

**AUGUST 20, 2013 ZONING HEARING
“OTHER BUSINESS”
COMMISSION DISTRICT 3**

ITEM # 1

PURPOSE

To consider a site plan amendment for the Arylessence, Inc. regarding rezoning application Z-155 of 2004 (Arylessence, Inc.), for property located on the north and west sides of Lake Drive, south of Jamerson Road in Land Lot 86 of the 16th District.

BACKGROUND

The subject property was zoned Heavy Industrial (HI) site plan specific in 2004 to add a building to the applicant’s fragrance manufacturing business. The applicant’s would like to amend the approved site plan in order to add a small addition to the current building. The addition would be 4,392 square feet. 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 stipulations.

(Site Plan Amendment/Approval)

Application for "Other Business"

Cobb County, Georgia

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

COBB COUNTY GEORGIA
FILED IN OFFICE

2013 JUL 16 PM 1:44
BOC Hearing Date Requested: 08/20/2013

COBB COUNTY ZONING DIVISION

Applicant: Arylessence, Inc. Phone #: (770) 924-3775
(applicant's name printed)

Address: 1091 Lake Drive, Marietta, GA 30066 E-Mail: _____

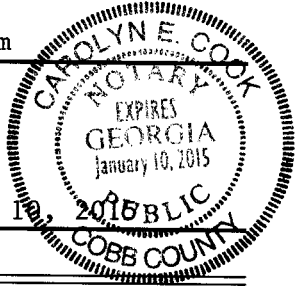
Moore Ingram Johnson & Steele, LLP Emerson Overlook, 326 Roswell Street
J. Kevin Moore Address: Marietta, GA 30060

(representative's name printed)

BY: [Signature] Phone #: (770) 429-1499 E-Mail: jkm@mijs.com
(representative's signature) Georgia Bar No. 519728 w7@mijs.com

Signed, sealed and delivered in presence of:

Carolyn E. Cook My commission expires: January 10, 2015
Notary Public



Titleholder(s): Arylessence, Inc. Phone #: (770) 924-3775
(property owner's name printed)

Address: 1091 Lake Drive, Marietta, GA 30066 E-Mail: _____

See Attached Exhibit "A" for Signature of Titleholder's Representative

(Property owner's signature)

Signed, sealed and delivered in presence of:

Notary Public My commission expires: _____

Commission District: 3 (Birrell) **Zoning Case:** Z-155 (2004)

Date of Zoning Decision: 09/21/2004 **Original Date of Hearing:** 09/21/2004
11/20/2012 - OB

Location: Northerly and westerly sides of Lake Drive; South of Jamerson Road
(street address, if applicable; nearest intersection, etc.)

Land Lot(s): 86 **District(s):** 16th

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

See Exhibit "B" attached hereto and incorporated herein by reference.

(List or attach additional information if needed)

EXHIBIT "A" - ATTACHMENT TO APPLICATION FOR OTHER BUSINESS
(Site Plan Amendment)

Application No.: Z-155 (2004)
Original Hearing Date: September 21, 2004
Date of Zoning Decision: September 21, 2004
Date of OB Decision: November 20, 2012
Current Hearing Date: August 20, 2013

BEFORE THE COBB COUNTY BOARD OF COMMISSIONERS

Applicant/Titleholder: Arylescence, Inc.

ARYLESSENCE, INC.

BY: 

PRINTED NAME: Steve Tanner

TITLE: PRESIDENT / CEO

Address: 1091 Lake Drive
Marietta, Georgia 30066

Telephone No.: (770) 924-3775

Signed, sealed, and delivered in the presence of:



Notary Public

Commission Expires: _____

[Notary Seal]

PRISCILLA MOSSMAN
NOTARY PUBLIC
PICKENS COUNTY, GEORGIA
MY COMM. EXPIRES
AUGUST 5TH, 2014

COBB COUNTY GEORGIA
FILED IN OFFICE

2013 JUL 16 PM 1:44

COBB COUNTY ZONING DIVISION

EXHIBIT "B" - ATTACHMENT TO APPLICATION FOR OTHER BUSINESS
(SITE PLAN AMENDMENT/APPROVAL)

COBB COUNTY GEORGIA
FILED IN OFFICE
2013 JUL 16 PM 1:44
COBB COUNTY ZONING DIVISION

Application No.: Z-155 (2004)
Original Hearing Date: September 21, 2004
Date of Zoning Decision: September 21, 2004
Date of OB Decision: November 20, 2012
Current Hearing Date: August 20, 2013

BEFORE THE COBB COUNTY BOARD OF COMMISSIONERS

Applicant/Titleholder: Arylescence, Inc.

