

Application for "Other Business"

Cobb County, Georgia

OB-44

(Cobb County Zoning Division - 770-528-2035)

BOC Hearing Date Requested: 8/20/24

Applicant: Hilltop Rufe Snow, LLC and HilltopTIC, LP Phone #: see below

Address: see below (applicant's name printed) E-Mail: see below

Address: Linda Dunlavy, Dunlavy Law Group, LLC 245 N. Highland Ave, Suite 230 #905, Atlanta, GA 30316

(representative's name, printed) Linda Dunlavy Phone #: 404-371-4101 E-Mail: ldunlavy@dunlavylawgroup.com
(representative's signature) [Signature]

Signed, sealed and delivered in presence of: Gloria Ann Woodward Glasser
[Signature] NOTARY PUBLIC
DeKalb County, GEORGIA
My Commission Expires 08/18/2026

Titleholder(s) : Hilltop Rufe Snow, LLC and Hilltop TIC, LP Phone #: 214-717-6116
(property owner's name printed)

Address: 4311 West Lover's Lane, Dallas TX 75209 E-Mail: kmurchison@murchisoncommercial.com

[Signature]
(Property owner's signature) on behalf of Hilltop Rufe Snow, LLC *see attached for additional property owners signature

Signed, sealed and delivered in presence of: Tarni Manodya Hewage
[Signature] NOTARY PUBLIC
My Commission Expires 12/12/27



Commission District: 4 **Zoning Case:** Z-11

Size of property in acres: 3.02 acres **Original Date of Hearing:** 7-19-2016 ; 2-21-2017 and 3-19-2019

Location: 1391 Veteran's Memorial Highway
(street address, if applicable; nearest intersection, etc.)

Land Lot(s): 34 **District(s):** 18th

State specifically the need or reason(s) for Other Business: _____

Certain stipulations in the approval of the Other Business Item on 3-19-2019 concerning the rezoning required approval by the District Commissioner within certain time frames. These approvals were not secured as specified and thus need approval. those items are: 1) the final site plan; 2) the landscaping plan specifically including a required wrought iron fence; and 3) final building architecture and color. Applicant requests approval of these items so that it can proceed to permitting.

(List or attach additional information if needed)

PROPERTY OWNER INFORMATION FOR HILLTOP TIC, LP

Title holder: Hilltop TIC, LP

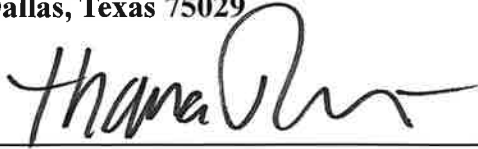
Phone #: 404-662-2522

Address:

E-mail: tw@mcremp.com

4311 W Lovers Lane, Suite 100

Dallas, Texas 75029



(Property Owner's signature) On behalf of Hilltop TIC, LP

Thomas Wouters, Manager

MCRE Management Partners, LLC



12/12/27

Notary Public

My Commission Expires



STATE OF GEORGIA

Secretary of State
Corporations Division
313 West Tower
2 Martin Luther King, Jr. Dr.
Atlanta, Georgia 30334-1530

ANNUAL REGISTRATION

Electronically Filed
Secretary of State
Filing Date: 3/31/2022 12:08:31 PM

BUSINESS INFORMATION

CONTROL NUMBER	21122661
BUSINESS NAME	Hilltop Rufe Snow, LLC
BUSINESS TYPE	Foreign Limited Liability Company
EFFECTIVE DATE	03/31/2022
ANNUAL REGISTRATION PERIOD	2022

PRINCIPAL OFFICE ADDRESS

ADDRESS	4311 W. Lovers Lane Ste 200, Dallas, TX, 75209, USA
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REGISTERED AGENT

NAME	ADDRESS	COUNTY
Mimi McCain	675 N. Highland Ave NE, Suite 400, Atlanta, GA, 30306, USA	Fulton

AUTHORIZER INFORMATION

AUTHORIZER SIGNATURE	Lou Lebowitz
AUTHORIZER TITLE	Member

MINUTES OF ZONING HEARING
COBB COUNTY BOARD OF COMMISSIONERS
JULY 19, 2016
PAGE 8

REGULAR AGENDA

By general consensus, the following companion cases Z-11 and SLUP-4 were heard concurrently, but voted on separately.

Z-11 **MANOUCHEHR JAHANGARD** (Hilswepow, LLC, owner) requesting Rezoning from PSC and R-20 to NRC for the purpose of a Climate-Controlled Self-Storage Facility in Land Lot 34 of the 18th District. Located at the southeast corner of Veterans Memorial Highway and Powell Drive, and on the south side of Old Powder Springs Road (1391 Veterans Memorial Highway). *(Previously continued by the Planning Commission from their February 2, 2016 hearing, continued by staff at the March 1, 2016 Planning Commission hearing; and held by the Planning Commission at the April 1, 2016 hearing until their July 7, 2016 hearing)*

SLUP-4 **MANOUCHEHR JAHANGARD** (Hilswepow, LLC, owner) requesting a **Special Land Use Permit** for the purpose of a Climate-Controlled Self-Storage Facility in Land Lot 34 of the 18th District. Located at the southeast corner of Veterans Memorial Highway and Powell Drive, and on the south side of Old Powder Springs Road (1391 Veterans Memorial Highway) *(Previously continued by the Planning Commission from their February 2, 2016 hearing, continued by staff at the March 1, 2016 Planning Commission hearing; and held by the Planning Commission at the April 1, 2016 hearing until their July 7, 2016 hearing)*

The public hearing was opened, and Mr. Manouchehr Jahangard and Ms. Robin Meyer addressed the Board. Following presentation and discussion, the following motion was made:

MOTION: Motion by Cupid, second by Ott, to **approve** Z-11 to the NRC zoning category **for the PSC portion of this property only** (southern portion of the property retains its R-20 zoning category), subject to:

1. **Final site plan to be submitted to the Zoning Division within 30 days, with final approval by the District Commissioner (attached and made a part of these minutes)**
2. **Uses to include self-service storage, incubator space, retail, or a combination thereof for this Applicant only**
 - A. **Use of the site to be assessed by a committee comprised of the Applicant, District Commissioner, a representative from a work force development agency and/or a small business entrepreneurship organization, and two representatives from the business and residential community to determine appropriate form and viability of incubator space, with the District Commissioner approving final apportionment of all considered uses**

REGULAR AGENDA (CONT.)

Z-11 MANOUCHEHR JAHANGARD (CONT.)

3. All timeframes referenced are from this decision unless otherwise noted
4. Any fence installed along the front of the building shall be wrought iron style fence
5. No outside storage
6. Landscaping plan to be completed and submitted to the County Landscape Architect and District Commissioner for approval; all landscaping to be completed within 180 days; the landscaping shall include, but not limited to, an eight foot landscape enhancement strip along the Veterans Memorial right-of-way; any dead or damaged landscaping shall be replaced within 90 days
7. No additional impervious surface on the subject property
8. Landscaping and/or black wrought iron fencing to be used to prevent access from Old Powder Springs Road, which shall be included in the landscape plan approved by the County Landscape Architect and District Commissioner; and be completed within 180 days
9. Final building architecture and color to be submitted to the Zoning Division, with the District Commissioner approving final building renderings
10. Building to be completely secure inclusive of all broken windows which are to be replaced within 30 days; any broken windows that occur subsequent to approval shall be repaired and replaced within 10 days from breakage
11. All trash to be removed from the property within 10 days
12. No signs are grandfathered and all signs must meet current sign ordinance; all signs to be in compliance within 120 days
13. The loading dock and any pavement (other than authorized curb cuts) located on the county right-of-way to be removed within 120 days
14. Repave and stripe the parking lot in front of the building within 120 days; parking lot to incorporate landscape islands as required by current code
15. No business licenses or Certificate of Occupancy to be issued until Community Development has verified that all items with a stipulated timeframe have been completed
16. Adherence to the provisions in Section 134-213 of the County Code for "*free-standing climate controlled self-service storage facilities*" under Permitted Uses, except where in conflict with the stipulations stated herein
17. All dumpsters to have a rubber lid and be located within an enclosure that meets current standards
18. Hours of operation to be from 7:00 a.m. until 11:00 p.m.; no access to units allowed outside these hours
19. District Commissioner may approve minor modifications, *except* for those that:

REGULAR AGENDA (CONT.)

Z-11 MANOUCHEHR JAHANGARD (CONT.)

- A. increase the overall building square footage
 - B. cause a reduction in the size of an approved buffer adjacent to a property that is zoned the same or is more restrictive in its designated zoning category
 - C. change an access location to a different roadway
 - D. violate the Cobb County Zoning Ordinance
 - E. would be in direct conflict with or in direct contradiction to any Cobb County regulations or the foregoing stipulations
20. Water and Sewer Division comments and recommendations, *not otherwise in conflict*
 21. Stormwater Management Division comments and recommendations, *not otherwise in conflict*
 22. Department of Transportation comments and recommendations, *not otherwise in conflict*
 23. Owner/developer to enter into a Development Agreement pursuant to O.C.G.A. §36-71-13 for dedication of system improvements to mitigate traffic concerns

VOTE: ADOPTED 5-0

MOTION: Motion by Cupid, second by Ott, to approve SLUP-4, subject to:

1. District Commissioner to approve the final location and size of the storage portion of the subject property
2. Property to be *staffed* at a minimum of the hours of 8:00 a.m. until 5:00 p.m. daily, excluding federal holidays (note: *staffed* shall mean at least one employee on the premises during those hours)
3. A minimum of 10 high definition security cameras shall be installed to monitor a substantial portion of the exterior of the premises; cameras shall operate 24 hours per day and be recorded; recordings shall be saved for a minimum of 30 days and copies of the recordings shall be made available to law enforcement or code enforcement upon request
4. Hours of operation to be 7:00 a.m. until 11:00 p.m.; no access shall be allowed outside those hours
5. Access to units sufficiently restricted to prevent people from living out of the units

REGULAR AGENDA (CONT.)

