

(Site Plan Amendment)  
**Application for "Other Business"**  
**Cobb County, Georgia**

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

RECEIVED

JAN 16 2024

OB Application No OB-10 (2025)

BOC Hearing Date Requested: February 18, 2025

\* **Applicant:** Robles Partners, LLC

Phone #: (404) 433-0133

(applicant's name printed)

**Address:** 999 Peachtree Street, N.W., Suite 250, Atlanta, GA 30309 **E-Mail:** benjamin@roblespartners.com

**MOORE INGRAM JOHNSON & STEELE, LLP**

**J. Kevin Moore** **Address:** Emerson Overlook, Suite 100, 326 Roswell Street

(representative's name, printed)

Marietta, GA 30060

**BY:** *J. Moore* Phone #: (770) 429-1499 **E-Mail:** jkm@mijs.com

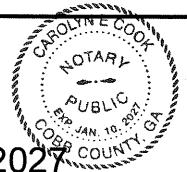
(representative's signature) Georgia Bar No. 519728

Signed, sealed and delivered in presence of:

*Carolyn E. Cook*

My commission expires: January 10, 2027

Notary Public



**Titleholder(s):** Robert McCormick

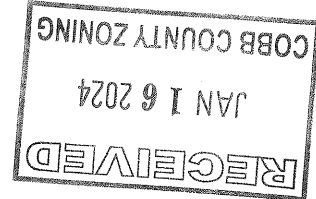
Phone #: (615) 542-9826

(property owner's name printed)

**Address:** 122 Spence Creek Lane, Murfreesboro, TN 37128 **E-Mail:** bob.mccormick@mctgroupusa.com

See Attached Exhibit "A" for Titleholder's Signature

(Property owner's signature)



Signed, sealed and delivered in presence of:

My commission expires: \_\_\_\_\_

Notary Public

**Commission District:** 4 (Sheffield) **Zoning Case:** Z-55 (2007); OB #10 (2007)

**Size of property in acres:** 8.09+/- **Original Date of Hearing:** 05/15/2007

**Location:** Southerly side of Riverside Parkway, at White Road

(street address, if applicable; nearest intersection, etc.) (601 Riverside Parkway)

**Land Lot(s):** 866, 867, 871, 872 **District(s):** 18th

**State specifically the need or reason(s) for Other Business:** \_\_\_\_\_

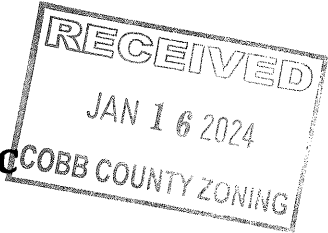
See Exhibit "B" attached hereto and incorporated herein by reference.

\*Applicant specifically reserves the right to amend any information set forth in this Application for "Other Business," or any other portion of the Application, at any time during the "Other Business" process.

(List or attach additional information if needed)

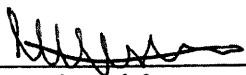
**EXHIBIT "A" - ATTACHMENT TO APPLICATION FOR "OTHER BUSINESS"**  
**(Site Plan Amendment)**

**OB Application No.:** OB-10 (2025)  
**Zoning Application No.:** Z-55 (2007)  
**OB Application No.:** OB #10 (2007)  
**Original Hearing Date:** May 15, 2007  
**Date of BOC Zoning and OB Decisions:** May 15, 2007  
**OB Hearing Date:** February 18, 2025



**Applicant:** Robles Partners, LLC  
**Titleholder:** Robert McCormick

**Tax Parcel Identification No.:** 18087200010

  
\_\_\_\_\_  
Robert McCormick

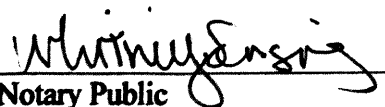
**Date Executed:** January 14, 2025

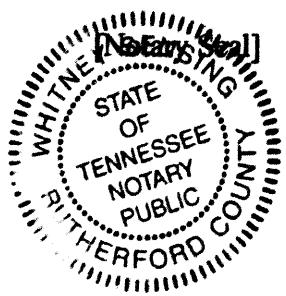
**Address:** 122 Spence Creek Lane  
Murfreesboro, TN 37128

