

**SEPTEMBER 20, 2011 ZONING HEARING
“OTHER BUSINESS”
COMMISSION DISTRICT 1**

ITEM # 7

PURPOSE

To consider a site plan amendment for Mr. G. Eric McCrite regarding rezoning application Z-219 of 1989 (Jimmy L. Crawford), for property located on the east side of U.S. Highway 41, south of Third Army Road in Land Lot 2 of the 20th District.

BACKGROUND

The subject property was zoned HI in 1989 site plan specific for an office/warehouse. The property owner amended the site in 2003, which was never built. The property owner would like to build an addition now, but does not conform to the previously approved site plan. The new building and parking are the same general location as previously approved and there is 1,303 square feet less building. If approved, all other zoning stipulations would remain in effect. The Board of Commissioners' decision is attached.

FUNDING

N/A

RECOMMENDATION

The Board of Commissioners conduct a Public Hearing and consider the proposed site plan and stipulation amendments.

ATTACHMENTS

Zoning stipulations (Exhibit A)
Other Business application (Exhibit B)

Application for Rezonin COBB COUNTY

(type or print clearly)

Application No. Z-219
Hearing Date 11-19-89

Applicant JIMMY L. CRAWFORD Business Phone 499-7417 Home Phone 499-9022
GARVIS L. SAMS Address P.O. BOX 686, KENNESAW, GA. 30144

(representative's name, printed)



Business Phone 422-6502 Home Phone _____

(representative's signature)

Titleholder JIMMY L. CRAWFORD Business Phone 499-7417 Home Phone 499-9022
Signature [Signature] Address P. O. BOX 686, KENNESAW, GA. 30144

(attach additional signatures, if needed)

Zoning Request From GC To HI
(present zoning) (proposed zoning)

For the Purpose of OFFICE/WAREHOUSE Size of Tract 2.62 acre(s)

(subdivision, restaurant, warehouse, apts., etc.)

Location 4974 NORTH 41 HWY, ACWORTH

(street address, if applicable, nearest intersection, etc.)

Land Lot(s) 2 District 20TH, 2ND. SECT.

We have investigated the site as to the existence of archeological and/or architectural landmarks. I hereby certify that there are no there are such assets. If any, they are as follows:

[Signature]
Applicant's Signature

FOR OFFICIAL USE ONLY

Recommendation of Planning Commission 11/21/89 Planning Commission recommended approval of application subject to: 1) site plan as submitted; 2) any outside storage to be visually screened and subject to Staff approval; 3) limited and low intensity lighting; 4) signage to be within code limitations; 5) landscape plan to be approved by Staff; 6) Cobb Department of Transportation comments. Motion by

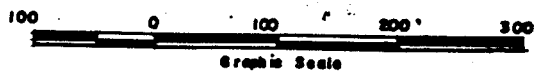
Dameron, second by Wise, carried 4-0.
[Signature] Chairman

Board of Commissioners' Decision 11/21/89 Board of Commissioners approved application as recommended by the Planning Commission. VOTE: 5-0.

[Signature] Chairman

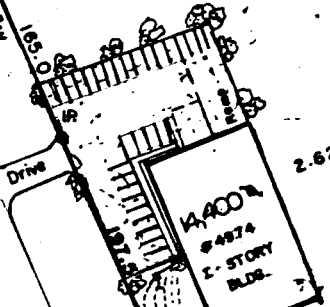
SEPTEMBER 20, 2011
EXHIBIT "A"
OTHER BUSINESS 07

ERROR OF CLOSURE
CALC. CLOSURE
INTERMENT USE



U.S. 41
4 LANE

300' R/W



N 80° 25' 50" E
262.62

N 25° 54' 24" W
165.0

S 35° 55' 14" E
165.0

Parking Spaces 30

2.62 Acres

S 88° 00' 05" W
365.78

275.54

332.5

300.0

Lead Lot Line

L.L. 2

L.L. 37

ZONING PLAT
SURVEY FOR

Von Gahlen International Inc.

LOCATED IN LANDLOT 2, 20TH. DIST. 2ND. SECT.
COBB COUNTY, GEORGIA

SURVEYED AUG. 29, 1989
A.O. CARLILE - SURVEYOR
MARIETTA, GEORGIA
SCALE 1" = 100'



This is to certify that this property (to use) is a special flood hazard area as shown on the applicable FEMA official flood hazard map.