SLUP-4 MANOUCHEHR JAHANGARD (CONT.)

6. Permit expires after one year if the self-storage business is not in operation
7. Water and Sewer Division comments and recommendations, *not otherwise in conflict*
8. Stormwater Management Division comments and recommendations, *not otherwise in conflict*
9. Department of Transportation comments and recommendations, *not otherwise in conflict*

VOTE: ADOPTED 5-0

Z-42 AMADU MANE (Deepak Pahari, owner) requesting Rezoning from GC to NRC for the purpose of a Grocery Store in Land Lot 147 of the 18th District. Located on the northwest corner of South Gordon Road and Old Alabama Road (1956 Old Alabama Road). (*Previously continued by Staff from the June 21, 2016 Board of Commissioners hearing*)

The public hearing was opened, and Mr. Amadu Mane addressed the Board. Following presentation and discussion, the following motion was made:

MOTION: Motion by Cupid, second by Weatherford, to approve Z-42 to the NRC zoning category, subject to:

1. Site plan received by the Zoning Division on March 14, 2016, with District Commissioner approving minor modifications (attached and made a part of these minutes)
2. Removal of phone booth and associated poles
3. Addition of a 100 square foot landscaping bed to be located adjacent to the right-of-way at the corner of South Gordon and Old Alabama Roads; and to include heavy landscaping with bushes and/or trees; landscape plan to be approved by the County Arborist and the District Commissioner
4. Repair missing or damaged façade; or alternatively, replace façade with new material approved by the District Commissioner
5. Dumpster to have a rubber lid and enclosure to meet Cobb County Development Standards
6. All signage to meet current Cobb County Sign Ordinance; window signs to be a maximum of 25% of the window area
7. Both final building architecture and exterior paint colors to be approved by the District Commissioner



Printed: 7/1/2024

Cobb County Online Tax Receipt

Thank you for your payment!

CARLA JACKSON TAX COMMISSIONER
HEATHER WALKER CHIEF DEPUTY
Phone: 770-528-8600
Fax: 770-528-8679

Payer:
HILLTOP OPERATING

HILLTOP RUFÉ SNOW LLC
CO DAVID A WEATHERBIE

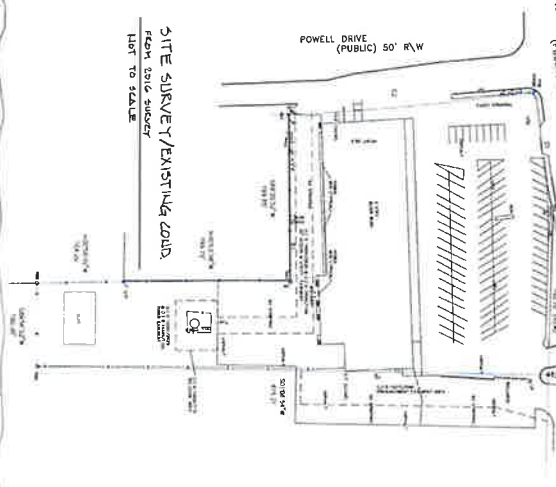
Payment Date: 9/19/2023

Tax Year	Parcel ID	Due Date	Appeal Amount	Taxes Due	
2023	18003400010	10/15/2023	Pay: N/A or	\$0.00	
Interest	Penalty	Fees	Total Due	Amount Paid	Balance
\$0.00	\$0.00	\$0.00	\$0.00	\$11,324.34	\$0.00



Scan this code with your mobile phone to view this bill

OLD FORTS SPURRS ROAD
(PUBLIC) 50' R/W MARKS
VETERANS MEMORIAL HWY 19/218
MARKS



SITE IMPROVEMENTS

HILLTOP

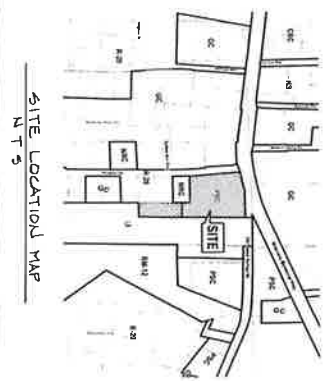
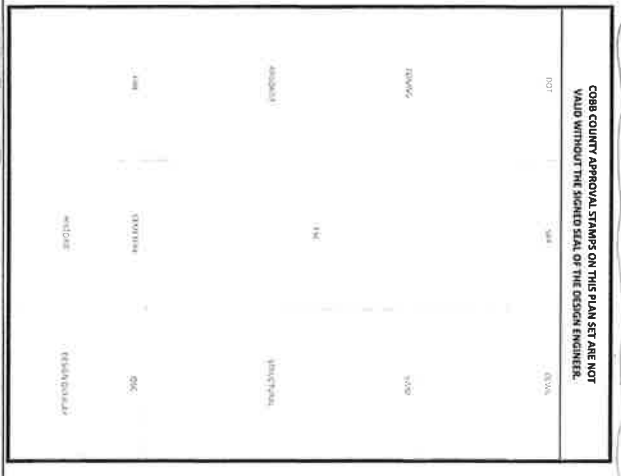
SHOPPING CENTER

1391 Veterans Memorial Hwy SW
Mableton, GA 30126
Ken Murchison 214-207-8470

Number: SPR-2017-00142
District 18; Land Lot 0034
Zoning Case: SLUP 4-17
Commission District 4
Original Zoning Case: 7-11
Original Date of Hearing 7-19-2016

Owner / Developer
Hilltop TIC, LP
Ken Murchison
4511 West Lovers Lane
Dallas, TX 75209
214-207-8470
kenmurchison@sbcglobal.net

24-hour Emergency Contact
Andy Kepley - 404-793-7875



PROJECT NARRATIVE
The site was developed as a shopping center about 50 years ago.

Parking Lot
Bring parking lot into compliance with the current parking ordinance including the new layout parking spaces, designated accessible parking, and tree planting requirements. Provide signage property line with decorative fence.

Landscape Stands
Saw cut and remove asphalt and crushed stone base. Fill with enhanced topsoil. *Height 10'-12'-0" @ 3' R.O.C. (or 10:95)*
Plant two staggered rows, 3gal. *Height 10'-12'-0" @ 3' R.O.C. (or 10:95)*
Approx. (150) shrubs per 310' line of new parking strip.
Plant 5' caliper hawthorn trees, or equivalent, (125)

Land Disturbance
Approximately 6,155 sq ft of area will be disturbed with the landscaping required. Most of this work replaces impervious area with pervious area for the previously developed site.

Paint/Building Façade
Elevation detail shows a three color scheme for the upper cornice, accent band and columns, and the field color. These will be: Brown, Light Cocoa Brown, and Cream.

Landscape Note
A landscape condition is required for the project prior to any final landscaping. Call the Cobb County Arboretist at (770) 528-2124 or Landscape Architect at (770) 528-2149. These are the critical factors on the landscape plan that affect both the general contractor and the landscape contractor. Planting area dimensions, planting methods and as well as plant materials must be in accordance with the approved plan, or the landscape inspector may deny the release of the certificate of occupancy.

- Drawing List:**
- CS Cover Sheet
 - ZN Re-Zoning Notes
 - L1.1 Landscape Plan
 - L2 Landscape Notes
 - L3.1 Parking / Fire / Dumpster Enclosure Sign
 - L4 Elevation Improvements
 - L5
 - *L1.1 Landscape Tree Preservation Plan
 - *L3.1 Lower Parking Plan (Parking Fire Dumpster Enclosure)

Professional Engineer stamped plans signify conformance to all Georgia State and Cobb County Codes and Regulations. The Engineer, Architect, Planner, and Developer maintain the sole responsibility for the design and for correcting all errors, omissions, and code violations (if any) exposed during construction. NOTED authorization by Cobb County.

SHEET NO. 1 of 7
CS
DATE: 6-25-17
Scale: As Noted

Revisions
1. 5/25/17
2. 5/25/17

Site Plans per Rezoning
Hilltop Shopping Center
1391 Veterans Memorial Hwy.
Mableton, GA 30126



RT3 Architects
Architecture ♦ Design ♦ Planning
360 E. Marietta Street, Canton GA
770-720-4669



REGULAB AGRICOLA

2-11 MANOCHIERI ALANCAHO (Hilosophon, LLC, owner) requesting Rezoning from OCB and R3 to OCB/AG for the purpose of a Christmas-Celebration Center (1600 Veterans Memorial Highway and Powell Drive, and the south side of Old Providence Road (1931 Veterans Memorial Highway), Providence, Virginia. The property is currently zoned OCB/AG and the applicant is requesting rezoning to OCB/AG with a density of 1,200 Residential Units per Acre and a lot area of 2.00 Acres. The applicant is requesting rezoning to OCB/AG with a density of 1,200 Residential Units per Acre and a lot area of 2.00 Acres. The applicant is requesting rezoning to OCB/AG with a density of 1,200 Residential Units per Acre and a lot area of 2.00 Acres.

