026, Board of Commissioners' (BOC) Zoning hearings until the April 21, 2026, BOC Zoning hearing; therefore, was not considered at this hearing).*
- 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). *(Continued by Staff from the March 17, 2026, Board of Commissioners' (BOC) Zoning hearing until the April 21, 2026, BOC Zoning hearing; therefore, was not considered at this hearing).*

**MINUTES OF ZONING HEARING
COBB COUNTY BOARD OF COMMISSIONERS
MARCH 17, 2026
PAGE 3**

HELD AND CONTINUED CASES (CONT.)

Z-6 **COLLIFLOWER, INC.** (B & J HYD Building, Inc., owner) requesting rezoning from **GC** to **LI** for a hydraulics business in land lot 934 of the 16th district. Property is located on the northwest corner of Old 41 Highway and Hames Road (1661 Old 41 Highway). *(Previously continued by the Board of Commissioners (BOC) from the February 17, 2026, BOC Zoning hearing).*

Mr. Pederson presented the Applicant's request for a continuance of Z-6; thereafter the following motion was made:

MOTION: Motion by Allen, second by Gambrill, to **continue** Z-6 until the April 21, 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.

CONSENT AGENDA

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

Z-2 **PIEDMONT RESIDENTIAL, LLC** (Juett Investments, LLC; AIR Property, LLC; Joy Cain (a/k/a Joy L. Cain); and Nathan A. Ball and Jessica E. Lawson, owners) requesting rezoning from **R-20** to **RM-8** for a single-family community in land lots 858, 859, 870, and 871 of the 16th district. Property is located on the east side of Bells Ferry Road and the north and west sides of Dickson Road, south of Interstate 75 (1520 and 1546 Bells Ferry Road, 15 and 141 Dickson Road). *(Previously held by the Planning Commission (PC) from the February 3, 2026, PC hearing until the March 3, 2026, PC hearing).*

To **approve** Z-2 to the **RM-8** zoning district, subject to:

1. Letter of agreeable conditions from Kevin Moore dated February 23, 2026 (attached and made a part of these minutes)
2. Minimum house size shall be 1,700 square feet
3. Staff comments and recommendations

**MINUTES OF ZONING HEARING
COBB COUNTY BOARD OF COMMISSIONERS
MARCH 17, 2026
PAGE 4**

CONSENT AGENDA (CONT.)

Z-9 **KOPECKY CRE HOLDINGS, LLC** (Tyrus L. Cobb and Lisa A Cobb, Owners) requesting rezoning from **GC** to **LI** for a contractor (parking lot restriping) in land lot 292 of the 17th district. Property is located on the east side of West Atlanta Street, south of South Cobb Drive (823 West Atlanta Street).

To **approve** Z-9 to the **LI** zoning district, subject to:

- 1. Site Plan received by the Zoning Division on January 2, 2026 (attached and made a part of these minutes), with the District Commissioner approving minor modifications**
- 2. Existing exterior signage to be removed or brought into a state of good repair and made code-compliant**
- 3. No outside storage of equipment within 35 feet of ROW (right-of-way) and five feet from side or rear property lines**
- 4. Incidental storage of materials to be within an enclosed portion of the principle structure or within a permitted accessory structure**
- 5. All vehicles to be parked in striped and paved spaces**
- 6. Fire Department comments and recommendations**
- 7. Stormwater Management Division comments and recommendations**
- 8. Water and Sewer Division comments and recommendations**
- 9. Department of Transportation comments and recommendations**

LUP-5 **EARLY EDUCATION, LLC** (Early Education, LLC, owner) requesting a **Temporary Land Use Permit (Renewal)** for a daycare in land lots 50, 51, 94, and 95 of the 17th district. Property is located on the west side of Hurt Road, south of Herren Drive (488 Hurt Road).

To **approve** LUP-5 for **24 months**, subject to:

- 1. The maximum number of students permitted by State and Fire Codes**

OTHER BUSINESS

O.B. 3 To consider a reduction of required public road frontage from 75-feet to zero feet and other variances for Dan Helton. Property is located on the west side of Poplar Springs Road in land lot 153 of the 19th district (950 Poplar Springs Road). *(Previously continued by the Board of Commissioners (BOC) from the February 17, 2026, BOC Zoning hearing until the March 17, 2026, BOC Zoning hearing).*

To **approve** O.B. 3, subject to:

- 1. Road frontage is reduced to zero-feet with variances as shown on the Site Plan received by the Zoning Division on January 2, 2026 (attached and made a part of these minutes)**
- 2. There shall be no further lot splits**
- 3. Fire Department comments and recommendations**

**MINUTES OF ZONING HEARING
COBB COUNTY BOARD OF COMMISSIONERS
MARCH 17, 2026
PAGE 5**

CONSENT AGENDA (CONT.)

OTHER BUSINESS (CONT.)

O.B. 10 To consider installing more than five EV charging stations (23 stations) on a commercially zoned property for Kimley-Horn. Property is located on the west side of Cobb Place Boulevard, at Cobb Place Lane in land lots 647, 649, and 650 of the 16th district (740 Ernest Barrett Parkway).

To **approve** O.B. 10, subject to:

- 1. Plans received by the Zoning Division on February 3, 2026, contained in the Other Business Item (attached and made a part of these minutes)**

O.B. 12 To consider installing more than five EV charging stations (six stations) on a commercially zoned property for EnviroSpark Energy Solutions. Property is located on the north side of Ernest Barrett Parkway, east of I-75 in land lot 646 of the 16th district (2485 Busbee Parkway).

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

- 1. Plans received by the Zoning Division on February 6, 2026, contained in the Other Business Item (attached and made a part of these minutes)**

CONSENT VOTE: **ADOPTED** 5-0, Birrell opposed to Z-2

REGULAR AGENDA

Z-5 **THE REVIVE LAND GROUP, LLC** (Estate of Lucille Garrett a/k/a Leathy Lucille Garrett a/k/a Leathy Lucille Price Garrett and William D. Brown, owners) requesting rezoning from **R-20** to **RA-5** for a single-family community in land lot 691 of the 19th district. Property is located on the east and west sides of Ernest Barrett Parkway and the western terminus of Old Horseshoe Bend Road (None assigned). *(Previously continued by Staff from the February 17, 2026, Board of Commissioners' (BOC) Zoning hearing until the March 17, 2026, BOC Zoning hearing).*

The public hearing was opened; Kevin Moore, Tracy Caldwell, Jordan Caldwell, and Stephen Swanson addressed the Board. Following the presentation and discussion, the following motion was made:

MOTION: Motion by Sheffield, second by Birrell, to **approve** Z-5 to the **RA-5** zoning district, subject to:

- 1. Letter of agreeable conditions from Kevin Moore dated March 16, 2026 (attached and made a part of these minutes), with the following revisions:**

MINUTES OF ZONING HEARING
COBB COUNTY BOARD OF COMMISSIONERS
MARCH 17, 2026
PAGE 6

REGULAR AGENDA (CONT.)

Z-5 THE REVIVE LAND GROUP, LLC (CONT.)

- A. Item No. 4 – *revise to include: “Final elevations to be approved by the District Commissioner.”*
- B. Item No. 5 – *revise to include: “Homes shall have a maximum of 10% rentals.”*
- C. Item No. 7 – *revise to include: “Entrance signage shall be on both sides of the entrance and approved by the District Commissioner.”*
- D. Item No. 8 – *revise to include: “Community gathering area to include an inground fire pit with seating.”*
- E. Item No. 12 – *revise to include: “The detention pond fence shall be black vinyl clad fence with landscaping at a minimum of four feet to provide a visual buffer.”*
- F. Item No. 13 – *revise to include: “The final Landscape Plan and Site Plan to be approved by the District Commissioner.”*
- 2. Developer to install a privacy fence along the rear of the property; District Commissioner to approve the privacy fence and the Landscaping Plan along Trotters Field Subdivision, including the fence on the east side of Unit/Lot no. ~~17~~ **15**
- 3. *Regarding Cobb DOT (Department of Transportation) recommendation #4, payment of fee in lieu of required sidewalks, the Developer is required to install sidewalks, consistent with Development Code, along the frontage of Barrett Parkway*
- 4. Staff comments and recommendations, *not otherwise in conflict*

VOTE: **ADOPTED 5-0**

Clerk’s Note: In stipulation #2, Commissioner Sheffield referenced Unit/Lot no. 17, when she meant to say Unit/Lot no. 15.

Chairwoman Cupid called for a brief recess from 10:41 a.m. until 10:50 a.m.

LUP-2 APRIL MURCHISON (April Murchison and Greg Persaud, owner) requesting a **Temporary Land Use Permit** to allow more vehicles than the code allows in land lot 376 of the 16th district. Property is located on the southeast corner of Woodhill Drive and Shadowood Court (1331 Woodhill Drive). *(Held by the Planning Commission (PC) from the February 3, 2026, PC hearing until the March 3, 2026, PC hearing).*

The public hearing was opened; April Murchison, Gregory Persaud, Paul Michael Carle, and Sheila Rogers addressed the Board. Following the presentation and discussion, the following motion was made:

**MINUTES OF ZONING HEARING
COBB COUNTY BOARD OF COMMISSIONERS
MARCH 17, 2026
PAGE 7**

REGULAR AGENDA (CONT.)

LUP-2 APRIL MURCHISON (CONT.)

MOTION: Motion by Birrell, second by Cupid, to approve LUP-2 for 12 months, subject to:

1. Approval for four cars, one work truck, and one trailer outside
2. Code Enforcement to monitor the property on a quarterly basis for compliance
3. Maximum 35% impervious surface
4. Parking of the vehicles has to be on a hardened surface
5. All other Staff comments and recommendations, *not otherwise in conflict*

Prior to the vote, discussion ensued, and Commissioner Birrell amended her motion for LUP-2 and recommended *denial for LUP-2 with the Applicant to come into compliance within 60 days*; however, the amended motion failed to obtain a second. Thereafter, Chairwoman Cupid made the following substitute motion:

MOTION: Motion by Cupid, second by Allen, to approve LUP-2, subject to the original motion as read in by Commissioner Birrell.

Prior to the vote, discussion ensued, and Chairwoman Cupid made the following clarifying motion:

MOTION: Motion by Cupid, second by Sheffield, to approve the following original motion for LUP-2 (approval of LUP-2 for **12 months**) as previously read in by Commissioner Birrell, with the **additional stipulation that the Applicant come into compliance within 60 days**:

1. **Approval for four cars, one work truck, and one trailer outside**
2. **Code Enforcement to monitor the property on a quarterly basis for compliance**
3. **Maximum 35% impervious surface**
4. **Parking of the vehicles has to be on a hardened surface**
5. **All other Staff comments and recommendations, *not otherwise in conflict***

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

Z-8 BROCK BUILT HOMES, LLC (Habitat for Humanity of Northwest Metro Atlanta, Inc., owner) requesting rezoning from **R-30** to **RA-5** for a single-family subdivision in land lot 809 of the 19th district. Property is located on the southeast side of Hiram Lithia Springs Road, southwest of Angham Road (3545 Hiram Lithia Springs Road).

**MINUTES OF ZONING HEARING
COBB COUNTY BOARD OF COMMISSIONERS
MARCH 17, 2026
PAGE 8**

REGULAR AGENDA (CONT.)

Z-8 BROCK BUILT HOMES, LLC (CONT.)

The public hearing was opened; Parks Huff, Adam Brock, Kyle Huhtanen, and Bakari Brooks addressed the Board. Following the presentation and discussion, the following motion was made:

MOTION: Motion by Sheffield, second by Cupid, to **approve** Z-8 to the RA-5 zoning district, subject to:

1. Letter of agreeable conditions from Parks Huff dated February 24, 2026 (attached and made a part of these minutes), with the following revision:
 - A. Item No. 7 – *revise* to include: *Revised Cobb DOT (Department of Transportation) comments and recommendations dated March 10, 2026 (attached and made a part of these minutes)*
2. Applicant agrees to the creation of a mandatory homeowners association (HOA) consistent with communities within the area. The mandatory homeowners association shall be responsible for the upkeep and maintenance of entrance areas, open space areas, mail kiosk, landscaping around the detention areas, and the like, contained within the proposed residential community.
3. Additionally, and in conjunction with the creation of the mandatory homeowners association, Applicant agrees to the recording and enforcement of a Declaration of Covenants, Easements, and Restrictions which will contain covenants, rules, and regulations applicable to the proposed development.
4. The development shall have no more than 10% of rental units.
5. Entrance signage for the proposed community shall be ground based, monument-style signage, and shall consist of materials complementary to the construction of the homes within the community. Lighting for the entrance signage shall be in-ground. Entrance landscaping shall be professionally designed and implemented, with final approval being included as part of the overall Landscape Plan. Maintenance of the entrance area shall be through a mandatory homeowners association as set forth in the Covenants.
6. Applicant agrees to install lighting at the mail kiosk shelter.
7. Detention areas shall be fenced, a minimum of six feet in height, and shall be a black vinyl clad fence. Landscaping for this area shall be at the exterior of the fencing around the perimeter of the fence with a minimum of four feet in height for purposes of visual screening. Final approval of the landscaping shall be included as part of the Landscape Plan for the proposed community.