ORIGINAL DATE OF APPLICATION: 11-89

APPLICANTS NAME: JIMMY CRAWFORD

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

BOC DECISION OF 02-18-03 ZONING HEARING:

**OTHER BUSINESS ITEM #4 – TO CONSIDER A SITE PLAN AMENDMENT
FOR MCCRITE WAREHOUSE REGARDING Z-219 (JIMMY L. CRAWFORD)**

To consider a site plan amendment for McCrite Warehouse regarding Z-219 (Jimmy L. Crawford) of November 19, 1989, for property located on the east side of Cobb Parkway, south of Third Army Road in Land Lot 2 of the 20th District.

Mr. Mark Danneman, Zoning Division Manager, provided information regarding request for approval of site plan amendment. Following presentation and discussion, the following motion was made:

MOTION: Motion by Goreham, second by Olens, to **approve** the following site plan amendment regarding Z-219 (Jimmy L. Crawford) of November 19, 1989, for property located on the east side of Cobb Parkway, south of Third Army Road in Land Lot 2 of the 20th District:

- to **authorize** a 7,200 square foot expansion of the existing warehouse and the addition of a future warehouse as depicted on site plan received January 23, 2003 (copy attached and made a part of these minutes)
- all previously approved conditions/stipulations to remain in full force and effect

VOTE: **ADOPTED** unanimously

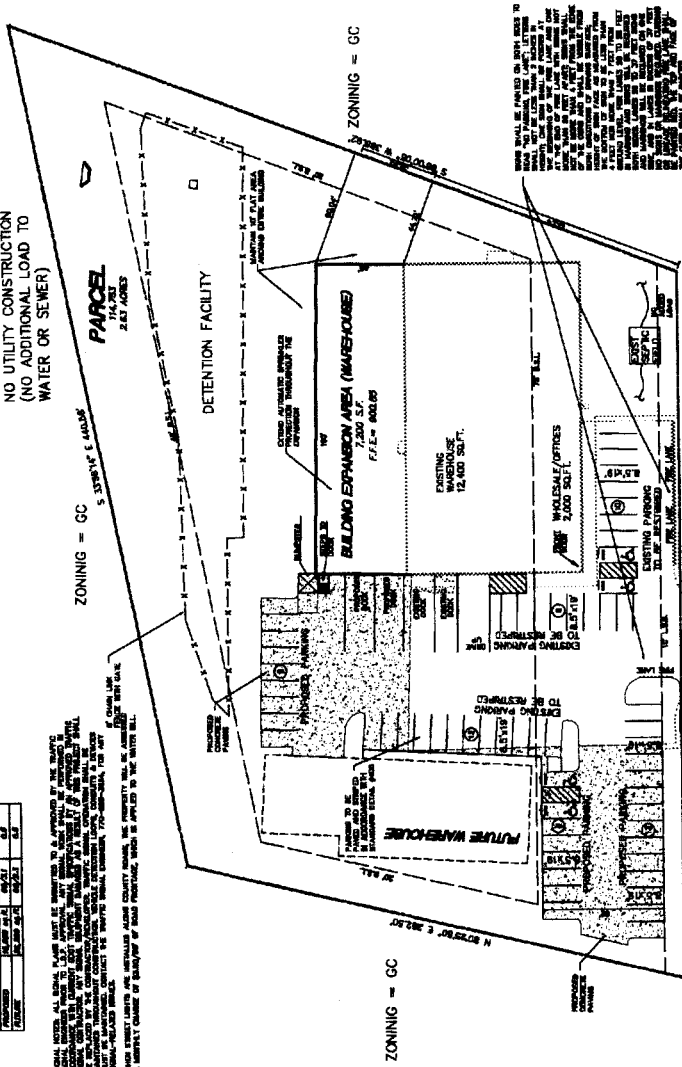
ACCESSIBLE PARKING	
TYPE	PERCENT
ADJACENT TO MAIN ENTRANCE	5
ADJACENT TO SECONDARY ENTRANCE	2
ADJACENT TO SERVICE DRIVE	2
TOTAL	9

PARKING RATIO	
TYPE	PERCENT
ADJACENT TO MAIN ENTRANCE	5
ADJACENT TO SECONDARY ENTRANCE	2
ADJACENT TO SERVICE DRIVE	2
TOTAL	9

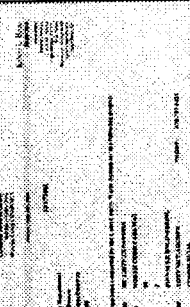
CONTRACTOR TO VERIFY LOCATION OF ALL UTILITIES AND TO BE RESPONSIBLE FOR ANY DAMAGE TO UTILITIES. CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGE TO UTILITIES. CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGE TO UTILITIES.