2-11 MANOCHIERI ALANCAHO (Hilosophon, LLC, owner) requesting Rezoning from OCB and R3 to OCB/AG for the purpose of a Christmas-Celebration Center (1600 Veterans Memorial Highway and Powell Drive, and the south side of Old Providence Road (1931 Veterans Memorial Highway), Providence, Virginia. The property is currently zoned OCB/AG and the applicant is requesting rezoning to OCB/AG with a density of 1,200 Residential Units per Acre and a lot area of 2.00 Acres. The applicant is requesting rezoning to OCB/AG with a density of 1,200 Residential Units per Acre and a lot area of 2.00 Acres. The applicant is requesting rezoning to OCB/AG with a density of 1,200 Residential Units per Acre and a lot area of 2.00 Acres.

REGULAB AGRICOLA (CONT)

2-11 MANOCHIERI ALANCAHO (CONT) The applicant is requesting rezoning to OCB/AG with a density of 1,200 Residential Units per Acre and a lot area of 2.00 Acres. The applicant is requesting rezoning to OCB/AG with a density of 1,200 Residential Units per Acre and a lot area of 2.00 Acres. The applicant is requesting rezoning to OCB/AG with a density of 1,200 Residential Units per Acre and a lot area of 2.00 Acres.

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THE GAILOWNY LAW GROUP

February 15, 2017
The Gaiallowny Law Group
1100 Pender Springs Street, Suite 400
Mableton, GA 30056
Contact: info@gaiallowny.com

THE GAILOWNY LAW GROUP

This firm represents Hilosophon, LLC, and 5441 Ridge Street, Ltd. (the "Applicant") in connection with the rezoning of the subject property, located at 1391 Veterans Memorial Highway in Mableton, Georgia (the "Property"). After meeting with the Mableton Improvement Coalition (the "Coalition") on February 14, 2017, the Applicant has received a letter from the Coalition dated February 14, 2017, regarding the rezoning of the Property. The Applicant is requesting rezoning to OCB/AG with a density of 1,200 Residential Units per Acre and a lot area of 2.00 Acres.

- 1. Final site plan to be submitted to the Zoning Division within 30 days, with final plan to be submitted to the Board of Commissioners within 60 days.
- 2. The applicant respectfully requests the adoption of conditions 1 and 2-A. From previous conditions, a new condition specifying certain prohibited uses shall be provided. Specifically, the following uses shall be prohibited on the Property:
 - a. Liquor stores;
 - b. Adult entertainment;
 - c. Drive-in movie theaters;
 - d. Tobacco products;
 - e. Chiropractic offices;
 - f. Veterinary clinics, pet stores, or services.

REGULAB AGRICOLA (CONT)

2-11 MANOCHIERI ALANCAHO (CONT) The applicant is requesting rezoning to OCB/AG with a density of 1,200 Residential Units per Acre and a lot area of 2.00 Acres. The applicant is requesting rezoning to OCB/AG with a density of 1,200 Residential Units per Acre and a lot area of 2.00 Acres. The applicant is requesting rezoning to OCB/AG with a density of 1,200 Residential Units per Acre and a lot area of 2.00 Acres.

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**MINUTES OF ZONING HEARING
COB COUNTY BOARD OF COMMISSIONERS
FEBRUARY 21, 2017
CONSISTAG AGRICOLA**

The rezoning condition from 2-11 (numbered 3 through 21) are acceptable to the applicant. The applicant is requesting rezoning to OCB/AG with a density of 1,200 Residential Units per Acre and a lot area of 2.00 Acres. The applicant is requesting rezoning to OCB/AG with a density of 1,200 Residential Units per Acre and a lot area of 2.00 Acres.

THE GAILOWNY LAW GROUP
1100 Pender Springs Street, Suite 400
Mableton, GA 30056
Contact: info@gaiallowny.com

- 1. Site plan required by the Zoning Division on February 15, 2017, with the final plan to be submitted to the Board of Commissioners within 60 days.
- 2. The applicant respectfully requests the adoption of conditions 1 and 2-A. From previous conditions, a new condition specifying certain prohibited uses shall be provided. Specifically, the following uses shall be prohibited on the Property:
 - a. Liquor stores;
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REGULAB AGRICOLA (CONT)

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ZONING NOTES AND MINUTES
SPR-2022-00432
DATE: 4-25-17
Scale as noted

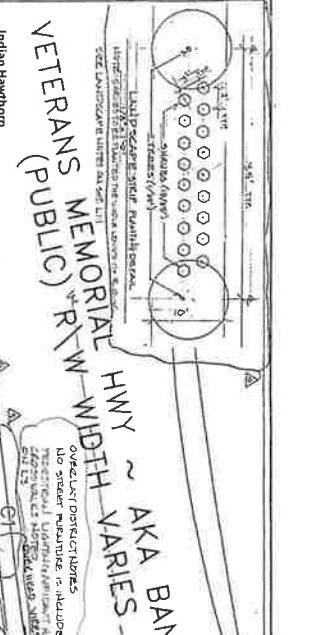
Site Plans per Rezoning
Hilltop Shopping Center
1391 Veterans Memorial Hwy.
Mableton, GA 30126

RT3 Architects
Architecture ♦ Design ♦ Planning
360 E. Marietta Street, Canton GA
770-724-4669

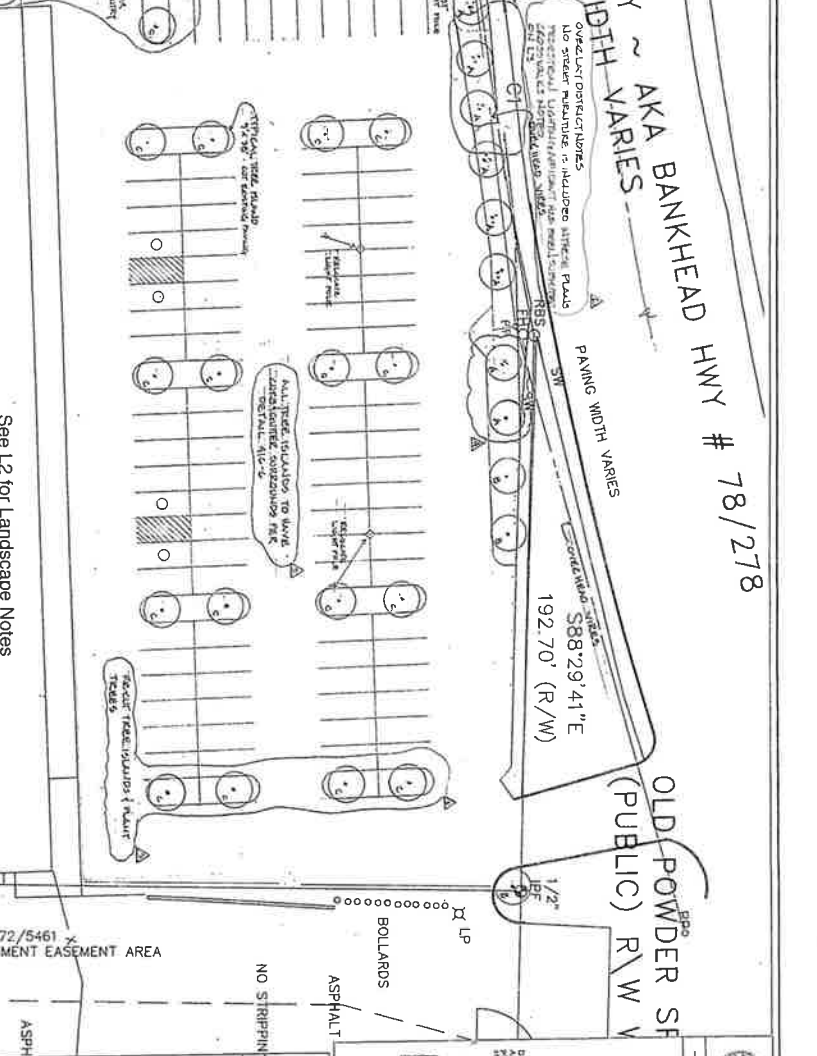
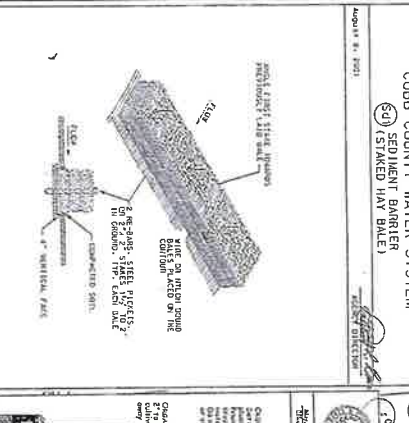
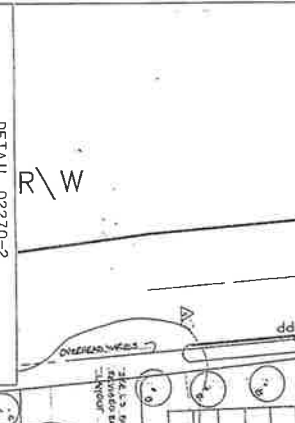


