



Department of Development Services  
205 Lawrence Street  
Marietta, Georgia 30060  
Rusty Roth, AICP, Director

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## **SPECIAL LAND USE PERMIT APPLICATION ANALYSIS**

**ZONING CASE #:** Z2020-29                      **LEGISTAR #:** 20200811

**LANDOWNERS:** Nirmaan Investment, LLC  
1200 Franklin Gateway  
Marietta, GA 30067

**APPLICANT:** Vessel GA Operations, LLC – Michelle Moses  
d.b.a Reef Kitchens  
233 Peachtree St. NE  
Harris Tower – Ste 2600  
Atlanta, GA 30303

**PROPERTY ADDRESS:** 1200 Franklin Gateway

**PARCEL DESCRIPTION:** 17071400050

**AREA:** ~0.92 acres                      **COUNCIL WARD:** 1A

**EXISTING ZONING:** CRC (Community Retail Commercial)

**REQUEST:** Special Land Use Permit (SLUP)

**FUTURE LAND USE:** RAC (Regional Activity Center)

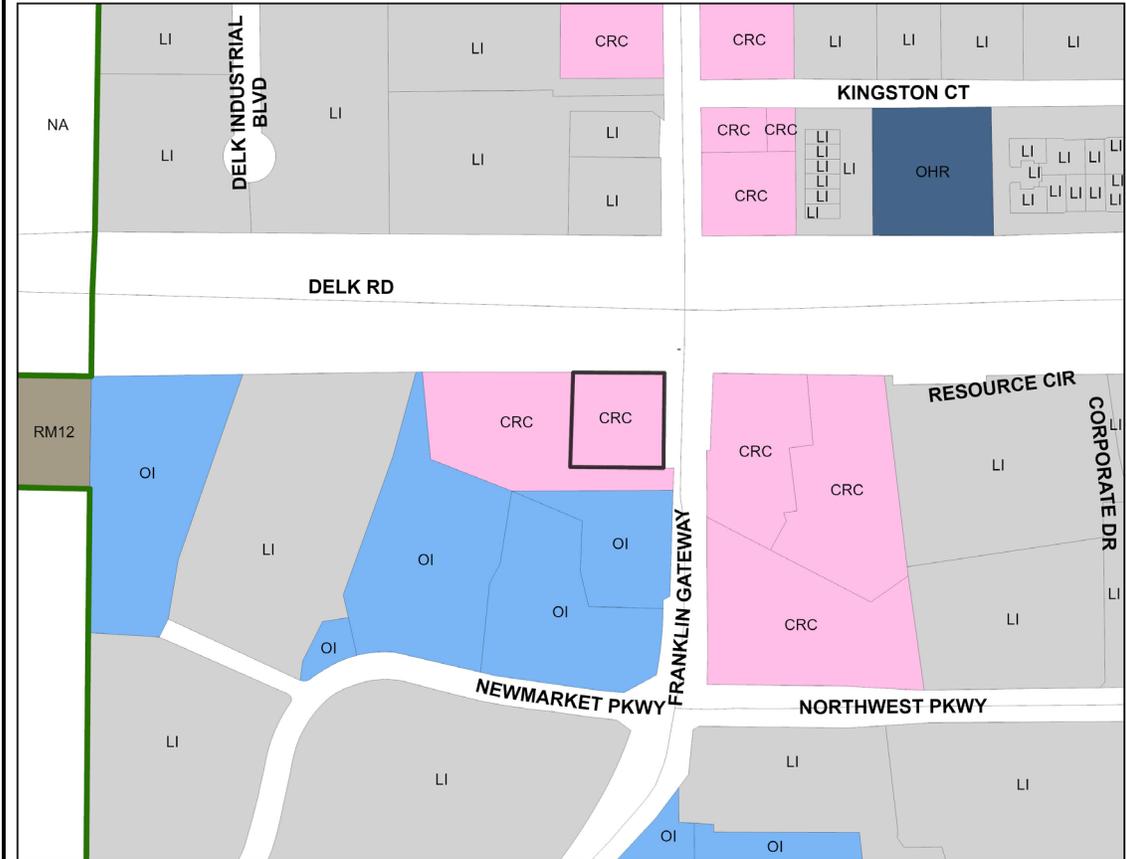
**REASON FOR REQUEST:** The applicant is requesting a SLUP in order to operate a mobile retail food establishment (food truck) as an independent use from the existing business use (fuel station) on-site.

**PLANNING COMMISSION HEARING:** Wednesday, November 4, 2020 – 6:00p.m.

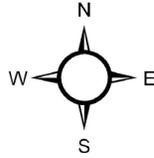
**CITY COUNCIL HEARING:** Wednesday, November 11, 2020 – 7:00 p.m.

**MAP**

**City of Marietta Area Zoning Map**



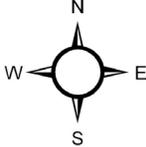
Zoning	District	Land Lot	Parcel	Current Zoning	Proposed Zoning
<b>SINGLE FAMILY RESIDENTIAL</b> R-1 One Unit/Acre R-2 Two Unit/Acre R-3 Three Unit/Acre R-4 Four Unit/Acre <b>ATTACHED FAMILY RESIDENTIAL</b> RA-4 Four Unit/Acre RA-6 Six Unit/Acre RA-8 Eight Unit/Acre PRD(SF) Planned Residential Dev. MHP Mobile Home Park <b>MULTI FAMILY RESIDENTIAL</b> RM-8 Eight Unit/Acre RM-10 Ten Unit/Acre RM-12 Twelve Unit/Acre RHR Residential High Rise PRD(MF) Planned Residential Dev.	<b>COMMERCIAL</b> NRC Neighborhood Retail CRC Community Retail RRC Regional Retail CBD Central Business District PCD Planned Commercial Dev. MMD Mixed-Use Dev. OIT Office Institutional Trans. LRO Low-Rise Office OI Office Institutional OS Office Services OHR Office High-Rise <b>INDUSTRIAL</b> LI Light Industrial HI Heavy Industrial PID Planned Industrial Dev.	<b>17</b>	<b>714</b>	<b>0050</b>	<b>CRC</b>
				<b>SLUP</b>	

<i>Comments:</i> <b>1200 Franklin Gateway</b>		 <b>1:3,635</b>	
<i>Date:</i> <b>3/2/2020</b>	<b>Planning &amp; Zoning Division</b>		