**Telephone No.:** (615) 542-9826

**E-mail:** bob.mccormicke  
mctgroupusa.com

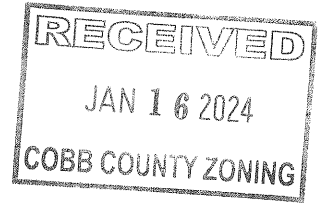
Signed, sealed, and delivered in the presence of:

  
\_\_\_\_\_  
Notary Public  
Commission Expires: 16 May 2027



**EXHIBIT “B” – ATTACHMENT TO APPLICATION FOR “OTHER BUSINESS”**  
**(Site Plan Amendment)**

**OB Application No.:** OB- 10 (2025)  
**Zoning Application No.:** Z-55 (2007)  
**OB Application No.:** OB #10 (2007)  
**Original Hearing Date:** May 15, 2007  
**Date of BOC Zoning and OB Decisions:** May 15, 2007  
**OB Hearing Date:** February 18, 2025



**Applicant:** Robles Partners, LLC  
**Titleholder:** Robert McCormick

**Tax Parcel Identification No.:** 18087200010

**BEFORE THE COBB COUNTY BOARD OF COMMISSIONERS**

The property which is the subject of this Application for “Other Business” is approximately 8.09 acres located on the southerly side of Riverside Parkway, at White Road, being more particularly known as 601 Riverside Parkway, in Land Lots 866, 867, 871, and 872, 18<sup>th</sup> District, 2<sup>nd</sup> Section, Cobb County, Georgia (hereinafter “Property” or “Subject Property”). The Subject Property was rezoned to the Light Industrial (“LI”) zoning classification by the Cobb County Board of Commissioners on May 15, 2007, pursuant to Z-55 (2007). Also, on that same day, the Board of Commissioners approved a Chattahoochee Corridor Plan Certificate of Compliance for the Subject Property pursuant to OB Item No. 10.

Robles Partners, LLC, the Applicant in this Application for “Other Business” (hereinafter “Applicant”), is seeking approval by the Cobb County Board of Commissioners of a revised and updated Site Plan to replace and supersede the Site Plan approved during rezoning of the Property in Z-55 (2007). The proposed, revised Site Plan seeks to remove the existing structure and construct one new structure, together with certain additional upgrades to the usable site area of the Property. The proposed use for the Property is a permitted use under the LI zoning classification and would simply continue the existing use. Applicant presents for approval the Preliminary Site Plan prepared by Genesis Engineering Collaborative, dated January 13, 2025, a reduced copy of which is attached hereto as Exhibit “1,” and is further submitted with the overall “Other Business” Application package.

Unless otherwise specifically set forth herein, any stipulations and conditions applicable to the Property which are not otherwise in conflict herein, are unaltered or unchanged by this request for Site Plan Amendment.

The Site Plan Amendment proposed and presented herein in no way adversely impacts or affects the Subject Property, but allows for necessary upgrades to allow the Property to continue as an effective and vital industrial property in the area. If the revised Preliminary Site Plan is approved, as submitted, it shall supersede and replace the Site Plan previously approved by the Cobb County Board of Commissioners, and become an additional part of the final approval and be binding upon future development of the Subject Property.



**GENESIS ENGINEERING  
COLLABORATIVE**

3360 Martin Farm Road  
Suwanee, Georgia 30024  
470.375.2001  
www.genesiseng.net

PROJECT: ROBLES TRUCK PARKING  
601 RIVERSIDE PARKWAY  
CITY OF MARLETON, COBB COUNTY, GA  
CLIENT: ROBLES PARTNERS  
999 PEACHTREE STREET NE, SUITE 250  
ATLANTA, GA 30309