**MINUTES OF ZONING HEARING
COBB COUNTY BOARD OF COMMISSIONERS
MARCH 17, 2026
PAGE 9**

REGULAR AGENDA (CONT.)

Z-8 BROCK BUILT HOMES, LLC (CONT.)

8. All landscaping referenced herein shall be approved by the Cobb County Arborist as part of the Plan Review and Permitting Process and incorporated into the overall Landscape Plan for the proposed community.
9. District Commissioner to approve the elevations and final Site Plan.
10. All other Staff comments and recommendations, *not otherwise in conflict*

VOTE: **ADOPTED 5-0**

OTHER BUSINESS

- O.B. 11** To consider a stipulation amendment for Jose R. Medina regarding rezoning application Z-22 of 2024. Property is located on the west side of Atlanta Road, north of Mozley Drive in land lots 370 and 423 of the 17th district (1782 Atlanta Road).

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

MOTION: Motion by Allen, second by Gambrill, to **approve** O.B. 11, subject to:

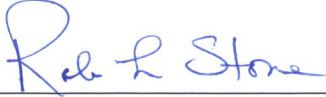
1. Use of the property *restricted to the following*:
 - A. Light auto repair
 - B. Restaurant use
 - C. Auto detailing
 - D. Community retail uses
2. Used tire sales *prohibited*
3. Hours of operation limited to 7:00 a.m. until 9:00 p.m., seven days a week
4. All work to be done inside the building
5. Stormwater Management Division comments and recommendations contained in the Other Business Item
6. Site Plan Review comments and recommendations contained in the Other Business Item
7. Fire Department comments and recommendations contained in the Other Business Item
8. All previous conditions and stipulations, *not otherwise in conflict*, to remain in effect

VOTE: **ADOPTED 5-0**

**MINUTES OF ZONING HEARING
COBB COUNTY BOARD OF COMMISSIONERS
MARCH 17, 2026
PAGE 10**

ADJOURNMENT

The hearing adjourned at 1:14 p.m.



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

MOORE INGRAM JOHNSON & STEELE

A LIMITED LIABILITY PARTNERSHIP
WWW.MIJS.COM

MARIETTA, GEORGIA
EMERSON OVERLOOK
326 ROSWELL STREET
SUITE 100
MARIETTA, GEORGIA 30060
TELEPHONE (770) 429-1499

KNOXVILLE, TENNESSEE
408 N. CEDAR BLUFF ROAD
SUITE 500
KNOXVILLE, TENNESSEE 37923
TELEPHONE (865) 692-9039

JACKSONVILLE, FLORIDA
10201 CENTURION PARKWAY N.
SUITE 401
JACKSONVILLE, FLORIDA 32256
TELEPHONE (904) 428-1465

BRENTWOOD, TENNESSEE
12 CADILLAC DRIVE
SUITE 200
BRENTWOOD, TENNESSEE 37027
TELEPHONE (615) 425-7347

LEXINGTON, KENTUCKY
2408 SIR BARTON WAY
SUITE 375
LEXINGTON, KENTUCKY 40509
TELEPHONE (859) 309-0026

ORLANDO, FLORIDA
1000 LEGION PLACE
SUITE 701
ORLANDO, FLORIDA 32801
TELEPHONE (407) 367-6233

HARRISBURG, PENNSYLVANIA
101 ERFORD ROAD
SUITE 300
CAMP HILL, PENNSYLVANIA 17011
TELEPHONE (717) 790-2854

FAIRFIELD, NEW JERSEY
165 PASSAIC AVENUE
SUITE 205
FAIRFIELD, NEW JERSEY 07004
TELEPHONE 201-602-4082

February 23, 2026

Via E-mail Only

Min. Bk. 101 Petition No. Z-2
Doc. Type letter
Meeting Date 3-17-2026

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

RE: Application for Rezoning - Application No. Z-2 (2026)
Applicant: Piedmont Residential, LLC
Property Owners: Juett Investments, LLC; AIR Property LLC;
Joy Cain (a/k/a Joy L. Cain; Nathan A. Ball; and
Jessica E. Lawson
Property: 17.81 acres, more or less, located along the
northeasterly side of Bells Ferry Road, and along the
northerly and westerly sides of Dickson Road, being
more particularly known as 1520 and 1546 Bells
Ferry Road, and 15, 141, and unnumbered Dickson
Road, Land Lots 858, 859, 870, and 871,
16th District, 2nd Section, Cobb County, Georgia

Dear John:

The undersigned and this firm represent the Applicant, Piedmont Residential, LLC (hereinafter referred to as "Applicant"), and the Property Owners, Juett Investments, LLC, AIR Property LLC, Joy Cain (a/k/a Joy L. Cain), Nathan A. Ball, and Jessica E. Lawson (hereinafter collectively referred to as "Owners" or "Property Owners"), in the above-referenced Application for Rezoning with regard to a total tract of 17.81 acres, more or less, located along the northeasterly side of Bells Ferry Road, and along the northerly and westerly sides of Dickson Road, being more particularly known as 1520 and 1546 Bells Ferry Road, and 15, 141, and unnumbered Dickson Road, Land Lots 858, 859, 870, and 871, 16th District, 2nd Section, Cobb County, Georgia (hereinafter the "Property" or the "Subject Property"). After meetings and conferences with Planning and Zoning Staff; as well as, other County Departmental Staff, communications with area residents and homeowner representatives, reviewing the Departmental Comments and Staff Recommendations,

MOORE INGRAM JOHNSON & STEELE

Petition No. Z-2
Meeting Date 3-17-2026
Continued

Mr. John P. Pederson, AICP
Zoning Division Manager
Zoning Division
Cobb County Community Development Agency
Page 2 of 6
February 23, 2026

and reviewing the uses of surrounding properties, we have been authorized by the Applicant to submit this letter of agreeable stipulations and conditions, which, if the Application for Rezoning is approved, as submitted, shall become a part of the grant of the requested rezoning and shall be binding upon the Subject Property. The proposed stipulations are as follows:

- (1) Applicant seeks rezoning of the Subject Property from the current zoning classification of R-20 to the proposed zoning classification of RM-8, site plan specific to the revised Site Plan prepared for Applicant by Atwell, dated January 18, 2026, and previously submitted to Cobb Zoning Staff. A reduced copy of the revised Site Plan is attached as Exhibit "A" and incorporated herein by reference.
- (2) The Subject Property consists of 17.81 acres, more or less, and shall be developed for a single-family, detached residential community containing a maximum of sixty-eight (68) residences.
- (3) Applicant agrees the minimum house size for the homes in the proposed community shall be 1,700 square feet of heated and cooled living space and shall have a minimum two-car garage.
- (4) Homes in the proposed community shall be Traditional and Craftsman in architecture and style and contain exterior materials of brick, stone, stacked stone, cedar shake, board and batten, traditional lap-siding, hardi-plank, or any combination thereof.
- (5) Applicant agrees to the creation of a mandatory homeowners association consistent with communities within the area. The mandatory homeowners association shall be responsible for the upkeep and maintenance of all private streets, entrance areas, common areas, open space areas, amenity area, mail kiosk, landscaping around detention areas, and the like, contained within the proposed residential community.
- (6) Additionally, and in conjunction with the creation of the mandatory homeowners association, Applicant agrees to the recording and enforcement of a Declaration of Covenants, Easements, and Restrictions (the "Covenants") which will contain covenants, rules, and regulations applicable to the proposed development.
- (7) Entrance signage for the proposed community shall be ground based, monument-style signage, and shall consist of brick, stone, stacked stone, stucco, or combinations thereof, with accents, complementary to materials used in the construction of the homes within the community. Entrance landscaping shall be

Mr. John P. Pederson, AICP
Zoning Division Manager
Zoning Division
Cobb County Community Development Agency
Page 3 of 6
February 23, 2026

professionally designed and implemented, with final approval being included as part of the overall Landscape Plan. Maintenance of the entrance area shall be through the mandatory homeowners association as set forth in the Covenants.

- (8) Applicant agrees the final design of the entrance and exit locations shall be designed to accommodate gates should the homeowners association desire to install gates in the future, which final design shall meet Cobb County Standards and Ordinances for installation of gates.
- (9) Applicant agrees the undeveloped area located in the northwest portion of the Property shall be cleaned of underbrush, limbs, dead or fallen trees and debris in order to create a passive park area for use by the future residents. Such portion of the Property shall include fencing along the Bells Ferry Road frontage; as well as, such interior or perimeter fencing as is necessary to establish access to the passive park for use by future residents. The fencing and passive park area will be maintained by the future homeowners association.
- (10) The setbacks for the proposed residential community shall be as more particularly shown and reflected on the revised Site Plan.
- (11) Detention and water quality facilities for the proposed community shall be as shown and reflected on the revised Site Plan, unless approved otherwise by Cobb County Stormwater Management. All surface facilities shall be screened by a fence, a minimum of six (6) feet in height with landscaping to the exterior of the fencing for purposes of visual screening. The landscaping shall be approved by the Cobb County Arborist during the Plan Review and Permitting Process. All landscaping and fencing surrounding the detention and water quality areas shall be maintained by the mandatory homeowners association.
- (12) Applicant agrees to a minimum twenty (20) foot landscaped or undisturbed buffer around the perimeter of the Property. Areas not disturbed during development and construction may remain undisturbed.
- (13) All landscaping referenced herein; including, but not limited to, the street frontage, entrance area, and landscape buffer areas, shall be approved by the Cobb County Arborist as part of the Plan Review and Permitting Process and incorporated into the overall Landscape Plan for the proposed community.
- (14) The proposed community shall have private streets.

Mr. John P. Pederson, AICP
Zoning Division Manager
Zoning Division
Cobb County Community Development Agency
Page 4 of 6
February 23, 2026

- (15) Applicant agrees the Covenants include a provision the community streets will remain private, in perpetuity.
- (16) Applicant agrees to establish a separate account in the name of the homeowners association for the exclusive purpose of future private street maintenance (the "Street Reserve Account"). Prior to approval of the initial final plat, Applicant agrees to perform a third-party capital reserve analysis ("CRA"), subject to review and approval by the Cobb County Department of Transportation, and Applicant shall (a) fund the Street Reserve Account with the amount determined in the CRA for the projected cost of the first round of maintenance of the private streets; and (b) include a requirement in the Covenants that (i) dues shall include an amount per lot be collected each year and deposited into the Street Reserve Account at a rate that will yield the estimated amount needed to maintain the private streets per the most recent CRA; and (ii) the homeowners association shall commission a new CRA regarding the private streets every five (5) years.
- (17) Applicant agrees the construction of the private streets shall be to public street standards with respect to the profile of the pavement sections.
- (18) Minor modifications to the within stipulations, the referenced revised Site Plan, lighting, signage, landscaping, building architecture, site features, and the like, may be approved by the District Commissioner, as needed or necessary, except for those that:
 - (a) Increase the density of a residential project or the overall square footage of a non-residential project;
 - (b) Reduce the size of an approved buffer adjacent to a property that is zoned the same or in a more restrictive zoning district;
 - (c) Relocate a structure closer to the property line of an adjacent property that is zoned the same or in a more restrictive zoning district;
 - (d) Increase the height of a building that is adjacent to a property that is zoned the same or in a more restrictive zoning district;
 - (e) Change an access location to a different roadway;

MOORE INGRAM JOHNSON & STEELE

Petition No. 2-2
Meeting Date 3-17-2026
Continued

Mr. John P. Pederson, AICP
Zoning Division Manager
Zoning Division
Cobb County Community Development Agency
Page 5 of 6
February 23, 2026

- (f) Would be in direct contradiction or conflict with any of the stipulations of this rezoning;
 - (g) Would be in direct contradiction or conflict with Cobb County Code and Ordinances; or
 - (h) Would be in direct contradiction or conflict with any Staff Recommendations that were adopted into the final zoning decision.
- (19) All setbacks, landscape, and buffer areas may be penetrated for purposes of fencing, access, utilities, and stormwater management, including, but not limited to, drainage and detention facilities, utilities, and any and all slopes or other required engineering features of the foregoing. Any disturbed areas must be replanted with like vegetation. Areas within the buffer that are not disturbed which have natural, existing vegetation may remain natural.
- (20) Applicant agrees to comply with all Cobb County Stormwater Management requirements applicable to the Subject Property.
- (21) Applicant agrees to comply with the Cobb County Water and Sewer Staff Comments and Recommendations.
- (22) Applicant agrees to comply with the Cobb County Department of Transportation Staff Comments and Recommendations.

