

**NOVEMBER 20, 2012 ZONING HEARING
“OTHER BUSINESS”
COMMISSION DISTRICT 1**

ITEM # 3

PURPOSE

To consider a site plan amendment for Pollo Operations, Inc. regarding rezoning application #15 of 1985 (Carter and Associates, Inc.), for property located on the north side of Barrett Parkway, east of Barrett Lakes Boulevard in Land Lot 720 of the 16th District.

BACKGROUND

The subject property is zoned GC and was approved subject to the site plan in 1985, with subsequent site plan revisions in 1993 and 2002. The property was last approved to be a Bugaboo’s Steakhouse in 2002. The applicant would like to amend the site to allow their standard Pollo Tropical restaurant to be redeveloped on this property. The existing building will be demolished and a new one story restaurant will be built on this property. The proposed building would be stucco with a Spanish clay tile style roof, and the applicant’s proposal meets all zoning criteria. If approved, all previous zoning stipulations would remain in effect.

FUNDING

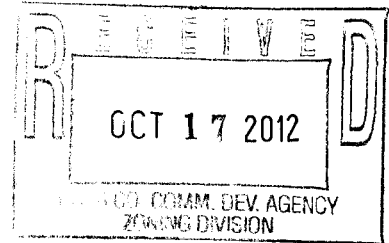
N/A

RECOMMENDATION

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

ATTACHMENTS

Other Business application and stipulations.



Application for "Other Business" Cobb County, Georgia

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

BOC Hearing Date Requested: 11-20-12

Applicant: Pollo Operations, Inc. dba
Pollo Tropical, Inc.

Phone #: 305-671-1217

Address: 7300 North Kendall Drive
(applicant's name printed)

E-Mail: jfalgons@pollotropical.com
jfalsons@pollotropical.com

Julian Falgons
(representative's name, printed)

Address: 7300 North Kendall Drive

jfalgons@pollotropical.com

Julian Falgons
(representative's signature)

Phone #: 305-671-1217

E-Mail: jfalsons@pollotropical.com

Signed, sealed and delivered in presence of:



Kimberly Sloan
Notary Public

My commission expires: 4-12-16

Titleholder(s): SCI Cobb Place Fund, LLC
(property owner's name printed)

Phone #: 770-955-2434

Address: s/o TSCG, 300 Galleria Pkwy, 12 FL, Atlanta GA 30339

E-Mail: davidmanne@theshoppingcentergroup.com

David Manne
(Property owner's signature)

David Manne as Agent for SCI Cobb Place Fund, LLC

Signed, sealed and delivered in presence of:



Michelle Lee Daulton
Notary Public

My commission expires: 05/01/16

Commission District: 1

Zoning Case: 215-85

Date of Zoning Decision: 3-16-93

Original Date of Hearing: 1-8-85

Location: Barrett Parkway between Barrett Lakes Blvd. & Cobb Place Blvd.

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

Land Lot(s): 647,648,650,720

District(s): 16

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

Amendment to approved site plan so that developer may demolish current resturant and
build new resturant

(List or attach additional information if needed)

PROPOSED SITE PLAN

NO.	DATE	DESCRIPTION
1	10-03-12	INITIAL SUBMITTAL TO COBB COUNTY

LONG ENGINEERING, INC.
 Atlanta, Georgia 30339
 2550 Heritage Court
 Suite 100
 F.A. 770.951.2045
 www.longeng.com

