



**CC COPY**

GARVIS L. SAMS, JR.  
JOEL L. LARKIN  
PARKS F. HUFF

**SAMS, LARKIN & HUFF**

A LIMITED LIABILITY PARTNERSHIP  
SUITE 100

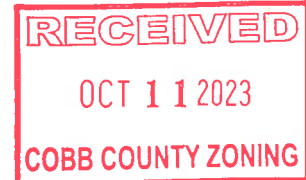
376 POWDER SPRINGS STREET  
MARIETTA, GEORGIA 30064-3448

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

October 11, 2023

**VIA HAND DELIVERY & EMAIL**

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



Re: Other Business Application of Garner Group to request a Site Plan Amendment and Stipulation Amendments regarding Z-51 [2020]; Land Lots 855, 856, 922 and 923; 19<sup>th</sup> District; north side of East-West Connector, west of Floyd Road and east of Brookwood Drive (OB-47-2023)

Dear John:

As you know, this firm represents Garner Group concerning the above-captioned Other Business Application. In that regard, the application is scheduled to be heard and considered by the Board of Commissioners next week on October 17, 2023.

After conversations with County Staff and our client, please find attached the requisite number of copies of the revised site plan our client's engineer has provided. This revised site plan indicates an increase in the square footage of the retail center on the northwest end of the site plan to **16,300 square feet** and the rearrangement of the proposed property lines on the south side of the proposed restaurant site to accommodate comments from the Water System. In addition to the revised site plan, please also find attached two plans wherein the engineer has zoomed in on the depiction of the change in the property line arrangement in order to better see the details of the proposed lot split.



**VIA HAND DELIVERY & EMAIL**

Mr. John P. Pederson, AICP, Manager  
Cobb County Zoning Division  
Community Development Agency  
October 11, 2023  
Page 2

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Please do not hesitate to contact me should you, staff, or Board members have any questions whatsoever regarding these matters and this revised proposal. With personal regards and best wishes for the holiday season, I am

Very truly yours,

SAMS, LARKIN & HUFF, LLP

A handwritten signature in blue ink, appearing to read 'Parks F. Huff', is written over the typed name.

Parks F. Huff  
[phuff@samslarkinhuff.com](mailto:phuff@samslarkinhuff.com)