We believe the requested zoning, together with the revised Site Plan and the revised stipulations set forth herein, is an appropriate use of the Subject Property while taking into consideration the overall area, the location, and varied uses of properties located therein. The proposed residential community shall be a quality development, shall be compatible with and complementary to surrounding developments, businesses, and venues, and shall be an enhancement to the Subject Property and Cobb County as a whole. Thank you for your consideration in this request.

[Balance of page 5 left intentionally blank]

[Signature contained on page 6]

MOORE INGRAM JOHNSON & STEELE

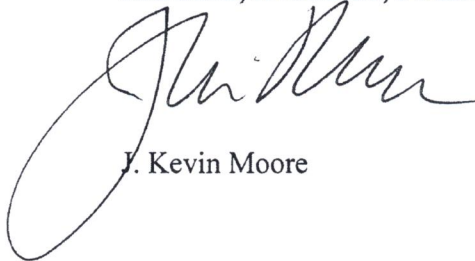
Petition No. 2-2
Meeting Date 3-17-2026
Continued

Mr. John P. Pederson, AICP
Zoning Division Manager
Zoning Division
Cobb County Community Development Agency
Page 6 of 6
February 23, 2026

With kindest regards, I remain

Very truly yours,

MOORE, INGRAM, JOHNSON & STEELE, LLP



J. Kevin Moore

JKM:cc

Attachment

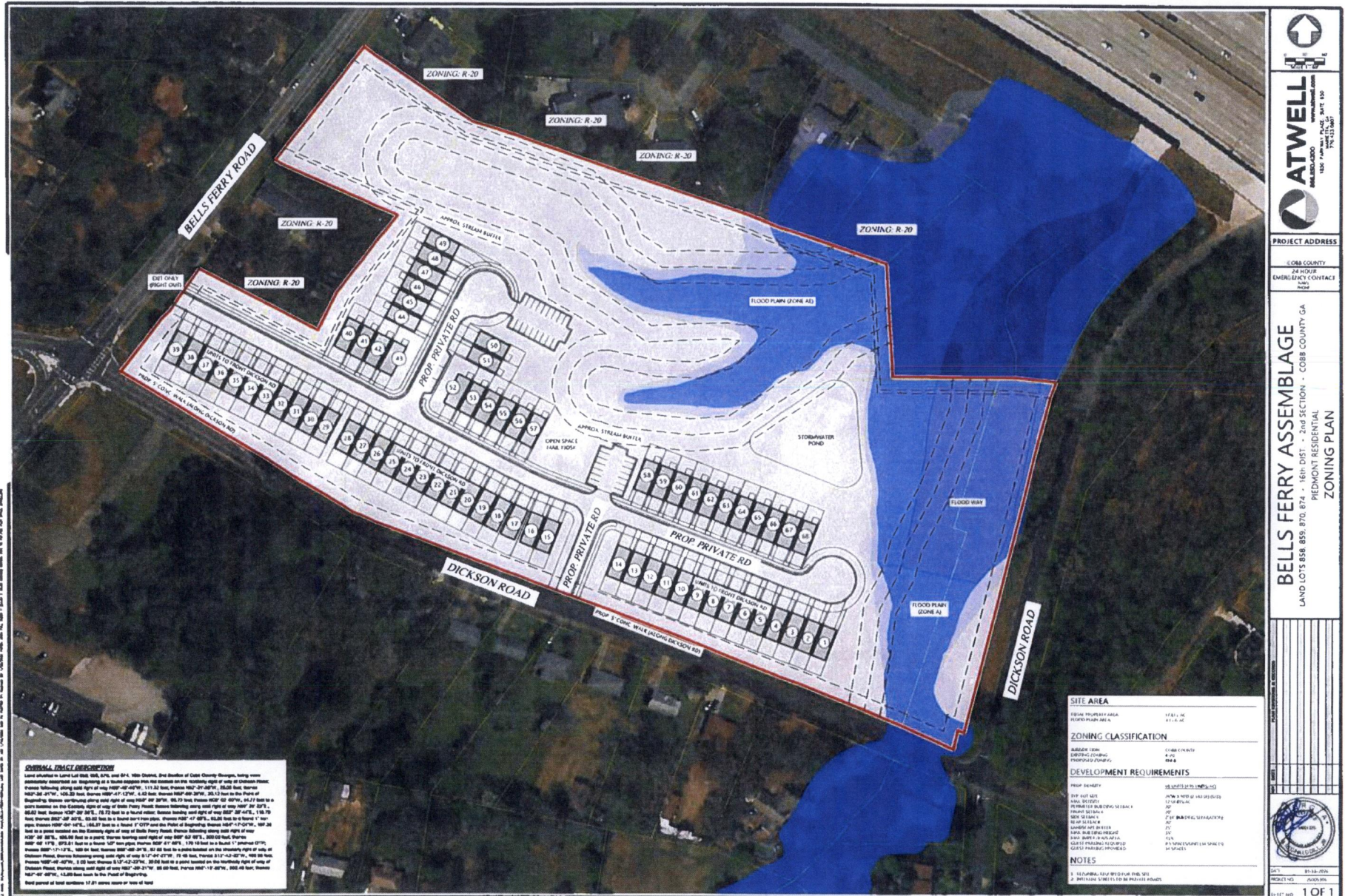
c: Cobb County Board of Commissioners:
Lisa N. Cupid, Chairwoman
Erick Allen
JoAnn Birrell
Keli A. Gambrill
Monique Sheffield
(With Copy of Attachment)

Cobb County Planning Commission:
Nadia Faucette, Chairwoman
Fred Beloin
Deborah Dance
Deidra Massey
Sara Micheletto
(With Copy of Attachment)

Terry L. Martin, AICP, CNU-A
Senior Planner
Zoning Division
Cobb County Community Development Agency
(With Copy of Attachment)

Piedmont Residential, LLC
(With Copy of Attachment)

EXHIBIT "A"



MOORE INGRAM JOHNSON & STEELE

A LIMITED LIABILITY PARTNERSHIP
WWW.MIJS.COM

MARIETTA, GEORGIA
EMERSON OVERLOOK
326 ROSWELL STREET
SUITE 100
MARIETTA, GEORGIA 30060
TELEPHONE (770) 429-1499

KNOXVILLE, TENNESSEE
408 N. CEDAR BLUFF ROAD
SUITE 500
KNOXVILLE, TENNESSEE 37923
TELEPHONE (865) 692-9039

JACKSONVILLE, FLORIDA
10201 CENTURION PARKWAY N.
SUITE 401
JACKSONVILLE, FLORIDA 32256
TELEPHONE (904) 428-1465

BRENTWOOD, TENNESSEE
12 CADILLAC DRIVE
SUITE 200
BRENTWOOD, TENNESSEE 37027
TELEPHONE (615) 425-7347

LEXINGTON, KENTUCKY
2408 SIR BARTON WAY
SUITE 375
LEXINGTON, KENTUCKY 40509
TELEPHONE (859) 309-0026

ORLANDO, FLORIDA
1000 LEGION PLACE
SUITE 701
ORLANDO, FLORIDA 32801
TELEPHONE (407) 367-6233

HARRISBURG, PENNSYLVANIA
101 ERFORD ROAD
SUITE 300
CAMP HILL, PENNSYLVANIA 17011
TELEPHONE (717) 790-2854

FAIRFIELD, NEW JERSEY
165 PASSAIC AVENUE
SUITE 205
FAIRFIELD, NEW JERSEY 07004
TELEPHONE 201-602-4082

March 16, 2026

Via E-mail Only

Min. Bk. 101 Petition No. Z-5
Doc. Type letter
Meeting Date 3-17-2026

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

RE: Application for Rezoning - Application No. Z-5 (2026)
 Applicant: The Revive Land Group, LLC
 Property Owners: Estate of Lucille Garrett;
 William D. Brown
 Property: 10.171 acres, more or less, located southerly
 of the terminus of Old Horseshoe Bend Road,
 easterly and westerly sides of Barrett
 Parkway, and northwesterly of the
 intersection of Powder Springs Road and
 Barrett Parkway; Land Lots 642 and 691,
 19th District, 2nd Section, Cobb County,
 Georgia

Dear John:

The undersigned and this firm represent The Revive Land Group, LLC, as Applicant (hereinafter referred to as "Applicant"), and the Property Owners set forth in the Application for Rezoning and enumerated above (hereinafter collectively referred to as "Owners" or "Property Owners"), in their Application for Rezoning with regard to 10.171 acres, more or less, located southerly of the terminus of Old Horseshoe Bend Road, the easterly and westerly sides of Barrett Parkway, and northwesterly of the intersection of Powder Springs Road and Barrett Parkway; Land Lots 642 and 691, 19th District, 2nd Section, Cobb County, Georgia (hereinafter the "Property" or "Subject Property"). After meetings and discussions with Planning and Zoning Staff and various Cobb County Departmental Representatives, ongoing discussions and meetings with area residents and homeowner representatives, reviewing the Departmental Comments and Staff Recommendations,

MOORE INGRAM JOHNSON & STEELE

Mr. John P. Pederson, AICP
Zoning Division Manager
Zoning Division
Cobb County Community Development Agency
Page 2 of 6
March 16, 2026

Petition No. 2-5
Meeting Date 3-17-2026
Continued

reviewing the uses of surrounding properties, and following the presentation to and hearing before the Cobb County Planning Commission, we have been authorized by the Applicant to submit this revised letter of agreeable stipulations and conditions which, if the Application for Rezoning is approved, as submitted, shall become a part of the grant of the requested zoning and shall be binding upon the Subject Property. This letter shall supersede and replace in full all prior letters of agreeable stipulations and conditions, and specifically the letters dated and submitted on January 27, 2026, and March 11, 2026. The proposed, revised stipulations are as follows:

- (1) Applicant seeks rezoning of the Subject Property from the existing zoning classification of R-20 to the proposed zoning classification of RA-5, site plan specific to the revised Site Plan dated March 13, 2026, submitted contemporaneously with this revised letter of agreeable stipulations and conditions. A reduced copy of the revised Site Plan is attached as Exhibit "A" and incorporated herein by reference.
- (2) The Subject Property shall be developed for a single-family detached residential community consisting of a maximum of thirty-six (36) homes.
- (3) Applicant agrees the minimum house size for the homes in the proposed community shall be 1,600 square feet of heated and cooled living space and shall have a minimum two-car garage.
- (4) Homes in the proposed community shall be Traditional and Craftsman in architecture and style and contain exterior materials of brick, stone, stacked stone, cedar shake, board and batten, traditional lap-siding, hardi-plank, or any combination thereof.
- (5) Applicant agrees to the creation of a mandatory homeowners association consistent with communities within the area. The mandatory homeowners association shall be responsible for the upkeep and maintenance of entrance areas, common areas, open space areas, amenity area, mail kiosk, landscaping around detention areas, and the like, contained within the proposed residential community.
- (6) Additionally, and in conjunction with the creation of the mandatory homeowners association, Applicant agrees to the recording and enforcement of a Declaration of Covenants, Easements, and Restrictions which will contain covenants, rules, and regulations applicable to the proposed development.