Applicant is seeking the amendment and approval of a revised site plan relating to the building addition to its plant facility located at 1091 Lake Drive. The Site Plan approved by the County Board of Commissioners on September 21, 2004, designated an area for "Proposed 1 Story Building Addition." The Site Plan proposed for approval by the Applicant in this Application for "Other Business" is for construction of the building addition designated on the previously approved Site Plan. Therefore, submitted herewith is the Site Plan (undated) prepared for Applicant by Heath & Lineback Engineers Incorporated, a reduced copy of which is attached hereto as Exhibit "1" and incorporated herein by reference.

The balance and remainder of the stipulations and conditions enumerated in the official minutes, and attachments thereto, of the Board of Commissioners Zoning Hearings held on September 21, 2004, and November 20, 2012, in Application No. Z-155 (2004), are unaltered and unchanged by this request for site plan approval.

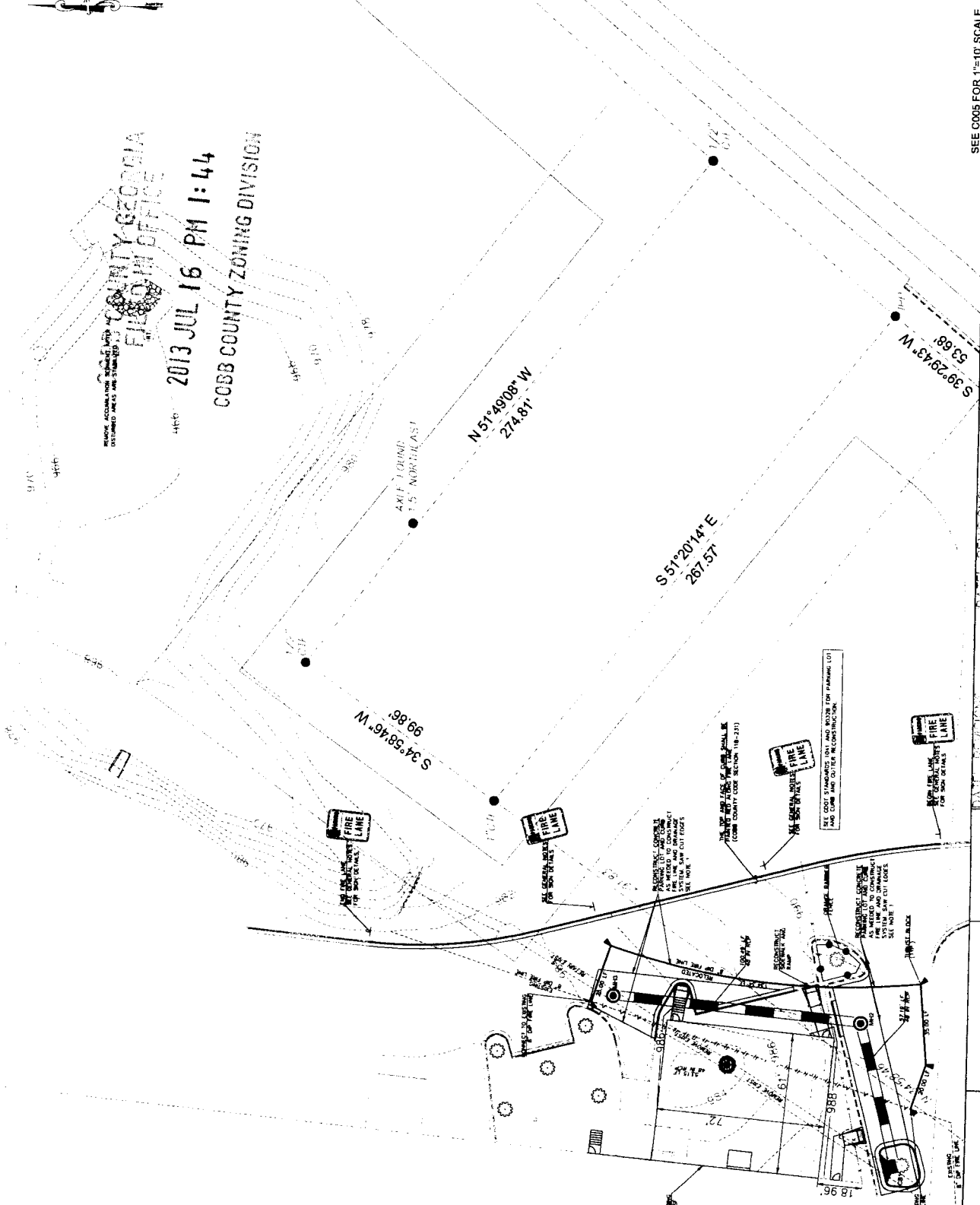
The proposed amendment presented herein in no way adversely impacts or affects the quality of the overall development approved in the original rezoning of the Subject Property. If the requested amendment is approved, as submitted, it shall become an additional part of the final rezoning and shall be binding upon the proposed development.