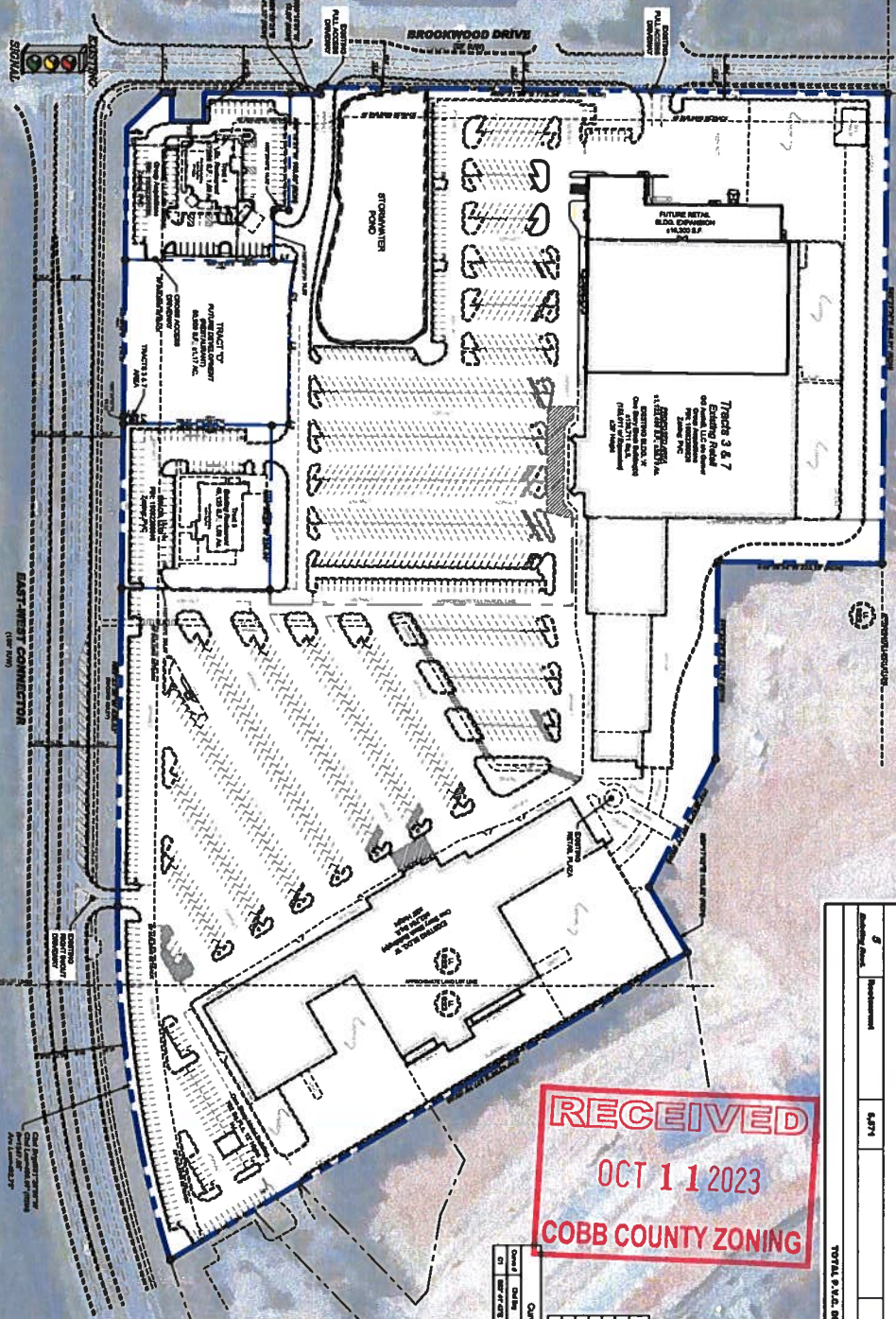
PFH/jac  
Enclosures/Attachments

cc: Members, Cobb County Board of Commissioners (via email with attachments)  
Mrs. Jessica Guinn, AICP, Director (via email with attachments)  
Dr. Jackie McMorris, County Manager (via email with attachments)  
BOC Commission Assistants (via email with attachments)  
Ms. Pam Mabry, County Clerk (via email with attachments)  
Ms. Robin Stone, Deputy County Clerk (via email with attachments)  
Ms. Leila Washington, Deputy County Clerk (via email with attachments)  
Mrs. Jeannie Peyton, AICP, Senior Planner (via email with attachments)  
Mr. Terry Martin, AICP, CNU-A (via email with attachments)  
Mrs. Margie Vazquez, Planner II (via email with attachments)  
Mr. LeDarius Scott, AICP *Candidate*, Planner II (via email with attachments)  
Mr. Cameron Jones, Planner II (via email with attachments)  
Mr. Jeffrey Byrd, Fire Marshal's Office (via email with attachments)  
Mr. Andrew Heath, P.E., Stormwater Management Division (via email with attachments)  
Mr. Tim Davidson, P.E., Water System (via email with attachments)  
Ms. Ligia Florim, Cobb DOT (via email with attachments)  
Mr. Brad Garner, President, Garner Group (via email with attachments)  
Mr. Sandro Mei, SVP of Operations, Garner Group (via email with attachments)  
Mr. Rob Hosack, Director of Governmental Affairs, BH3, LLC (via email with attachments)

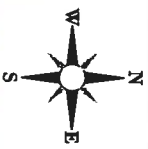




**GEORGIA811**  
 Call 811  
 or call 800-251-5871



**LEGEND**  
 1. EXISTING UTILITIES  
 2. PROPOSED UTILITIES  
 3. PROPOSED PAVEMENT  
 4. PROPOSED CURBS  
 5. PROPOSED SIDEWALKS  
 6. PROPOSED LIGHT FIXTURES  
 7. PROPOSED SIGNAGE  
 8. PROPOSED LANDSCAPING  
 9. PROPOSED FENCE  
 10. PROPOSED BOLLARDS