MOORE INGRAM JOHNSON & STEELE

Mr. John P. Pederson, AICP
Zoning Division Manager
Zoning Division
Cobb County Community Development Agency
Page 3 of 6
March 16, 2026

Petition No. Z-5
Meeting Date 3-17-2026
Continued

- (7) Entrance signage for the proposed community shall be ground based, monument-style signage, and shall consist of brick, stone, stacked stone, stucco, or combinations thereof, with accents, complementary to materials used in the construction of the homes within the community. Lighting for the entrance signage shall be in-ground. Entrance landscaping shall be professionally designed and implemented, with final approval being included as part of the overall Landscape Plan. Maintenance of the entrance area shall be through the mandatory homeowners association as set forth in the Covenants.
- (8) The proposed community shall have a passive amenity area consisting of, at a minimum, a community gathering area and pavilion and open space/park areas.
- (9) All amenity lighting shall be environmentally sensitive, shoe-box luminaries so as to prevent light from penetrating outside Applicant's property.
- (10) Applicant agrees to install lighting in the mail kiosk shelter.
- (11) The setbacks for the proposed residential community shall be as more particularly shown and reflected on the revised Site Plan.
- (12) Detention areas shall be fenced, a minimum of six (6) feet in height. Landscaping for these areas shall be to the exterior of the fencing for purposes of visual screening. Final approval of the landscaping shall be included as part of the Landscape Plan for the proposed community.
- (13) Applicant agrees to a minimum twenty (20) foot landscaped or undisturbed buffer around the perimeter of the Property, excepting only on Barrett Parkway, which shall have a ten (10) foot landscaped or undisturbed buffer, together with street frontage and entrance area landscaping. Areas not disturbed during development and construction may remain undisturbed.
- (14) All landscaping referenced herein shall be approved by the Cobb County Arborist as part of the Plan Review and Permitting Process and incorporated into the overall Landscape Plan for the proposed community.
- (15) Minor modifications to the within stipulations, the referenced, revised Site Plan, lighting, signage, landscaping, building architecture, site features, and the like, may be approved by the District Commissioner, as needed or necessary, except for those that:

MOORE INGRAM JOHNSON & STEELE

Mr. John P. Pederson, AICP
Zoning Division Manager
Zoning Division
Cobb County Community Development Agency
Page 4 of 6
March 16, 2026

Petition No. 2-5
Meeting Date 3-17-2026
Continued

- (a) Increase the density of a residential project or the overall square footage of a non-residential project;
 - (b) Reduce the size of an approved buffer adjacent to a property that is zoned the same or in a more restrictive zoning district;
 - (c) Relocate a structure closer to the property line of an adjacent property that is zoned the same or in a more restrictive zoning district;
 - (d) Increase the height of a building that is adjacent to a property that is zoned the same or in a more restrictive zoning district;
 - (e) Change an access location to a different roadway;
 - (f) Would be in direct contradiction or conflict with any of the stipulations of this rezoning;
 - (g) Would be in direct contradiction or conflict with Cobb County Code and Ordinances; or
 - (h) Would be in direct contradiction or conflict with any Staff Recommendations that were adopted into the final zoning decision.
- (16) Approval of the proposed rezoning shall also constitute approval by the Cobb County Board of Commissioners of the access and curb-cut onto Barrett Parkway.
- (17) All setbacks, landscape, and buffer areas may be penetrated for purposes of fencing, access, utilities, and stormwater management; including, but not limited to, drainage and detention facilities, utilities, and any and all slopes or other required engineering features of the foregoing.
- (18) Applicant agrees to comply with all Cobb County Stormwater Management requirements applicable to the Subject Property.
- (19) Applicant agrees to comply with the Cobb County Water and Sewer Staff Comments and Recommendations.

MOORE INGRAM JOHNSON & STEELE

Mr. John P. Pederson, AICP
Zoning Division Manager
Zoning Division
Cobb County Community Development Agency
Page 5 of 6
March 16, 2026

Petition No. Z-5
Meeting Date 3-17-2026
Continued

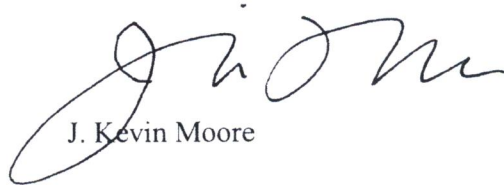
- (20) Applicant agrees to comply with the Cobb County Department of Transportation Staff Comments and Recommendations; excepting only, that the streets within the proposed community shall be public streets and not subject to any standard which requires fifty (50) foot separation between driveways.

We believe the requested zoning, pursuant to the revised Site Plan and the revised stipulations set forth herein, is an appropriate use of the Subject Property while taking into consideration the existing conditions and use of the Property and the area neighborhoods. The proposed community shall be a quality development, providing a much needed and highly sought-after type of community within the Cobb County area. Additionally, the proposed community shall be compatible with surrounding developments and be an enhancement to the Subject Property. Thank you for your consideration in this request.

With kindest regards, I remain

Very truly yours,

MOORE, INGRAM, JOHNSON & STEELE, LLP



J. Kevin Moore

JKM:cc

Attachment

c: Cobb County Board of Commissioners:
Lisa N. Cupid, Chairwoman
Erick Allen
JoAnn K. Birrell
Keli A. Gambrill
Monique Sheffield
(With Copy of Attachment)

MOORE INGRAM JOHNSON & STEELE

Mr. John P. Pederson, AICP

Zoning Division Manager

Zoning Division

Cobb County Community Development Agency

Page 6 of 6

March 16, 2026

Petition No. Z-5
Meeting Date 3-17-2026
Continued

c: Terry L. Martin, AICP, CNU-A
Senior Planner
Zoning Division
Cobb County Community Development Agency
(With Copy of Attachment)

Eileen Carlsen
Old Horseshoe Bend Road Resident

The Revive Land Group, LLC
(With Copy of Attachment)



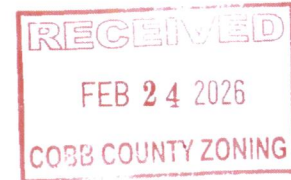
COPY

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

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

770-422-7016
TELEPHONE
770-426-6583
FACSIMILE

February 24, 2026



VIA EMAIL & HAND DELIVERY

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

Min. Bk. 101 Petition No. Z-8
Doc. Type letter
Meeting Date 3-17-2026

Re: Application of Brock Built Homes, LLC, to Rezone an approximate 11.47±-Acre Tract from R-30 to RA-5; Land Lot 809 of the 19th District; Located on the southeast side of Hiram Lithia Springs Road, southwest of Angham Road (3545 Hiram Lithia Springs Road); Z-8 of 2026

Dear John:

Brock Built Homes, LLC ("Applicant") is proposing to develop a neighborhood with thirty-six for sale single-family homes on Hiram Lithia Springs Road, southwest of Angham Road. The rezoning application is scheduled to be heard and considered by the Cobb County Planning Commission on March 3, 2026, and, thereafter, heard and considered for final action by the Cobb County Board of Commissioners on March 17, 2026.

The Subject Property is an 11.47-acre tract that is within an area denominated as Very Low Density Residential ("VLDR") under Cobb County's Future Land Use Map ("FLUM") and it is currently zoned R-30. The Applicant proposes to develop a new single-family residential community at a density of 3.1 units per acre. The Subject Property abuts property zoned R-30 in Cobb County and a subdivision in the City of Powder Springs zoned R-5 Cluster. Although the staff analysis notes the project is denser than the VLDR designation, this does not take into account the existing similar zoned uses adjacent to the property in the city of Powder Springs, or the need to create more options for homeownership in Cobb County. A key element to this project is a partnership with Habitat for Humanity to create purchase options for homeowners by setting aside a number of lots within the community that will be purchased by homeowners with equity and loan assistance from Habitat. This innovative partnership is a small step in addressing the fact that because homeownership is so unattainable the average age of a first-time homebuyer is now 40.



VIA EMAIL & HAND DELIVERY

Mr. John P. Pederson, AICP, Manager
Cobb County Zoning Division
Community Development Agency
February 24, 2026
Page 2

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

1. The stipulations and conditions set forth herein shall replace and supersede in full any and all prior stipulations and conditions in whatsoever form which are currently in place concerning the Subject Property which constitutes the subject matter of the above-captioned Application.
2. The approval of this Application shall be specifically for the purposes of a 36-lot single-family residential subdivision.
3. Thirty-three percent (33%) of the homes will be sold to buyers that are at or below the 80% average median income (AMI) for the area with special consideration for buyers that work for Cobb County or the Cobb County School System.
4. This Rezoning shall be in substantial conformity to that certain Site Plan prepared by Dovetail Civil Design, Inc., which is attached as Exhibit A with the variances noted on the plan and the staff analysis.
5. The architectural style and composition of the houses will be in substantial conformity to the renderings attached as Exhibit B.
6. The District Commissioner is to approve the final site plan and building elevations.
7. Compliance with recommendations from the Cobb County Department of Transportation that are contained in the staff analysis, with the exception of the left turn lane on Hiram Lithia Springs Road because the proximity to Angham Road creates a turning conflict.
8. Compliance with directives from the Cobb County Fire Marshal's Office regarding Life, Safety and Fire Prevention issues.
9. Subject to recommendations from the Stormwater Management Division with respect to detention, hydrology, stormwater management, water quality and downstream



Petition No. Z-8
Meeting Date 3-17-2026
Continued

VIA EMAIL & HAND DELIVERY

Mr. John P. Pederson, AICP, Manager
Cobb County Zoning Division
Community Development Agency
February 24, 2026
Page 3

considerations. This stipulation includes recommendations regarding the ultimate location and configuration of on-site detention and water quality.

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

- a. Reduce the size of an approved buffer adjacent to property which is zoned in a more restrictive zoning district.
- b. Relocate a structure closer to the property line to an adjacent property which is zoned in a more restrictive zoning district.
- c. Increase the height of a building adjacent to property which is zoned in a more restrictive zoning district.
- d. Change access location to different roadways.
- e. Seek Variances to provisions of the Cobb County Zoning Ordinance.

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

Very truly yours,

SAMS, LARKIN & HUFF, LLP

A handwritten signature in black ink, appearing to read "Parks F. Huff".

Parks F. Huff
phuff@samslarkinhuff.com

PFH/jac
Enclosures/Attachments

cc: ON FOLLOWING PAGE



Petition No. 2-8
Meeting Date 3-17-2026
Continued

VIA EMAIL & HAND DELIVERY

Mr. John P. Pederson, AICP, Manager
Cobb County Zoning Division
Community Development Agency
February 24, 2026
Page 4

cc: Members, Cobb County Board of Commissioners (via email)
Dr. Jackie McMorris, County Manager (via email)
Mr. Brian Johnson, Senior Associate County Attorney, Cobb County Attorney's Office
(via email)
Board of Commissioners Assistants (via email)
Ms. Jessica Guinn, AICP, Director (via email)
Mr. Terry Martin, AICP, CNU-A, Senior Planner (via email)
Mr. Cameron Jones, MCRP, CNU-A, Planner III (via email)
Ms. Jessica Berman, Planner I (via email)
Mr. Peyton McClure, CNU-A, Planner I (via email)
Mr. Shaun Daniels, Planner I (via email)
Ms. Pam Mabry, County Clerk (via email)
Ms. Robin Stone, Deputy County Clerk (via email)
Ms. Leila Washington, Deputy County Clerk (via email)
Mr. Jeff Byrd, Fire Marshal's Office (via email)
Ms. Amy Diaz, P.E., Cobb DOT (via email)
Mr. Wilson Collins, Cobb DOT (via email)
Mr. Andrew Heath, P.E., Stormwater Management Division (via email)
Mr. Chris Duggan, Cobb County Water and Sewer Division (via email)
Mr. Kyle Huhtanen, Executive Director, Habitat for Humanity of NW Metro Atlanta
(via email)
Mr. Adam Brock, Manager, Brock Built Homes, LLC (via email)

COBB COUNTY ZONING

Know what's below.
Call before you dig.

*NOTE: CASE QUALITY RATING OF "L" IN HOUSE REPORT INDICATES ARE PHASE OF CONSTRUCTION	
CASE QUALITY (WATER)	(770) 230-300
CASE QUALITY (SEWER AND STORM)	(770) 494-4350

The installation, relocation or removal of any utility lines or structures may be performed at the expense and direction of the appropriate utility department. Indemnification and reimbursement issued by the utility department shall equidivide those shown on these plans if they exceed the amount indicated on the plan.



The following measures are requested for this development as they pertain to the current State County Development Standards:

1. Reduce development area from 120' to 120' (100') to avoid encroachment neighboring property
2. Alter street light pole along along 120' from road due to encroachment with neighbor's traffic lighting pole onto Highway Road
3. Reduce minimum distance required to 10' horizontal distance from 15' to 10' as required from existing development with adjacent lot to the 10' minimum distance within the development and also 10' from existing adjacent development only turning movement at proposed Highway Road intersection

[illegible][illegible]

3051 Macs Hill Road
Suite 1200
Winstonsville, GA 30677
Office: (678) 726-7300
www.dorcasoft.com

[illegible]

PROJECT NUMBER
SHEET NO.
DATE
DRAWN BY
CHECKED BY
APPROVED BY

REZONING PLAN

RZ-1

Petition No. 2-8
Meeting Date 3-17-2026
Continued

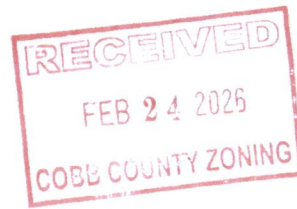


Exhibit "B"



Brock Built for Better Living

New construction homes designed with you in mind.

BROCK  BUILT



Habitat
for Humanity®
NW Metro Atlanta

Mixed-Income Development

3545 Hiram Lithia Springs Rd.
Powder Springs, GA 30127

A Response to the Housing Challenge

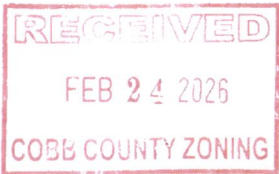


Exhibit "B"

Humanity Has a New Look

Habitat for Humanity NWMA

New Home Designs are emerging to include modern details, garages and modern styling.