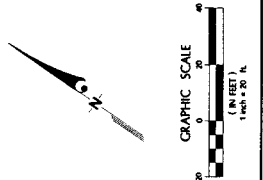
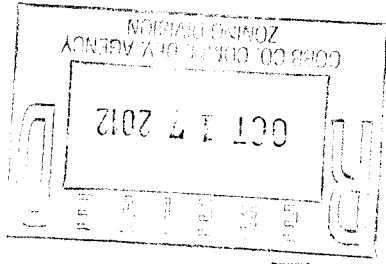
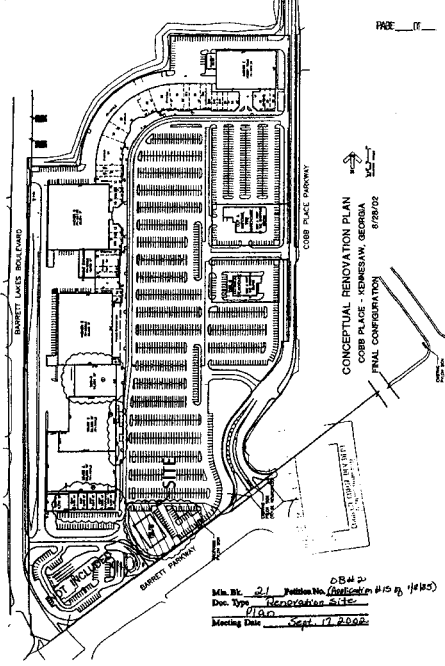
POLLO TROPICAL
 840 ERNEST BARRETT PARKWAY
 KENNESAW, COBB COUNTY, GA
 SITE PLAN
 11.726' PLT DIST

GEORGIA 80
 Utility Professionals County, Inc.
 24 HOUR EMERGENCY CONTACT: 305-671-1217
 JULIAN FALGONS 305-671-1217

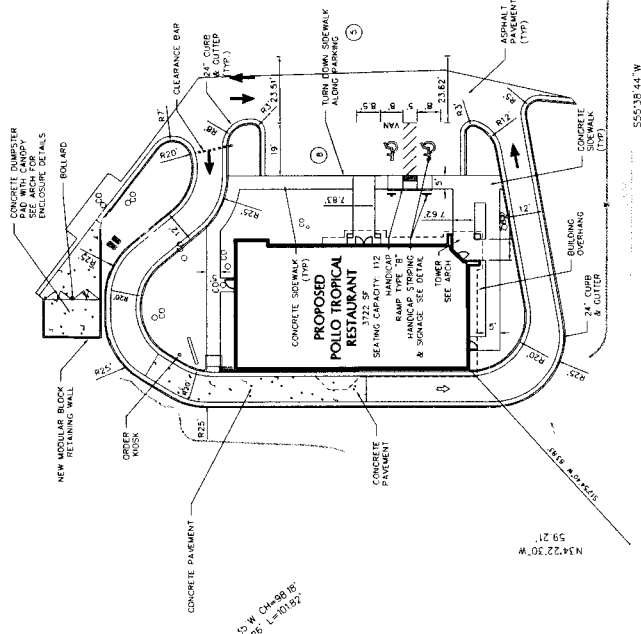
SITE DATA NOTES
 PROJECT: 840 ERNEST BARRETT PARKWAY
 OWNER: POLLO TROPICAL, INC.
 ARCHITECT: 2550 HERITAGE COURT, SUITE 100, ATLANTA, GA 30339
 ENGINEER: LONG ENGINEERING, INC., 2550 HERITAGE COURT, SUITE 100, ATLANTA, GA 30339
 DATE: 10/03/12

REQUIREMENT	STANDARD	HANDICAP	TOTAL
REQUIRED PARKING	38	2	40
PROPOSED SPACES	31	1	32

TOTAL REQUIRED PARKING CALCULATION:
 327.57 SF @ 1 SPACE / 100 SF = 3.28 TOTAL SPACES



UTILITY DISCLAIMER
 UTILITIES MAY EXIST WHICH ARE NOT SHOWN ON THE PLANS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING UTILITIES WITHIN OR ADJACENT TO THE WORK AREA. THE CONTRACTOR SHALL CONSULT WITH UTILITY COMPANIES TO HAVE THEM RELOCATED WHEN NECESSARY OR ADAPTED FOR TIE-INS.