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**OCT 11 2023**  
**COBB COUNTY ZONING**

**SITE DATA CHART**

Development Type	Area (sq. ft.)	Approx. Parking Spaces	Total Area (sq. ft.)	Total Parking Spaces
3 & 7	1,480,000	2,480	1,480,000	2,480
4	1,480,000	2,480	1,480,000	2,480
5	1,480,000	2,480	1,480,000	2,480
<b>TOTAL 3 &amp; 7, 4, 5</b>	<b>4,440,000</b>	<b>7,440</b>	<b>4,440,000</b>	<b>7,440</b>

**Other Tables**

Category	Quantity
ASPHALT	1,480,000
CONCRETE	1,480,000
PAVEMENT	1,480,000
OTHER	1,480,000

**OVERALL SITE PLAN**  
 GRADING SCALE  
 1" = 100'

NO.	DATE	DESCRIPTION	BY

**HERITAGE HILLS SHOPPING CENTER  
 PVC ZONING AMENDMENT**

COBB COUNTY, UNINCORPORATED AREAS, 32000 S.W.  
 15000 S.W. 15000 S.W. 15000 S.W. 15000 S.W.

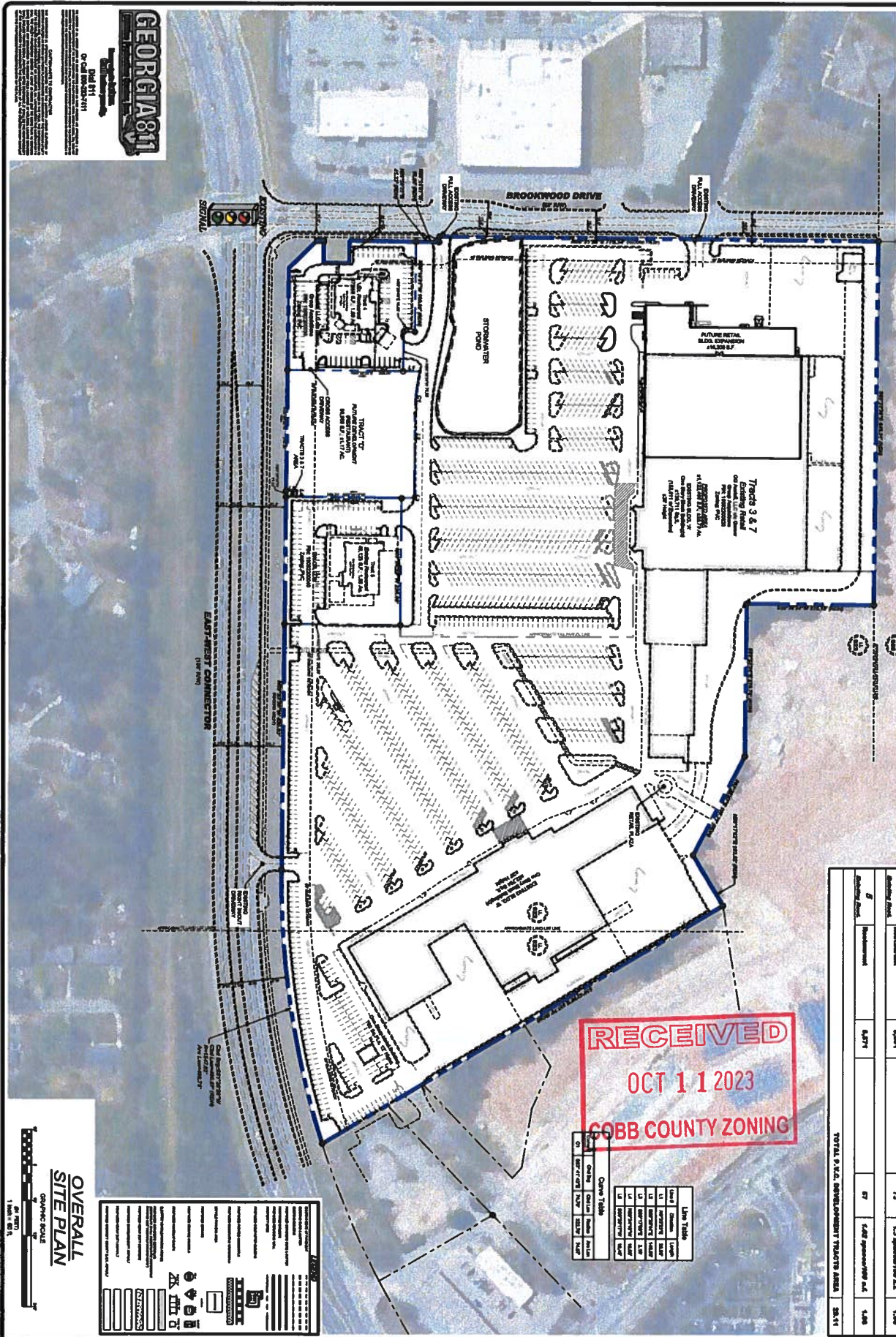
**GARNER GROUP**  
 614 HUNTERS CREEK PARKWAY  
 SUITE 4-202  
 ATLANTA, GEORGIA 30327