REVISIONS

**IN PROGRESS**

PROJECT NUMBER: 24-226

DATE: 01/13/2025

PRELIMINARY  
SITE PLAN

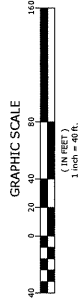
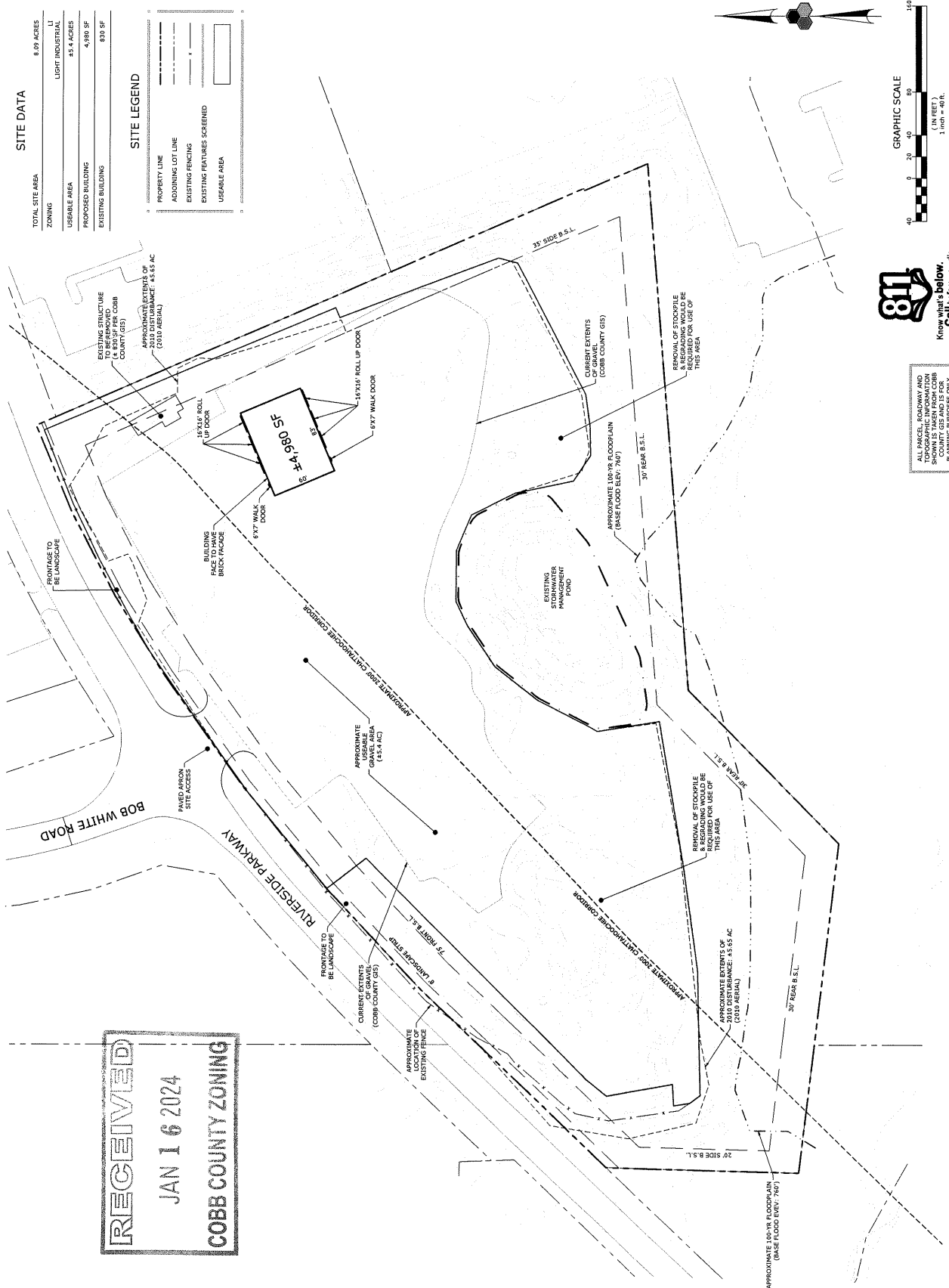
PS-5.1