IF ANY CONFLICTS, DISCREPANCIES, OR OTHER UNSATISFACTORY CONDITIONS ARE DISCOVERED, EITHER ON THE CONSTRUCTION DOCUMENTS OR THE FIELD CONDITIONS, THE CONTRACTOR MUST NOTIFY THE ENGINEER IMMEDIATELY, AND SHALL NOT COMMENCE OPERATION UNTIL THE CONFLICTS, DISCREPANCIES, OR OTHER UNSATISFACTORY CONDITIONS ARE RESOLVED.

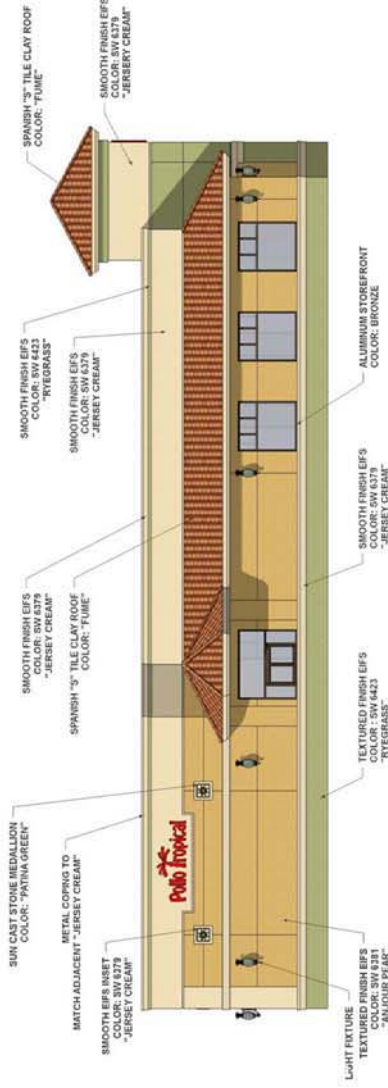
16106 15 W CH-98 88
 R-202 28 L-101 92

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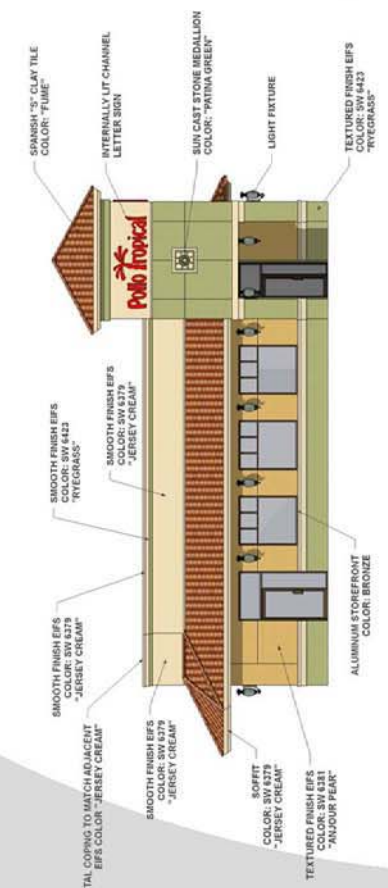


