

**DECEMBER 18, 2012 ZONING HEARING
“OTHER BUSINESS”
COMMISSION DISTRICT 2**

ITEM # 2

PURPOSE

To consider a stipulation amendment for the Robert Feldberg regarding rezoning application Z-70 of 2005 (Robert Feldberg), for property located on the northeasterly side of Atlanta Road and on the northern side of Winchester Parkway in Land Lot 748 of the 17th District.

BACKGROUND

The subject property is zoned NRC for a commercial indoor recreation use or a printing business only. The indoor recreation use is scheduled to leave the property and the property owner does not need this building for his printing business. The property owner has interest in the property by a church, but cannot lease the property with the current zoning restrictions. There will be no changes to the building or the property. This is a highly commercial portion of Atlanta Road with many types of uses. The applicant would like to allow other permitted uses under the NRC zoning district subject to approval by the District Commissioner in order to expedite future leases on the property. 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 stipulation amendment.

ATTACHMENTS

Other Business application and zoning stipulations.

Application for "Other Business"

Cobb County, Georgia

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

BOC Hearing Date Requested: 12-18-12

Applicant: Robert Feldberg Phone #: 770-434-3050
(applicant's name printed)

Address: 415 Laurel chase ct., Atlanta GA 30327 E-Mail: bobf@reproproducts.com

Robert Feldberg Address: 4479 Atlanta Road; Smyrna GA 30080
(representative's name, printed)

Robert Feldberg Phone #: 770-434-3050 E-Mail: SAME as Above
(representative's signature)

Signed, sealed and delivered in presence of:

Brenda W. Hansen My commission expires: NOTARY PUBLIC COBB COUNTY, GEORGIA
Notary Public MY COMMISSION EXPIRES JULY 7, 2013

Titleholder(s): Robert S. Feldberg Phone #: 770-434-3050
(property owner's name printed)

Address: 415 Laurel chase CT., Atlanta GA 30327 E-Mail: SAME as above

Robert Feldberg
(Property owner's signature)

Signed, sealed and delivered in presence of:

Brenda W. Hansen My commission expires: NOTARY PUBLIC COBB COUNTY, GEORGIA
Notary Public MY COMMISSION EXPIRES JULY 7, 2013

Commission District: 2 Zoning Case: Z-70

Date of Zoning Decision: 5-17-05 Original Date of Hearing: 5-17-05

Location: (4479) now 4485 Atlanta Road, Smyrna GA 30080
(street address, if applicable; nearest intersection, etc.)

Land Lot(s): 748 District(s): 17

State specifically the need or reason(s) for Other Business: Amend stipulations
from "commercial indoor recreation or the applicant's printing
business use only" to also allow a "religious facility", or
other uses allowed under NRC subject to approval of
the District Commissioner.

(List or attach additional information if needed)

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APPLICATION NO. Z-70

ORIGINAL DATE OF APPLICATION: 05-17-05

APPLICANTS NAME: ROBERT FELDBERG

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

BOC DECISION OF 05-17-05 ZONING HEARING:

ROBERT FELDBERG for Rezoning from **LI** to **CRC** for the purpose of Commercial Indoor Recreation in Land Lot 748 of the 17th District. Located at the northeast intersection of Atlanta Road and Winchester Parkway (private road).