REVISIONS

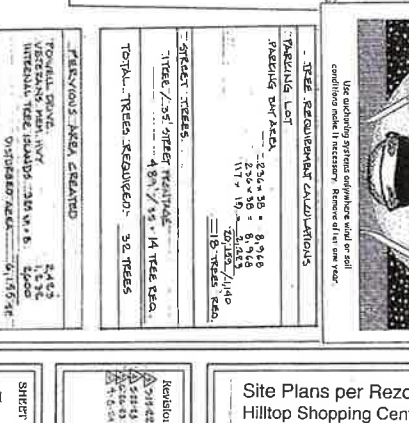
SHEET NO. 2 of 7
ZN
DATE: 4-25-17
Scale as noted



Indian Hawthorn
3 X 5
white flowers in spring
Landscape Attributes:



TREE PLANTING SCHEDULE							NO. OF TREES	PLANTING DATE	PLANTING DEPTH	TOTAL PLANTING AREA	TOTAL COST
A	24-GAUGE STEEL REBAR	3/4" DIA.	18" LONG	2' ON CENTER	2' DIA.	10	7-11	30"	6.0	6.0	60.00
B	SEDIMENT BARRIER	3" DIA.	12" HIGH	3' ON CENTER	3" DIA.	7	7-11	30"	4.8	4.8	48.00
C	TREE PLANTING	3" DIA.	12" HIGH	3' ON CENTER	3" DIA.	10	7-11	30"	11.4	11.4	114.00
TOTAL						27	7-11	30"	22.2	22.2	222.00



RT3 ARCHITECTS

Architecture + Design + Planning
360 E. Marietta Street, Canton GA
770-720-4669

Community Development Agency
TREE PLANTING IN PARKING LOTS

Site Plans per Rezoning
Hilltop Shopping Center
1391 Veterans Memorial Hwy.
Mableton, GA 30126

L1

DATE: 6-20-17

SHEET NO. 3 OF 7

Scale as Noted

Notes from Review Comments 10-20-2022

Grading/Excavation/Retention Wall:

The Cobb County Cemetery Preservation Commission has the right to establish the strategy for public development of the cemetery. Any proposed changes to the cemetery must be approved by the Commission. If approved, then the Cobb County Cemetery Preservation Commission must be notified at once at (770) 508-3055. Failure to do so will result in a stop-work order.

Landscaping Notes:

In addition to the street/road trees, 3 gallon evergreen shrubs with a mature height of 4'-6" or 6" must be installed in a staggered double row arrangement at a rate of 16 per 35 linear feet of paved road (except for the driveway). The trees shall be installed in the original 2017 plan, have been added around the site to the extent of the original numbers shown on the Tree Planting Schedule on SH-11. The trees shall be installed in the original 2017 plan, have been added around the site to the extent of the original numbers shown on the Tree Planting Schedule on SH-11. The trees shall be installed in the original 2017 plan, have been added around the site to the extent of the original numbers shown on the Tree Planting Schedule on SH-11. The trees shall be installed in the original 2017 plan, have been added around the site to the extent of the original numbers shown on the Tree Planting Schedule on SH-11.

Any clearing of the property that results in the sale of timber shall conform to state law regarding payment of taxes on such timber. A Georgia Department of Revenue Form DT-285T (see attached) shall be submitted to the Cobb County State Tax Authority for the assessment of taxes on the sale of timber. The sale tax on timber from the original 2017 plan has been added around the site to the extent of the original numbers shown on the Tree Planting Schedule on SH-11. The trees shall be installed in the original 2017 plan, have been added around the site to the extent of the original numbers shown on the Tree Planting Schedule on SH-11. The trees shall be installed in the original 2017 plan, have been added around the site to the extent of the original numbers shown on the Tree Planting Schedule on SH-11.

Responsibility for the payment of these taxes rests with the landowner, whether or not the landowner receives any money for the timber. To ensure that the land owner is aware of the obligation, and to provide notice of the obligation, the landowner must be notified in writing of the obligation and signed by the landowner prior to the installation of the land disturbance permit.

A landscape conference is required for this project prior to any final landscaping. Call the Cobb County Arboretum at (770) 508-2124 or Landscape Architect at (770) 508-2148. There are detailed locations on the landscape plan that affect both the general contractor and the landscape contractor. Planning area information for the landscape is provided on the landscape plan. The trees shall be installed in the original 2017 plan, have been added around the site to the extent of the original numbers shown on the Tree Planting Schedule on SH-11. The trees shall be installed in the original 2017 plan, have been added around the site to the extent of the original numbers shown on the Tree Planting Schedule on SH-11.

DOT Note: For signs, access, sidewalk/shoulder cross slope. In the PM, is to match the Std. 'X' per LT (2), per ADA.

Signage Notes:

The site contractor shall be responsible for the Architectural Quality (AQ) (except for notification requirement). The owner/developer is solely responsible for compliance with said act.

Any signage to be permitted through the Cobb County Zoning Division, a subdivision ordinance sign, monuments, and all commercial signs. The location of subdivision signs must also be shown on the plans.

The parking lot and parking spaces shall conform to County Ordinance #114.

Utility Plan Notes:

There is no utility work planned as part of the project. The site contractor shall coordinate services routing of all gas, telephone, and electrical lines with the utility companies. The site contractor shall be responsible for the installation of any utility poles, or wiring and not interfere with the utility poles or existing lines to be preserved.

The details requirements shown on the Tree Preservation and Replacement Plan(s) must be verified prior to the location of the Certificate of Occupancy or acceptance of the Final Plat. Call the Development Department at (770) 508-2124 or (770) 508-2148. There are detailed locations on the landscape plan that affect both the general contractor and the landscape contractor. Planning area information for the landscape is provided on the landscape plan. The trees shall be installed in the original 2017 plan, have been added around the site to the extent of the original numbers shown on the Tree Planting Schedule on SH-11. The trees shall be installed in the original 2017 plan, have been added around the site to the extent of the original numbers shown on the Tree Planting Schedule on SH-11.

When digging near trees, the contractor shall ensure all exposed roots (one (1) inch in diameter and larger on the side of the trench adjacent to the tree). Puncturing shall consist of making a clean cut flush with the side of the trench to promote new root growth.

Finishing of the trench to provide clearance for equipment and materials must be done according to standards. The site contractor shall be responsible for the installation of any utility poles, or wiring and not interfere with the utility poles or existing lines to be preserved.

Protect the ground surface of the site with the temporary or permanent utility easements with erosion-control or similar protection devices.

Signs:

No permanent signs, flag poles(s), approved fire hydrants, power transformers, sidewalks or ADA ramps will be placed in conflict with an ordinance code or approved tree planting location.

Lighting:

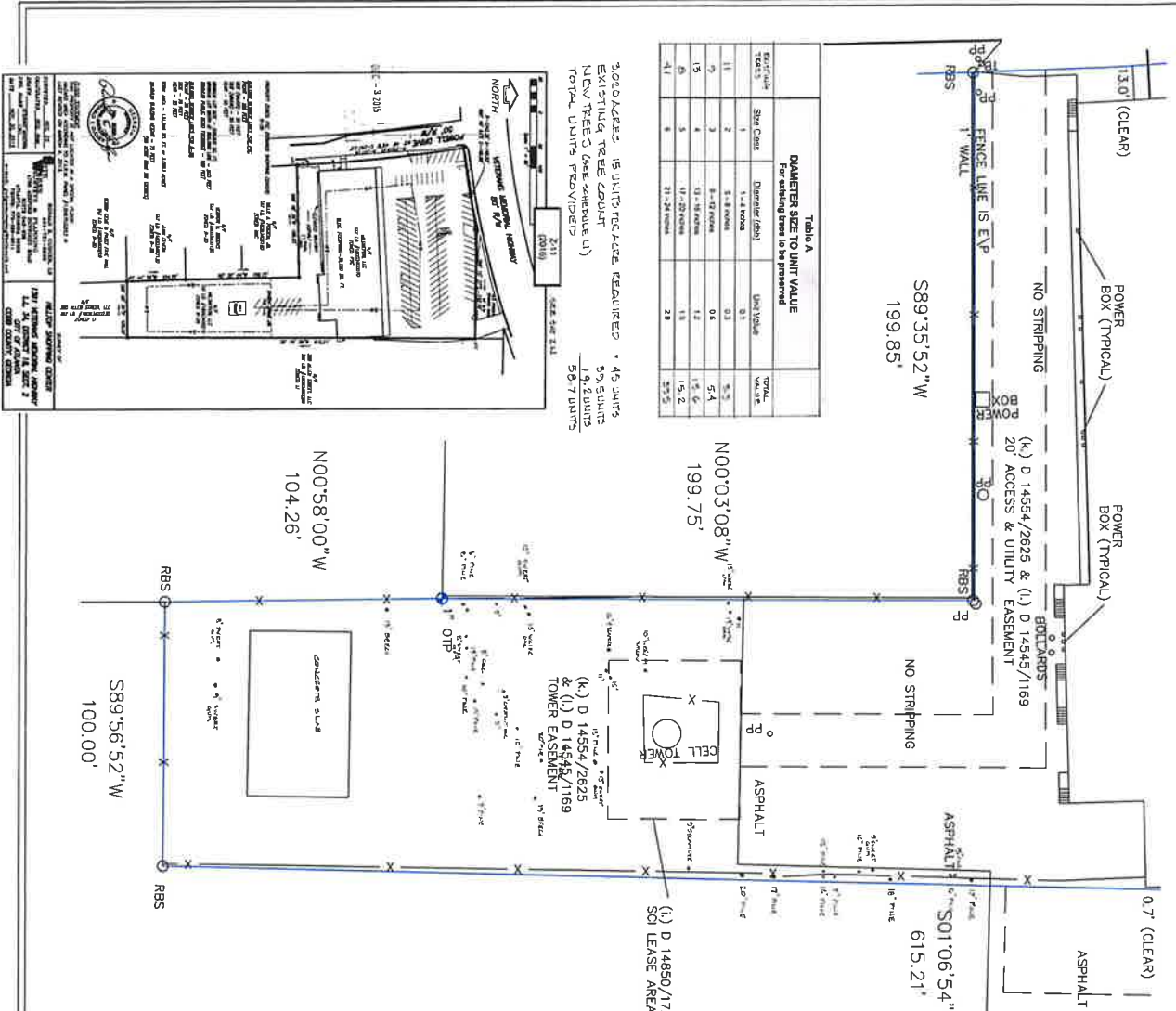
There is no new site lighting that is part of the project.

