

**APRIL 15, 2008 ZONING HEARING
"OTHER BUSINESS"
COMMISSION DISTRICT 4**

ITEM #2

PURPOSE

To consider a site plan approval for The Shops at Calloway regarding Application #232 (RONALD S. LEVENTHAL) for property located in Land Lot 557, 558, 559, 627 and 628 of the 19th District, at the southwest intersection of Austell Road and Calloway Road.

BACKGROUND

The subject property is zoned GC subject to the final plans to be approved by the Board of Commissioners prior to issuance of permits. The Board of Commissioners decision is attached. This request proposes a 13,750 square foot retail center. The existing gas and convenience store will be removed. The proposed site plan is attached. The site plan was distributed to staff for review and as of the printing of this agenda item no comments were received. The Other Business application is also attached.

FUNDING

N/A

RECOMMENDATION

The Board of Commissioners consider approval of the proposed site plan,

ATTACHMENTS

Board of Commissioners Decision
Proposed Site plan
Other Business Application

APPLICATION FOR REZONING
TO THE
COBB COUNTY BOARD OF COMMISSIONERS OF ROADS AND REVENUES
AND THE
COBB COUNTY PLANNING COMMISSION
(type or print clearly)

Application No. 232

Hearing Date _____

Applicant Ronald S. Leventhal Business Phone 257-1055 Home Phone 394-0601
(business name)

Same Address Same
(representative's name, printed)

[Signature] Business Phone same Home Phone same
(representative's signature)

Titleholder See Attached Business Phone _____ Home Phone _____

Signature _____ Address _____
(attach additional signatures, if needed)

Zoning Request From RA4, PSC, O&I, GC To RA4, GC, RM10
(present zoning) (proposed zoning)

For the Purpose of Multi use development Size of Tract 64.80 acre(s)
(subdivision, restaurant, warehouse, apts., etc.)

Location Austell and Callaway Roads
(street address, if applicable, nearest intersection, etc.)

Land Lot(s) 557, 558, 627, 628 District 19th

Recommendation of Planning Commission 8/19/86 Planning Commission recommended application be rejected. Motion by Jones, seconded by adams; carried 4-1, Vansant opposed.

[Signature] Chairman

Board of Commissioners' Decision 8/19/86 Board of Commissioners approved application for the RA-4 portion and the GC portion and held the RM-12 portion for the applicant to work with the zoning staff for a reduction in the density or another classification other than apartment zoning. Motion by Paschal seconded by Burton; carried 5-0. 9-16-86 Board of Commissioners held application. Motion by Paschal,

[Signature] Chairman seconded by Burton; carried 4-0.

COEB COUNTY BOARD OF COMMISSIONERS OF ROADS AND REVENUES
COEB COUNTY PLANNING COMMISSION

te of Application _____ Date of Hearing _____

licant's Name Ronald S. Leventhal

dress _____

ommendation of Planning Commission (Cont'd from page 1):

_____, Chairman

nal Decision of Board of Commissioners (Cont'd from page 1):

10-21-86 Board of Commissioners held application. Motion by Paschal, seconded by
Thompson; carried 4-0.

11-18-86 Board of Commissioners deleted the RM-12 portion of the request to RA-4 and
GC as indicated on the revised site plan, with the final plans on the GC portion of the
development to be approved by the Board of Commissioners prior to issuance of any
permits. Motion by Paschal, seconded by Burton; carried 4-1. Thompson opposed.

Carl Smith, Chairman

TRACT AREA = 2.19 ACRES (95,369 S.F.)