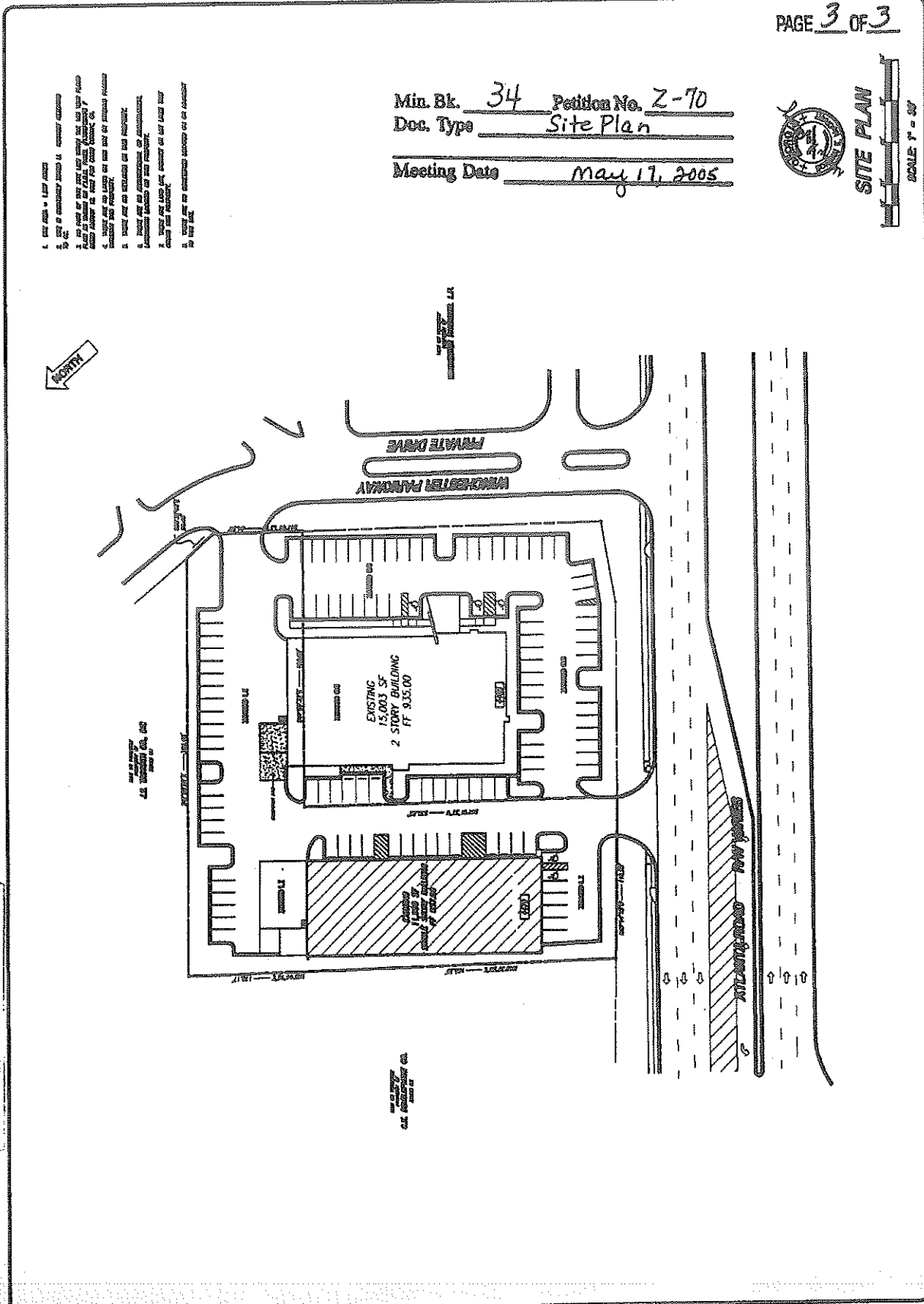
Prior to a motion and vote on the Consent Agenda, Commissioner Thompson discussed additional stipulations with the Applicant.

MOTION: Motion by Lee, second by Goreham, as part of the Consent Agenda, to **delete** rezoning to the NRC zoning district **subject to:**

- site plan received by the Zoning Division March 10, 2005, with the District Commissioner approving minor modifications (copy attached and made a part of these minutes)
- commercial indoor recreation or the Applicant's printing business use only
- no inflatable rides, games or other activities allowed outside; all activities to be inside the building
- no exterior inflatable signs or advertising devices
- signage to be in compliance with County sign ordinance; signage to contain no flashing sign components; no exterior roof signs, temporary signs (except grand opening signs), leasing signs, or signs indicating the coming business
- all lighting to be environmentally sensitive, decorative, and themed to the community
- no tenant (NRC business) vehicles or other vehicles to be parked in front of the proposed development containing tenant identification, advertisement, or "for sale" signs posted thereon; vehicles actively used in the operation of the existing businesses may contain signage
- Water and Sewer Division comments and recommendations
- Stormwater Management Division comments and recommendations
- Cobb DOT comments and recommendations

VOTE: **ADOPTED** unanimously

RECEIVED
 MAR 10 2005
 COUNTY DEPT. Revised



1. SEE ALSO - L&Z PLANS
2. SEE ALL REVISIONS
3. SEE ALL NOTES ON THESE PLANS
4. SEE ALL NOTES ON THESE PLANS
5. SEE ALL NOTES ON THESE PLANS
6. SEE ALL NOTES ON THESE PLANS
7. SEE ALL NOTES ON THESE PLANS
8. SEE ALL NOTES ON THESE PLANS
9. SEE ALL NOTES ON THESE PLANS
10. SEE ALL NOTES ON THESE PLANS

Min. Bk. 34 Petition No. Z-70
 Doc. Type Site Plan
 Meeting Date May 17, 2005



SITE PLAN

SCALE 1" = 30'

McNery Engineering, Inc.
 180 WINCHESTER PARKWAY
 SUITE 202
 GOSWEN COUNTY, GEORGIA 30052
 (770) 484-6241

REVISIONS	DATE	BY	DESCRIPTION

REPRO PRODUCTS, INC.
 LAND LOT 746, 17th DISTRICT
 GOSWEN COUNTY, GEORGIA

77
 17th DISTRICT