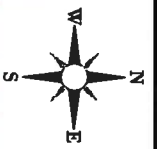
**HGA**  
 HARRIS GIBSON & ASSOCIATES  
 CIVIL - Structural - Bridge

**C-1.0**  
 SHEET NUMBER





1. ALL DIMENSIONS ARE IN FEET AND DECIMALS THEREOF.  
 2. DIMENSIONS SHALL BE TO FACE UNLESS OTHERWISE NOTED.  
 3. DIMENSIONS SHALL BE TO CENTERLINE UNLESS OTHERWISE NOTED.  
 4. DIMENSIONS SHALL BE TO CENTERLINE UNLESS OTHERWISE NOTED.  
 5. DIMENSIONS SHALL BE TO CENTERLINE UNLESS OTHERWISE NOTED.



SITE DATA CHART									
Development Type	Building Area	Area	Asphalt Paving			Grass Paving			Total Area
			Sq. Ft.	Total	Grade	Total	Grade	Area	
3 & 7	7,800	7,800							7,800
TOTAL 3 & 7: 7,800									
TOTAL 3 & 7: 7,800									

**RECEIVED**  
 OCT 11 2023  
 COBB COUNTY ZONING

LINE	DATE	DESCRIPTION
1	08/15/23	ISSUED FOR PERMIT
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100	08/15/23	ISSUED FOR PERMIT