## City of Marietta Area FLU Map



Future Land Use		District	Land Lot	Parcel	Current FLU	Proposed FLU
LDR	Low Density Residential	17	714	0050	RAC	n/a
MDR	Medium Density Residential					
HDR	High Density Residential					
NAC	Neighborhood Activity					
CAC	Community Activity Center					
RAC	Regional Activity Center					
CBD	Central Business District					
IM	Industrial - Manufacturing					
IW	Industrial - Warehousing					
OSC	Open Space/Conservation					
PR	Parks & Recreation					
CSI	Community Service & Institutional					
TCU	Transportation, Communication & Utilities					
MXD	Mixed Use					

<p><i>Comments:</i></p> <p style="text-align: center;"><b>1200 Franklin Gateway</b></p>	 <b>1:2,533</b>	
<p><i>Date:</i> <b>1/9/2020</b></p>	<p><b>Planning &amp; Zoning Division</b></p>	

**PICTURES OF PROPERTY**



**1200 Franklin Gateway**

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## STAFF ANALYSIS

### *Location Compatibility*

The applicant, Vessel GA Operations, LLC, identified as REEF Kitchens, is requesting a Special Land Use Permit to operate its mobile food business at 1200 Franklin Gateway. The subject property is nearly an acre at 0.918 acres, zoned CRC (Community Retail Commercial), and surrounded by similarly zoned properties. The site currently operates as a fuel station with convenience store. The subject property lies at the southwest corner of the Franklin Gateway and Delk Road intersection. The surrounding businesses include fuel stations, restaurants, hotels, offices, and warehouse space. The applicant has a 1-year lease agreement with the property owner to utilize the north section of the property for their mobile retail food establishment (food truck).

### *Use Potential and Impacts*

REEF Kitchens' business model uses mobile food trucks placed at satellite locations to distribute prepared food; its uniqueness is the food truck does not accept orders on-site. The food is prepped for off-site delivery by the growing third-party transportation companies (example: Door Dash, Uber Eats, Postmates, etc.). This SLUP request is to allow a 24'x8.5' (204 square feet) food truck that looks similar to a trailer and will be at the subject property seven (7) days a week. The trailer will be removed from the site daily and driven to its commissary kitchen off-site for cleaning and grease removal. Their normal business hours would be from 11 a.m. to 2 a.m.

As conditionally allowed by the Director of Development Services, mobile retail food establishments are allowed on property zoned CRC according to the restrictions listed below:

- a) Written permission of the property owner is obtained.
- b) Such use does not last longer than 3 days consecutively and 12 days annually.
- c) These uses shall be located at least 40 feet from any property line and not within any public right-of-way or City owned property, unless otherwise authorized by the City.
- d) If property is within fifty (50) feet of a residentially zoned parcel, measured property line to property line, then food truck operations shall cease at 9:00 p.m.
- e) Adequate paved parking, ingress and egress are provided on site.
- f) A temporary use permit is applied for and approved by the Director of the Department of Development Services.
- g) The Board of Zoning Appeals shall not issue and are not granted the authority to issue variances to any of the regulations relating to Mobile Retail Establishments; all such variance requests must be submitted to City Council. Variances for mobile food establishments shall be considered according to the criteria defined under §712.01 (E).

Staff does not have the authority to allow a food truck for more than 3 days consecutively or 12 days annually. The applicant wishes to fulfill its 1-year lease at the subject property. Any relief from these conditions could only be authorized by City Council.



The intersection of Franklin Gateway and Delk Road is intensely commercial and serves many of the nearby industrial parks. The nearest residential areas are apartment complexes to the north along Franklin Gateway. Having a mobile food truck establishment at this corner should not cause any negative impacts on the area. However, the proposed placement of the trailer does not meet the 40-foot setback requirement and would need the following variance:

- Variance to reduce the required setback for a mobile retail food establishment from forty (40) feet to twenty two (22) feet. [§708.16 (C.2.c)]

The subject property’s Future Land Use designation is RAC (Regional Activity Center). The purpose of RAC is to *provide for areas that can support a high intensity of development serving regional markets and trade areas*. Compatible zonings include RRC, OHR, RHR, PCD and MXD. The applicant’s business to increase food delivery through third party transportation network companies would be compatible with the RAC category. Therefore, this SLUP request is supported by the City’s Comprehensive Plan.

### *Environmental Impacts*

Food service qualifies as an MS4 (Municipal Separate Stormwater Sewer Systems) “*highly-visible pollutant source*” facility due to food waste. Proof of proper methods for grease and wash water storage and disposal would be required. The applicant stated that all disposal and cleaning of the food truck will be handled off-site at the commissary kitchen.

Otherwise, no floodplains, wetlands, topographical concerns, streams, or endangered species are present on the site.

### *Economic Functionality*

There has been a consistent business license history for fuel station and convenience store at the property, suggesting it is economically functional under the current zoning. Broadening the types of allowed uses may increase the occupancy of the site. However, because the property was built specifically for a fuel station, it does not contain the aspects of food preparation and/or disposal that is needed to operate any eating establishment.

### *Infrastructure*

The proposed location for the food truck also includes two additional parking spaces. According to Cobb County Assessor’s data, the convenience store is 985 square feet in size and would require five (5) parking spaces, not including the spaces at the fuel pumps. According to the submitted site plan, seven (7) parking spaces would remain. Therefore, the placement of a mobile food truck on-site every day will not negatively impact the available parking.

The Public Works Department strongly suggest an entrance/exit reconfiguration due to the

increased traffic pattern and proximity to Delk Road intersection. The Engineering Division has requested a stipulation that both entrances be right-in, right-out only.

This request for a food truck should not have any additional impacts on the education, water, sewer, electricity, or other public infrastructure in the area as long as the proper food disposal practices are conducted.

### *History of Property*

City Council previously approved the following variances for redevelopment on the site; however, it was never built. (V2016-13)

- Variance to reduce the rear setback from 35' to 20'.
- Variance to reduce the planted border area along Franklin Gateway from 10' to 0'.
- Variance to reduce required parking from 28 to 25 spaces.
- Variance to reduce the minimum area required for planter islands from 125 to 72 square feet without a tree.
- Variance to reduce the setbacks for an accessory structure and allow it to be closer to the road than the principal building.

There is no history of any Special Land Use Permits or rezonings for the subject property.