**SITE DATA**

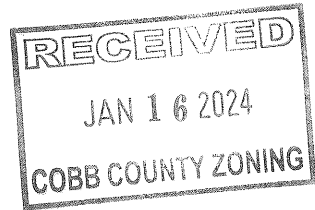
TOTAL SITE AREA	8.09 ACRES
ZONING	LI LIGHT INDUSTRIAL
USABLE AREA	43.4 ACRES
PROPOSED BUILDING	4,780 SF
EXISTING BUILDING	830 SF

**SITE LEGEND**

- PROPERTY LINE
- ADJOINING LOT LINE
- EXISTING FENCING
- EXISTING FEATURES SCREENED
- USABLE AREA

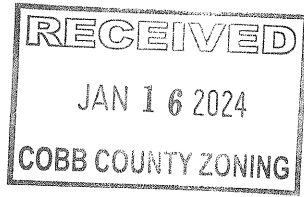


**RECEIVED**  
JAN 16 2024  
COBB COUNTY ZONING



**PRELIMINARY SITE PLAN  
DATED JANUARY 13, 2025, SUBMITTED  
FOR APPROVAL BY COBB COUNTY  
BOARD OF COMMISSIONERS PURSUANT  
TO APPLICATION FOR "OTHER BUSINESS"  
– FEBRUARY 18, 2025**





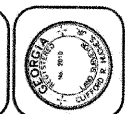
**SITE PLAN APPROVED BY  
COBB COUNTY BOARD OF  
COMMISSIONERS PURSUANT TO  
APPLICATION FOR REZONING  
Z-55 (2007) – MAY 15, 2007**



NO.	DATE	REVISION

**SHULER**  
OF  
SURVEY & REZONING SITE PLAN  
L.L. 866.897.871 & 872.1881 DISTRICT 2ND SECTION  
COBB COUNTY, GEORGIA

OWNER:  
CREDIT DISTRIBUTION  
TRADING COMPANY  
10000 WOODBRIDGE  
LAWYERS OFFICE  
24 HR CONTACT  
770.484.8699



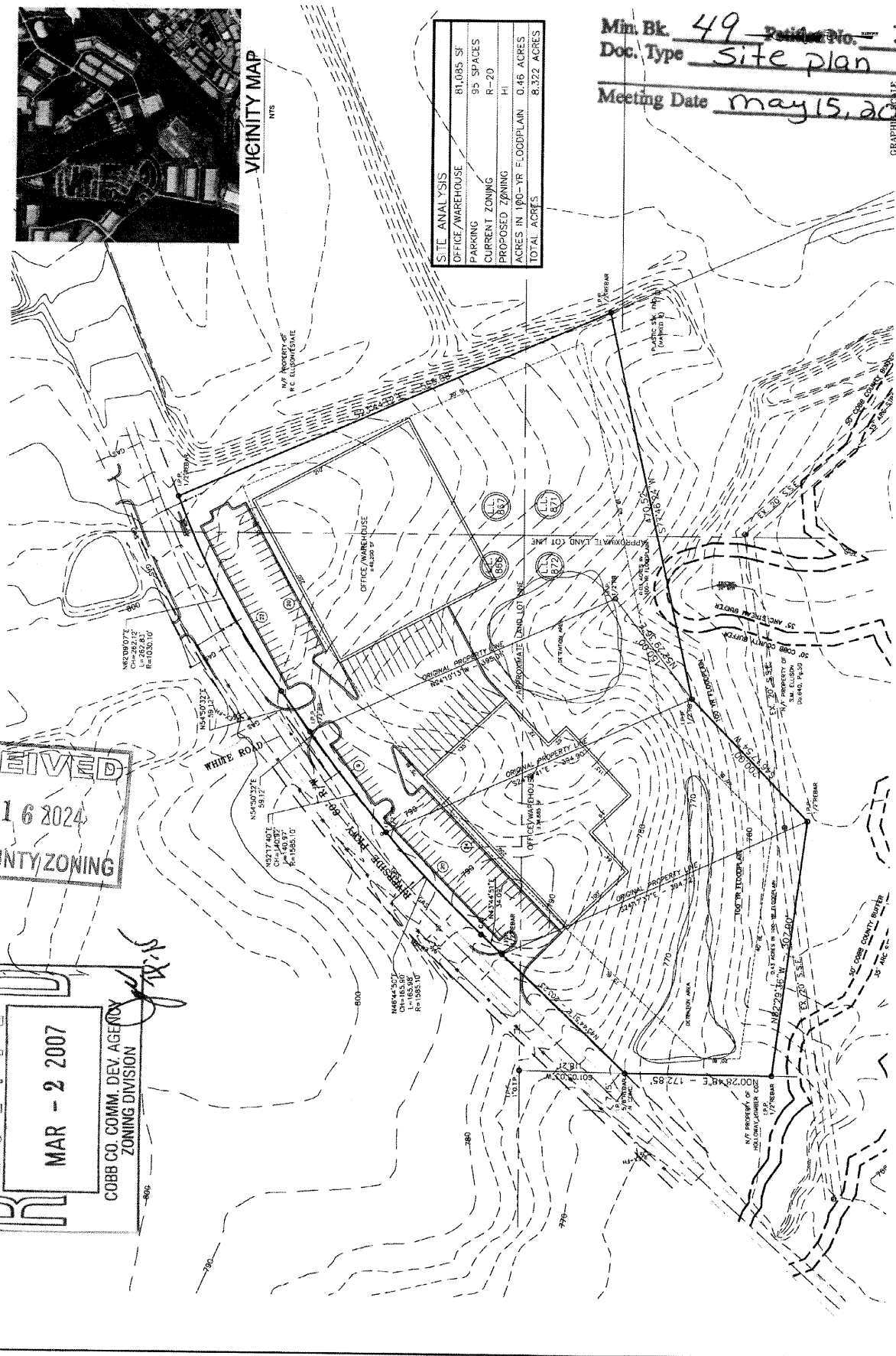
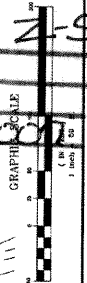
DATE: 3/1/07  
JOB#: H06171  
Rez-SP



