

**JULY 16, 2013 ZONING HEARING
“OTHER BUSINESS”
COMMISSION DISTRICT 2**

ITEM # 6

PURPOSE

To consider amending the site plan relating to #71 of 1985 (Henry Reed), for property located on the south side of Gilmore Road and on the side of Beech Haven Trail in Land Lot 820 of the 17th District.

BACKGROUND

The subject property was approved for an assisted living home in 1997, subject to the site plan submitted. The building is currently a one story stucco building with asphalt shingle roof. The owner would like to add on two one-story additions to the rear of each wing. The additions would be 803 square feet each, and would match the architecture of the existing building. 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 zoning stipulations.

Application for "Other Business" Cobb County, Georgia

COBB COUNTY GEORGIA
FILED IN OFFICE

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

2013 JUN -7 PM 12:49
BOC Hearing Date Requested: 7/16/2013
COBB COUNTY ZONING DIVISION

Applicant: Mark Ambach Phone #: 561-981-5252
(applicant's name printed)

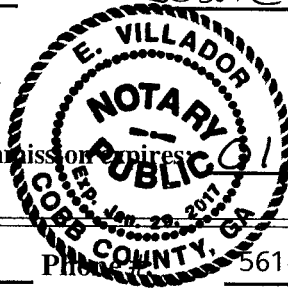
Address: 4375 Beach Haven Trail SE Smyrna GA 30080 E-Mail: MAMBACHESILVERCO.COM

WE Architecture PLLC Address: 7845 Colony Rd Charlotte NC 28226
(representative's name, printed)

[Signature] Phone #: 7047799331 E-Mail: job@we-arch.com
(representative's signature)

Signed, sealed and delivered in presence of: Edward Villador

[Signature] My commission expires: 1/29/17
Notary Public

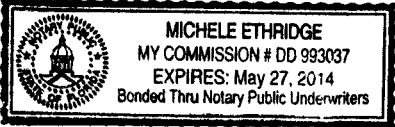


Titleholder(s): Vinings Senior Real Estate, LLC Phone #: 561-981-5252
(property owner's name printed)

Address: 1001 E. Telecom Drive, Boca Raton, FL 33431 E-Mail: mambach@silverco.com

By (Property owner's signature) [Signature] Jesse A. Holshouser, CFO of Silver Capital, LLC, Manager of Vinings Senior Investors, LLC, Manager of Vinings Senior Real Estate, LLC

Signed, sealed and delivered in presence of:
[Signature] My commission expires:
Notary Public



Commission District: 2 Zoning Case: # 71 of 1985

Date of Zoning Decision: 3-12-85 Original Date of Hearing: 3-12-85

Location: 4375 Beach Haven Trail S. E. Smyrna, GA 30080
(street address, if applicable; nearest intersection, etc.)

Land Lot(s): 820 District(s): 17th

State specifically the need or reason(s) for Other Business: SEE ATTACHED SHEET.

(List or attach additional information if needed)



COBB COUNTY GEORGIA
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2013 JUN -7 PM 12:49
COBB COUNTY ZONING DIVISION

Charlotte, NC
7845 Colony Court, Suite 4-234
Charlotte, NC 28226
704-519-6707 O

Buffalo, NY
4840 Robinson Rd, Suite 15
Amherst, NY 14228
716-251-3498

Variance Requests

Peregrine's Landing at Peachtree
4375 Beech Haven Trail SE
Smyrna, GA 30080

We are proposing two 803 sf one story additions to both east wings of the existing assisted living residence at Peregrine's Landing at Peachtree.

The original site plan was approved in March 1985. It seems to us that the setback requirements may have changed since then. The existing building is presently in the required side yard setbacks. On the north side we are almost 20'-0" in the required 40'-0" side yard setback and almost 5'-0" in the 35'-0" side yard setback on the south side.