### *Other Issues*

Marietta Water would like to see a detailed description of how the food truck will be handling the wastewater created by the operations.

The Fire Department has created a *Fire Safety Operating Permit* application which will be required prior to beginning operation.

City Council shall consider, at a minimum, the following in its determination of whether or not to grant a Special Land Use Permit:

1. *Whether or not there will be a significant adverse effect on the neighborhood or area in which the proposed use will be located.*
2. *Whether or not the use is compatible with the neighborhood.*
3. *Whether or not the proposed use will constitute a nuisance as defined by state law.*
4. *Whether or not property values of surrounding property will be adversely affected.*
5. *Whether or not adequate provisions are made for parking and traffic considerations.*
6. *Whether or not the site or intensity of the use is appropriate.*
7. *Whether or not adequate provisions are made regarding hours of operation.*
8. *The location or proximity of other similar uses (whether conforming or nonconforming).*
9. *Whether or not adequate controls and limits are placed upon commercial deliveries.*
10. *Whether or not adequate landscaping plans are incorporated to ensure appropriate transition.*
11. *Whether or not the public health, safety and welfare of the surrounding neighborhoods will be adversely affected.*



## ANALYSIS & CONCLUSION

REEF Kitchens is requesting a Special Land Use Permit to operate a mobile food business at 1200 Franklin Gateway, which is 0.918 acres in size and zoned CRC. The site currently operates as a fuel station with convenience store. The subject property lies at the southwest corner of the Franklin Gateway and Delk Road intersection. Staff does not have the authority to allow a food truck for more than 3 days consecutively or 12 days annually. Any relief from these conditions could only be authorized by City Council.

REEF Kitchens has a one-year lease agreement with the property owner to use the northern section of the property for their mobile retail food establishment, which looks similar to a trailer and does not accept orders on-site. Instead, the food is prepped for off-site delivery by the growing third-party transportation companies (example: Door Dash, Uber Eats, Postmates, etc.). This SLUP request is to allow a 24'x8.5' (204 square feet) food truck at the subject property seven (7) days a week. The trailer will be removed from the site daily and driven to its commissary kitchen off-site for cleaning and grease removal. Their normal business hours would be from 11 a.m. to 2 a.m.

The intersection of Franklin Gateway and Delk Road is intensely commercial and serves many of the nearby industrial parks. The nearest residential areas are apartment complexes to the north along Franklin Gateway. Having a mobile food truck establishment at this corner should not cause any negative impacts on the area. However, the proposed placement of the trailer does not meet the 40-foot setback requirement and would need the following variance:

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The subject property's Future Land Use designation is RAC (Regional Activity Center). The purpose of RAC is to *provide for areas that can support a high intensity of development serving regional markets and trade areas*. The applicant's business to increase food delivery through third party transportation network companies would fit within the RAC category and, therefore, be supported by the City's Comprehensive Plan.

Prepared by: Jasmine Thornton

Approved by: Shelley Grace



## DATA APPENDIX

### *CITY OF MARIETTA - WATER*

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Is a water line adjacent to the property?	Yes
If not, how far is the closest water line?	N/A
Size of the water line?	8"
Capacity of the water line?	Fire flow test may be required
Approximate water usage by proposed use?	Not provided

### *CITY OF MARIETTA - WASTEWATER*

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Is a sewer line adjacent to the property?	Yes
If not, how far is the closest sewer line?	N/A
Size of the sewer line?	10"
Capacity of the sewer line?	A.D.F Peak
Estimated waste generated by proposed development?	Not Provided
Treatment Plant Name?	Cobb County
Treatment Plant Capacity?	Cobb County
Future Plant Availability?	Cobb County



**DATA APPENDIX CONTINUED**

***DRAINAGE AND ENVIRONMENTAL CONCERNS***

Does flood plain exist on the property:	No
What percentage of the property is in the flood plain?	N/A
What is the drainage basin for the property?	Rottenwood Creek
Is there potential for the presence of wetlands as determined by the U.S. Environmental Protection Agency?	No
If so, is the use compatible with the possible presence of wetlands?	N/A
Do stream bank buffers exist on the parcel?	No
Are there other topographical concerns on the parcel?	No
Are there storm water issues related to the application?	No
Potential presence of endangered species in the area?	No

\*Due to the increased traffic pattern and proximity to Delk Road intersection, Engineering requests stipulation that both entrances be right in right out only.

***TRANSPORTATION***

What is the road effected by the proposed change?	Franklin Gateway
What is the classification of the road?	Collector
What is the traffic count for the road?	Unknown
Estimated # of trips generated by the proposed development?	Unknown
Estimated # of pass-by cars entering proposed development?	Unknown
Do sidewalks exist in the area?	Yes
Transportation improvements in the area?	No
If yes, what are they?	NA



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## DATA APPENDIX CONTINUED

### EMERGENCY SERVICES

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Nearest city or county fire station from the development?	55
Distance of the nearest station?	0.33 mi
Most likely station for 1 <sup>st</sup> response?	55
Service burdens at the nearest city fire station (under, at, or above capacity)?	under

### Comments:

Operation from the Mobile Food Preparation Vehicle within the City shall be required to comply with 2018 IFC 319.1, as modified in GA Rule 120-3-3-.04. The permit application is available on [www.SagesGov.com/marietta-ga](http://www.SagesGov.com/marietta-ga).

### MARIETTA POWER - ELECTRICAL

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Does Marietta Power serve this site?      Yes   x                        No           

If not, can this site be served?              Yes                                 No           

What special conditions would be involved in serving this site?

Additional comments:

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Department of Development Services
205 Lawrence Street
Marietta, GA 30060
Phone: 770-794-5440

APPLICATION FOR VARIANCE OR APPEAL

(Owner/Applicant/or Representative must be present at all public hearings)

(NOTE: CORRESPONDENCE IS HANDLED VIA EMAIL UNLESS OTHERWISE REQUESTED)

For Office Use Only:

Application #: Z2020-29 SLUP Registrar #: 20200811 BZA Hearing Dt:
City Council Hearing Dt (if applicable) #: 11-11-20 PZ #: 20-257

This is a variance/appeal application for:

Board of Zoning Appeals checkbox

Board of Zoning Appeals

City Council checkbox

City Council

Owner's Name Nirmaan Investment LLC

EMAIL Address: niravnmb@hotmail.com

Mailing Address 1200 Franklin Gateway Zip Code: 30067 Phone Number (404)293-6262

COMPLETE ONLY IF APPLICANT IS NOT OWNER:

Applicant: Michelle Moses (Reef Kitchens - Vessel GA Operations LLC)

EMAIL Address: michelle.moses@reefkitchens.com

Mailing Address 233 Peachtree ST., NE Hamis Tower, Suite 2600, Atlanta, GA Zip Code: 30303 Phone Number (404)380-0632

Address of subject property: 1200 Franklin Gateway Date of Acquisition:

Land Lot (s) 07140 District 17 Parcel 17071400050 Acreage 0.918 Zoned CRC Ward 1A FLU: RAC

List the variance(s) or appeal requested (please attach any additional information):

Variance request to operate our mobile food unit onsite 7 days a week; returning to base of operation nightly.