Farmhouse Elevation
Powder Springs Home, Completed 2025



Z-8-2026 DEPARTMENT COMMENTS – CCDOT

REVISED 03/10/26

Roadway	Roadway classification	Speed limit (mph)	Jurisdictional control	Min. R.O.W. requirements
Hiram Lithia Springs Road	Major Collector	40	Cobb County	80'

ITE Land Use	Description	Expected Size (DU)	AM			PM			Daily (vpd)
			In (vph)	Out (vph)	Total (vph)	In (vph)	Out (vph)	Total (vph)	
210	Single Family Homes	36	6	19	25	21	13	34	339

vph = vehicles per hour, vpd = vehicles per day, DU = dwelling unit

Comments and observations

Cobb DOT met with the applicant March 10, 2026. These comments are being revised based on the meeting.

According to the available information, the existing right-of-way does not meet the minimum requirements.

In accordance with Cobb County Code 134-121 and based on site plan received December 31, 2025, and February 24, 2026, this development does not require a traffic study submittal.

Recommendations

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

1. Recommend applicant, **WITHIN 12 MONTHS OF ZONING APPROVAL**, donate right-of-way on the south side of Hiram Lithia Springs Road, a minimum of 40' from the roadway centerline, in accordance with Cobb County Development Standard 401.2, Right-of-Way.
2. Recommend Hiram Lithia Springs Road access include a deceleration (right turn) lane. This recommendation is pursuant to Cobb County Development Standard 402.9, Deceleration Lanes/Roadway Improvements Along Existing Streets, and Cobb County Development Standard Detail 401A, Deceleration Lanes. A conceptual deceleration lane is shown on the site plan received December 31, 2025. Recommend location and design be determined during plan review, subject to Cobb DOT approval.

Z-8-2026

DEPARTMENT COMMENTS – CCDOT

(continued)

3. Recommend curb, gutter, and sidewalk along the entire frontage of Hiram Lithia Springs Road to meet Cobb DOT standards. This recommendation is pursuant to Cobb County Development Standard 401.15, Curbs and Gutters (including subsections), Cobb County Development Standard 404 Sidewalks and Pathways, Cobb County Development Standard Detail 106, Concrete Curbs, Medians. The revised site plan (submitted with the stipulation letter dated February 24, 2026) shows a nonconforming sidewalk design to avoid the relocation of an existing utility pole. Based on a review of constructability, the sidewalk will need to align with the curb and the utility pole should be relocated. It is recommended that the final location and design be determined during plan review and utility relocation be the responsibility of the developer, subject to Cobb County Department of Transportation approval.
4. Recommend applicant verify that minimum intersection sight distance is available for the proposed development access and if it is not, implement remedial measures, subject to the Department's approval, to achieve the minimum requirement. This recommendation is pursuant to Cobb County Development Standard Detail 401B, Intersection Sight Distance.
5. All signage and landscaping should be installed off county right-of-way and where it will not impede the line of sight for the driveways or roadways.
6. Recommend a minimum of 50 feet straight-line distance (from end of curb return to start of adjacent curb return) or greatest feasible spacing allowed by lot frontage, using engineering judgement, between any residential driveways. This recommendation is pursuant to Cobb County Development Standard 402.7.1, Residential Driveways and Cobb County Development Standard Detail 116R, Residential Driveway Standard. Recommend final location and design be determined during plan review, subject to Cobb County DOT approval. The failure to meet this standard for internal driveway spacing is noted because it will preclude the interior roadways from being accepted by the County as public streets at a future date.
7. Recommend a minimum of 100 feet straight-line distance (from end of intersection curb return to start of driveway curb return) between the first residential driveway and Hiram Lithia Springs Road. This recommendation is pursuant to Cobb County Development Standard 402.2, Access from Thoroughfare Streets and Cobb County Development Standard Detail 116R, Residential Driveway Standard. [The revised site plan \(submitted with the stipulation letter dated February 24, 2026\) does not fully comply with this](#)

Z-8-2026

DEPARTMENT COMMENTS – CCDOT

REVISED 03/10/26

(continued)

comment. Recommend location and design be determined during plan review, subject to Cobb DOT approval.

8. Recommend Hiram Lithia Springs Road main access include a left turn lane to address safety. This recommendation is pursuant to Cobb County Development Standard 402.10, Left Turn Lane Design Guidelines, and Cobb County Development Standard Detail 401F, Left Turn Lane. Cobb DOT also follows Table 9-24 and Figure 9-35 recommendations published in the American Association of State Highway and Transportation Officials (AASHTO) A Policy on Geometric Design of Highways and Streets (Green Book), 7th Edition. Left turn vehicle path safety will be considered during the plan review process. Recommend final location and design be determined during plan review, subject to Cobb County DOT approval. Cobb DOT notes that the stipulation letter (dated February 24, 2026) disagrees with this recommendation.
9. Recommend proposed streets, lighting, and utilities be constructed to the Cobb County Standard Specifications for public streets. Streets that do not meet Cobb DOT specifications for public streets cannot be considered for potential future transfer to Cobb County. This recommendation is pursuant to Cobb County Development Standard 401, Streets and Access (including subsections) and Cobb County Development Standard Details, including the following: Detail 110A, Typical Section Residential Street; Detail 100B, Residential Street Grading; Detail 104a, Typical Residential Cul-de-sac; Detail 104b, Typical Offset Cul-de-sac; and Detail 113, Sidewalks.
10. Recommend a minimum of 30' radius and 50 feet straight-line distance from the edge of the right-of way line to the first internal parking space or drive aisle to allow for vehicle stacking. This recommendation is pursuant to Cobb County Development Standard 402.8, Non-Residential Driveways. Recommend location and design be determined during plan review, subject to Cobb DOT approval.
11. Recommend development either directly align or have an offset of a minimum of 125 feet centerline to centerline from Angham Road. This recommendation is pursuant to Cobb County Development Standard 401.10, Minimum Centerline Offsets and Intersection Separations. Recommend location and design be determined during plan review, subject to Cobb DOT approval.
12. Recommend removing and closing driveway aprons along the property frontages that the development renders unnecessary.

Z-8-2026

DEPARTMENT COMMENTS – CCDOT

REVISED 03/10/26

(continued)

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

Meeting Date 3-17-2024

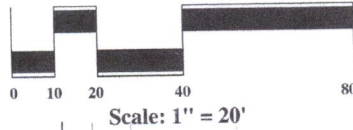
Rezoning Plat

823 West Atlanta Road Tract

Cobb County, Georgia Land Lot 292, 17th District, 2nd Section

prepared for:

Kopecki CRC Holdings, LLC



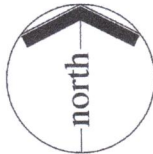
DGM

LAND PLANNING
CONSULTANTS, INC.



1635 OLD HWY 41
SUITE 112-314
KENNESAW, GA 30152

770-514-9006
DGMLPC.COM



December 31, 2025

Site Data

Total Site Area: .82 AC
(35,719 SF)*

Present Zoning: GC

Proposed Zoning: LI

LI building setbacks:

front: 50'*

(39' requested)

side: 20'

rear: 30'*

(22' requested)

Total impervious

surface: 13,904 SF (39%)

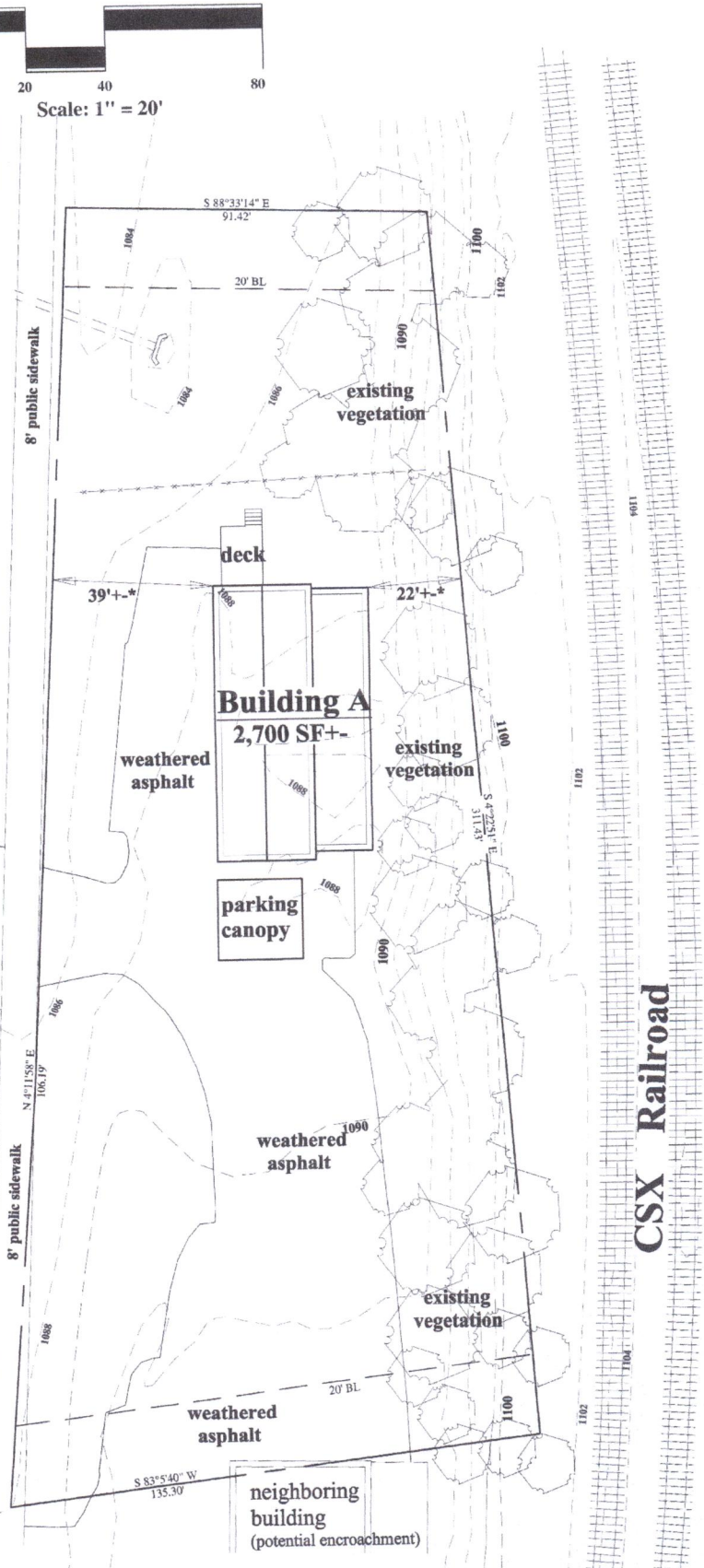
(maximum 70% in NAC)

*variance requested

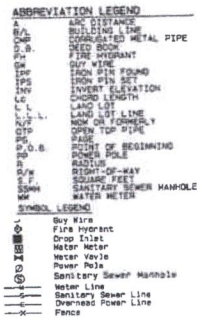
General Notes:

1. Boundary and topography from Cobb County GIS
2. According to Flood Insurance Rate Map (FIRM) #13067C01115 issued December 5, 2018, no portion of this site contains floodplain.
3. No cemeteries are known to exist on site.
4. No streams and/or wetlands are known to exist on site.
5. No archeological or architectural landmarks are known to exist on site.
6. No utility easements are known to exist on site.

West Atlanta Street (variable r/w)
(collector)



Plal Book 276 Page 47
Rebecca Keaton
Clerk of Superior Court



Property for
OB-3-2026

RECEIVED
JAN 02 2026
COBB COUNTY ZONING



LOCATED IN:
LAND LOT 153
19TH DISTRICT, 2ND SECTION
COBB COUNTY, GEORGIA.

PREPARED FOR:
JOE BARNA

08-3-2026

Proposed
Site
plan

Meeting Date 3-17-2026

RECEIVED
FEB 03 2026
COBB COUNTY ZONING

LEGEND
SITE BENCHMARK
SANITARY MANHOLE
STORM MANHOLE
STORM CURB INLET
STORM INLET (RECTANGLE)
FIRE HYDRANT
WATER VALVE
LIGHT POLE
ELECTRIC BOX
DECIDUOUS TREE
SHRUB
LANDSCAPED AREA
BOLLARD
SIGN
STORM LINE (UNDERGROUND)
SANITARY LINE (UNDERGROUND)
WATER LINE (UNDERGROUND)
ELECTRIC LINE (UNDERGROUND)
COMMUNICATION LINE (UNDERGROUND)
UNKNOWN LINE (UNDERGROUND)
EARTH LINE
TREE SWEEP EDGE
CONCRETE AREA
EXCEPTION
NUMBER

NOTES

1. SITE PLAN BASED ON ENGINEERING DESIGN SURVEY. A PORTION OF THE PARCEL DESCRIBED IN BOOK 8455, PAGE 178, CITY OF KENNESAW, COBB COUNTY, STATE OF GEORGIA. UTILITY CONNECTION TO BE MADE UNDER COBB EMC STANDARDS. CONFIRM FINAL DESIGN PRIOR TO CONSTRUCTION.
2. COBB EMC WORK ORDER: #780
3. HAND DIG TRENCH MARKS WITH EXISTING UNDERGROUND UTILITIES. CONTACT ENGINEER IF THERE IS A UTILITY CONFLICT.
4. THE CONTRACTOR SHALL RETURN SIDEWALK, LANDSCAPING, PLANTERS, IRRIGATION SYSTEMS, AND ANY OTHER FACILITIES DISTURBED BY THE WORK TO THE SAME OR BETTER CONDITION THAN EXISTED PRIOR TO THE COMMENCEMENT OF THE WORK.

