

**SEPTEMBER 15, 2009 ZONING HEARING
"OTHER BUSINESS"
COMMISSION DISTRICT 3**

ITEM #2

PURPOSE

To consider modifications to the site for Mr. Richard Rodriguez regarding Z-54 (UNITED STATES INTERIOR SYSTEMS, INC.) of November 18, 2008, requesting Rezoning from GC to LI for the purpose of Light Industrial in Land Lot 203 of the 16th District. Located at the southeast intersection of Shallowford Road and JVL Park Drive.

BACKGROUND

The subject property is zoned LI subject to numerous conditions/stipulations that are attached. One of the stipulations required any use change that includes outside activity or storage is to be considered by the Board of Commissioners for issues such as fencing, landscaping, etc. Mr. Richard Rodriguez wants to use the property for an auto body repair facility. The property is currently fenced and Mr. Rodriguez would like to use the facility with the current fencing since his only outdoor usage would be for parking of vehicles while waiting for repair or customer pick-up. Mr. Rodriguez plans to enclose an existing metal shed to be used for a paint booth. A site plan is attached for your review. The Other Business application is also attached.

FUNDING

N/A

RECOMMENDATION

The Board of Commissioners review the site plan and consider any modifications or additional fencing and or landscaping to the site.

ATTACHMENTS

Board of Commissioners Decision
Site Plan
Other Business Application

ORIGINAL DATE OF APPLICATION: 11-18-08APPLICANTS NAME: UNITED STATES INTERIOR SYSTEMS, INC.

THE FOLLOWING REPRESENTS THE FINAL DECISIONS OF THE
COBB COUNTY BOARD OF COMMISSIONERS

BOC DECISION OF 11-18-08 ZONING HEARING:

UNITED STATES INTERIOR SYSTEMS, INC. (owner) requesting Rezoning from **GC** to **LI** for the purpose of Light Industrial in Land Lot 203 of the 16th District. Located at the southeast intersection of Shallowford Road and JVL Industrial Park Drive.

The public hearing was opened and Mr. John Moore and Mr. Richard Calhoun addressed the Board. Following presentation and discussion, the following motion was made

MOTION: Motion by Lee, second by Thompson to **approve** Rezoning to the **LI** zoning district **subject to:**

- **site plan received by the Zoning Division September 4, 2008, with the District Commissioner approving minor modifications (attached and made part of these minutes)**
- **use changes (which do not include outdoor activity or storage) to be approved by District Commissioner**
- **if use change occurs that includes outside activity or storage, then the Board of Commissioners will consider as an Other Business Item issues such as fencing, landscaping, etc.**
- **Fire Department comments and recommendations**
- **Cobb County-Marietta Water Authority comments and recommendations**
- **Water and Sewer Division comments and recommendations**
- **Stormwater Management Division comments and recommendations**
- **Cobb DOT comments and recommendations**

VOTE: **ADOPTED** unanimously

GENERAL NOTES-

THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS AN ANGULAR ERROR OF 3 SECONDS PER ANGLE POINT AND A PRECISION RATIO OF 1 IN 140,074. IT HAS BEEN ADJUSTED USING THE COMPASS RULE.

EQUIPMENT USED TO OBTAIN THESE MEASUREMENTS WAS A TOPCON GTS-335.

THE DATA SHOWN ON THIS PLAT HAS A CLOSURE PRECISION RATIO OF 1 IN 216,897.

ALL L.P.'S ARE 1/2" REBAR.

BEARINGS ARE CALCULATED FROM ANGLES TURNED FROM A SINGLE MAGNETIC OBSERVATION.

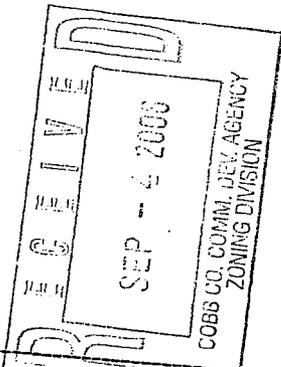
ACCORDING TO THE CURRENT T.L.A. OFFICIAL FLOOD HAZARD MAP, COMMUNITY PANEL NO. 13007C 0015 F, DATED AUGUST 18, 1992, THIS PROPERTY IS NOT IN AN AREA HAVING SPECIAL FLOOD HAZARDS.

