

#5

# Application for "Other Business" Cobb County, Georgia

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

BOC Hearing Date Requested: April 15, 2014

COBB COUNTY GEORGIA  
FILED IN OFFICE

2014 MAR 11 PM 12:19

COBB COUNTY ZONING DIVISION  
Phone #: (678) 331-3000

**Applicant:** The Charles Agency, Inc.  
(applicant's name printed) Phone #: \_\_\_\_\_

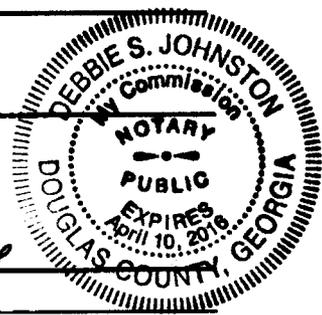
**Address:** 1750 Powder Springs Rd., Suite 220, Marietta, GA 30064 E-Mail: rcharles@allstate.com

Sams, Larkin, Huff & Balli, LLP  
Garvis L. Sams, Jr. Address: 376 Powder Springs Street, Suite 100, Marietta, GA 30064

(representative's name, printed)  
[Signature] Phone #: (770) 422-7016 E-Mail: gsams@slhb-law.com

(representative's signature)

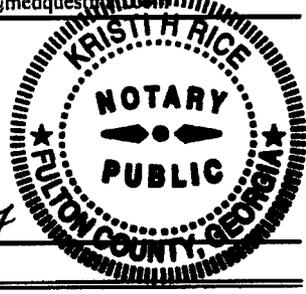
Signed, sealed and delivered in presence of:  
[Signature] My commission expires: 04/10/2016  
Notary Public



**Titleholder(s):** Debra Corn Poston, Executrix of  
The Estates of Billy Franklin Corn & Patricia Ann Corn Phone #: (404) 822-0216  
(property owner's name printed)

**Address:** 2232 Rosemoore Walk, Marietta, GA 30062 E-Mail: dposton@medquest.com

[Signature]  
(Property owner's signature) Debra Corn Poston, Executrix



Signed, sealed and delivered in presence of:  
[Signature] My commission expires: 10/8/17  
Notary Public

**Commission District:** Cupid (4) **Zoning Case:** Z-149 (1989)

**Date of Zoning Decision:** June 19, 1990 **Original Date of Hearing:** June 20, 1989

**Location:** 1784 Powder Springs Road, Marietta, GA

(street address, if applicable; nearest intersection, etc.)  
**Land Lot(s):** 413 **District(s):** 19th

**State specifically the need or reason(s) for Other Business:** To amend the previously approved site plan.  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

(List or attach additional information if needed)

TRACT AREA = 21,347 S.F.

