

APPLICANT: HSH Properties, LLLP
678-715-5393

REPRESENTATIVE: H. Steve Harrell, II
678-731-0444

TITLEHOLDER: HSH Properties, LLLP

PROPERTY LOCATION: Located on the west side of Barrett Lakes
Boulevard, between Auto Park Drive and Ernest Barrett Parkway

ACCESS TO PROPERTY: Auto Park Drive, Barrett Lakes
Boulevard, Ernest Barrett Parkway

PHYSICAL CHARACTERISTICS TO SITE: Closed car
dealership

PETITION NO: SLUP-11

HEARING DATE (PC): 08-04-09

HEARING DATE (BOC): 08-18-09

PRESENT ZONING: GC

PROPOSED ZONING: Special Land Use
Permit

PROPOSED USE: Used Car Sales

SIZE OF TRACT: 8.2 acres

DISTRICT: 16, 20

LAND LOT(S): 720, 172, 209

PARCEL(S): 5, 16, 26

TAXES: PAID X **DUE** _____

COMMISSION DISTRICT: 1

CONTIGUOUS ZONING/DEVELOPMENT

- NORTH:** GC/ Towncenter Kia
- SOUTH:** GC/ Subaru Kennesaw
- EAST:** GC/ Wachovia, Cobb Place
- WEST:** GC/ Bill Heard