T0981 - KENNESAW, GA, SITE DESIGN SUMMARY	
EXISTING STALL COUNT	28
PROPOSED CHARGING STALL COUNT	20
PROPOSED NON-CHARGING STALL COUNT	1
EXISTING STALLS (TO BE MODIFIED)	22
NET PARKING STALL CHANGE	-1
ACCESSIBLE CHARGING STALLS	1
DEDICATED CHARGING STALLS	0
PROPOSED TRANSFORMER SIZE	2000 kVA

TESLA
3900 DEER CREEK RD
PALO ALTO, CA 94304
(650)981-5000

Kimley-Horn
8871 S LAS VEGAS BLVD #200
LAS VEGAS, NV 89119
(702) 882-5000



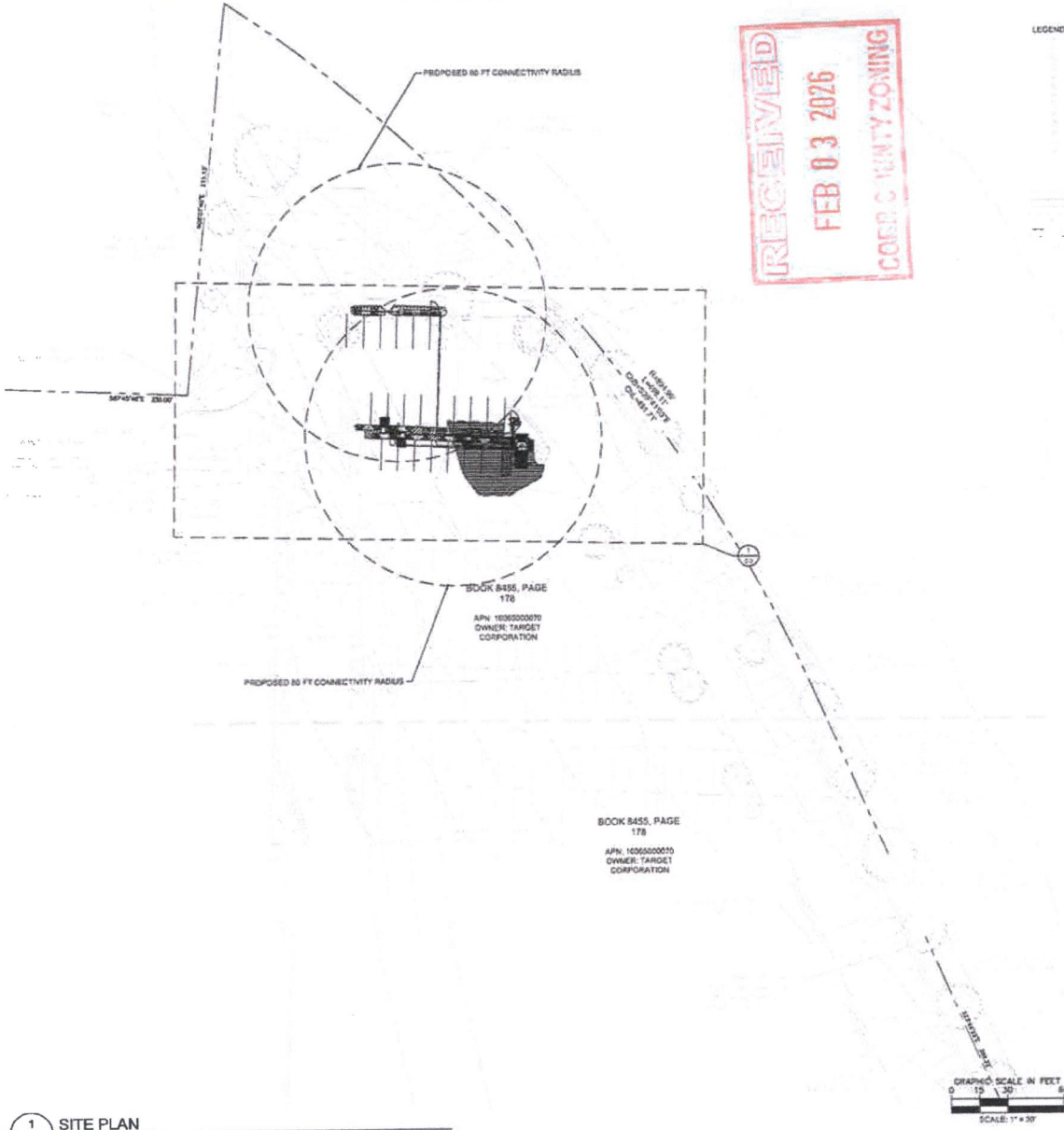
080410058
07/02/2025
SCALE: AS SHOWN
DESIGNED BY: MCS
DRAWN BY: J.G.
CHECKED BY: MCS

SITE PLAN

T0981 - KENNESAW, GA
SUPERCHARGER
PREPARED FOR
TESLA

GEORGIA
COBB

SHEET NUMBER
C-2



1 SITE PLAN
C-2

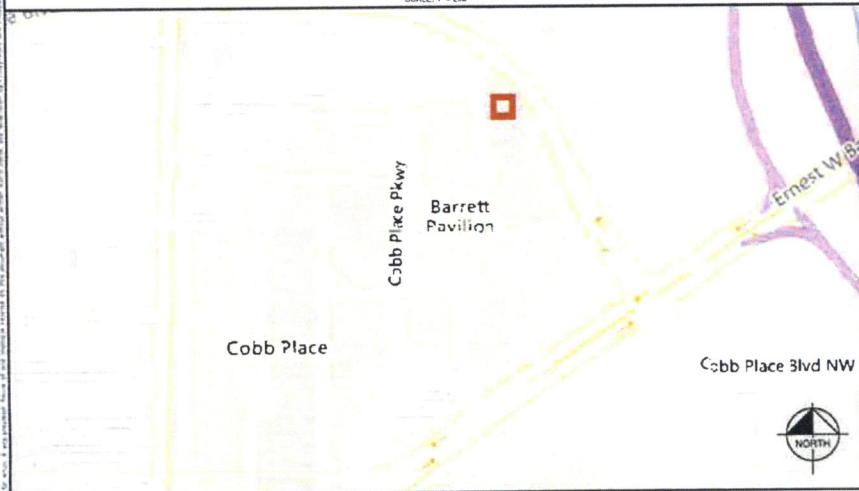
TESLA SUPERCHARGER - T0981 - KENNESAW, GA

20 SUPERCHARGERS - TRT: 455670

740 ERNEST W BARRETT PKWY NW, KENNESAW, GEORGIA 30144

VICINITY MAP
 SCALE: 1" = 250'

SITE AERIAL LAYOUT
 SCALE: 1" = 40'



TESLA
 2500 DEER CREEK RD
 PALO ALTO, CA 94304
 (650)661-5000

Kimley-Horn
 6671 S LAS VEGAS BLVD #205
 LAS VEGAS, NV 89119
 (702) 862-3900



06064-0035
 07/02/2025
 SCALE: AS SHOWN
 DESIGNED BY: MCS
 DRAWN BY: JIC
 CHECKED BY: MCS

COVER
 SHEET

T0981 - KENNESAW, GA
 SUPERCHARGER
 PREPARED FOR
 TESLA
 COBB

SHEET NUMBER
 T-1

SITE AHJ INFORMATION

JURISDICTION
 CITY OF KENNESAW
 COBB COUNTY
 STATE OF GEORGIA
 PERMITTING AHAJS:
 COBB COUNTY, GA

APPLICABLE CODES

ALL WORK SHALL COMPLY WITH THE FOLLOWING APPLICABLE CODES:
 2020 GEORGIA BUILDING CODE (2018 IBC WITH AMENDMENTS)
 2020 GEORGIA ENERGY CONSERVATION CODE (IECC 2015 WITH AMENDMENTS)
 2020 NATIONAL ELECTRIC CODE (NEC)
 2020 GEORGIA FIRE PREVENTION CODE (2018 IFC WITH AMENDMENTS)
 IN THE EVENT OF CONFLICT, THE MOST RESTRICTIVE CODE SHALL PREVAIL.

REFERENCED DOCUMENTS

- TESLA SUPERCHARGER INSTALLATION MANUAL
- TESLA SUPERCHARGER POST INSTALLATION MANUAL
- SURVEY COMPLETED ON 02/13/2025 BY CLARK

SUPERCHARGER SYSTEM SUMMARY

- INSTALL 2 TESLA V3 S SUPERCHARGER CABINETS
- INSTALL 8 STAND ALONE TESLA V4 CHARGING POSTS
- INSTALL 1 UTILITY TRANSFORMER, & METER
- INSTALL 3 PRE-ASSEMBLED SUPERCHARGER UNITS EACH CONTAINING 4 SUPERCHARGERS AND 1 SUPERCHARGER CABINET

PROJECT TEAM INFORMATION

PROPOSED TESLA EV SITE ADDRESS
 740 ERNEST W BARRETT PKWY NW
 KENNESAW, GA 30144

PROPERTY OWNER
 TARGET CORPORATION
 TARGET STORE ID: T0981
 1000 NICOLLET WALL, MINNEAPOLIS,
 MN 55403

TESLA DESIGN MANAGER
 OLIVER COQUILLO
 DESIGN MANAGER
 COQUILLO@TESLA.COM
 (352) 385-3899
 UTILITY PROVIDER
 COBB EMC

W09 TBD

CIVIL ENGINEER OF RECORD
 MATT SELKIRK, PE
 MATT.SELKIRK@KIMLEY-HORN.COM

ELECTRICAL ENGINEER OF RECORD
 JEFFREY SALLÉE
 JEFFREY.SALLEE@KIMLEY-HORN.COM

KIMLEY-HORN AND ASSOCIATES, INC.
 8671 LAS VEGAS BLVD SOUTH, STE.
 520
 LAS VEGAS, NV 89119
 702.862.3900

BEFORE SCALING

CONTRACTOR SHALL VERIFY ALL PLANS, EXISTING DIMENSIONS & CONDITIONS ON THE JOB SITE & SHALL IMMEDIATELY NOTIFY THE ENGINEER IN WRITING OF ANY DISCREPANCIES BEFORE PROCEEDING WITH THE WORK.

CONTRACTOR NOTE

CONTRACTOR SHALL COMPLETE INSTALL PER THE SIGNED AND THE SEALED SET OF DRAWINGS. ANY NECESSARY DEVIATIONS FROM THE DRAWINGS MUST BE SUBMITTED THROUGH AN RFI REQUEST PROCESS WITH TESLA AND KIMLEY-HORN FOR AN APPROVAL PRIOR TO CONTRACTOR PROCEEDING WITH A DEVIATION OF THE SIGNED AND SEALED SET OF DRAWINGS.

SHEET INDEX

SHEET NO.	SHEET TITLE
T-1	COVER SHEET
G-1	GENERAL NOTES I
G-2	GENERAL NOTES II
C-1	EXISTING CONDITIONS & DEMO
C-2	SITE PLAN
C-3	ENLARGED SITE PLAN
C-3.1	GRADING PLAN
C-4	CONSTRUCTION DETAILS I
C-5	CONSTRUCTION DETAILS I
C-6	CONSTRUCTION DETAILS II
C-7	CONSTRUCTION DETAILS IV
C-8	CONSTRUCTION DETAILS V
E-1	ELECTRICAL NOTES
E-2	ELECTRICAL ONE-LINE
E-3	ELECTRICAL DETAILS
E-4	ELECTRICAL LABELS
E-5	GROUNDING DETAILS
E-6	TRENCH & TRANSFORMER DETAILS

BASIS OF BEARING/DATUM

THE BASIS OF BEARING FOR THIS PROJECT IS ESTABLISHED AS GEORGIA, WEST ZONE (GA83-WF).
 THE VERTICAL DATUM FOR THIS PROJECT SHALL BE THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD-88) AND THE HORIZONTAL DATUM SHALL BE THE NORTH AMERICAN DATUM OF 1983 (NAD-83) IN THE STATE PLANE OF GEORGIA, WEST ZONE (GA83-WF).