ALL MATTERS OF TITLE ARE EXCEPTED.

THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE SEARCH. THERE MAY BE ENCUMBRANCES OR OTHER ENCUMBRANCES NOT SHOWN.

REFERENCES
 1. D8 10372, PG. 296.
 2. SITE PLAN FOR U.S. INTERIOR SYSTEMS, INC. BY RINDT-MCOUTT ASSOCIATES, INC. DATED 07-28-97.

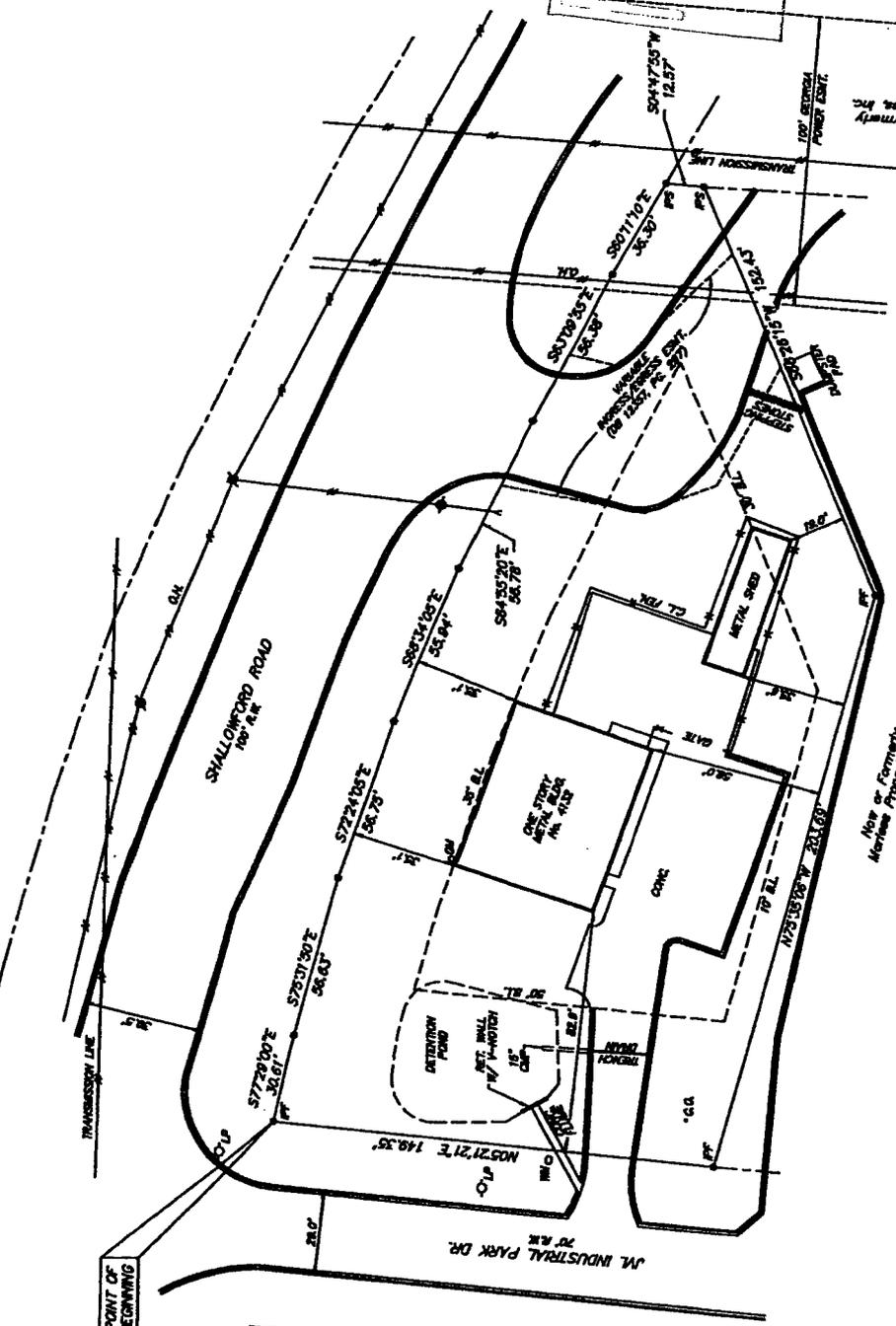
AREA = 40,006 SQ. FT.
 0.918 ACRE.