**PROPOSED SITE PLAN
FOR AMENDMENT AND APPROVAL BY
BOARD OF COMMISSIONERS PURSUANT
TO APPLICATION FOR “OTHER BUSINESS”
– AUGUST 20, 2013**



102127

COSS COUNTY GEORGIA
PLANNING OFFICE
2013 JUL 16 PM 1:44
COSS COUNTY ZONING DIVISION



SEE C005 FOR 1"=10' SCALE
ARYLESSENCE, INC.
BUILDING ADDITION
SPR-2012-00029
SITE PLAN

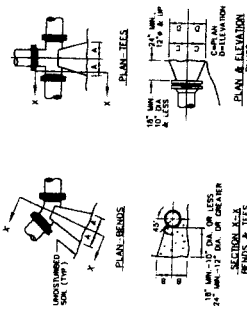
DATE REVISIONS

DATE REVISIONS

DATE REVISIONS

Health & Lineback Engineers
INCORPORATED
2380 GANTON ROAD
MARIETTA, GEORGIA 30066 (770) 924-1688

DATE REVISIONS



TYPE	NO.	DESCRIPTION	DATE	BY	CHK'D BY
A	1
A	2
A	3
A	4
A	5
A	6
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NOTES:
1. BASED ON 200 PSI STATIC PRESSURE PLUS ANNA WATER HAMMER ALLOWANCE.
2. ALL BEARING SURFACES TO BE CAPPED TO UNDISTURBED GROUND.
3. ALL BEARING SURFACES TO BE USED AT ALL TIMES OPERATING UNDER PRESSURE.
4. KEEP ALL BONDING SURFACES CLEAR OF CONCRETE THRUST BLOCKS.

THRUST BLOCKING DETAIL

ALL SCHEDULES OF STRUCTURAL MEMBERS MUST BE SUBMITTED TO THE CITY ENGINEER FOR APPROVAL. ALL CITY ENGINEER APPROVALS ARE SUBJECT TO THE CITY ENGINEER'S REVIEW AND APPROVAL. ALL CITY ENGINEER APPROVALS ARE SUBJECT TO THE CITY ENGINEER'S REVIEW AND APPROVAL. ALL CITY ENGINEER APPROVALS ARE SUBJECT TO THE CITY ENGINEER'S REVIEW AND APPROVAL.

Exhibit "1"