**OVERALL SITE PLAN**  
 GRAPHIC SCALE  
 1" = 100'

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**HERITAGE HILLS SHOPPING CENTER  
 PVC ZONING AMENDMENT**

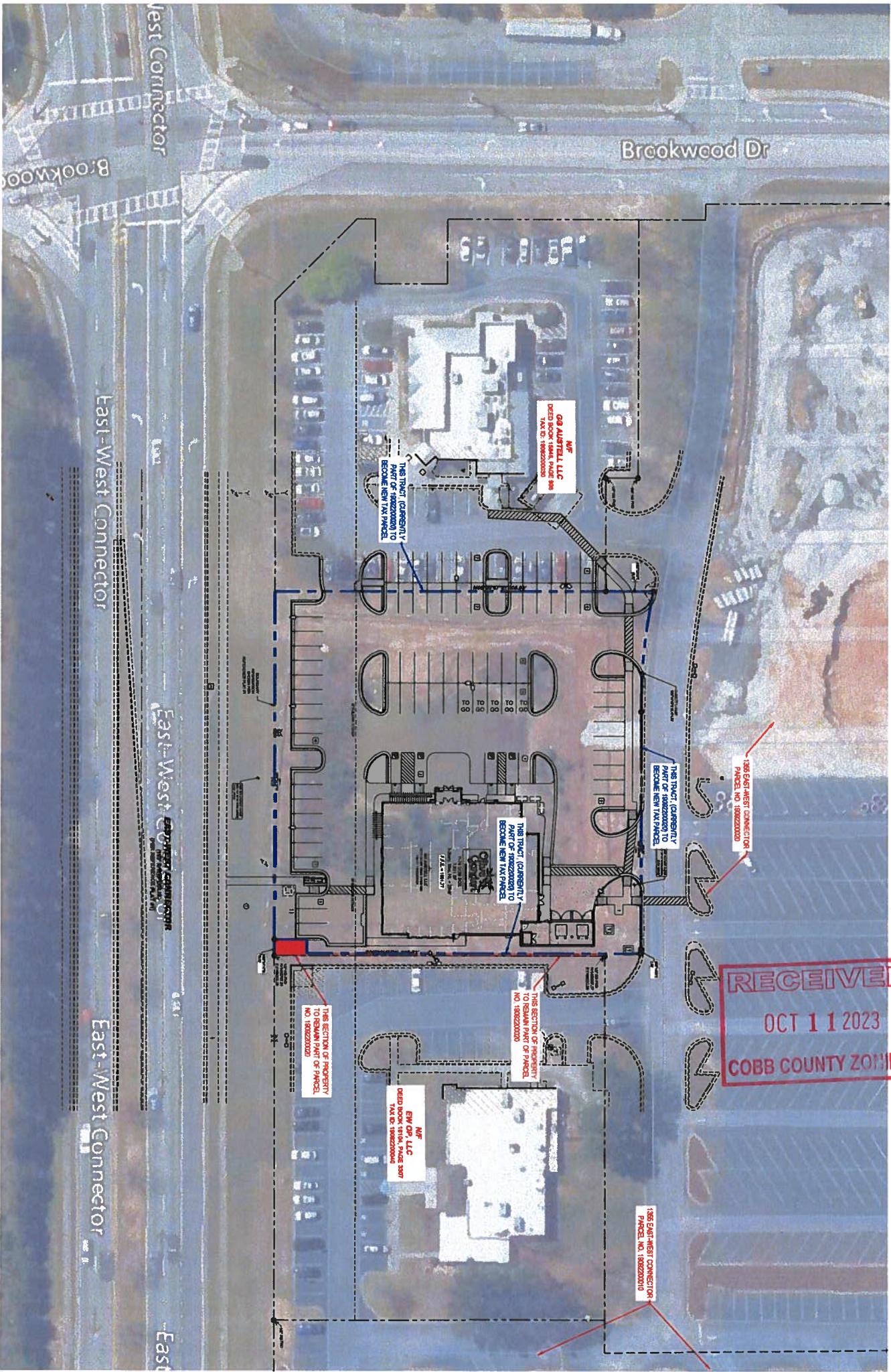
**GARNER GROUP**  
 G.D. HARTELL, LLC dba GARNER GROUP ACQUISITIONS  
 2716 NORTHCHASE PARKWAY  
 SUITE 4-205  
 ATLANTA, GEORGIA 30328



**HGA**  
 HARVEY GIBSON & ASSOCIATES  
 Civil • Structural • Bridge

**C-1.0**





Brookwood Dr

West Connector

East-West Connector

East-West Connector

East-West Connector

East

NF  
08 AUSTRAL LLC 98  
DEED NO. 180220000  
TAX ID: 180220000

THIS TRACT (CURRENTLY PART OF 180220000) TO BECOME NEW TAX PARCEL.

THIS TRACT (CURRENTLY PART OF 180220000) TO BECOME NEW TAX PARCEL.

186 EAST-WEST CONNECTOR  
PARCEL NO. 180220000

THIS TRACT (CURRENTLY PART OF 180220000) TO BECOME NEW TAX PARCEL.