OPPOSITION: NO. OPPOSED **PETITION NO:** _____ **SPOKESMAN** _____

PLANNING COMMISSION RECOMMENDATION

APPROVED _____ **MOTION BY** _____

REJECTED _____ **SECONDED** _____

HELD _____ **CARRIED** _____

BOARD OF COMMISSIONERS DECISION

APPROVED _____ **MOTION BY** _____

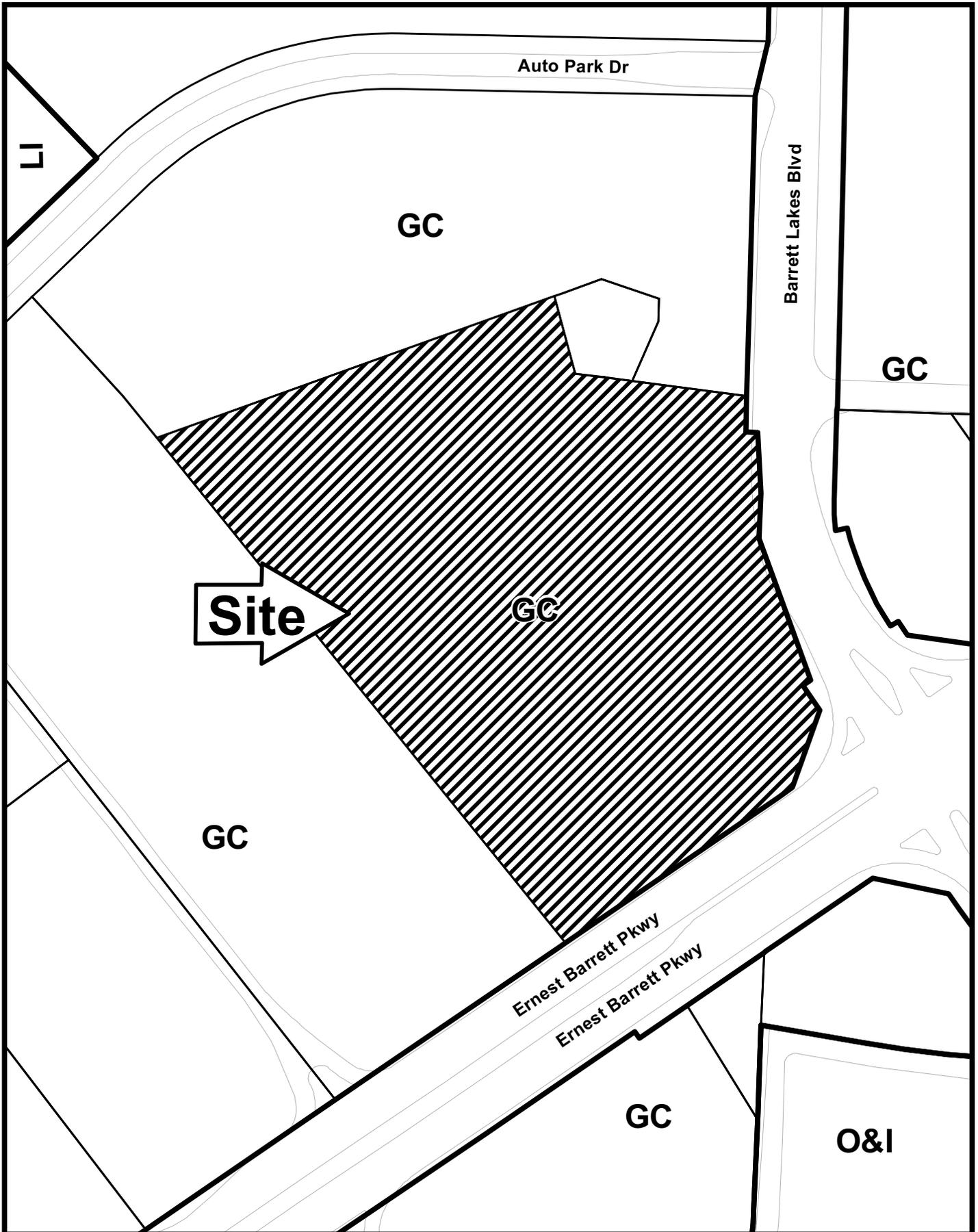
REJECTED _____ **SECONDED** _____

HELD _____ **CARRIED** _____

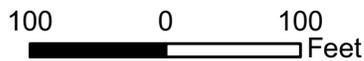
STIPULATIONS:



SLUP-11



This map is provided for display and planning purposes only. It is not meant to be a legal description.



-  City Boundary
-  Zoning Boundary

APPLICANT: HSH Properties, LLLP

PETITION NO.: SLUP-11

PRESENT ZONING: GC

PETITION FOR: SLUP

ZONING DIVISION COMMENTS:

Staff Member Responsible: John P. Pederson, AICP

The applicant is requesting a Special Land Use Permit to have a used car lot on this property. The property had previously been used as a new car lot, with some used car sales. The existing property will be used as it currently exists; no new buildings or additions are planned. The business will be open seven days, which is typical for car dealerships along Barrett Parkway. The applicant’s proposal meets the one-acre of paved surface requirement for a used car lot.

Historic Preservation: No comments.

Cemetery Preservation: No comment.

WATER & SEWER COMMENTS:

Water and sewer available. Sewer has private connection going offsite. Easements necessary if this property or another property become isolated from current water meter and/or public sewer connection

TRAFFIC COMMENTS:

Recommend applicant be required to meet all Cobb County Development Standards and Ordinances related to project improvements.

FIRE COMMENTS:

No comments.

STORMWATER MANAGEMENT COMMENTS:

No site improvements are proposed. No comments.

STAFF RECOMMENDATIONS

SLUP-11 HSH PROPERTIES, LLLP

It is Staff's opinion the applicant's proposal meets the zoning requirements for a used car lot. The property has been used for an automotive dealership for many years, and the property is set-up exactly for the applicant's use. The applicant's proposal is in an area that is dominated by retail type services, particularly new and used car sales. Additionally, the proposal would be consistent with the *Cobb County Comprehensive Plan*, which designates this project to be within a Regional Activity Center- sub area for Retail Services. Based on the above analysis, Staff recommends approval subject to:

- Site plan received by the Zoning Division June 8, 2009, with the District Commissioner approving minor modifications;
- any repairs to vehicles be done inside building;
- no inoperative, wrecked or reprocessed vehicles on property;
- no loading or unloading vehicles in the right-of-way;
- no vehicles parked on right-of-way;
- Water and Sewer comments and recommendations;
- 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.

The recommendations made by the Planning and Zoning Staff are only the opinions of the Planning and Zoning Staff and are by no means the final decision. The Cobb County Board of Commissioners makes the final decisions on all Rezoning and Land Use Permits at an advertised public hearing.