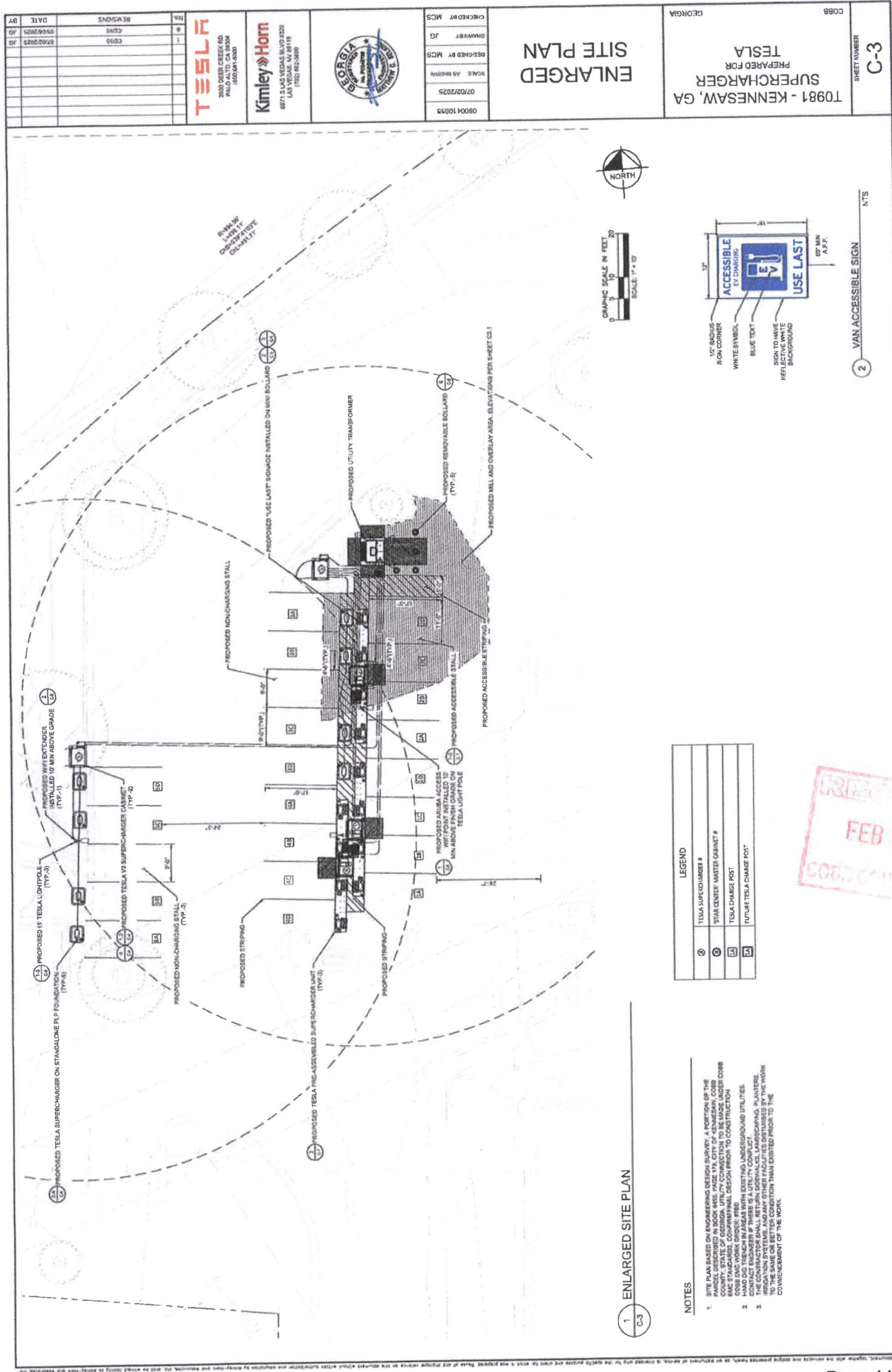
DESIGN CRITERIA

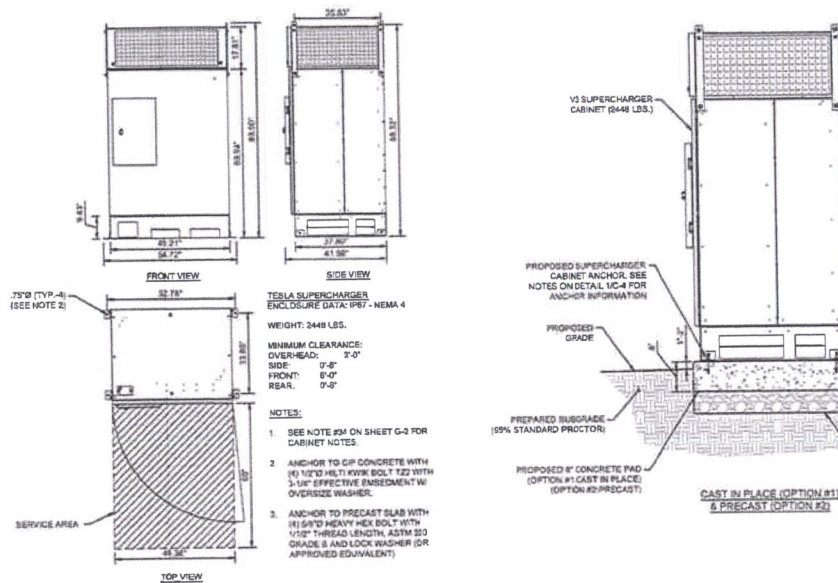
- WIND DESIGN DATA:**
- ULTIMATE WIND SPEED: 107MPH
 - RISK CATEGORY: II
 - WIND IMPORTANCE FACTOR: 1.0
 - WIND EXPOSURE CATEGORY: C
- SEISMIC DESIGN DATA:**
- RISK CATEGORY: II
 - SEISMIC IMPORTANCE FACTOR: 1 = 1.0
 - MAPPED SPECTRAL RESPONSE COEFFICIENTS: $S_{DS} = 0.225$, $S_{D1} = 0.09$
 - DESIGN SPECTRAL RESPONSE COEFFICIENTS: $S_{DS} = 0.241$, $S_{D1} = 0.145$
 - SEISMIC DESIGN CATEGORY: C
 - ASSUMED SOIL PROPERTIES
 - ALLOWABLE BEARING PRESS.: 1,500 PSF
 - ALLOWABLE LAT. BEARING PRESS.: 100 PSF/FT

CALL BEFORE YOU DIG

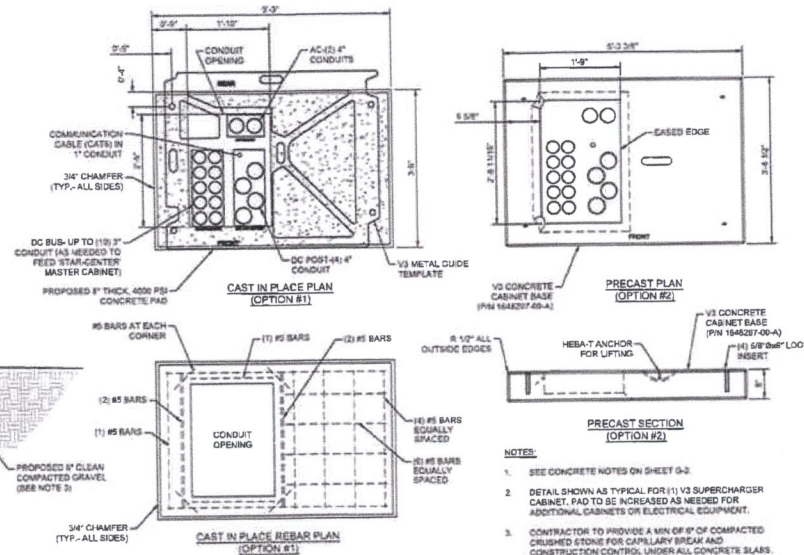
CALL AT LEAST 3 WORKING DAYS
 PRIOR TO CONSTRUCTION



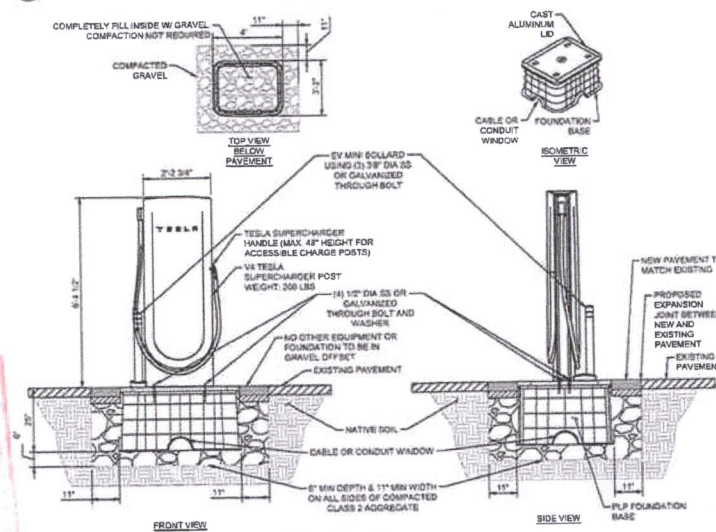




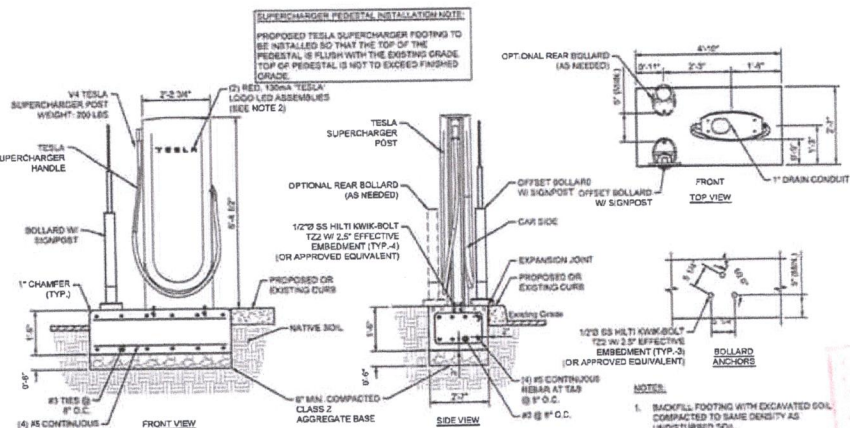
1 TESLA SUPERCHARGER CABINET DETAIL NTS



2 V3 CABINET FOUNDATION PLAN $3/4"=1'-0"$



4 V4 POST PLP FOUNDATION - FLUSH W/ PAVEMENT



3 V4 SUPERCHARGER POST CAST-IN-PLACE FOUNDATION DETAIL NTS

- NOTES:**
1. BACKFILL FOOTING WITH EXCAVATED SOIL, COMPACTED TO SAME DENSITY AS UNDISTURBED SOIL.
 2. THE 4.33W, 215VA COMBINED TESLA LOGIC AND TASK LIGHT LED ASSEMBLIES DRAW POWER FROM THE PROPOSED SUPERCHARGER.
 3. CONTRACTOR TO PROVIDE A MANUAL OF F.O. COMPACTED CRUSHED STONE FOR CAPILLARY BREAK AND CONSTRUCTION CONTROL UNDER ALL CONCRETE SLABS.
 4. CONTRACTOR SHALL IDENTIFY POOR DRAINING SLOES AND PROVIDE ADDITIONAL COMPACTED, WELL GRADED COURSE-GRAINED SOIL. BACKFILL TO FROST DEPTH. CONTRACTOR TO NOTIFY TESLA CM AND ENGINEER.

