

**FEBRUARY 19, 2008 ZONING HEARING  
"OTHER BUSINESS"  
COMMISSION DISTRICT 3**

**ITEM #2**

**PURPOSE**

To consider a site plan approval for Mr. Jimmy R. Denney regarding Z-32 (JAMES ONEILL) of March 20, 2001 for property located in Land Lot 94 of the 20th District at the southwest intersection of Busbee Parkway and Frey Road, east of Interstate 75.

**BACKGROUND**

The subject property is zoned GC subject to the site plan, architecture, signage and landscaping to be approved by the Board of Commissioners prior to issuance of any permits. The Board of Commissioners decision is attached. This request is to approve the site plan and architecture of the proposed development. The site plan and architectural elevation are attached. The proposed retail center consists of a one-story, 13,076 square foot building. The Bells Ferry Homeowners Association has reviewed the proposed plans and is supportive of the project.

**FUNDING**

N/A

**RECOMMENDATION**

The Board of Commissioners consider approval of the site plan and architectural elevations and if approved should be subject to the requirements at plan review and authorize the District Commissioner to approve minor modifications to the approved site plan.

**ATTACHMENTS**

Board of Commissioners Decision  
Site Plan  
Architectural Elevation

**MINUTES OF ZONING HEARING  
COBB COUNTY BOARD OF COMMISSIONERS  
MARCH 20, 2001**

**Z-32**

**JAMES O'NEILL** for Rezoning from **LI** and **GC** to **GC** for the purpose of a Convenience/Gas Store in Land Lot 94 of the 20<sup>th</sup> District. Located at the southwest intersection of Busbee Parkway and Frey Road, east of Interstate 75.

Mr. Richard Calhoun and Ms. Hilda Towery responded to inquires from the Board. Following discussion, the following motion was made:

**MOTION:** Motion by Askea, second by Olens, to **approve** Rezoning request to the **GC zoning district subject to:**

- **site plan, architecture, signage, and landscaping to be approved by the Board of Commissioners prior to issuance of any permits**
- **Bells Ferry Homeowners Association representative(s) review of architectural design and site plan on this development**
- **Stormwater Management Division comments and recommendations**
- **Water and Sewer 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



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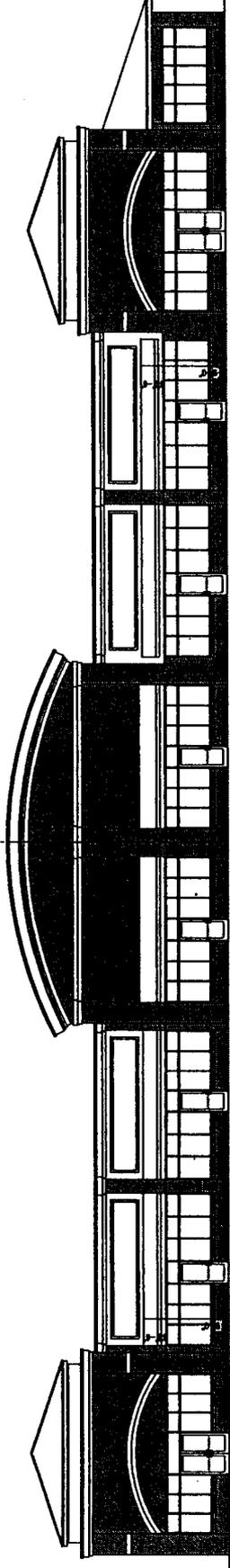
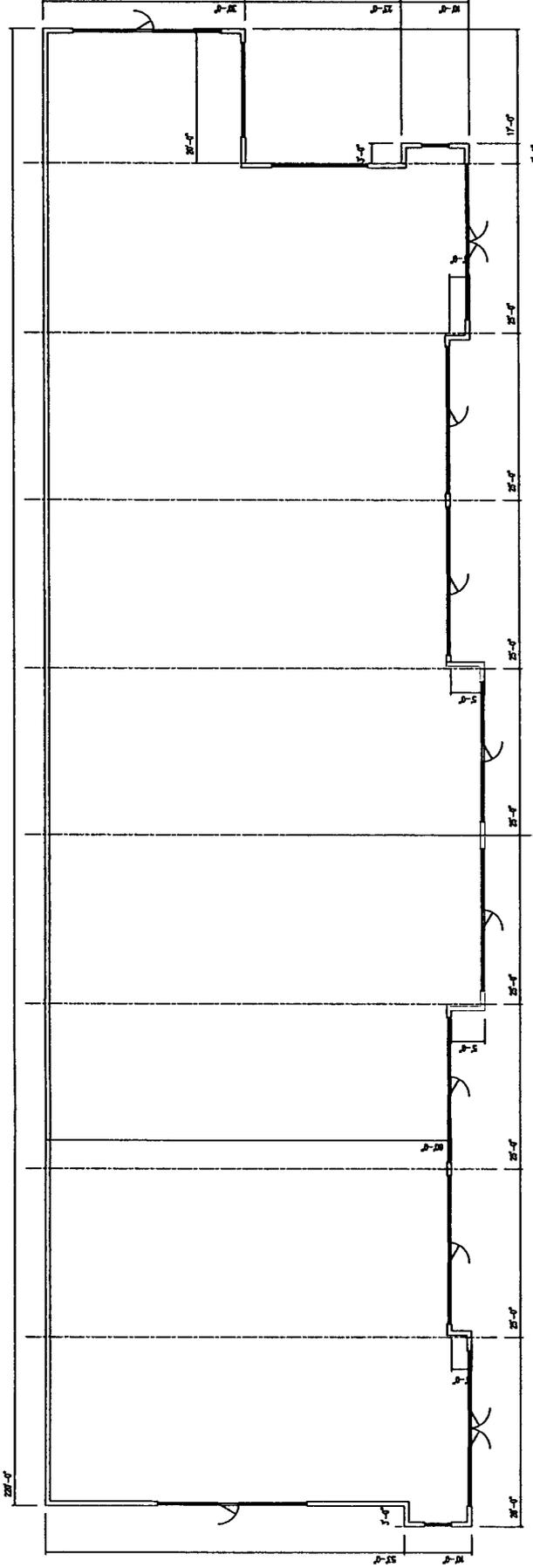


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Preliminary Plan & Elevation  
 PROJECT: New Construction  
 Cobb County, Georgia  
 Frye Road Retail Development  
 IRD C81870101/1010

REVISIONS  
 DATE  
 REVISION  
 DATE  
 DATE  
 1/13/08

JOB NO.  
 PRELIMINARY  
 DRAWN BY  
 MJB  
 APPROVED BY  
 SM  
 DRAWING NO.  
**PA-1**



NOTE:  
 THESE ARE PRELIMINARY DESIGN  
 DRAWINGS INTENDED FOR DESIGN  
 REVIEW ONLY AND ARE NOT TO  
 BE USED FOR CONSTRUCTION

**RECEIVED**  
 JAN 15 2008  
 COBB CO. COMM. DEV AGENCY  
 ZONING DIVISION

*[Handwritten signature]*