VICINITY MAP

SITE ANALYSIS	81,095 SF
OFFICE/WAREHOUSE	95 SPACES
PARKING	R-20
CURRENT ZONING	H1
PROPOSED ZONING	H1
ACRES IN 100-YR FLOODPLAIN	0.46 ACRES
TOTAL ACRES	8.322 ACRES

Min. Bk. 49 - 2-55  
Doc. Type Site plan  
Meeting Date May 15, 2007

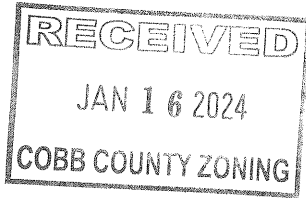


**RECEIVED**  
JAN 16 2024  
COBB COUNTY ZONING

**RECEIVED**  
MAR - 2 2007  
COBB CO. COMM. DEV. AGENCY  
ZONING DIVISION

*[Handwritten signature]*





**OFFICIAL MINUTES OF COBB COUNTY  
BOARD OF COMMISSIONERS ZONING  
HEARING FOR Z-55 (2007) –  
MAY 15, 2007**

**MINUTES OF ZONING HEARING  
COBB COUNTY BOARD OF COMMISSIONERS  
MAY 15, 2007  
9:03 A.M.**

The Board of Commissioners' Zoning Hearing was held on Tuesday, May 15, 2007, at 9:03 a.m. in the second floor public meeting room of the Cobb County building, Marietta, Georgia. Present and comprising a quorum of the Board were:

Chairman Samuel S. Olens  
Commissioner Helen Goreham  
Commissioner Joe L. Thompson  
Commissioner Tim Lee  
Commissioner Annette Kesting

**CONSENT AGENDA:**

**Z-55**      **C & J EQUIPMENT COMPANY** (Calvin Shuler and C & J Equipment Company, owner) requesting Rezoning from **R-20** to **HI** for the purpose of Office/Warehouse in Land Lots 866, 867, 871 and 872 of the 18<sup>th</sup> District. Located on the south side of Riverside Parkway at White Road.