THIS SECTION OF PROPERTY TO REMAIN PART OF PARCEL NO. 180220000

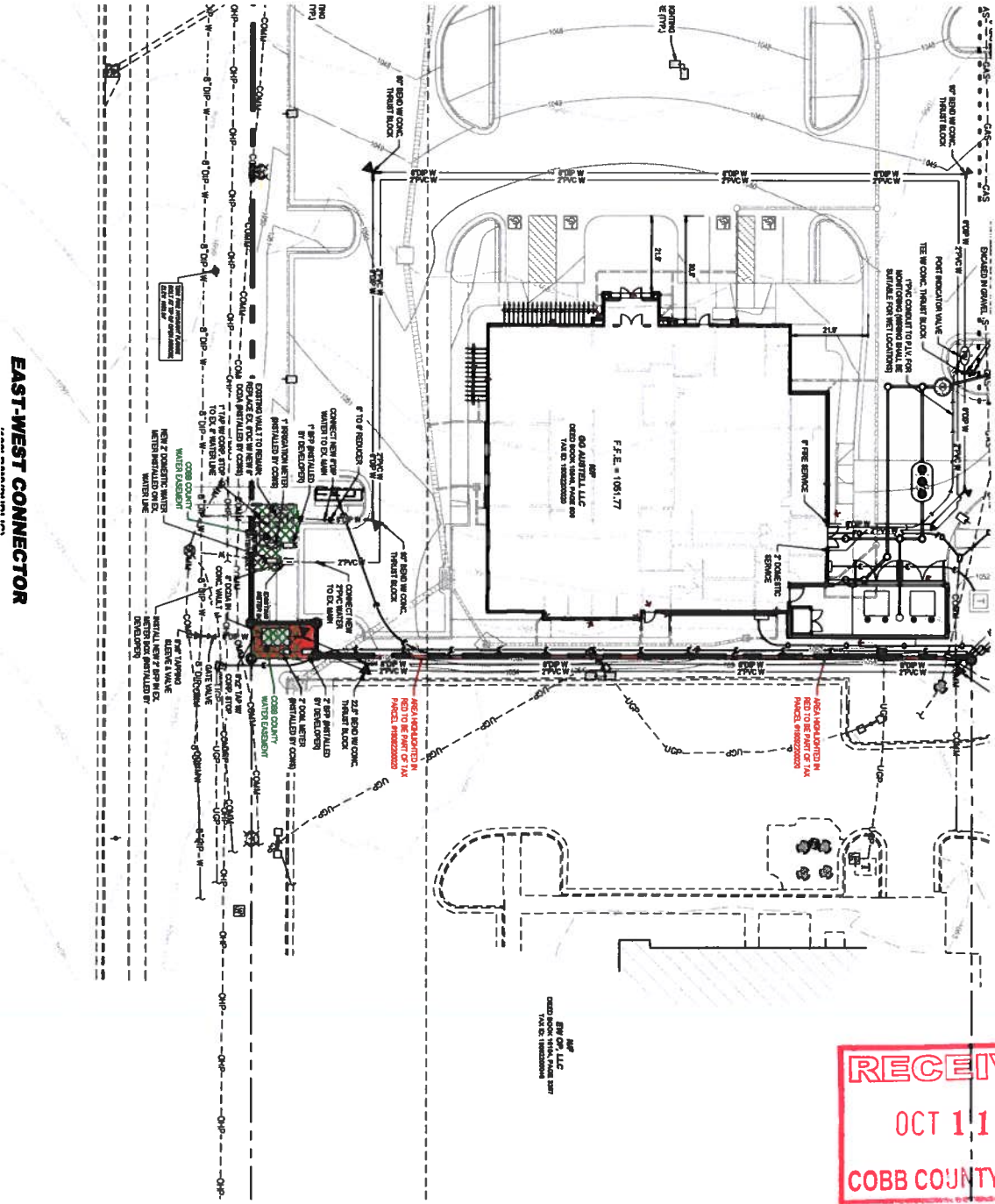
NF  
EW CO, LLC  
DEED NO. 180220000  
TAX ID: 180220000

THIS SECTION OF PROPERTY TO REMAIN PART OF PARCEL NO. 180220000

186 EAST-WEST CONNECTOR  
PARCEL NO. 180220000

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OCT 11 2023  
COBB COUNTY ZONING





**EAST-WEST CONNECTOR**

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**OCT 11 2023**  
**COBB COUNTY ZONING**

BY: [Signature]  
 COBB COUNTY ZONING DEPARTMENT