JOB # 08-123 DRAWN BY: AL CHECKED BY: JG
 FIELD DATE: 08-14-08 PLAT PREPARED: 08-18-08

BARTON SURVEYING INC.
 1500 PALM STREET
 CANTON, GEORGIA 30115
 (770) 345-2810

PAGE 3 OF 3



**BOUNDARY SURVEY FOR
 UNITED STATES INTERIOR SYSTEMS, INC.**

LOCATED IN LAND LOT 203
 16th DISTRICT, 2nd SECTION
 COBB COUNTY, GEORGIA
 AUGUST 14, 2008 1"=30'



LEGEND

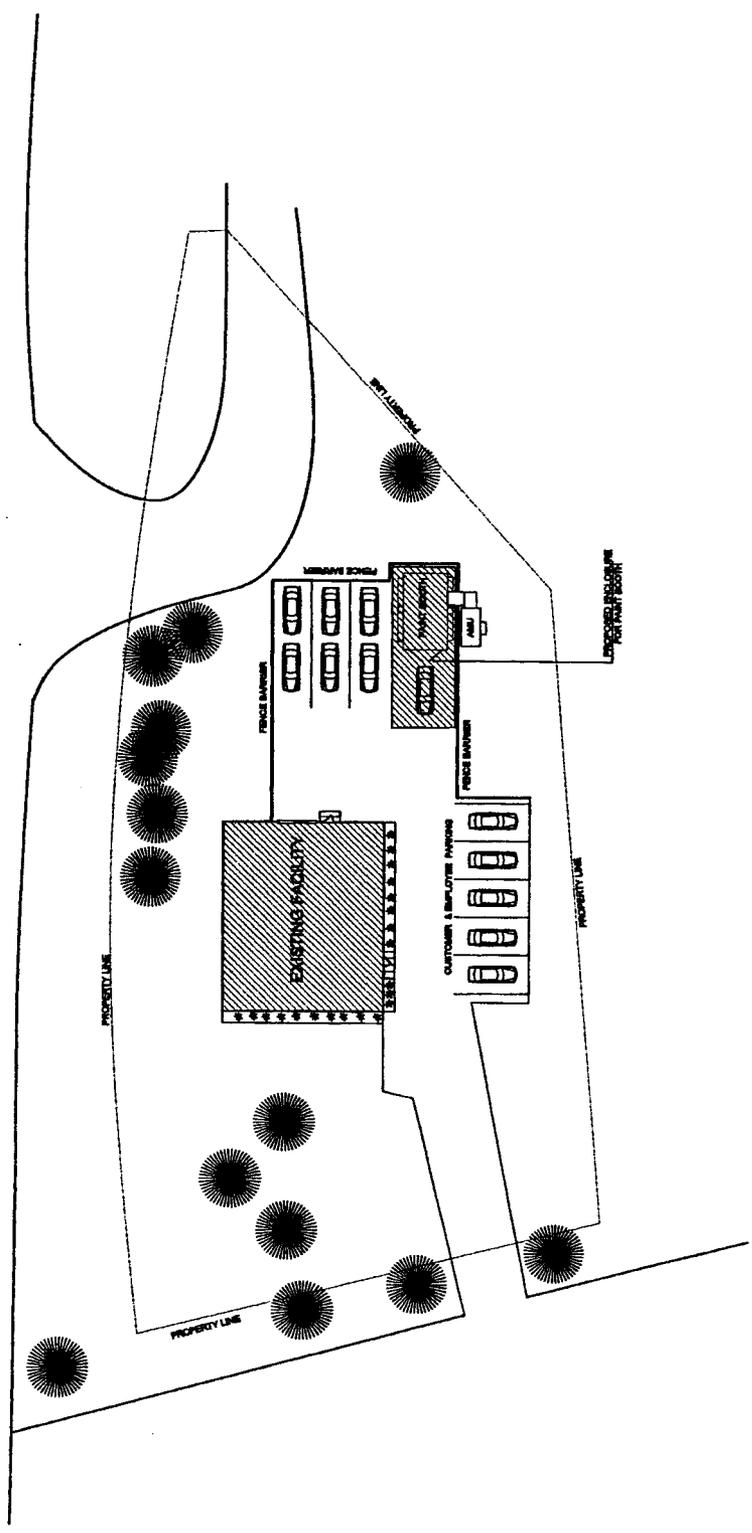
IF	1/2" REBAR FND.
IS	1/2" REBAR SET
R.K	RIGHT OF WAY
SE	SANITARY SEWER EASEMENT
DE	DRAINAGE EASEMENT
LLL	LAND LOT LINE
CL	CENTERLINE
OT	OPEN TOP PIPE
OT	CORRUGATED METAL PIPE
PCP	REINFORCED CONCRETE PIPE
DI	DRIP INLET
MB	MANHOLE BOX
CB	CATCH BASIN
BM	BENCH MARK
PP	POWER POLE
FN	FIRE HYDRANT
CAF	CONCRETE MONUMENT FND.
B.C	BACK OF CURB
E.P.	EDGE OF PAVEMENT
FEN	FENCE
O.H.	OVERHEAD ELEC. SERVICE LINE
B.L.	BUILDING LINE
U.G.	UNDERGROUND POWER LINE
TX	TRANSFORMER