**APPROVED SITE PLAN PURSUANT TO
Z-155 (2004) – SEPTEMBER 21, 2004**

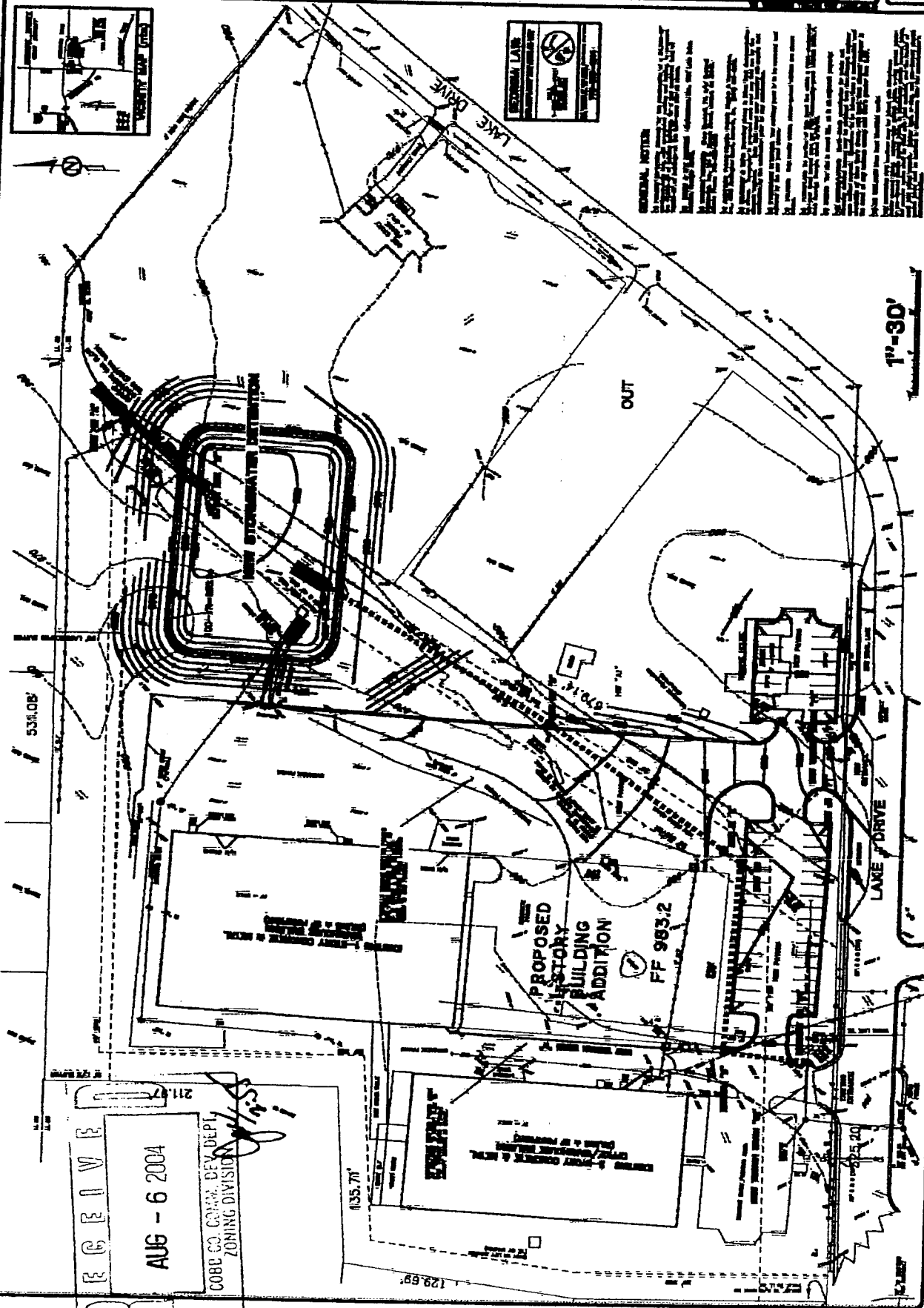
DATE	DESCRIPTION

SITE PLAN
 BOUWELL ENGINEERING, INC.
 1000 W. 10TH ST. SUITE 100
 DENVER, CO 80202

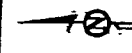


APPROVAL, INC.
 1000 W. 10TH ST. SUITE 100
 DENVER, CO 80202

1
 OF 1



GENERAL NOTES
 1. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.
 2. ALL DISTANCES ARE TO CENTERLINE UNLESS OTHERWISE NOTED.
 3. ALL DISTANCES ARE TO CENTERLINE UNLESS OTHERWISE NOTED.
 4. ALL DISTANCES ARE TO CENTERLINE UNLESS OTHERWISE NOTED.
 5. ALL DISTANCES ARE TO CENTERLINE UNLESS OTHERWISE NOTED.
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 10. ALL DISTANCES ARE TO CENTERLINE UNLESS OTHERWISE NOTED.



1"=30'

RECEIVED
 AUG - 6 2004
 COBB CO. COMM. DEV. DEPT.
 ZONING DIVISION

MIN. BL. 30 Permitted No. Z-155
 Doc. Type Site Plan
 Meeting Date Sept. 21, 2004

**OFFICIAL MINUTES OF COBB COUNTY
BOARD OF COMMISSIONERS ZONING
HEARING FOR Z-155 (2004) –
SEPTEMBER 21, 2004**

**MINUTES OF ZONING HEARING
COBB COUNTY BOARD OF COMMISSIONERS
SEPTEMBER 21, 2004
9:10 A.M.**

The Board of Commissioners' Zoning Hearing was held on Tuesday, September 21, 2004, at 9:10 a.m. in the second floor public meeting room of the Cobb County building. Present and comprising a quorum of the Commission were:

Chairman Samuel S. Olens
Commissioner Helen Goreham
Commissioner Joe L. Thompson
Commissioner G. Woody Thompson, Jr.
Commissioner Tim Lee, absent

Z-155 **ARYLESSENCE, INC.** for Rezoning from **R-20** to **HI** for the purpose of Expansion of Office/Warehouse in Land Lot 86 of the 16th District. Located on the north and west sides of Lake Drive, south of Jamerson Road.