OB#3
Proposed architecture

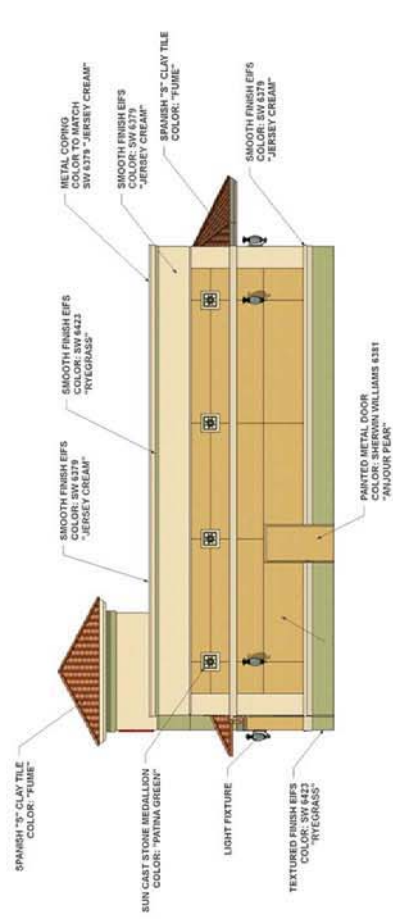
Kennesaw, GA



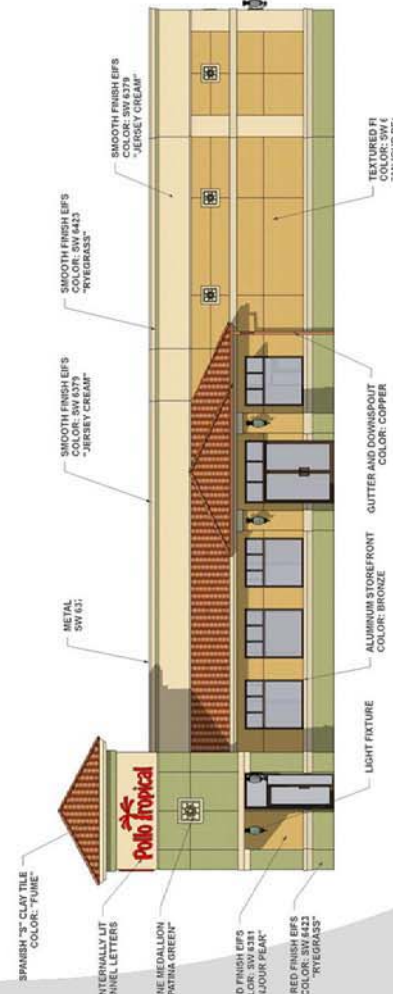
LEFT ELEVATION



FRONT ELEVATION



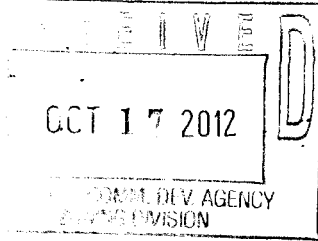
REAR ELEVATION



RIGHT ELEVATION

- EXTERIOR COLORS**
- SHERWIN WILLIAMS 6379 "JERSEY CREAM"
 - SHERWIN WILLIAMS 6381 "ANJOU PEAR"
 - SHERWIN WILLIAMS 6423 "RYEGRASS"
 - ALUMINUM STOREFRONT - COLOR: MEDIUM BRONZE
 - PRECAST MEDALLION - COLOR: "PATINA GREEN"
 - NATURAL CLAY ROOF TILE - COLOR: "FUME"

RENDERINGS DISPLAY POTENTIAL
BUILDING SIGNS AND LOCATIONS



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No. 15

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

Date of Application November 30, 1984 Date of Hearing 1-8-85
 Titleholder * SEE BELOW Signature [Signature] *See Balc
 Address 122 N. Main St., Suite 701, P.O. Box 15680 San Antonio, Texas 78212-8880 Michael B. Erstein, Executive VP
Phone 512-271-0958
 Applicant Carter & Associates, Inc. Signature [Signature]
1275 Peachtree St., Suite 100
 Address Atlanta, Georgia 30367-1801 Day Phone 404-888-3000
 To Zone From PSC To GC Land Use _____
 For the Purpose of Retail shopping center & General commercial
 Land Lot(s) 647, 648, 649, 650 & 720 District 16 Section 2nd, Cobb County
 Containing 73,216 acres
 Located on the north side of New Roberts Rd., (Ernest Barrett Pkwy) between
I-75 and Greers Chapel Rd.
 This property being more particularly described as follows:

See legal description attached.

RECOMMENDATION OF PLANNING COMMISSION 1-8-85, Planning Commission recommended
 application be approved. Motion by Brown, seconded by Thompson; carried 5-0.