A lighting plan is preliminary and may be subject to change by a subsequent designer. Any subsequent lighting plans must adhere to Cobb County Development Standards and be submitted to the Cobb County Site Plan Review Section for review and approval prior to the installation of any light poles, or wiring.

The Cobb County Arboretum or Landscape Architect must approve the site lighting plan. Light poles will not be permitted in planting perimeter, outside and within the planting perimeter of the Cobb County Arboretum. 20' minimum clearances shall be maintained around any existing or proposed light poles. If the service provider (landscape contractor) provides a lighting plan, it must adhere to the lighting plan shown in the final engineering drawings approved by Cobb County for the final subdivision permit. If a lighting plan is not part of the final engineering drawings, it shall be submitted to the Cobb County Arboretum or Landscape Architect for review and approval. If site lighting is installed without an approved plan, the Certificate of Occupancy will be withheld until all conflicting power poles are removed. Call (770) 508-2147.

Table A
DIAMETER SIZE TO UNIT VALUE
For existing trees to be preserved

Tree Class	Diameter (inches)	Unit Value	Total Value
1	1.4-1.99	0.1	0.5
2	2.0-2.99	0.2	1.0
3	3.0-3.99	0.4	2.0
4	4.0-4.99	0.8	4.0
5	5.0-5.99	1.6	8.0
6	6.0-6.99	3.2	16.0
7	7.0-7.99	6.4	32.0
8	8.0-8.99	12.8	64.0
9	9.0-9.99	25.6	128.0
10	10.0-10.99	51.2	256.0
11	11.0-11.99	102.4	512.0
12	12.0-12.99	204.8	1024.0
13	13.0-13.99	409.6	2048.0
14	14.0-14.99	819.2	4096.0
15	15.0-15.99	1638.4	8192.0
16	16.0-16.99	3276.8	16384.0
17	17.0-17.99	6553.6	32768.0
18	18.0-18.99	13107.2	65536.0
19	19.0-19.99	26214.4	131072.0
20	20.0-20.99	52428.8	262144.0
21	21.0-21.99	104857.6	524288.0
22	22.0-22.99	209715.2	1048576.0



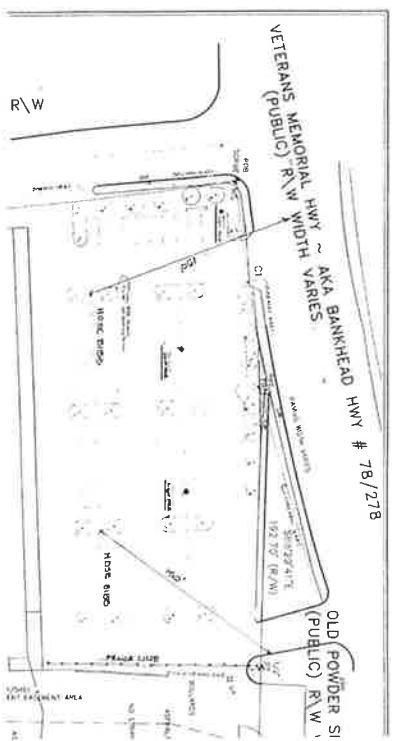
RT3 ARCHITECTS

RT3 Architects
Architecture ♦ Design ♦ Planning
360 E. Marietta Street, Canton GA
770-720-4669

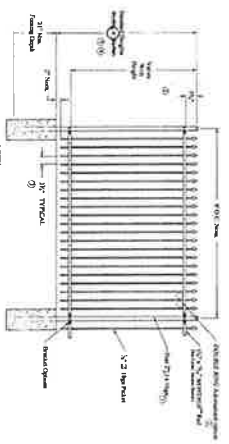
Site Plans per Rezoning
Hilltop Shopping Center
1391 Veterans Memorial Hwy
Mableton, GA 30126

Revisions

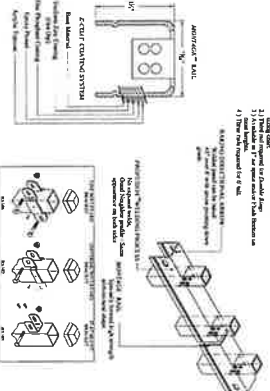
Sheet No. **L1.1**
DATE: 5-13-23
Scale: as Noted



LIGHT POLES & HOSE RISE PLAN
 1" = 40'-0"



POUR FOOT FINISH DETAILS
 1/8" = 1'



Landscape Notes:

This lighting plan is preliminary and any be subject to change by a subsequent designer. Any subsequent lighting plan submitted to Cobb County Planning and Zoning Department and be submitted to the Cobb County Site Plan Review Section for review and approval prior to the installation of any light poles or lighting fixtures.

The Cobb County Architect or Landscape Architect must approve the site lighting plan. Light poles are not permitted in parking garages, islands and median except the prior approval of the Cobb County Architect. 20' minimum spacing between light poles. Light poles shall be installed in a line parallel to the curb on the right side of the roadway. Light poles shall be installed on the right side of the roadway. Light poles shall be installed on the right side of the roadway. Light poles shall be installed on the right side of the roadway.

No permanent lighting fixtures, permanent lighting fixtures, permanent lighting fixtures or ADA ramps will be placed in conflict with an ordinance under or approved tree planting location.

The installation of the Irregular system or base like (as specified on this plan) will be verified by the Cobb County Architect or Landscape Architect. The lighting plan will be verified by the Cobb County Architect or Landscape Architect. The lighting plan will be verified by the Cobb County Architect or Landscape Architect.

A maintenance level, letter of credit or reserve account is required for all materials placed to meet ordinance requirements. The amount of this "maintenance reserve" must be 110 percent of the cost of all required materials and the cost of the maintenance reserve must be 110 percent of the cost of all required materials and the cost of the maintenance reserve must be 110 percent of the cost of all required materials.

The expiration date of the arborist or landscape architect shall be determined as thirty (30) months from the date of the survey. For all plant materials that will be required by an arborist or landscape architect, the expiration date of the arborist or landscape architect shall be determined as thirty (30) months from the date of the survey.

The protection devices must be installed and impacted prior to any planting, parking or grading.

A preconstruction conference is required prior to the issuance of the final construction permit. Call the Site Inspection Section at (770) 528-2142 to arrange a meeting at the site.

The protection and replacement shall be enforced according to Cobb County Ordinance. Any final maintenance or tree protection device types or locations or other details of the site plan must be approved by the Cobb County Architect.

The contractor shall maintain a buffer of all soil, topsoil, and mulch with each utility's standards and specifications and soil beneath with the planting sites or existing trees to be preserved.

Parking lot islands, peniculae and medians must have clean, cultivated soil to a total depth of two and one-half (2 1/2) feet. Native shrub is acceptable in these areas if the soil is amended to the appropriate soil and the soil is amended thoroughly until. Otherwise, heavy topsoil is required.

The Cobb County Architect or Landscape Architect must approve the site lighting plan. Light poles are not permitted in parking garages, islands and median except the prior approval of the Cobb County Architect. 20' minimum spacing between light poles. Light poles shall be installed in a line parallel to the curb on the right side of the roadway. Light poles shall be installed on the right side of the roadway. Light poles shall be installed on the right side of the roadway.

