

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

ITEM #1

PURPOSE

To consider amending the site plan and stipulations for Kasandas Properties Kennesaw, LLC regarding Z-116 (MADISON RETAIL-CHASTAIN, LLC) of July 19, 2005 for property located in Land Lots 431 and 432 of the 16th District. Located near the southwest intersection of Chastain Road and Busbee Parkway.

BACKGROUND

The subject property is zoned CRC subject to numerous conditions/stipulations that included a specific site plan which is attached. This request is to amend the site plan and one stipulation that limit the access to one access point on Chastain Road which is shown on the approved site plan. Kasandas Properties is developing a Hampton Inn on an adjacent tract and wishes to gain their access through the subject property via an access easement. The access point would be right in/right out onto Chastain Road. The proposed Hampton Inn site plan is attached showing the proposed access easement driveway. The proposed driveway does not affect the layout of the Madison Retail shopping center due to the location is at the far western end of their property. A portion of the driveway will be constructed as a bridge due to the delineated wetlands on the property. Stormwater Management and Cobb D.O.T. have reviewed the proposal and have no comments, but the project will be subject to plan review requirements. The Other Business application is also attached.

FUNDING

N/A

RECOMMENDATION

The Board of Commissioners first determine if the request is minor. If it is determined to be minor, consider the request to amend the site plan and stipulation to allow one additional right in/right out access to Chastain Road subject to the requirements at plan review. All other previously approved conditions/stipulations are to remain in effect.

ATTACHMENTS

Approved Site Plan
Proposed Hampton Inn Site Plan
Other Business Application

PROJECT INFORMATION

SITE AREA

RETAIL	81.27 ACRES
RESTAURANT	84.74 ACRES
OUTPARCEL 1	81.54 ACRES
OUTPARCEL 2	81.54 ACRES
ROAD PARCEL	81.54 ACRES
TOTAL	317.63 ACRES

PARKING ANALYSIS

USE	VEHICLE SPACE	SPACE	SPACE
RETAIL	1 SP / 100 S.F.	78	97
RESTAURANT	1 SP / 250 S.F.	100	117
OUTPARCEL 1	1 SP / 100 S.F.	56	66
OUTPARCEL 2	1 SP / 100 S.F.	54	63
ROAD PARCEL	1 SP / 100 S.F.	71	83
TOTAL		317	423

ZONING CLASSIFICATION

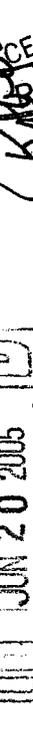
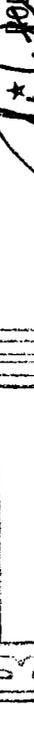
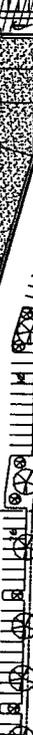
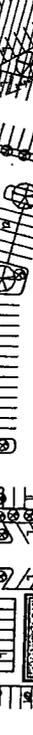
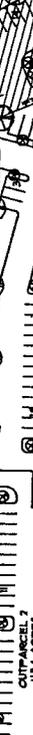
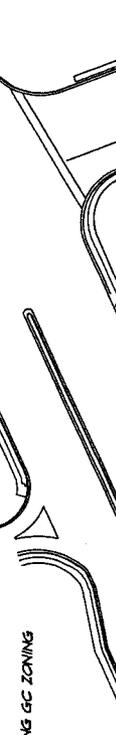
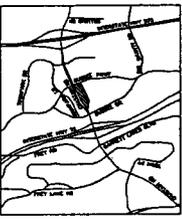
JURISDICTION	COBB COUNTY
EXISTING ZONING	RM-11 & R-20
REQUIRED ZONING	CRC

PROJECT NOTES

1. THIS SITE PLAN IS BEING SUBMITTED TO COBB COUNTY FOR THE PURPOSES OF REVIEW BY THE PLANNING AND ZONING DEPARTMENT.

BUILDING AREA

RETAIL	11,000 SF
RESTAURANT	7,000 SF
OUTPARCEL 1	5,000 SF
OUTPARCEL 2	2,810 SF
TOTAL	45,810 SF



ON

OSWELL + NITISHIN
ARCHITECTURE
LAND DEVELOPMENT
124 FOWLERBERRY COMMONS
MARIETTA, GEORGIA 30067
770-944-8870 TELEPHONE
770-944-9811 FACSIMILE

THIS PLAN IS THE PROPERTY OF OSWELL + NITISHIN ARCHITECTURE, INC. AND IS NOT TO BE REPRODUCED OR COPIED IN ANY MANNER WITHOUT THE WRITTEN CONSENT OF OSWELL + NITISHIN ARCHITECTURE, INC.

MADISON
RETAIL, LLC
5625 CUMBERLAND BLDG., SUITE 430
ATLANTA, GA 30339

CHASTAIN
RETAIL CENTER
COBB COUNTY, GA

APPROX 50% OF THE ACQUIRED PLOT IS TO BE USED FOR LANDSCAPE BUFFER

STATE OF GEORGIA
REGISTERED ARCHITECT
NO. 5781
ROBERT CHARLES NITISHIN

SP-1
Project Number: 20040073
SITE PLAN

RECEIVED

JUN 20 2005

REVISED

PLANNING DEPT.

2005-06-20

5/20/05

Robert Charles Nitishin

Site

Application for "Other Business"

Cobb County, Georgia

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

BOC Hearing Date Requested: 8/19/08

Applicant: Kasandas Properties Kennesaw, LLC Phone #: 678/592-0143
(applicant's name printed)

Address: 637 Cobb Parkway South, Marietta, GA 30060 E-Mail: rpatel@gahotelgroup.com

SAMS, LARKIN & HUFF, LLP 376 Powder Springs Street, Suite 100

Parks F. Huff Address: Marietta, GA 30064

(representative's name, printed)

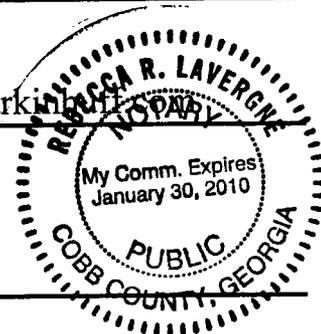
[Signature] Phone #: 770/422-7016 E-Mail: phuff@samslarkin.com

(representative's signature)

Signed, sealed and delivered in presence of:

[Signature] My commission expires: _____

Notary Public



Commission District: 3rd **Zoning Case:** Z-116 (2005) and Case No. 278 (1984)

Date of Zoning Decision: July 19, 2005 **Original Date of Hearing:** July 19, 2005

Location: South side of Chastain Road just east of Busbee Drive
(street address, if applicable; nearest intersection, etc.)

Land Lot(s): 431 & 432 **District(s):** 16th

State specifically the need or reason(s) for Other Business: The Applicant, Kasandas Properties Kennesaw, LLC, owns property to the south of the subject property and Kasandas is planning to build a hotel on its property. Kasandas proposes a driveway through the subject property to provide access to Chastain Road. The original zoning limited access to one driveway. The Agenda Item is to allow for the second driveway and to allow for signage in compliance with the height and size limitations of the sign ordinance to be placed in the driveway easement area.

(List or attach additional information if needed)