**MOTION:**      Motion by Lee, second by Goreham, as part of the Consent Agenda, to **delete** Rezoning to the **LI** zoning district **subject to:**

- **site plan received by the Zoning Division March 2, 2007, with the District Commissioner approving minor modifications (attached and made a part of these minutes)**
- **Fire Department comments and recommendations**
- **Water and Sewer Division comments and recommendations**
- **Stormwater Management Division comments and recommendations**
- **Cobb DOT comments and recommendations**
- **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** unanimously

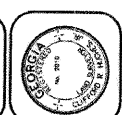


NO.	DATE	REVISION

**SHHLER**  
OF  
SURVEY & REZONING SITE PLAN  
COBB COUNTY, GEORGIA  
L.L. 888.887.871 & 872.1584 DISTRICT 2ND SECTION

**OWNER:**  
CHRYSTAL CONSTRUCTION  
1580 SPRING HILL WAY  
ALPHARETTA, GA 30201  
770.458.8300

**DEVELOPER:**  
24 HR. CONTACT  
ALPHARETTA, GA 30201  
770.458.8300



DATE: \_\_\_\_\_  
DRAWN BY: \_\_\_\_\_  
CHECKED BY: \_\_\_\_\_  
JOB#: H06171

**Rez-SP**



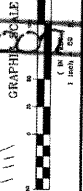
**VICINITY MAP**

SITE ANALYSIS	
OFFICE/WAREHOUSE	81,085 SF
PARKING	95 SPACES
CURRENT ZONING	R-20
PROPOSED ZONING	HI
ACRES IN 100-YR FLOODPLAIN	0.46 ACRES
TOTAL ACRES	8.322 ACRES

Min. Bk. 49 ~~48~~ ~~47~~ ~~46~~ ~~45~~ ~~44~~ ~~43~~ ~~42~~ ~~41~~ ~~40~~ ~~39~~ ~~38~~ ~~37~~ ~~36~~ ~~35~~ ~~34~~ ~~33~~ ~~32~~ ~~31~~ ~~30~~ ~~29~~ ~~28~~ ~~27~~ ~~26~~ ~~25~~ ~~24~~ ~~23~~ ~~22~~ ~~21~~ ~~20~~ ~~19~~ ~~18~~ ~~17~~ ~~16~~ ~~15~~ ~~14~~ ~~13~~ ~~12~~ ~~11~~ ~~10~~ ~~9~~ ~~8~~ ~~7~~ ~~6~~ ~~5~~ ~~4~~ ~~3~~ ~~2~~ ~~1~~