[Signature], Chairman

FINAL DECISION OF BOARD OF COMMISSIONERS 1-8-85, Board of Commissioners approved
 application subject to site plan as submitted and changes recommended by PLAN Review. Motion by
 Burton, seconded by Smith; carried 5-0.

[Signature], Chairman

See attached page

* JOSE MANUEL LOMELIN
 GEORGE R. EEDS
 BRIAN E. O'BRIEN

TEDCO DEVELOPMENT CORPORATION, INC.
 W.W.H.M. & H., INC.

*Tesoro Financial Group,
 Inc., Formerly TEDCO
 Development Corporation,
 Inc., Managing Venturer

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Original Date of Application: 1-8-85

Applicant's Name: CARTER AND ASSOCIATES, INC.

THE FOLLOWING REPRESENTS THE FINAL DECISIONS OF THE COBB COUNTY PLANNING COMMISSION AND THE COBB COUNTY BOARD OF COMMISSIONERS

THIS ITEM WAS PULLED FROM THE 1-12-93 BOC AGENDA

OTHER BUSINESS ITEM OF 3-16-93 ZONING HEARING

CARTER & ASSOCIATES, INC. (#15 OF 1-8-85)

For consideration of request by Mr. Stan Thomas for a site plan amendment for GC property located in Land Lots 647, 648, 649, 650 and 720 of the 16th District, on Barrett Parkway between Barrett Lakes Boulevard and Cobb Place Boulevard.

BOC DECISION OF 3-16-93: The Board of Commissioners approved site plan amendment subject to: 1) letter from the Stormwater Management Division dated January 29, 1993; 2) final approval by the Stormwater Management Division; 3) Cobb DOT to have final approval on any new curb cuts not originally shown, and final approval on the location of any curb cuts; 4) developer to acquire State DOT permits where applicable. Motion by Byrne, second by Wysong, carried 5-0.

Karen L. Hach
Karen L. Hach, Deputy Clerk
Cobb County Board of Commissioners

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APPLICATION NO. 15

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ORIGINAL DATE OF APPLICATION: 01-08-85

APPLICANTS NAME: CARTER & ASSOCIATES

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

BOC DECISION OF 09-17-02 ZONING HEARING:

**OTHER BUSINESS ITEM #2 - TO CONSIDER A SITE PLAN AMENDMENT
FOR AIG BAKER REGARDING APPLICATION #15 (CARTER &
ASSOCIATES) OF JANUARY 8, 1985**

To consider a site plan amendment for AIG Baker regarding Application #15 (Carter & Associates) of January 8, 1985, for property located on the north side of Barrett Parkway, the east side of Barrett Lakes Boulevard and the west side of Cobb Place Parkway in Land Lots 647, 648, 649 and 650 of the 16th District.