COBB COUNTY GEORGIA  
FILED IN OFFICE

2014 MAR 11 PM 12:49

COBB COUNTY ZONING DIVISION

LL 413

LL 414

N/F  
TCWVC PROPERTIES, INC.  
DB 14926 PG 5233  
TAX ID# 19041300050  
ZONED GC

N/F  
MACLAND POINTE STATION LLC  
DB 15031 PG 4247  
TAX ID# 19041400110  
ZONED NS

N/F  
HCP SH ELP3 PROPERTIES LLC  
DB 15001 PG 5253  
TAX ID# 19041400120  
ZONED GC

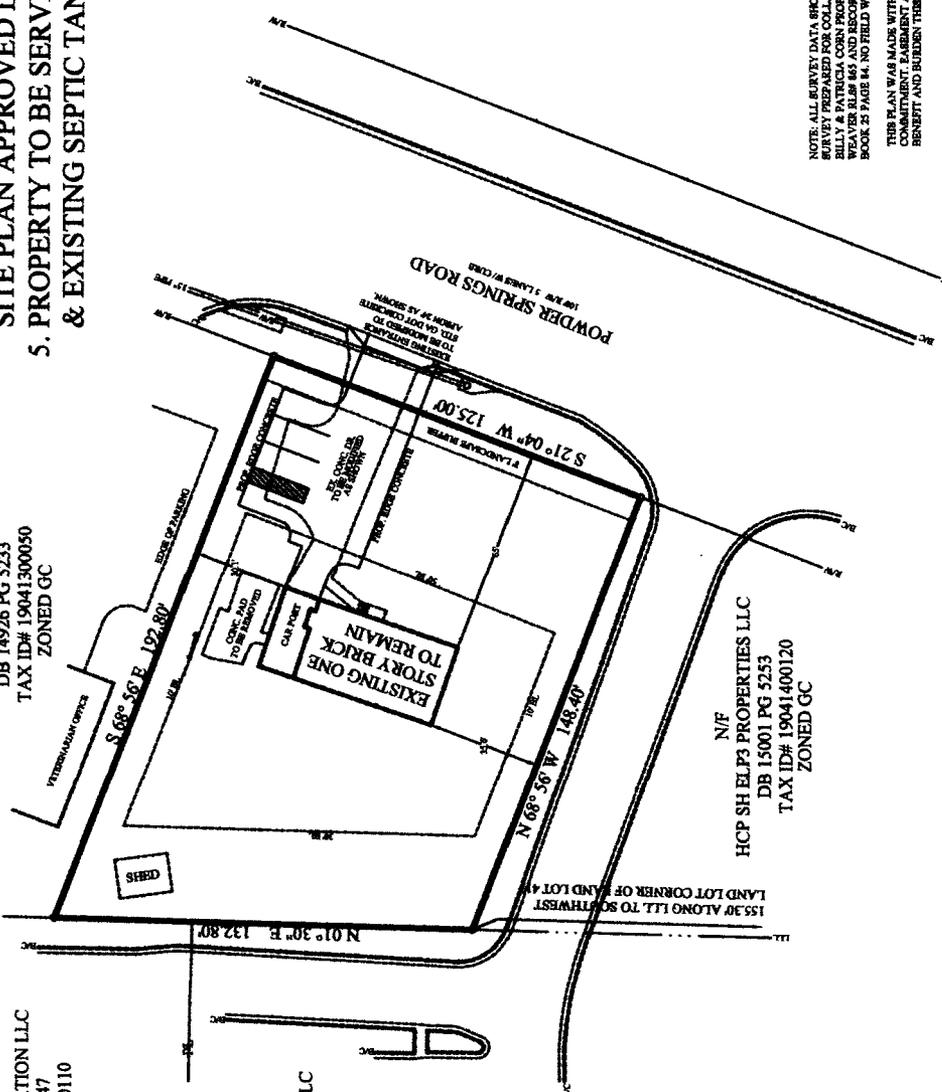
N/F  
HCP SH ELP3 PROPERTIES LLC  
DB 15001 PG 5253  
TAX ID# 19041400120  
ZONED GC

ALL BEARINGS ARE CALCULATED  
FROM ANGLES TURNED RIGHT OR A  
SINGLE MAGNETIC CORRECTION

GENERAL NOTES:

1. PROPERTY ZONED GC TO REMAIN AS PER CASE Z-149(1989) & OTHER BUSINESS #5(2012).
2. EXISTING ONE STORY BRICK TO BE USED AS INSURANCE OFFICE.
3. EXISTING DRIVE TO BE CONVERTED AS SHOWN TO PROVIDE 3 STANDARD SPACES, 1 HANDICAP, & 1 INTO CARPORT.
4. PURPOSE FOR THIS PLAN IS TO AMEND THE SITE PLAN APPROVED IN 2012.
5. PROPERTY TO BE SERVED BY COUNTY WATER & EXISTING SEPTIC TANK SYSTEM.

PROPOSED PLAN



SITE ADDRESS:  
1784 POWDER SPRINGS ROAD  
MARIETTA, GA. 30064  
TAX ID # 19041300060

- LEGEND
- B/C - BACK OF CURB
  - BL - BUILDING LINE
  - CONC. - CONCRETE
  - DR - DRIVE
  - DB - DEED BOOK
  - EXISTING IMPROVEMENTS ARE DASHED LINES
  - LL - LAND LOT
  - LLL - LAND LOT LINE
  - PB - PLAT BOOK
  - PG - PAGE
  - PROPOSED IMPROVEMENTS SHOWN SOLID LINES
  - R/W - RIGHT OF WAY
  - S/W - SIDEWALK

NOTE: THE PROPOSED PLAN PROPOSES AND ADDITIONAL 848 SQUARE FEET OF IMPROVED SURFACE WITH THE REMOVAL OF 848 SQUARE FEET FOR A NET TOTAL OF 483 SQUARE FEET ADDED. THIS WILL INCREASE THE RUMFORD POWDER SPRINGS ROAD BY 6.10 CUBIC FEET PER SECOND. NO DETENTION PROPOSED.

THIS PLAN WAS MADE WITHOUT THE BENEFIT OF A CURRENT TITLE SURVEY. THE PLANNING ENGINEER HAS CONDUCTED VISUAL INSPECTIONS OF THE PROPERTY AND BELIEVES THE INFORMATION IS ACCURATE. THE ENGINEER DOES NOT GUARANTEE THE ACCURACY OF THE INFORMATION. THE ENGINEER'S LIABILITY IS LIMITED TO THE PROFESSIONAL SERVICES RENDERED. THE ENGINEER IS NOT RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION PROVIDED BY OTHER PROFESSIONALS.