Sl. No	DATE	REVISIONS	App
01	01/02/2013	0001	1
02	01/02/2013	0002	0



3500 DEER CREEK RD.
PALO ALTO, CA 94304
(850)821-5000



8871 S LAS VEGAS BLVD #320
LAS VEGAS, NV 89119
(702) 882-3600

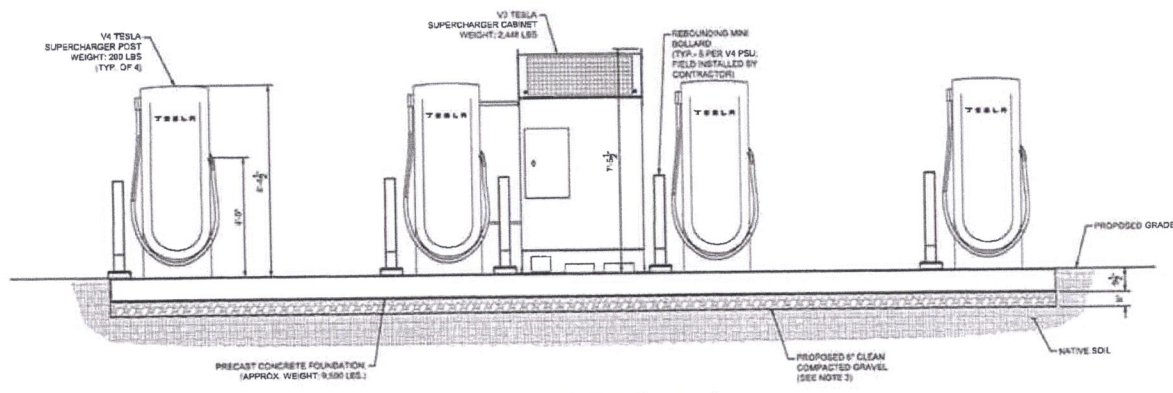


0900410055	07/02/2025	SCALE AS SHOWN	DESIGNED BY MCS	JG	CHECKED BY MCS
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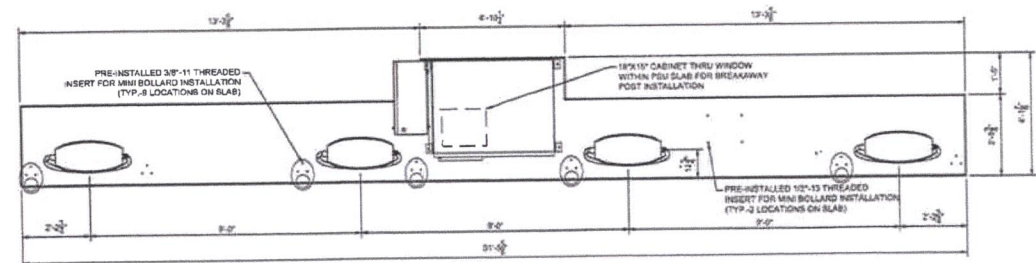
CONSTRUCTION DETAILS I

81 - KENNESAW, GA
SUPERCHARGER
PREPARED FOR
TESLA

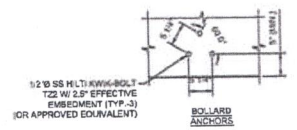
SHEET NUMBER
C-4



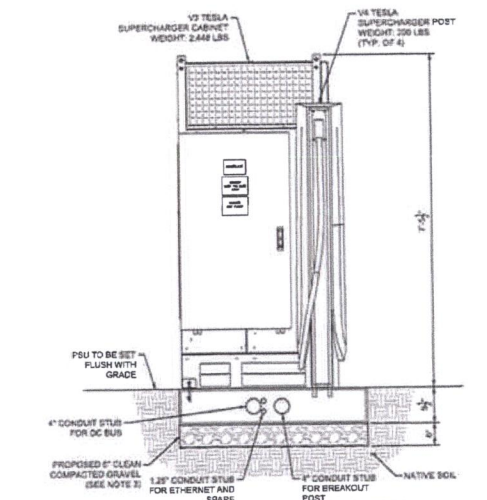
1 V4 PRE-ASSEMBLED SUPERCHARGER UNIT ELEVATION 1/2"=1'-0"



2 V4 PRE-ASSEMBLED SUPERCHARGER UNIT PLAN 1/2"=1'-0"



- NOTES:**
1. BACKFILL FOOTING WITH EXCAVATED SOIL COMPACTED TO SAME DENSITY AS UNDISTURBED SOIL.
 2. THE 4.3kW, 315VA COMBINED TESLA LOGO AND TASK LIGHT LED ASSEMBLY DRAIN POWER FROM THE PROPOSED SUPERCHARGER.
 3. CONTRACTOR TO PROVIDE A MINIMUM OF 6\"/>



3 V4 PRE-ASSEMBLED SUPERCHARGER UNIT SECTION 3/4\"/>

DATE	BY	REVISIONS
03/03/2026	JAC	1
03/03/2026	JAC	2
03/03/2026	JAC	3
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03/03/2026	JAC	98
03/03/2026	JAC	99
03/03/2026	JAC	100

TESLA
 3500 DEER CREEK RD.
 PALO ALTO, CA 94304
 (800)591-5000

Kimley-Horn
 8871 S LAS VEGAS BLVD #300
 LAS VEGAS, NV 89119
 (702) 882-3000

GEORGIA
 REGISTERED PROFESSIONAL ENGINEER
 #12345
 JACOB C. BROWN

03/03/2025
 07/02/2025
 SCALE: AS SHOWN
 DESIGNED BY: MCS
 DRAWN BY: JAC
 CHECKED BY: MCS

CONSTRUCTION DETAILS II

T0981 - KENNESAW, GA
 SUPERCHARGER
 PREPARED FOR
 TESLA

GEORGIA
 CORB

SHEET NUMBER
 C-5

RECEIVED
 FEB 03 2026
 ZONING



SITE PLAN
 SCALE: 1" = 40' FOR 22"X34"
 SCALE: 1" = 80' FOR 11"X17"

Colliers Engineering & Design

www.colliersengineering.com
 Colliers Engineering & Design, Inc. is a professional engineering firm providing a wide range of engineering services to its clients. The firm is located in the Atlanta, Georgia area and has a long history of successful projects. Colliers Engineering & Design, Inc. is a member of the Georgia Engineering Council.

REV	DATE	DESCRIPTION
1	03/17/2026	ISSUED FOR REVIEW
2	03/17/2026	ISSUED FOR CONSTRUCTION

ENVIROSPARK

ENVIROSPARK
 CONSTRUCTION DRAWINGS

HIEX KEENESAW
 2485 GEORGE BUSBEE
 PARKWAY NORTHWEST
 KENNESAW, GA 30144
 COBB COUNTY



Colliers Engineering & Design
 MT. LAUREL
 10000 Middlebrook Drive
 Suite 302E
 Mt. Laurel Township, NJ 08054
 Phone: 856.797.0412
 Colliers Engineering & Design, Inc.

SCALE	DATE
AS SHOWN	AH
DATE ISSUED	REVISED BY
AHL	SLM
DATE REVISED	PROJECT NUMBER
02/03/25	26906009

SITE PLAN
 C-1

NOTE: DO NOT SCALE DRAWINGS FOR CONSTRUCTION

08-12-26
 Site Plan





PRODUCT OVERVIEW

This manual applies to Wall Connectors identified by part number 1457768-**-*,

Product Specifications

Voltage and Wiring	Nominal 200-240 V AC single-phase
Current Output Range	12 - 48 amps
Terminal Blocks	12-4 AWG (3.5 - 25 mm ²), copper only
Supported Conduit Sizing	¾ in (21 mm) default, 1 in (27 mm) optional
Grounding Scheme	TN/TT
Frequency	50/60 Hz
Cable Length	7.3 m
Wall Connector Dimensions	Height: 13.6 in (345 mm) Width: 6.1 in (155 mm) Depth: 4.3 in (110 mm)
Wire Box Bracket Dimensions	Height: 9.8 in (250 mm) Width: 4.7 in (120 mm) Depth: 2.0 in (50 mm)
Weight (including wirebox)	10 lb. (4.5 kg)
Operating Temperature	-22° F to 122° F (-30° C to 50° C)
Storage Temperature	-40° F to 185° F (-40° C to 85° C)
Enclosure Rating	Type 3R IP54
Ventilation	Not required
Means of Disconnect	External branch circuit breaker
Ground Fault Circuit Interrupter	Integrated CCID20
Wi-Fi	2.4 GHz, 802.11b/g/n
Agency Approvals	



Gen 3 Wall Connector Manual
 48A Single Phase

TESLA CHARGING STATION
 NOT TO SCALE

Gen 3 Wall Connector Manual

cULus - E351001



Colliers Engineering & Design

www.colliersengineering.com
 In the event of a conflict between the printed and electronic versions of this manual, the printed version shall prevail.

REV	DATE	DESCRIPTION
1	02/03/25	ISSUED FOR REVIEW
2	02/03/25	ISSUED FOR CONSTRUCTION

ENVIROSPARK

ENVIROSPARK
 CONSTRUCTION DRAWINGS

HIE X KEENESAW
 2485 GEORGE BUSBEE
 PARKWAY NORTHWEST
 KENNESAW, GA 30144
 COBB COUNTY

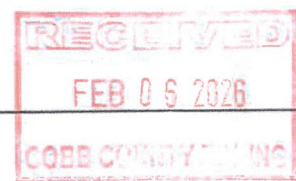


Colliers Engineering & Design
 10000 Midland Drive, Suite 3000
 Mt. Laurel Township, NJ 08054
 Phone: 856.797.0412
 FAX: 856.797.0413

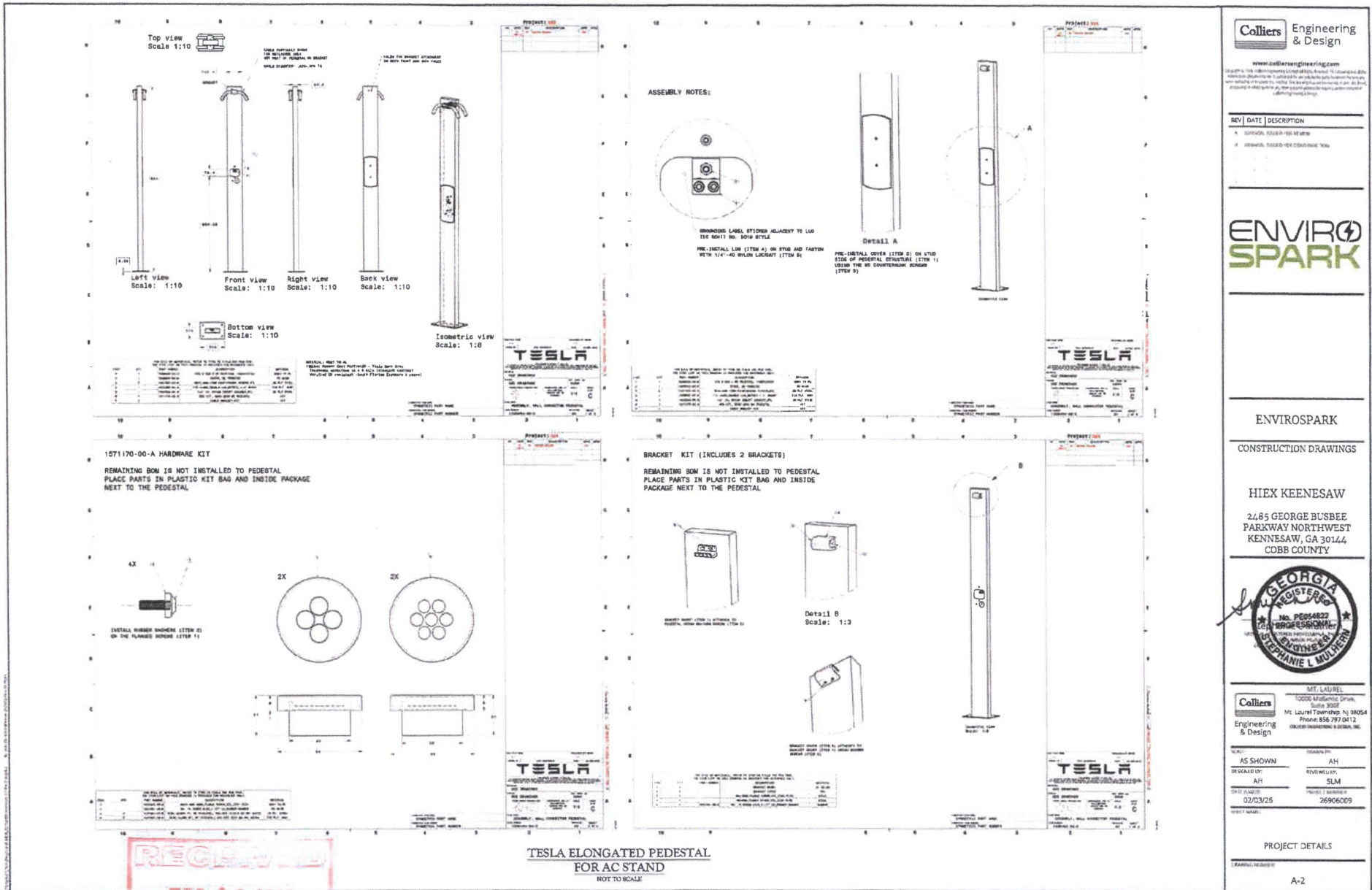
SCALE	AS SHOWN	DATE	02/03/25
DESIGNED BY	AH	PROJECT NUMBER	25906009

PROJECT DETAILS
 A-1

NOTE: DO NOT SCALE DRAWINGS FOR CONSTRUCTION.



0.B.12



Colliers Engineering & Design

www.colliersengineering.com

REV | DATE | DESCRIPTION

ENVIRO SPARK

ENVIROSPARK
CONSTRUCTION DRAWINGS

HIEK KEENESAW
2185 GEORGE BUSBEE
PARKWAY NORTHWEST
KENNESAW, GA 30144
COBB COUNTY



Colliers Engineering & Design

AS SHOWN
DESIGNED BY
DATE PLANNED
02/03/25

PROJECT DETAILS
A-2

NOTE: DO NOT SCALE DRAWINGS FOR CONSTRUCTION