If we extend the existing wings then they will also be in the required side yard setbacks

We are requesting the following:

- One 803 SF one story addition to the northeast wing
- One 803 SF one story addition to the southeast wing
- Side yard setback variance on the north side of the building
- Side yard setback variance on the south side of the building

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

Date of Application 1-31-85 Date of Hearing 3-12-85
Titleholder Green Sisters, et al. Lily Miles Signature See attached
Address See below Phone _____

Applicant: Henry Reed, Herbert Mallon, H. N. West, Clanton Signature [Signature]
Address: 1035 DONNELLY AVE. S.W. ATLANTA 30310 Day Phone 758-8592

To Zone From R-20 To O: I Land Use _____

For the Purpose of HEADQUARTERS OFFICE BUILDING - ROAD, MALLON, CLANTON

Land Lot(s) 820 District 17 Section 2nd, Cobb County

Containing 4.5 acres

Located BEACH HAWKS TRAIL SOUTH OF GILMORE ROAD

This property being more particularly described as follows:

TITLEHOLDER LILY E. MILES SIGNATURE Lily E. Miles

ADDRESS 4344 GILMORE RD, SMYRNA 30080 PHONE 404-435-5238

TITLEHOLDER ZELMA MILES SIGNATURE Zelma Miles

ADDRESS 4346 GILMORE RD, SMYRNA 30080 PHONE 404-435-5333

TITLEHOLDER MARY LOU GREEN STRATIS SIGNATURE Mary Lou Green Strat 1/28/85

ADDRESS 811 CORDELE RD., ALBANY, GA. 31705 PHONE 912-439-0003

TITLEHOLDER INEZ GREEN STANTON SIGNATURE Inez Green Stanton 1/28/85

ADDRESS 3474 STATE ROAD 13, PHONE 904-268-7475

GREEN COVE SPRINGS, FLORIDA 32043

TITLEHOLDER VIVIAN GREEN LOKEY SIGNATURE Vivian Green Lokey 2/9/85

ADDRESS 3800-D MONTEZALLO RD., BIRMINGHAM AL. 35213 PHONE 205-871-2345

RECOMMENDATION OF PLANNING COMMISSION
3-12-85. Planning Commission recommended application be approved subject to 1 building
only, Motion by Vansant, seconded by Adams; carried 4-0.

[Signature], Chairman

FINAL DECISION OF BOARD OF COMMISSIONERS 3-12-85. Board of Commissioners approved
application for one building only, subject to traffic comments, and applicant to come back
to the Board of Commissioners for any additional buildings. Motion by Williams,
seconded by Smith; carried 5-0.

[Signature], Chairman

PAGE 3 OF 3

APPLICATION NO. #77

ORIGINAL DATE OF APPLICATION: 3/85

APPLICANTS NAME: HENRY REED

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

BOC DECISION OF 1-14-97 REGULAR COMMISSION MEETING:

MOTION: Motion by J. Thompson to approve the site plan as presented for Manor HealthCare Corporation (Application No. 77, Henry Reed, March 12, 1985) to allow a second building to be constructed as presented on site plan for property located on the south side of Gilmore Road, east of Beech Haven Trail and subject to all other previously approved conditions/stipulations to remain in effect. Copy of pertinent information and site plan attached and made a part hereof.