MOTION: Motion by Olens, second by W. Thompson, as part of the Consent Agenda, to **approve** rezoning to the **HI** zoning district **subject** to:

- **site plan received by the Zoning Division August 6, 2004, with the District Commissioner approving minor modifications to site layout (copy attached and made a part of these minutes)**
- **restricted to current fragrance manufacturing use only**
- **Water and Sewer Division comments and recommendations**
- **Stormwater Management Division comments and recommendations**
- **Cobb DOT comments and recommendations**
- **owner/developer to enter into a development agreement pursuant to O.C.G.A. 36-71-13 for dedication of system improvements to mitigate traffic concerns**

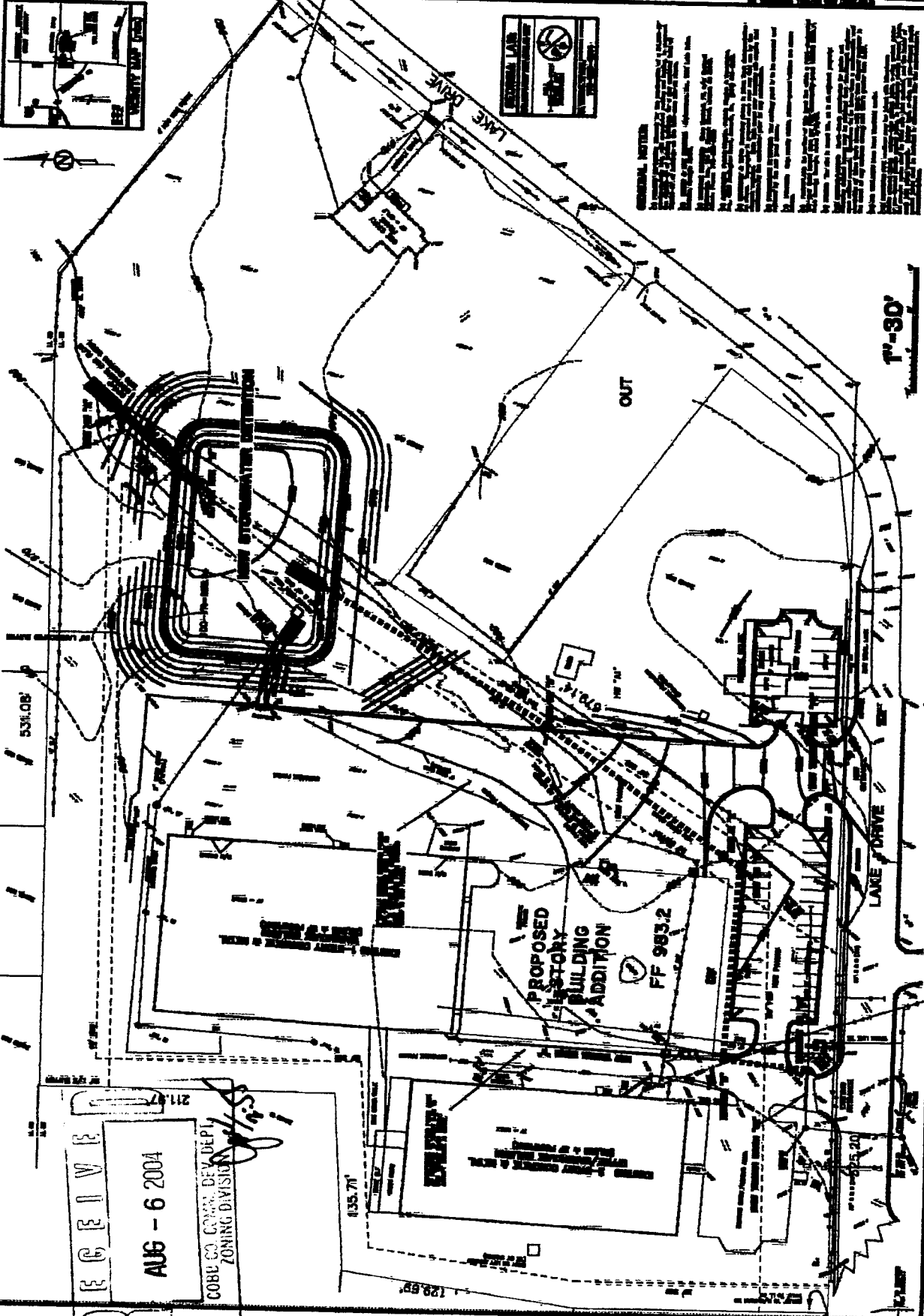
VOTE: **ADOPTED** unanimously

GENERAL NOTES
 1. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE CALIFORNIA BUILDING CODE AND THE CALIFORNIA ELECTRICAL CODE.
 2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE APPROPRIATE AGENCIES.
 3. THE CONTRACTOR SHALL MAINTAIN ACCESS TO ALL ADJACENT PROPERTIES AT ALL TIMES.
 4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING ALL EXISTING UTILITIES AND STRUCTURES.
 5. THE CONTRACTOR SHALL MAINTAIN ADEQUATE DRAINAGE AND EROSION CONTROL MEASURES.
 6. THE CONTRACTOR SHALL MAINTAIN ALL EXISTING TREES AND LANDSCAPE FEATURES.
 7. THE CONTRACTOR SHALL MAINTAIN ALL EXISTING UTILITIES AND STRUCTURES.
 8. THE CONTRACTOR SHALL MAINTAIN ADEQUATE DRAINAGE AND EROSION CONTROL MEASURES.
 9. THE CONTRACTOR SHALL MAINTAIN ALL EXISTING TREES AND LANDSCAPE FEATURES.



BOUTWELL ENGINEERING, INC.
 1000 S. GARDEN AVENUE
 SUITE 200
 ANAHEIM, CALIFORNIA 92815
 TEL: (714) 933-1111
 FAX: (714) 933-1112
 WWW: WWW.BOUTWELL-ENG.COM

1
 SHEET NO.



RECEIVED
 AUG - 6 2004
 COBU CO COMM. DEV. DEPT.
 ZONING DIVISION

MIN. BC 30 PERMIT NO. Z-155
 Doc. Type Site Plan
 Meeting Date Sept. 21, 2004

COBB COUNTY GEORGIA
FILED IN OFFICE

2013 JUL 16 PM 1:45

COBB COUNTY ZONING DIVISION