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SPR-2022-00432

SHEET NO. 4 of 7
 DATE: 6-20-17
 Scale: as noted
L2

Revisions:

Site Plans per Rezoning
 Hilltop Shopping Center
 1391 Veterans Memorial Hwy,
 Mableton, GA 30126

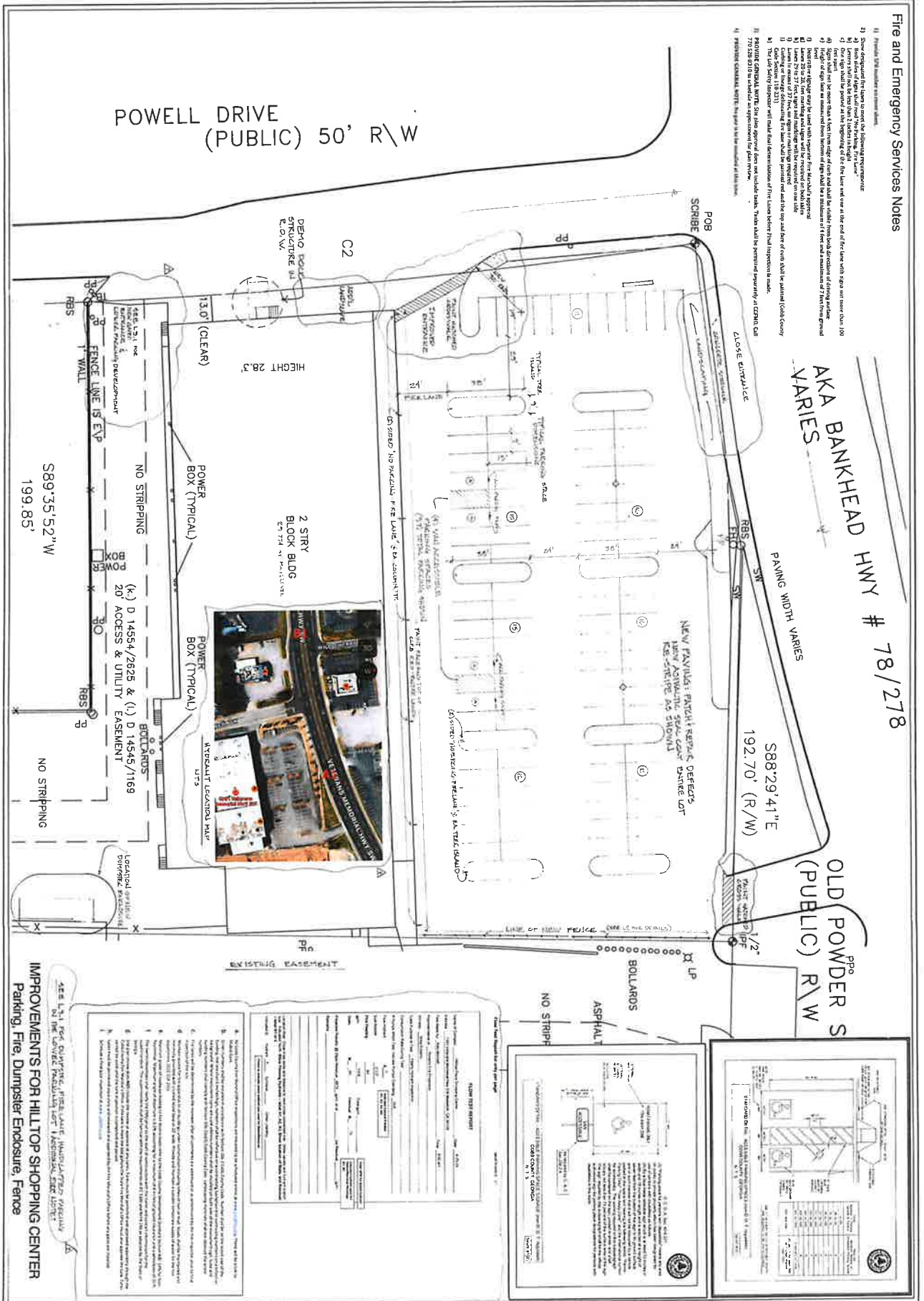


RT3 Architects
 Architecture ♦ Design ♦ Planning
 360 E. Marietta Street, Canton GA
 770-720-4669



Fire and Emergency Services Notes

- 1) Provide fire hydrant access.
- 2) Fire hydrant to be located near the following requirements:
 - a) Fire hydrant to be located near the building entrance.
 - b) Fire hydrant to be located near the building entrance.
 - c) Fire hydrant to be located near the building entrance.
 - d) Fire hydrant to be located near the building entrance.
 - e) Fire hydrant to be located near the building entrance.
- 3) Fire hydrant to be located near the building entrance.
- 4) Fire hydrant to be located near the building entrance.
- 5) Fire hydrant to be located near the building entrance.
- 6) Fire hydrant to be located near the building entrance.
- 7) Fire hydrant to be located near the building entrance.
- 8) Fire hydrant to be located near the building entrance.
- 9) Fire hydrant to be located near the building entrance.
- 10) Fire hydrant to be located near the building entrance.
- 11) Fire hydrant to be located near the building entrance.
- 12) Fire hydrant to be located near the building entrance.
- 13) Fire hydrant to be located near the building entrance.
- 14) Fire hydrant to be located near the building entrance.
- 15) Fire hydrant to be located near the building entrance.



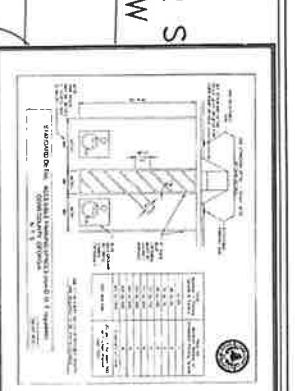
AKA BANKHEAD HWY # 78/278
 VARIES
 PAVING WIDTH VARIES
 192.70' (R/W)
 588.29'41"E

OLD POWDER S
 (PUBLIC) R/W

IMPROVEMENTS FOR HILLTOP SHOPPING CENTER
 Parking, Fire, Dumpster Enclosure, Fence

NO.	DESCRIPTION	DATE	BY
1	Site Plan	10/1/17	RT3
2	Site Plan	10/1/17	RT3
3	Site Plan	10/1/17	RT3
4	Site Plan	10/1/17	RT3
5	Site Plan	10/1/17	RT3
6	Site Plan	10/1/17	RT3
7	Site Plan	10/1/17	RT3
8	Site Plan	10/1/17	RT3
9	Site Plan	10/1/17	RT3
10	Site Plan	10/1/17	RT3

NO.	DESCRIPTION	DATE	BY
1	Site Plan	10/1/17	RT3
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5	Site Plan	10/1/17	RT3
6	Site Plan	10/1/17	RT3
7	Site Plan	10/1/17	RT3
8	Site Plan	10/1/17	RT3
9	Site Plan	10/1/17	RT3
10	Site Plan	10/1/17	RT3



SHEET NO. 5-A-1
 DATE: 6-20-17
 Scale as Noted

Architects

Site Plans per Rezoning
 Hilltop Shopping Center
 1391 Veterans Memorial Hwy.
 Mableton, GA 30126

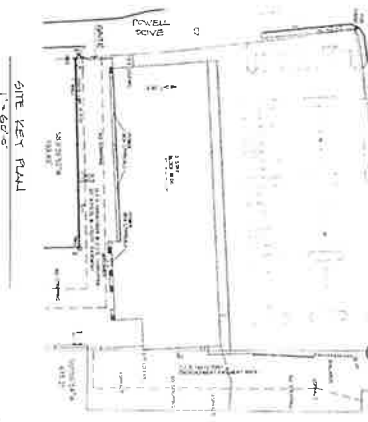


RT3 Architects
 Architecture ♦ Design ♦ Planning
 360 E. Marietta Street, Canton GA
 770-720-4669



OLD POWDER SPRING (PUBLIC) R/W and 37' R/W WITH VARIOUS

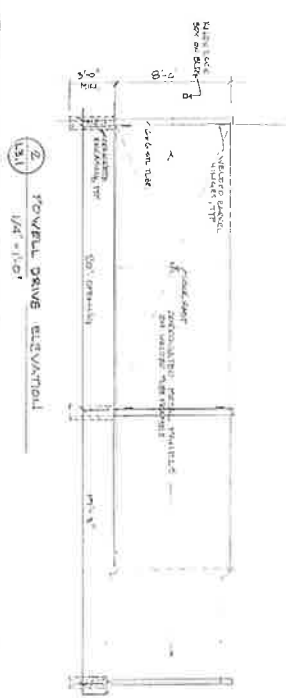
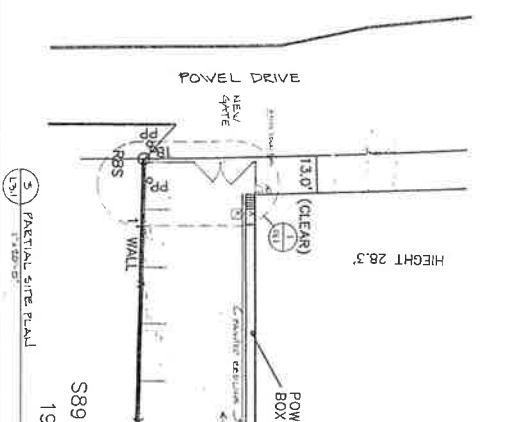
DATE: 3/26/04