CURVE	RADIUS	ARC	CHORD	BEARING
C1	3878.72	140.58	140.57	S 43°07'47"W
C1	3878.72	116.66	116.66	S 41°15'44"W

LINE	BEARING	DISTANCE
L1	S 45°32'27"E	60.99
L2	S 32°15'08"E	33.21
L3	S 32°15'08"E	60.79
L4	S 31°54'09"E	35.39
L5	S 31°54'09"E	35.39
L6	S 03°58'49"W	23.14
L7	N 86°01'06"W	3.93
L8	S 47°58'06"E	3.00



VICINITY MAP - NTS

POWERS ROAD
CALLAWAY RD
AUSTELL RD
MAYNARD CREEK RD
OF EAST
OF WEST
COUNTY ROAD 100
COUNTY ROAD 101
COUNTY ROAD 102
COUNTY ROAD 103
COUNTY ROAD 104
COUNTY ROAD 105
COUNTY ROAD 106
COUNTY ROAD 107
COUNTY ROAD 108
COUNTY ROAD 109
COUNTY ROAD 110
COUNTY ROAD 111
COUNTY ROAD 112
COUNTY ROAD 113
COUNTY ROAD 114
COUNTY ROAD 115
COUNTY ROAD 116
COUNTY ROAD 117
COUNTY ROAD 118
COUNTY ROAD 119
COUNTY ROAD 120

PLANNING - ENGINEERING - LAND SURVEYING
3982 AUSTELL-POWERS SPRINGS ROAD
POWDER SPRINGS, GEORGIA 30127
PH. (770) 453-2576 - FAX (770) 943-6912

SHOPS AT CALLAWAY
SITE PLAN FOR

LOCATED IN
LAND LOTS 277 & 278
SECTION 26
TOWNSHIP 33N
COUNTY 10W
GEORGIA
AS SHOWN ON THE
RECORDING MAP
COUNTY 10W
TOWNSHIP 33N
RANGE 12W
AS SHOWN ON THE
RECORDING MAP
FOR THE YEAR
2004

2



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24 HOUR EMERGENCY CONTACT KIM SEANG @ (404) 314-0199



LEGEND:

- CONCRETE MONUMENT FOUND
- IRON PIPE SET
- OPEN TOP PIN
- REINFORCING BAR
- CENTERLINE
- LAND LOT
- CONCRETE
- POWER POLE
- SEWER POLE
- WATER METER
- WATER VALVE
- SAINTARY SEWER CLEANOUT
- POINT OF BEGINNING
- POINT OF INTERSECTION
- TRAIL CORNER
- CROSS WALK SIGNAL



DEVELOPMENT STANDARD 403
OFF-STREET PARKING FACILITIES
90° PARKING SPACE

NOTE:
THE PARKING LOT AND PARKING
SPACES SHALL CONFORM TO
COUNTY DETAIL#403

24 HOUR EMERGENCY CONTACT KIM SEANG @ (404) 314-0199

Application for "Other Business" REVISED

Cobb County, Georgia

(Cobb County Zoning Division - 770-528-2045)

BOC Hearing Date Requested: 4/15/08

Applicant: Shops at Callaway, LLC Phone #: (770) 395-9355
(applicant's name printed)

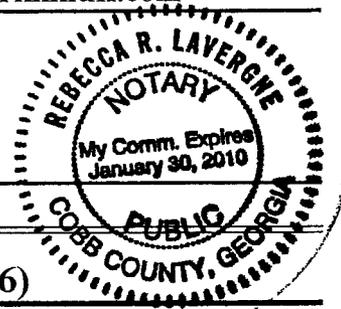
Address: 6600 Peachtree Dunwoody Rd., Atlanta, GA 30328 E-Mail: tanny@milestonedevelopment.com
Sams, Larkin & Huff, LLP 376 Powder Springs Street, Suite 100

Parks F. Huff Address: Marietta, GA 30064
(representative's name, printed)

 Phone #: (770) 422-7016 E-Mail: phuff@samslarkinhuff.com
(representative's signature)

Signed, sealed and delivered in presence of:

 My commission expires: _____
Notary Public



Commission District: 4th Zoning Case: Z-232 (1986)

Date of Zoning Decision: 11/18/1986 Original Date of Hearing: 11/18/1986

Location: Southwest corner of Callaway Road and Austell Road
(street address, if applicable; nearest intersection, etc.)

Land Lot(s): 557 and 628 District(s): 19

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

The Applicant proposed to redevelop an abandoned Texaco station and adjacent undeveloped tract into a retail shopping center. The original GC zoning from 1986 required that the site plan come before the BOC for approval prior to the issuance of any permit(s).

(List or attach additional information if needed)