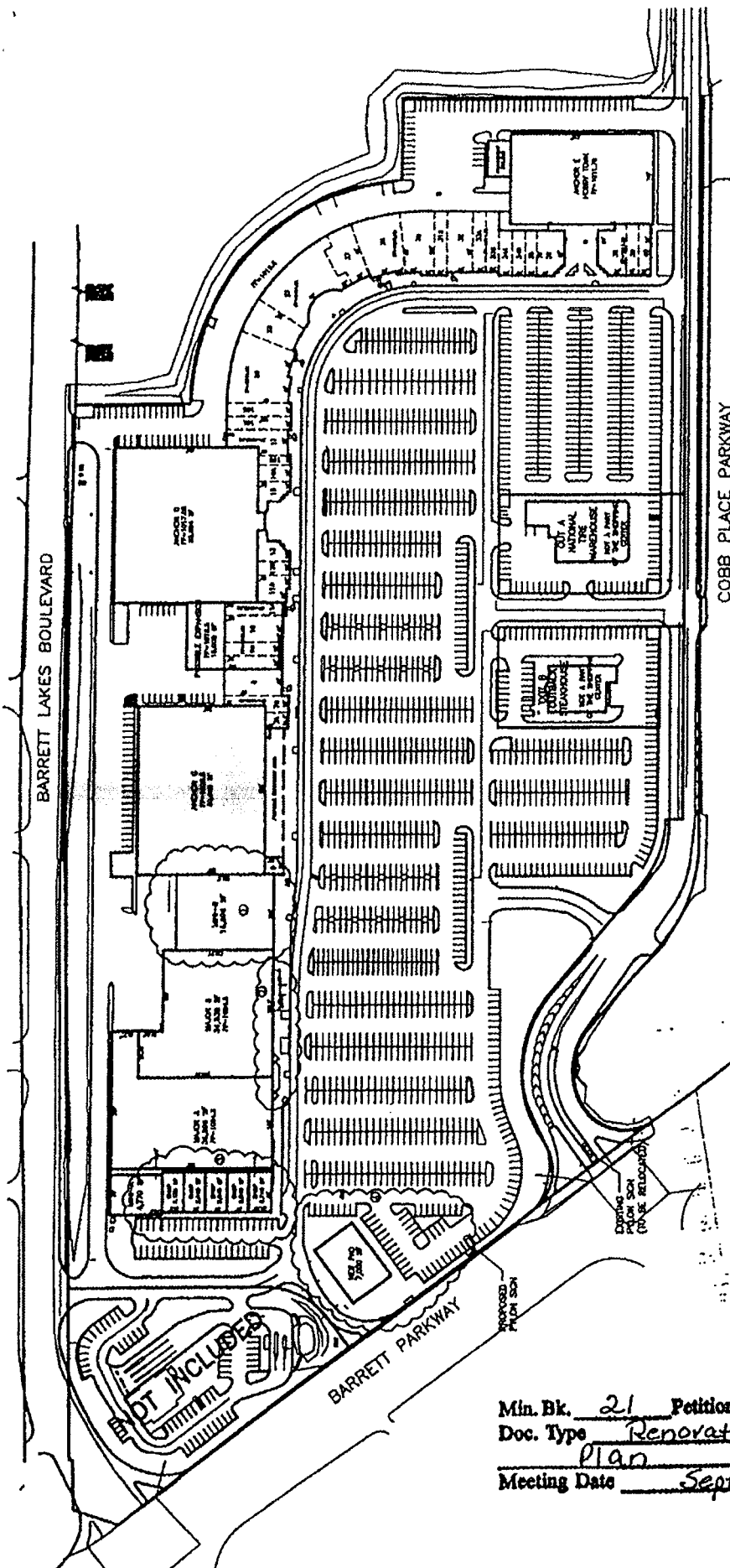
Mr. Mark Danneman, Zoning Division Manager, provided information regarding request for site plan amendment. Following presentation and discussion, the following motion was made:

MOTION: Motion by Askea, second by W. Thompson, to approve site plan amendment to allow for one additional pad location, additional retail shops and enlargement of some of the anchor tenant space for AIG Baker regarding Application #15 (Carter & Associates) of January 8, 1985, for property located on the north side of Barrett Parkway, the east side of Barrett Lakes Boulevard and the west side of Cobb Place Parkway in Land Lots 647, 648, 649 and 650 of the 16th District **subject to:**

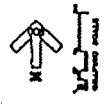
- proposed renovation site plan dated August 28, 2002 (copy attached and made a part of these minutes)
- all other previously approved conditions and stipulations shall remain in effect

VOTE: **ADOPTED** unanimously

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CONCEPTUAL RENOVATION PLAN
 COBB PLACE - KENNESAW, GEORGIA
 FINAL CONFIGURATION 8/28/02



EXISTING PAVEMENT
 PROPOSED PAVEMENT
 NOT INCLUDED
 CITY A NATIONAL LABORERS UNION
 MADE & MARK BY PERFORMA
 BARRETT PARKWAY
 COBB PLACE PARKWAY
 BARRETT LAKES BOULEVARD

Min. Bk. 21 Petition No. DB#2
 Doc. Type Renovation Site
Plan
 Meeting Date Sept. 17, 2002