Required Information

- 1. Application fee (\$250)
2. Completed notarized application. The original application must be submitted with ALL original signature(s) - Copies of the application or signature(s) will NOT be accepted.
3. Copy of the deed that reflects the current owner(s) of the property.
4. Letter describing the reason for the variance request, stating why strict adherence to the code would result in a particular hardship (as distinguished from a mere inconvenience or desire to make more money).
5. Site plan - drawn to scale. Site plans must illustrate property lines and all relevant existing information and conditions in addition to proposed additions or modifications within the referenced property lines of the tract(s).
Copies Required: One (1) - (8 1/2" x 11") -or- (11" x 17") drawn to scale.
Optional Additional Plat size: (24"x 36"). If providing (24"x 36") then 5 copies REQUIRED.
6. Copy of current tax bill showing payment or documentation certified by the City of Marietta Tax Office.

Note: The Department of Development Services reserves the right to obtain additional information that reasonably may be required in order that an informed decision may be made.

OVER

**FINANCIAL INTEREST**

The Applicant herein certifies that he/she  has  has not a financial interest in the property which is ten percent (10%) or more.

Michelle Moses  
Applicant Print Name

Michelle Moses  
Signature of Applicant

**OWNER / APPLICANT CERTIFICATION**

- The Owner or Applicant certifies that all information in this application, and all information furnished in support of this application, is true and complete to the best of the Applicant's knowledge and belief. Should any portion not be true, then the application may be rejected.
- Penalty for false or fraudulent statement: Whoever, in any matter, knowingly and willingly falsifies or makes any false, fictitious or fraudulent statement of representatives concerning this application shall be denied the request stated in this application.
- The Owner or Applicant hereby gives permission to enter on the property for inspection during the time application is pending.
- **CAMPAIGN CONTRIBUTIONS:** The Owner and Applicant herein certify that he/she  has  has not made campaign contributions or gifts aggregating \$250.00 or more to the Mayor, any member of Council or any member of the Planning Commission within the two (2) years preceding the filing of the this application.

Michelle Moses  
Applicant Signature (if not the Owner)

Michelle Moses  
Please Print

N/A  
Owner Signature

\_\_\_\_\_  
Please Print

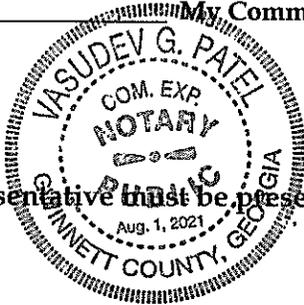
82 Howell Landing Duluth GA 30096  
Mailing Address

09/15/2020  
Date

Signed, sealed and delivered in the presence of:

V. Patel

My Commission Expires: 08/01/2021



Note: Owner, Applicant or Representative must be present at meeting in order for case to be heard.



Marietta City Council  
205 Lawrence Street  
Marietta, GA 30061-0609

***Re: REEF Kitchens' Request for a variance from certain requirements in DIV 708.16(C)(2)***

Honorable Members of the Marietta City Council:

I write on behalf of Vessel GA Operations LLC d/b/a REEF Kitchens (herein "REEF") in connection with its application for a variance from certain provisions of Division 708.16 as they pertain to operation of mobile retail food establishments within the CRC Zone. Specifically, REEF is applying for a variance in connection with its operation at 1200 Franklin Gateway SE Marietta, GA 30067 (herein "1200 Franklin"). As shown more fully on the site plan included as part of this application, REEF's mobile unit is on the paved parking area adjacent to the existing gas station at 1200 Franklin.

As background, REEF's mobile units (here "REEF Kitchens" or "Kitchens") are commercial-grade kitchens within containers or trailers that are placed on existing parking lots. Rather than the traditional food-truck model, through which customers walk up and directly order from mobile food trucks, REEF Kitchens primarily produce food that is ordered and delivered through third-party delivery platform companies such as Uber Eats, Door Dash, and Postmates. As a mobile food unit, REEF's Kitchen at 1200 Franklin leaves the site each day to return to its commissary kitchen located at Prep Atlanta.

Georgia Code, in the context of considering and granting variances, defines Substantial hardship as "a significant, unique, and demonstrable economic, technological, legal, or other type of hardship to the person requesting a variance or waiver which impairs the ability of the person to continue to function in the regulated practice or business." O.C.G.A. § 50-13-9.1(b)(1). While this application calls for a justification beyond "mere inconvenience or desire to make more money", REEF believes strict compliance with Division 708.16(C)(2) would cause it to suffer substantial hardship.

In addition to operating internal restaurant brands, REEF's model provides restaurant partners with the ability to expand their delivery reach without having to establish new brick and mortar locations. Strict compliance with 708.16(C)(2), which limit the time that Kitchens are permitted to be on a site within the CRC Zone, the hours of operation, and require a temporary use authorization would add significant logistical and financial burdens.

- Logistically, REEF selected 1200 Franklin for its unique location between I-75 and Cobb Parkway. This location allows quick access to these main roadways limiting the travel needs for the Kitchen during its daily trip to Prep Atlanta. Minimizing that travel time is critical to REEF's success as moving the Kitchens daily and across long distances causes gradual degradation and wear and tear, leading to increased breakages, repair costs, and lapses in service.
- In addition to the benefits offered at 1200 Franklin, strict compliance would require REEF identify over 30 lots to operate a single Kitchen within the CRC zone.
- Not only would REEF's operation be impacted but the financial benefit provided to the owners of 1200 Franklin would be significantly reduced should the site be restricted to a 12-day operation.