NO UTILITY CONSTRUCTION (NO ADDITIONAL LOAD TO WATER OR SEWER)

NO IDENTIFIED GEOMETRIES DISBTE NO UNLADGED DRIVE



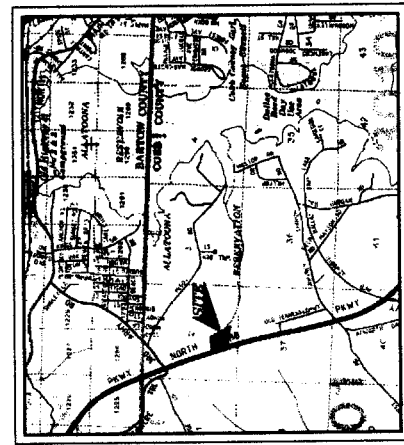
NO CONSTRUCTION (LAND DISTURBANCE) WITH IN THE RIGHT-OF-WAY



COBB PARKWAY
U.S. HIGHWAY #1 (300' R/W)

JAN 23 2008

CALL 770-628-8000 FOR UNDERGROUND PIPING INSPECTION.
24 HOUR EMERGENCY CONTACT: ALL CONSTRUCTION TO CONFORM TO APPLICABLE COBB COUNTY WATER SYSTEM SPECIFICATIONS & IN ACCORDANCE WITH COBB COUNTY STANDARDS.
ERIC MCCRITE 770-975-3339



VICINITY MAP

COBB WATER SYSTEM NOTES:
1. ALL UTILITIES SHALL BE SHOWN AS SHOWN ON THE COBB COUNTY WATER SYSTEM MAPS AND AS SHOWN ON THE COBB COUNTY WATER SYSTEM MAPS AND AS SHOWN ON THE COBB COUNTY WATER SYSTEM MAPS...

COBB COUNTY WATER SYSTEM:
1. THE COBB COUNTY WATER SYSTEM IS THE WATER SYSTEM SERVING THE COBB COUNTY WATER SYSTEM...
2. THE COBB COUNTY WATER SYSTEM IS THE WATER SYSTEM SERVING THE COBB COUNTY WATER SYSTEM...

CONTRACTOR TO VERIFY LOCATION OF ALL UTILITIES AND TO BE RESPONSIBLE FOR ANY DAMAGE TO UTILITIES.

CONTRACTOR TO VERIFY LOCATION OF ALL UTILITIES AND TO BE RESPONSIBLE FOR ANY DAMAGE TO UTILITIES.

REVISIONS

PROPOSED DEVELOPMENT
ERIC MCCRITE
4974 COBB PARKWAY
ACWORTH, GA 30101
770-975-3339
FAX: 975-9680

ERIC MCCRITE COMPANY
4974 COBB PARKWAY
ACWORTH, GA 30101
770-975-3339
FAX: 975-9680



SEPTEMBER 20, 2011
EXHIBIT "A"
OTHER BUSINESS 07

SEPTEMBER 20, 2011
EXHIBIT "B"
OTHER BUSINESS 07

Application for "Other Business" Cobb County, Georgia

(Cobb County Zoning Division - 770-528-2035)

BOC Hearing Date Requested: 9-20-11

Applicant: G. ERIC McCRITE Phone #: 770-975-3339
(applicant's name printed)

Address: 4974 Cobb PARKWAY N NW E-Mail: MCCRITE@MCCRITE.COM

G ERIC McCRITE Address: Acworth, GA 30101
(representative's name, printed)

[Signature] Phone #: (770) 975-3339 E-Mail: mccrite@mccrite.com
(representative's signature)

Signed, sealed and delivered in presence of:

[Signature] My commission expires: 1/18/2014
Notary Public

Titleholder(s): G. ERIC McCRITE Phone #: 404-372-3490
(property owner's name printed)

Address: 4974 Cobb PRky Acworth 30101 E-Mail: MCCRITE@MCCRITE.COM

[Signature]
(Property owner's signature)

Signed, sealed and delivered in presence of:

[Signature] My commission expires: 1/18/2014
Notary Public

Commission District: 1 Zoning Case: Z-219 OF 1989

Date of Zoning Decision: 11-21-89 Original Date of Hearing: 11-19-89

Location: 4974 COB33 PKWY
(street address, if applicable; nearest intersection, etc.)

Land Lot(s): 2 District(s): 20

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

"See 8-18-11 Proposed Plan"