Doc. Type Site plan

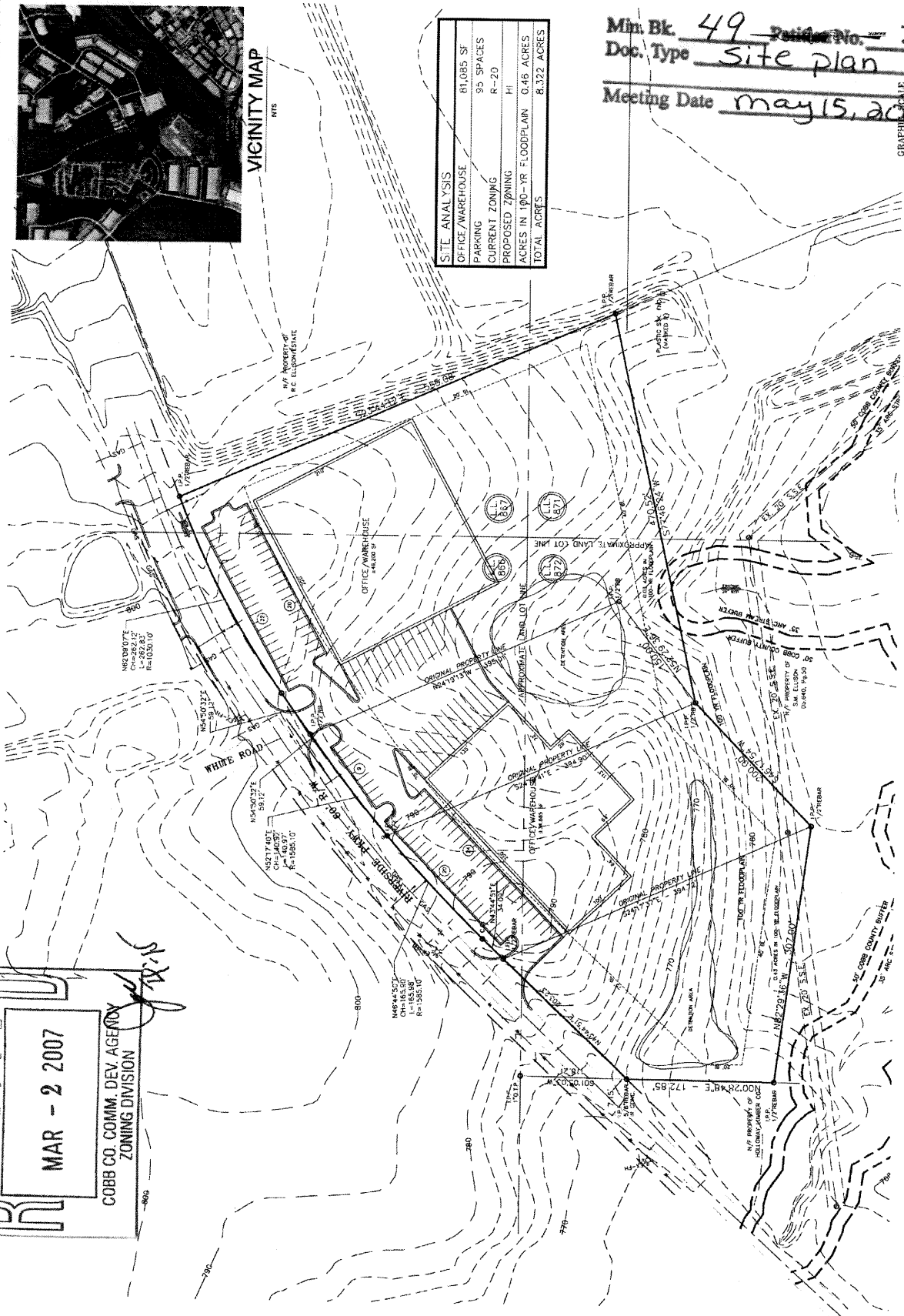
Meeting Date May 15, 2007

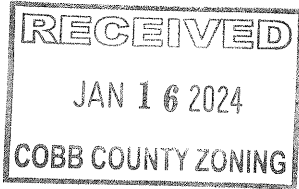


**RECEIVED**

**MAR - 2 2007**

COBB CO. COMM. DEV. AGENCY  
ZONING DIVISION





**OFFICIAL MINUTES OF  
COBB COUNTY BOARD OF  
COMMISSIONERS ZONING HEARING FOR  
OB ITEM #10 (2007)  
– MAY 15, 2007**

**MINUTES OF ZONING HEARING  
COBB COUNTY BOARD OF COMMISSIONERS  
MAY 15, 2007  
9:03 A.M.**

The Board of Commissioners' Zoning Hearing was held on Tuesday, May 15, 2007, at 9:03 a.m. in the second floor public meeting room of the Cobb County building, Marietta, Georgia. Present and comprising a quorum of the Board were:

Chairman Samuel S. Olens  
Commissioner Helen Goreham  
Commissioner Joe L. Thompson  
Commissioner Tim Lee  
Commissioner Annette Kesting

**OTHER BUSINESS --- ITEM #10**

To conduct a public hearing to consider approval of a Chattahoochee Corridor Plan Certificate of Compliance for C & J Equipment Company (Calvin Shuler) for constructing office/warehouses at 601, 609, 611 and 621 Riverside Parkway in Land Lots 866, 867, 871 and 872 of the 18<sup>th</sup> District.