In short, strict compliance with the operational conditions contained within Division 708.16(c)(2) is problematic for REEF's model due to increased burdens for restaurant partners, logistical challenges to secure additional viable sites for operation, wear and tear on the Kitchen trailer itself, and cost.

In addition to curing the substantial hardships outlined above, REEF believes that granting this variance request is in line with the criteria found in Section 712.01(E). Importantly, the presence of REEF's mobile unit does not impact the standard flow of vehicles in and out of 1200 Franklin. REEF's operation at 1200 Franklin currently provides a unique benefit to the surrounding area, which is heavily populated with hotels, by extending its hours of operations beyond that of the nearby brick and mortar establishments.

As REEF continues to grow its operations in and around the City of Marietta, it hopes to increase engagement and collaboration with local restaurant brands, landowners, the City Council and other stakeholders. We look forward to discussing this application with the Council.

Respectfully,

Michelle Moses  
Senior Launcher  
REEF Kitchens

**TO: Marietta Daily Journal**

**FROM: City of Marietta**

**RUN AD DATE: October 16, 2020**

**CITY OF MARIETTA  
PUBLIC NOTICE OF REZONINGS, VARIANCES, & SPECIAL LAND USE PERMITS**

The City of Marietta hereby gives notice that a public hearing will be held on the following by the Planning Commission on **Wednesday, November 4th, 2020, 6:00 P.M.**, City Hall, for a recommendation to the City Council at their meeting on **Wednesday, November 11<sup>th</sup>, 2020, 7:00 p.m.**, City Hall, for a final decision to be made.

**Z2020-29 [SPECIAL LAND USE PERMIT] REEF KITCHENS (NIRMAAN INVESTMENT LLC)** is requesting a Special Land Use Permit for 0.92 acres zoned CRC (Community Retail Commercial) and located in Land Lot 714, District 17, Parcel 0050, 2<sup>nd</sup> Section, Marietta, Cobb County, Georgia, and being known as 1200 Franklin Gateway. Special land use permit for a mobile retail food establishment. Ward 1A.

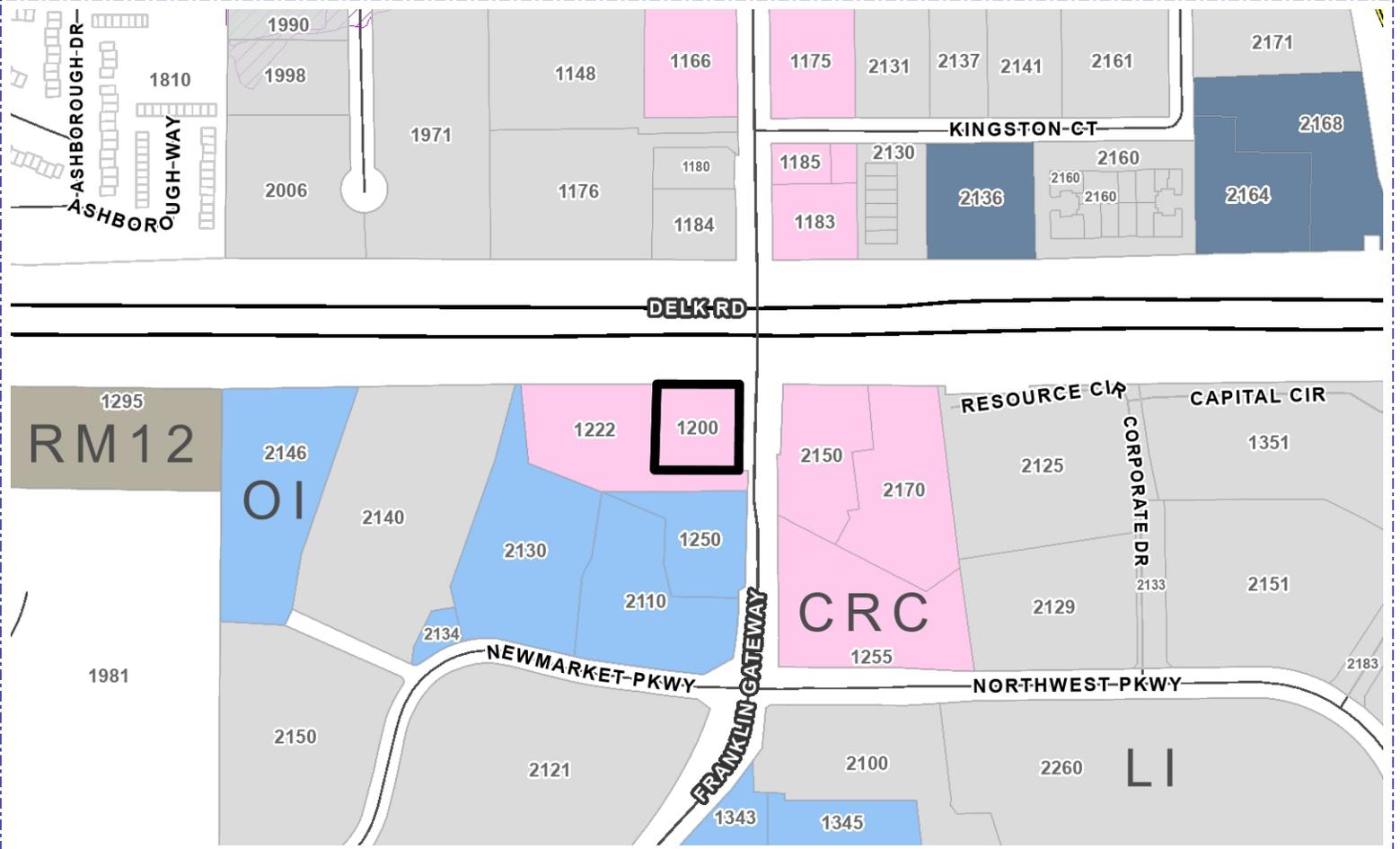
A description and plat of the property sought for the rezoning, special land use permit, and variances are on file in the Planning and Zoning Office, City Hall, and is available for inspection between 8:00 A.M. and 5:00 P.M., Monday through Friday. Anyone wishing to attend may do so and be heard relative thereto. You may also review the property file at [www.mariettaga.gov](http://www.mariettaga.gov) and enter the case # in the search box.

**For additional information please call the Planning and Zoning Office (770) 794-5669.**

**Accessibility to Meetings:** If you believe you may need the City/BLW to provide special accommodations in order to attend/or participate in any of the above meetings, please call ADA Coordinator at 770-794-5558 no later than 48 hours before the date of the above meeting.