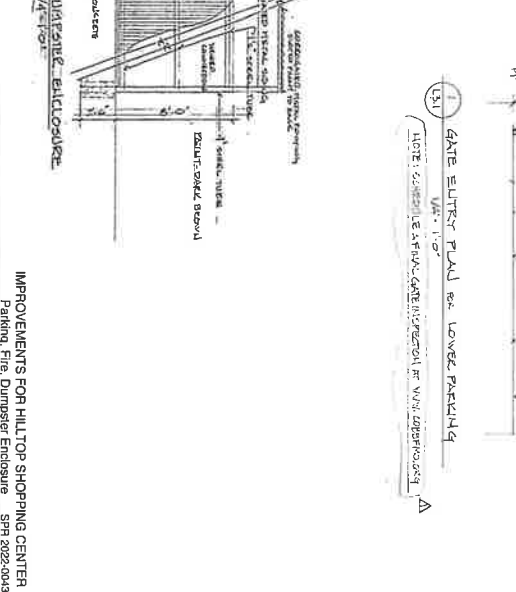
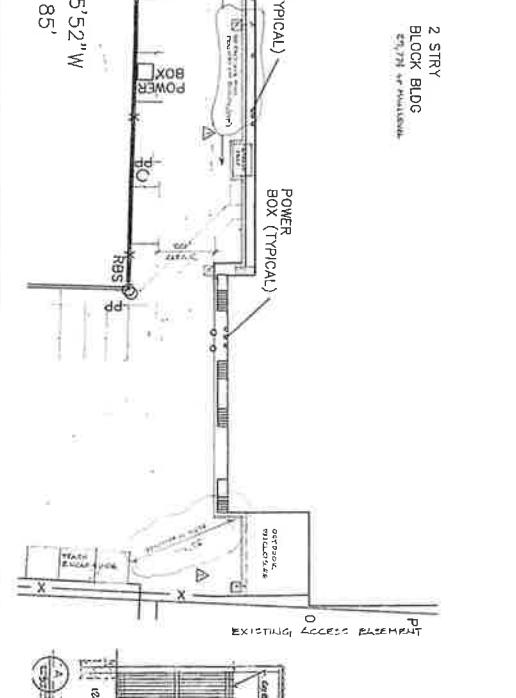
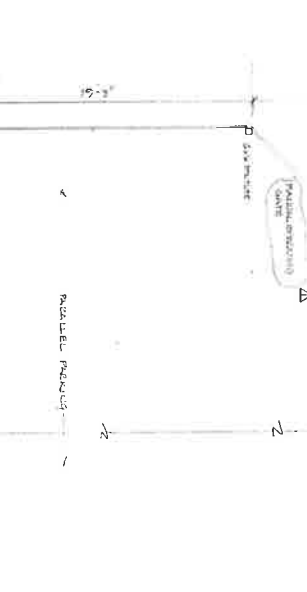
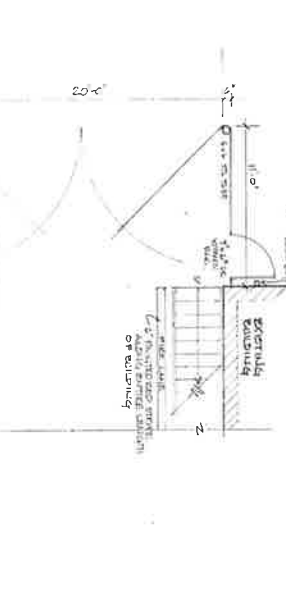
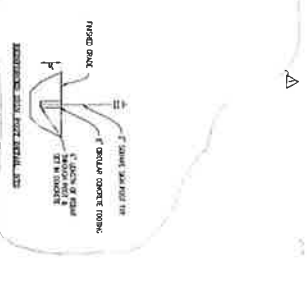
The Owner hereby designates (Print) ALDOZ KEEFER 770-647-6241 as the fire prevention program superintendent. The above-named person shall be responsible for compliance with IFC Chapter 3100 for all entries and NFPA 221 - (1) failure to comply will result in stop work orders and/or citation.

This site plan review is limited to scope of use preparation for all buildings, structurally, systems components, including signs and stairs must be submitted separately to the fire marshal's office for review and approval prior to construction. Independent building fire code official approval is required for all signs, but not for all signs. The person identified herein is designated as the design professional responsible for all means of egress components outside of the building.

Name: FOXTAYLOR Phone: (770) 647-6241



- FOR COMMERCIAL PROJECTS**
- a. Fire line signs shall be a minimum of 12 inches wide by 28 inches high and have end letters on a white background. Both sides of signs shall read "No Parking, Fire Lane." The parking may be replaced by a "P" with a "no symbol" produced the "P" is a minimum of the letter height.
 - b. Letters for fire lane signs shall not be less than 2 inches in height.
 - c. Fire lane signs shall be posted at the beginning of the fire lane and one at the end of fire lane.
 - d. Fire lane signs shall be posted on both sides of the fire lane.
 - e. Fire lane signs shall not be more than 4 feet from edge of curb and shall be visible from 180 degrees.
 - f. Height of the fire lane signs shall be measured from bottom of sign shall be a minimum of 4 feet and a maximum of 7 feet from ground level.
 - g. Fire lane signs shall be secured on both sides.
 - h. Fire lane signs shall be secured with a minimum of 2" x 6" studs.
 - i. Fire lane signs shall be 32 feet and more from the curb.
 - j. Fire lane signs shall be 17 feet and more from the curb.
 - k. Fire lane signs shall be secured with 2x6 posts and secured with 1/2" x 6" studs and 1/2" x 6" studs.
 - l. Fire lane signs shall be secured with 2x6 posts and secured with 1/2" x 6" studs and 1/2" x 6" studs.
 - m. Fire lane signs shall be secured with 2x6 posts and secured with 1/2" x 6" studs and 1/2" x 6" studs.
 - n. Fire lane signs shall be secured with 2x6 posts and secured with 1/2" x 6" studs and 1/2" x 6" studs.
 - o. Fire lane signs shall be secured with 2x6 posts and secured with 1/2" x 6" studs and 1/2" x 6" studs.
 - p. Fire lane signs shall be secured with 2x6 posts and secured with 1/2" x 6" studs and 1/2" x 6" studs.
 - q. Fire lane signs shall be secured with 2x6 posts and secured with 1/2" x 6" studs and 1/2" x 6" studs.
 - r. Fire lane signs shall be secured with 2x6 posts and secured with 1/2" x 6" studs and 1/2" x 6" studs.
 - s. Fire lane signs shall be secured with 2x6 posts and secured with 1/2" x 6" studs and 1/2" x 6" studs.
 - t. Fire lane signs shall be secured with 2x6 posts and secured with 1/2" x 6" studs and 1/2" x 6" studs.
 - u. Fire lane signs shall be secured with 2x6 posts and secured with 1/2" x 6" studs and 1/2" x 6" studs.
 - v. Fire lane signs shall be secured with 2x6 posts and secured with 1/2" x 6" studs and 1/2" x 6" studs.
 - w. Fire lane signs shall be secured with 2x6 posts and secured with 1/2" x 6" studs and 1/2" x 6" studs.
 - x. Fire lane signs shall be secured with 2x6 posts and secured with 1/2" x 6" studs and 1/2" x 6" studs.
 - y. Fire lane signs shall be secured with 2x6 posts and secured with 1/2" x 6" studs and 1/2" x 6" studs.
 - z. Fire lane signs shall be secured with 2x6 posts and secured with 1/2" x 6" studs and 1/2" x 6" studs.



IMPROVEMENTS FOR HILLTOP SHOPPING CENTER
 Parking, Fire, Dumpster Enclosure SPP 2002-00432

2 STRY BLOCK BLDG
 589'35" x 52" W
 199.85'

FOXTAYLOR ARCHITECTS
 RT3 ARCHITECTS

RT3 Architects
 Architecture ♦ Design ♦ Planning
 360 E. Marietta Street, Canton GA
 770-720-4669

13.1
 DATE: 3-1-04
 DRAWN BY: [Name]

Revisions
 1. [Revision]

Site Plans per Rezoning
 Hilltop Shopping Center
 1391 Veterans Memorial Hwy
 Mableton, GA 30126



13.1
 DATE: 3-1-04
 DRAWN BY: [Name]

Revisions
 1. [Revision]

Site Plans per Rezoning
 Hilltop Shopping Center
 1391 Veterans Memorial Hwy
 Mableton, GA 30126



13.1
 DATE: 3-1-04
 DRAWN BY: [Name]

Revisions
 1. [Revision]