Mr. Rob Hosack, Director of the Community Development Agency, presented information to the Board regarding issuance of a Certificate of Compliance. The public hearing was opened. There being no public comment, the public hearing was closed and the following motion was made:

**MOTION:** Motion by Kesting, second by Olens, to approve the Chattahoochee Corridor Plan Certificate of Compliance for C & J Equipment Company (Calvin Shuler) for constructing office/warehouses at 601, 609, 611 and 621 Riverside Parkway in Land Lots 866, 867, 871 and 872 of the 18<sup>th</sup> District, **subject to the rules and guidelines of the Metropolitan River Protection Act. Copy of the ARC Regional Review Finding Report is attached and made a part of these minutes.**

**VOTE:** **ADOPTED** unanimously



# REGIONAL REVIEW FINDING

Atlanta Regional Commission • 40 Courtland Street NE, Atlanta, Georgia 30303 • ph: 404.463.3100 • fax:404.463.3105 • www.atlantaregional.com

DATE: FEB 22 2007

ARC REVIEW CODE: V702121

TO: CHAIRMAN SAM OLENS  
ATTN TO: DAVID BREADEN, STORM WATER MANAGEMENT DIVISION  
FROM: Charles Krautler, Director

NOTE: This is digital signature. Original on file.

The Atlanta Regional Commission (ARC) has completed regional review of the following proposal. Below is the ARC finding. The Atlanta Regional Commission reviewed the proposed project with regard to conflicts to regional plans, goals, and policies and impacts it might have on the activities, plans, goals, and policies of other local jurisdictions and state, federal, and other agencies.

**Submitting Local Government:** Cobb County  
**Name of Proposal:** RC-07-02CC Six Flags Rd

<b>Review Type:</b> Metro River	<b>Date Opened:</b> Feb 12 2007	<b>Date Closed:</b> Feb 22 2007
---------------------------------	---------------------------------	---------------------------------

**FINDING:** The ARC staff has completed review of the application for a Metro River Certificate for this proposed project in the Chattahoochee River Corridor. Our finding is that the proposed project is consistent with the Chattahoochee Corridor Plan.

**Additional Comments:** None.

### THE FOLLOWING LOCAL GOVERNMENTS AND AGENCIES RECEIVED NOTICE OF THIS REVIEW:

ARC LAND USE PLANNING  
NATIONAL PARK SERVICE  
FULTON COUNTY

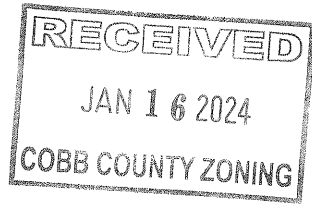
ARC ENVIRONMENTAL PLANNING  
UPPER CHATTAHOOCHEE RIVERKEEPER  
GEORGIA CONSERVANCY

GEORGIA DEPARTMENT OF NATURAL RESOURCES

If you have any questions regarding this review, Please call Haley Fleming, Review Coordinator, at (404) 463-3311. This finding will be published to the ARC website.

The ARC review website is located at: <http://www.atlantaregional.com/landuse>.

*C & J Equipment Co.*  
Min. Bk. 49 Petition No. O.B.#10  
Doc. Type ARC report  
Meeting Date May 15, 2007



**2024 PAID AD VALOREM PROPERTY TAX  
RECIPT FOR SUBJECT PROPERTY  
(TAX PARCEL NO. 18087200010)**



Printed: 1/13/2025

### 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:  
robert mccormick

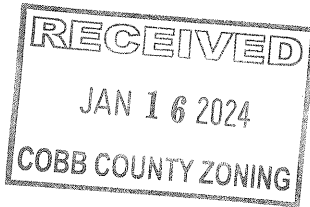
**MCCORMICK ROBERT**

**Payment Date: 10/16/2024**

Tax Year	Parcel ID	Due Date	Appeal Amount	Taxes Due
2024	18087200010	10/15/2024	Pay: N/A or	\$0.00

Interest	Penalty	Fees	Total Due	Amount Paid	Balance
\$0.00	\$0.00	\$0.00	\$0.00	\$14,998.75	\$0.00



Scan this code with your mobile phone to view this bill!