City of Marietta  
205 Lawrence Street  
Marietta, Georgia 30060

# Special Land Use



Address	Parcel Number	Acreage	Ward	Zoning	FLU
1200 FRANKLIN GATEWAY	17071400050	0.95	1A	CRC	RAC

Property Owner:	Nirmaan Investment LLC	<b>Zoning Symbols</b> 
Applicant:	Michelle Moses/Reef Kitchens-Vessel GA Operations LLC	
Agent:		
Proposed Use:		
Planning Commission Hearing Date:	11/04/2020	
City Council Hearing Date:	11/11/2020	
Case Number:	Z2020-29	
City of Marietta Planning & Zoning		

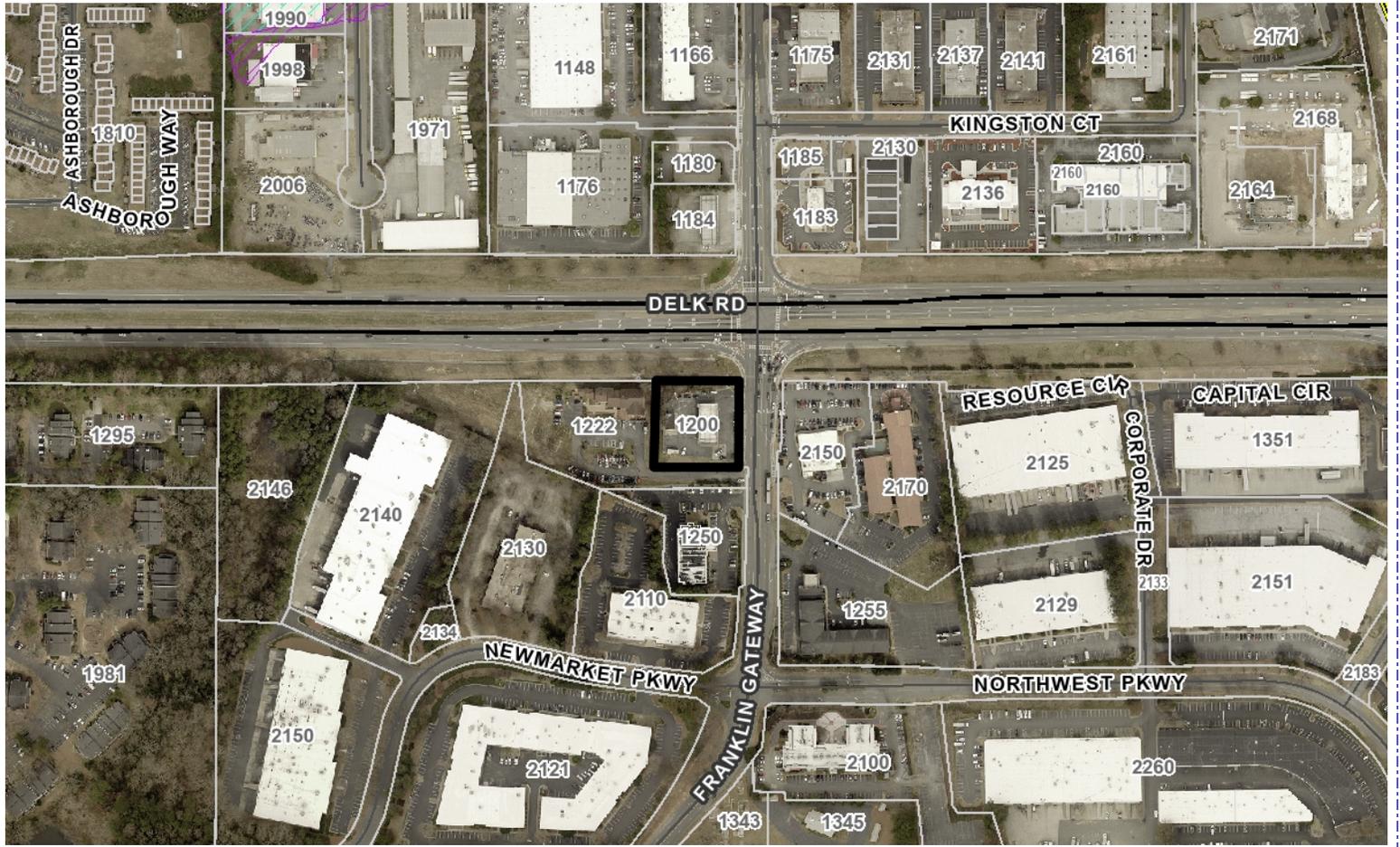


Address	Parcel Number	Acreage	Ward	Zoning	FLU
1200 FRANKLIN GATEWAY	17071400050	0.95	1A	CRC	RAC

Planning Commission Hearing Date:	11/04/2020
City Council Hearing Date:	11/11/2020
Future Land Use:	RAC
Case Number:	
Comments:	

**Future Land Use Symbols**

- Railroads
- City Limits
- Cobb County Pockets
- RAC - Regional Activity Center
- CAC - Community Activity Center
- NAC - Neighborhood Activity Center
- CBD - Central Business District
- MXD - Mixed Use Development
- CSI - Community Service and Institutional
- HDR - High Density Residential
- MDR - Medium Density Residential
- LDR - Low Density Residential
- OSC - Open Space / Conservation
- PR - Parks / Recreation
- IW - Industrial Warehousing
- IM - Industrial Manufacturing
- TCU - Transportation and Utilities