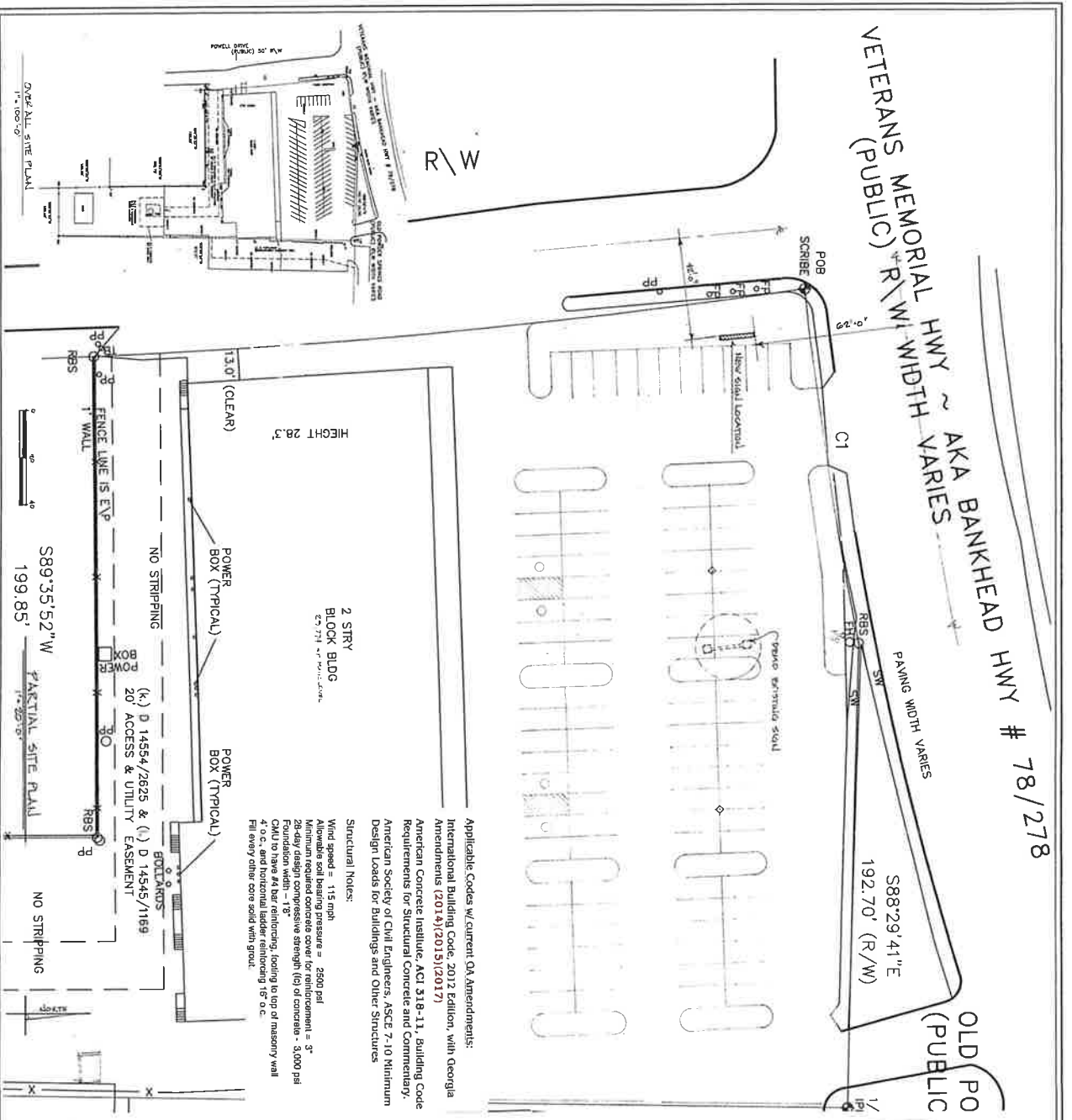
Site Plans per Rezoning
 Hilltop Shopping Center
 1391 Veterans Memorial Hwy
 Mableton, GA 30126



VETERANS MEMORIAL HWY ~ AKA BANKHEAD HWY # 78/278
 (PUBLIC) PAVING WIDTH VARIES

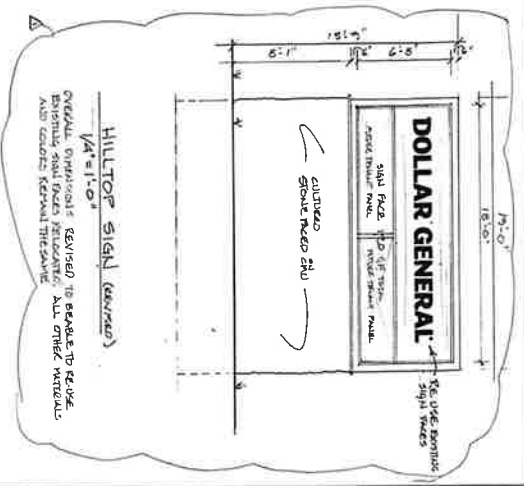
S88°29'41"E
 192.70' (R/W)

OLD PO
 (PUBLIC)

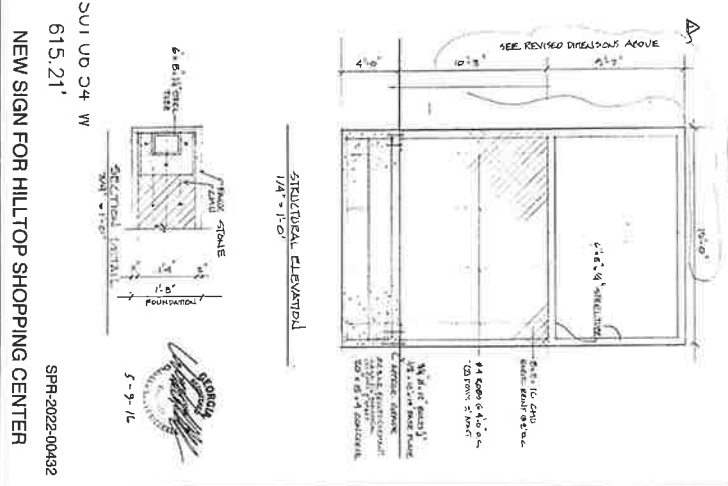


Applicable Codes w/ current QA Amendments:
 International Building Code 2012 Edition, with Georgia Amendments (2013)(2015)(2017)
 American Concrete Institute, ACI 318-11, Building Code Requirements for Structural Concrete and Commentary.
 American Society of Civil Engineers, ASCE 7-10 Minimum Design Loads for Buildings and Other Structures

Structural Notes:
 Wind speed = 115 mph
 Allowable soil bearing pressure = 2500 psf
 Minimum required concrete cover for reinforcement = 3"
 28-day design compressive strength (f'c) of concrete = 3,000 psf
 Concrete walls = 18"
 All walls to be finished with masonry, footing to top of masonry wall 4" o.c. and horizontal ladder reinforcing 1# o.c.
 Fill away other core solid with gravel.



HILLTOP SIGN (REVISED)
 14' x 18'
 ORIGINAL DIMENSIONS REVISED TO BE ABLE TO RE-USE EXISTING SIGN FRAMES. RELOCATED. ALL OTHER MATERIALS AND COLORS REMAIN THE SAME.



SUI UD C4 W
 615.21'
 NEW SIGN FOR HILLTOP SHOPPING CENTER
 SPR-2022-00492

SHEET NO. 14
 DATE: 6-20-17
 SCALE: AS SHOWN

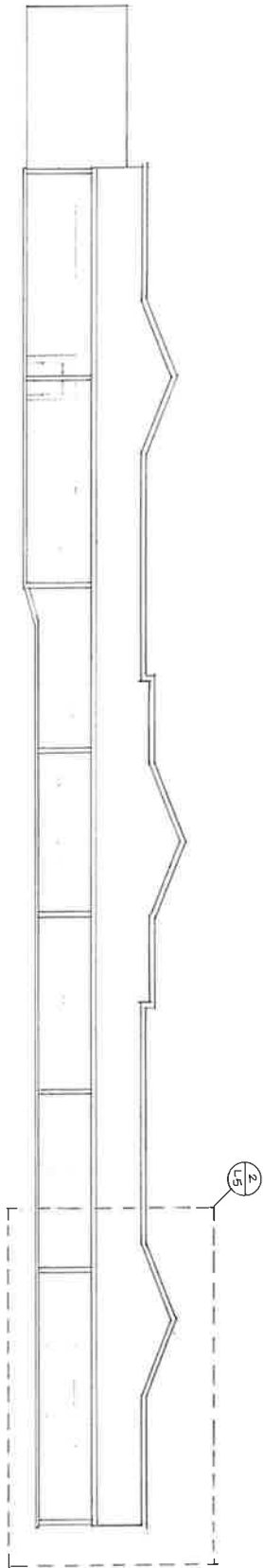
Revisions
 1. 6/20/17

Site Plans per Rezoning
 Hilltop Shopping Center
 1391 Veterans Memorial Hwy,
 Mableton, GA 30126

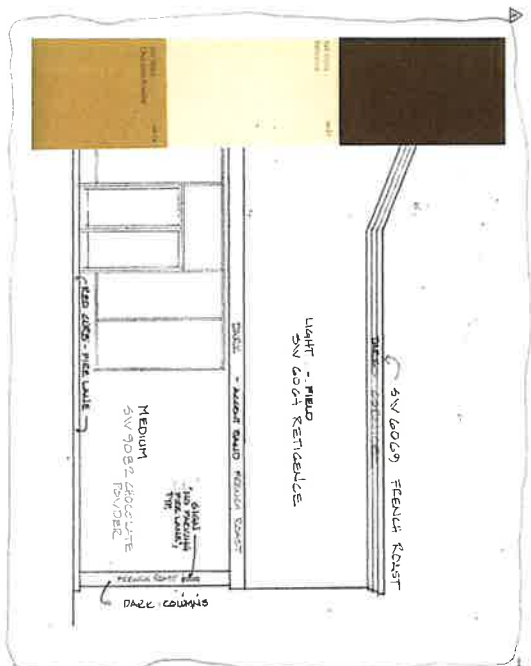


RT3 Architects
 Architecture ♦ Design ♦ Planning
 360 E. Marietta Street, Canton GA
 770-720-4669





1 ELEVATION
1/8" = 1'-0"



2 ELEVATION DETAIL
1/4" = 1'-0"

Paint Building Facade: Elevation detail shows a three color scheme for the upper cornice, accent band and columns, and the field color. These will be Brown, Light Cocoa Brown, and Cream

SPR-2022-00432
BUILDING FASCAD E IMPROVEMENTS

SHEET NO. 7 of 7
L5
DATE: 6-20-21
Scale as noted

Revisions
A 5/27/22

Site Plans per Rezoning
Hilltop Shopping Center
1391 Veterans Memorial Hwy.
Mableton, GA 30126

RT3 Architects
Architecture ♦ Design ♦ Planning
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RT3
ARCHITECTS