**OFFICIAL MINUTES OF COBB COUNTY
BOARD OF COMMISSIONERS ZONING
HEARING AS TO “OTHER BUSINESS
AMENDMENT” FOR Z-155 (2004) –
NOVEMBER 20, 2012**

**MINUTES OF ZONING HEARING
COBB COUNTY BOARD OF COMMISSIONERS
NOVEMBER 20, 2012
9:00 A.M.**

The Board of Commissioners' Zoning Hearing was held on Tuesday, November 20, 2012 at 9:00 a.m. in the second floor public meeting room of the Cobb County building, Marietta, Georgia. Present and comprising a quorum of the Board were:

Chairman Tim Lee
Commissioner Robert Ott
Commissioner JoAnn Birrell
Commissioner Helen Goreham
Commissioner Woody Thompson

ITEM NO. 9

To consider a stipulation amendment for the Arylessence, Inc. regarding rezoning application Z-155 of 2004 (Arylessence, Inc.), for property located on the north and west sides of Lake Drive, south of Jamerson Road in Land Lot 86 of the 16th District.

Mr. John Pederson, Zoning Division Manager, provided information regarding a stipulation amendment to remove requirement for sidewalks. The public hearing was opened and Ms. Carol Brown addressed the Board. Following presentation and discussion, the following motion was made:

MOTION: Motion by Birrell, second by Lee, to **approve** Other Business Item No. 9 for stipulation amendment regarding Z-155 of 2004 (Arylessence, Inc.), for property located on the north and west sides of Lake Drive, south of Jamerson Road in Land Lot 86 of the 16th District **subject to:**

- **Arylessence, Inc. to pay \$2,500.00 into sidewalk fund in lieu of installing sidewalks on Lake Drive and said monies to be earmarked for Canton Road**
- **Installation of sidewalks on Canton Road to be completed within six months of November 20, 2012**
- **All previous stipulations and conditions, *not otherwise in conflict*, to remain in effect**

VOTE: ADOPTED unanimously

Clerk's Note: Commissioner Birrell directed DOT staff to work with the developer and Canton Road Neighbors in order to identify the portion of Canton Road with the most pressing need for sidewalks.