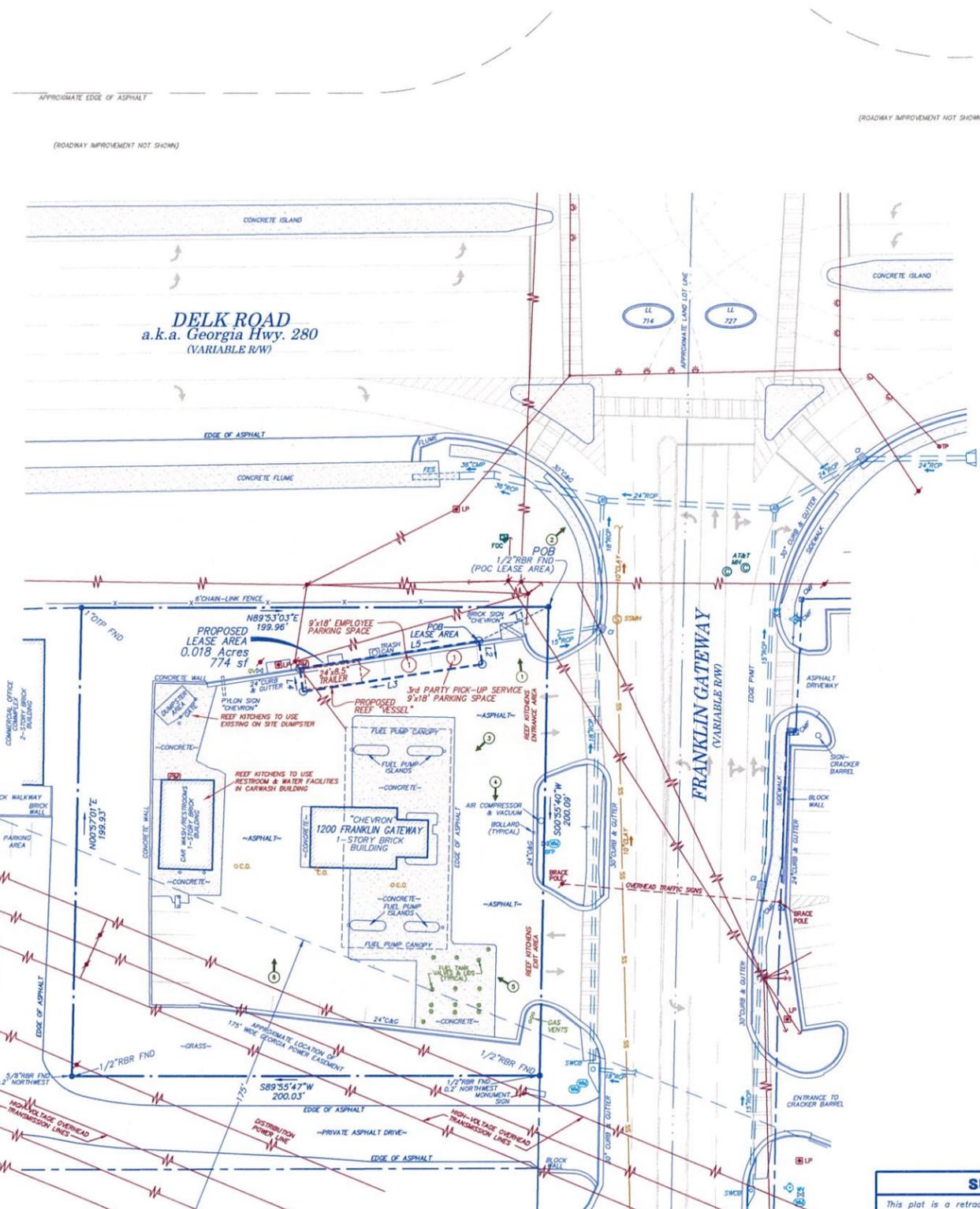


Address	Parcel Number	Acreage	Ward	Zoning	FLU
1200 FRANKLIN GATEWAY	17071400050	0.95	1A	CRC	RAC

Property Owner:	Nirmaan Investment LLC
Applicant:	Michelle Moses/Reef Kitchens-Vessel GA Operations LLC
City Council Hearing Date:	11/11/2020
Planning Commission Hearing Date:	11/04/2020
BZA Hearing Date:	Case Number: Z2020-29
Comments:	

**Legend**

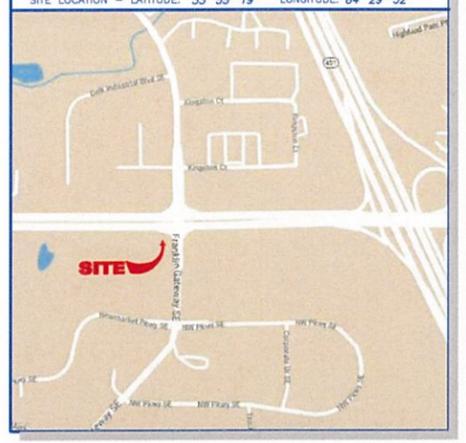
- Railroads
- City Limits
- Cobb County Pockets



**SITE PHOTOGRAPHS**



**VICINITY MAP**



**GENERAL NOTES**

THIS SURVEY HAS BEEN PREPARED FOR THE EXCLUSIVE USE OF THE PERSON OR ENTITIES NAMED HEREON. NO EXPRESS OR IMPLIED WARRANTIES WITH RESPECT TO THE INFORMATION SHOWN HEREON IS TO BE EXTENDED TO ANY PERSONS OR ENTITIES OTHER THAN THOSE SHOWN HEREON.

REVISIONS LISTED ON THIS SURVEY APPLY ONLY TO THE SPECIFIC CHANGES REFERENCED, AND DO NOT CONSTITUTE AN UPDATE OF OTHER DATA ON THIS SURVEY. THE "SURVEY DATE" SHOWN HEREON IS THE APPLICABLE DATE AS RELATED TO PROVISIONS OF STATUTES OF LIMITATION UNLESS SPECIFICALLY NOTED OTHERWISE.

THIS SURVEY HAS BEEN PREPARED WITHOUT THE BENEFIT OF A CURRENT TITLE INSPECTION REPORT. EASEMENTS OR OTHER ENCUMBRANCES MAY EXIST ON PUBLIC RECORD BUT NOT BE SHOWN HEREON.

THIS PROPERTY IS NOT LOCATED IN A SPECIAL FLOOD HAZARD AREA BASED ON THE FLOOD INSURANCE RATE MAP FOR THIS AREA. THE MAP NUMBER FOR THIS AREA IS 1306700136G, AND THE DATE OF SAID MAP IS 12/16/2008. THIS DETERMINATION WAS MADE BY GRAPHICALLY DETERMINING THE POSITION OF THIS SITE ON SAID FIRM MAPS UNLESS OTHERWISE NOTED.

PLEASE NOTE: ABOVE GROUND UTILITIES ARE SHOWN HEREON. NO UNDERGROUND UTILITIES WERE MARKED OR LOCATED.