VOTE: ADOPTED unanimously

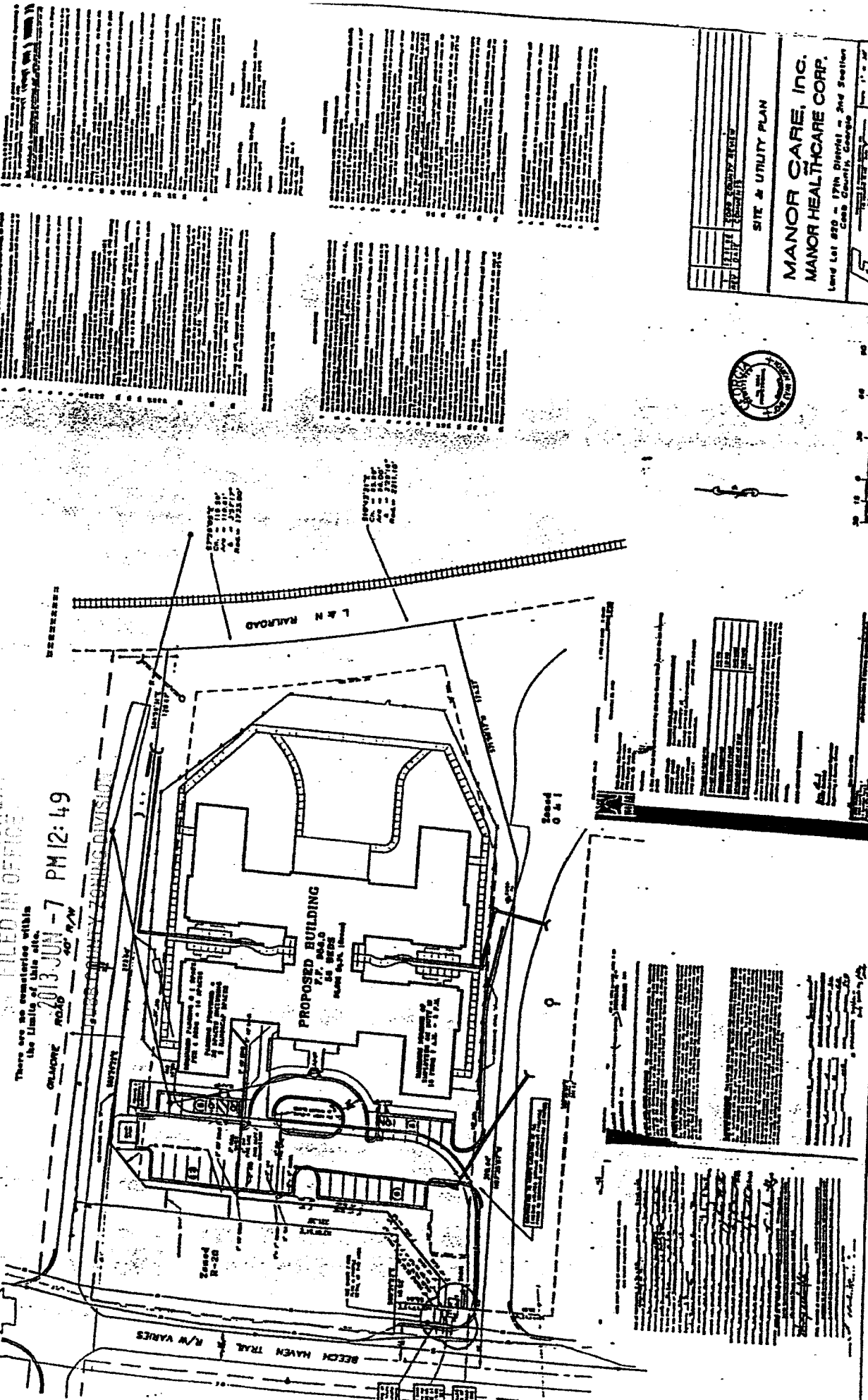
Young Street Extension is an approved
1986 Transportation Improvement Project

COBB COUNTY GEORGIA
FILED IN OFFICE

There are no variances within
the limits of this site.

2013 JUN -7 PM 12:49
CLAYSON ROAD 40' R/W

COBB COUNTY ZONING DIVISION



SITE & UTILITY PLAN

MANOR CARE, INC.
MANOR HEALTHCARE CORP.
Land Lot #29 - 17th District - 2nd Section
Cobb County, Georgia

DATE	2/11/97
SCALE	AS SHOWN
PROJECT	MANOR CARE
DISTRICT	17TH DISTRICT
SECTION	2ND SECTION
LOT	29
OWNER	MANOR CARE, INC.
DESIGNER	MANOR HEALTHCARE CORP.

Approved site plan
per 1-14-97 minutes

Survey Notes

A Station 115+0.00 (3) Total Station was used to determine the perimeter of the subject property. The original and final measurements for the survey were as follows:
 * 1/2" = 100' SCALE
 * 1/4" = 200' SCALE
 * 1/8" = 400' SCALE
 * 1/16" = 800' SCALE
 * 1/32" = 1600' SCALE
 * 1/64" = 3200' SCALE
 * 1/128" = 6400' SCALE
 * 1/256" = 12800' SCALE
 * 1/512" = 25600' SCALE
 * 1/1024" = 51200' SCALE
 * 1/2048" = 102400' SCALE
 * 1/4096" = 204800' SCALE
 * 1/8192" = 409600' SCALE
 * 1/16384" = 819200' SCALE
 * 1/32768" = 1638400' SCALE
 * 1/65536" = 3276800' SCALE
 * 1/131072" = 6553600' SCALE
 * 1/262144" = 13107200' SCALE
 * 1/524288" = 26214400' SCALE
 * 1/1048576" = 52428800' SCALE
 * 1/2097152" = 104857600' SCALE
 * 1/4194304" = 209715200' SCALE
 * 1/8388608" = 419430400' SCALE
 * 1/16777216" = 838860800' SCALE
 * 1/33554432" = 1677721600' SCALE
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