Min. Bk. 577 - Petition No. 254
 Doc. Type side plan
 Meeting Date 11-18-2008

MAGNETIC NORTH

SHALLOWFORD ROAD

SHALLOWFORD ROAD



4132 JVL INDUSTRIAL DRIVE
MARIETTA, GA 30066

RICKY'S COLLISION CARE CENTER INC.

Scale: 1" = 20'
 Date: 11/11/08
 43USA09E
 AkzoNobel
 Marietta, GA

Application for "Other Business"

Cobb County, Georgia

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

BOC Hearing Date Requested: 9-15-09

Applicant: Ricky's Collision Care Phone #: 770 591 0585
(applicant's name printed)

Address: 2300 STALLWORTH RD MA GA 30066 E-Mail: JANABIZ@bellsouth.net

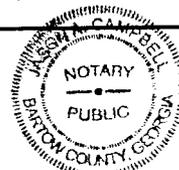
RICARDO M. RODRIGUEZ Address: 603 HEARSTON LANE WOODSTOCK GA 30189
(representative's name, printed)

[Signature] Phone #: 678 873 6380 E-Mail: _____
(representative's signature)

Signed, sealed and delivered in presence of:

JASON D. CAMPBELL
Notary Public

My commission expires: My Commission Expires October 31, 2011



Commission District: #3 Zoning Case: Z 54 2008

Date of Zoning Decision: 11-18-08 Original Date of Hearing: 11-18-08

Location: 4132 JUL INDUSTRIAL PARK DR. MARIETTA 30066
(street address, if applicable; nearest intersection, etc.)

Land Lot(s): 203 District(s): 16

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

primary operation are AutoBody Repair shop full line of collision repair including frame straightening & painting. This is an existing business that is looking to relocate 1 mile west from current location. Reason for move is Buy vs. Rent. Business was established in 1998.

(List or attach additional information if needed)