THE DATUM FOR THIS SITE WAS ESTABLISHED UTILIZING GLOBAL POSITIONING SYSTEMS, AND BASED ON POSITIONAL VALUES FOR THE VIRTUAL REFERENCE STATION NETWORK DEVELOPED BY GPS SOLUTIONS. THE HORIZONTAL REFERENCE FRAME IS NORTH AMERICAN DATUM OF 1983(2011)-STATE PLANE COORDINATE SYSTEM OF GEORGIA-WEST ZONE. THE VERTICAL REFERENCE FRAME IS NORTH AMERICAN VERTICAL DATUM OF 1988. ANY DIRECTIONS OR DIMENSIONS SHOWN ARE A RECTANGULAR, GROUND LEVEL PROJECTION OF THE STATE PLANE COORDINATE SYSTEM.

NO ZONING REPORT OR ZONING LETTER WAS PROVIDED TO THE SURVEYOR.

THE SITE IS ZONED "CRC" (COMMUNITY RETAIL COMMERCIAL DISTRICT). THE MINIMUM YARD SETBACKS ARE: FRONT - 40 FEET, SIDE - 25 OR 15 FEET, AND REAR - 35 FEET.

ZONING AND SETBACKS SHOULD BE CONFIRMED AND VERIFIED BY PLANNING AND ZONING PRIOR TO DESIGN OR CONSTRUCTION ACTIVITIES.

RIGHT-OF-WAY LINES SHOWN ON THIS SURVEY THAT ARE NOT ACTUAL BOUNDARIES OF THE SUBJECT TRACT(S) ARE DEPICTED GRAPHICALLY AND ARE SHOWN APPROXIMATELY FOR INFORMATIONAL PURPOSES ONLY. SAID RIGHT-OF-WAY LINES SHOULD NOT BE UTILIZED FOR DESIGN PURPOSES.

**LEGEND**

STANDARD ABBREVIATIONS	STANDARD SYMBOLS
AC AIR CONDITIONER	OT OVERHEAD TRAFFIC SIGNAL LIGHT
BH BORE HOLE	PP POWER POLE
BSL BUILDING SETBACK LINE	PW POWER WIRE
CI CURB INLET	PL POWER LINE
CMF CORRUGATED METAL PIPE	LP LIGHT POLE
CO SANITARY CLEANOUT	ET ELECTRIC TRANSFORMER
CPED COMMUNICATION PEDESTAL	WV WATER VAULT
CTP CRIMPED TOP PIPE	GV GAS VALVE
DI DROP INLET	GM GAS METER
DIP DUCTILE IRON PIPE	WM WATER METER
DWCB DOUBLE WING CATCH BASIN	FH FIRE HYDRANT
FND FENCE	UG UNDERGROUND ELECTRIC LINE
FM FOUND	UG UNDERGROUND GAS LINE
GM GAS METER	UG UNDERGROUND COMMUNICATION LINE
INVERT	UG UNDERGROUND WATER LINE
JB JUNCTION BOX	PI PHOTO POSITION INDICATOR
MH MANHOLE	RS REGULAR PARKING SPACE COUNT
OCS OUTLET CONTROL STRUCTURE	HP HANDICAP PARKING SPACE
OT OPEN TOP PIPE	TP TREE POSITION INDICATOR SIGN
PM POWER METER	
PKS PK NAIL SET	
POB POINT OF BEGINNING	
POC POINT OF COMMENCEMENT	
RCP REINFORCED CONCRETE PIPE	
RBR IRON REINFORCING BAR	
S/S 5/8" RIB SET CAPPED LSF 621	
SS SANITARY SEWER	
SWCB SINGLE WING CATCH BASIN	
TRANS ELECTRIC TRANSFORMER	

**LINE TABLE**

LINE	BEARING	DISTANCE
L1	S63°54'44"W	33.29'
L2	S08°37'36"E	10.00'
L3	S81°22'24"W	77.40'
L4	N08°37'36"W	10.00'
L5	N81°22'24"E	77.40'

**SURVEYOR CERTIFICATION**

This plat is a retracement of an existing parcel or parcels of land and does not subdivide or create a new parcel or make any changes to any real property boundaries. The recording information of the documents, maps, plats, or other instruments which created the parcel or parcels are stated hereon. RECORDATION OF THIS PLAT DOES NOT IMPLY APPROVAL OF ANY LOCAL JURISDICTION, AVAILABILITY OF PERMITS, COMPLIANCE WITH LOCAL REGULATIONS OR REQUIREMENTS, OR SUITABILITY FOR ANY USE OR PURPOSE OF THE LAND. Furthermore, the undersigned land surveyor certifies that this plat complies with the minimum technical standards for property surveys in Georgia as set forth in the rules and regulations of the Georgia Board of Registration for Professional Engineers and Land Surveyors and as set forth in O.C.G.A. Section 15-6-67.

*J. Coleman*  
 January R. Coleman  
 Georgia Registered  
 Land Surveyor # 2798

1200 FRANKLIN GATEWAY  
 EXISTING CHEVRON FUEL STATION  
 N/E PROPERTY OF  
**Nimann Investments, LLC**  
 DEED BOOK 15504 / PAGE 5717  
 PID: 17071400050

**SITE AREA**  
 0.918 Acres  
 39,994 sf  
 (INCLUDES LEASE AREA)

**PROPOSED LEASE AREA**  
 0.018 Acres  
 774 sf

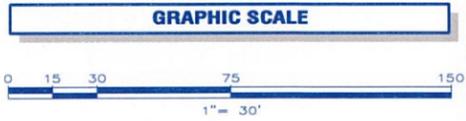


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 Certificate of Authorization #LSF-000621



**BOUNDARY SURVEY & PROPOSED SITE IMPROVEMENTS**

**1200 Franklin Gateway  
 (Reef site: ATL-037)**

FOR

**Vessel GA Operations, LLC**

CS JOB NO:	20206640	DRAWING SCALE:	1" = 30'	SURVEY DATE:	7-6-2020
FIELD WORK:	CC	CITY:	MARIETTA	STATE:	GA
PROJ MGR:	GEE	COUNTY:	COBB	REVISIONS (SEE GENERAL NOTES)	1. 7/15/20 Revised lease area location
REVIEWED:	JRC	LAND LOT:	714		
DWG FILE:	20206640-1.dwg	DISTRICT:	17th	SECTION:	2nd

**IF YOU DIG**

Know what's below.  
**Call before you dig.**  
 Dial 811  
 Or Call 800-282-7411