NOTE: ALL SURVEY DATA SHOWN WAS TAKEN FROM A PLAT OF BILLY & PATRICIA CORN RECORDED IN COBB COUNTY RECORD IN PLAT BOOK 23 PAGE 84 AND RECORDED IN COBB COUNTY RECORD IN PLAT BOOK 23 PAGE 84. NO FIELD WORK HAS BEEN PERFORMED BY P.L.C.E.A. THIS PLAN WAS MADE WITHOUT THE BENEFIT OF A CURRENT TITLE SURVEY. THE PLANNING ENGINEER HAS CONDUCTED VISUAL INSPECTIONS OF THE PROPERTY AND BELIEVES THE INFORMATION IS ACCURATE. THE ENGINEER DOES NOT GUARANTEE THE ACCURACY OF THE INFORMATION. THE ENGINEER'S LIABILITY IS LIMITED TO THE PROFESSIONAL SERVICES RENDERED. THE ENGINEER IS NOT RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION PROVIDED BY OTHER PROFESSIONALS.



COMP. \_\_\_\_\_  
JOB. \_\_\_\_\_  
2014-010

PLAT FOR BILLY & PATRICIA CORN PB 23 PG 84  
LAND LOT 413 19TH DISTRICT 2ND SECTION  
COBB COUNTY, GEORGIA  
DATE: 3-10-14  
SCALE: 1" = 30'

SITE PLAN FOR  
**RALSTON CHARLES**

PAUL LEE CONSULTING ENGINEERING ASSOCIATES, INC.  
PLANNING - ENGINEERING - LAND SURVEYING  
3982 AUSTELL-POWDER SPRINGS ROAD - POWDER SPRINGS, GEORGIA 30127  
PH. (770) 435-2576 - FAX (770) 943-6912

# SAMS, LARKIN, HUFF & BALLI

A LIMITED LIABILITY PARTNERSHIP

GARVIS L. SAMS, JR.  
JOEL L. LARKIN  
PARKS F. HUFF  
JAMES A. BALLI

SUITE 100  
376 POWDER SPRINGS STREET  
MARIETTA, GEORGIA 30064-3448

770•422•7016  
TELEPHONE  
770•426•6583  
FACSIMILE

JUSTIN H. MEEKS

SLHB-LAW.COM

March 11, 2014

## VIA HAND DELIVERY

Mr. John P. Pederson, AICP, Manager  
Cobb County Zoning Division  
Community Development Agency  
1150 Powder Springs Road, Suite 400  
Marietta, GA 30064

Re: Other Business Application of The Charles Agency, Inc. regarding Rezoning  
Application Z-19 (O'Neil Developments, Inc.) of 1989  
Property located in Land Lot 413 of the 19<sup>th</sup> District, 2<sup>nd</sup> Section, Cobb County, GA

Dear John:

This firm has been engaged by and represents The Charles Agency, Inc. concerning the above-captioned Other Business Application. In that regard, enclosed please find the Application; the requisite number of copies of the site plan; a check for the filing fee in the sum of Three-Hundred Dollars (\$300.00); and, the underlying documentation and correspondence relative to the original rezoning in 1989 and a subsequent Other Business Application approval (2012).

From an historical perspective, the subject property was originally rezoned to General Commercial (GC) for a restaurant in 1989. However, that proposed development never came to fruition. Then, in 2012, an Other Business Application was filed (OB #5) for the purposes of the ultimate construction of offices for Atlanta West Family Dentistry. However, likewise, that development did not occur on the site with the subject property remaining undeveloped.

With respect to the current Application, The Charles Agency, Inc. is desirous of moving its offices from the nearby Publix Shopping Center to the subject property. The Allstate Agency will have between 4-5 employees and its hours of operation will be from 9:00 a.m. until 6:00 p.m. Monday through Friday and from 10:00 a.m. until 1:00 p.m. on Saturdays with the business being closed on Sundays.

COBB COUNTY GEORGIA  
FILED IN OFFICE  
2014 MAR 11 PM 12:49  
COBB COUNTY ZONING DIVISION

# SAMS, LARKIN, HUFF & BALLI

A LIMITED LIABILITY PARTNERSHIP

## VIA HAND DELIVERY

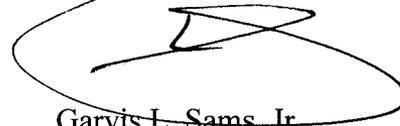
Mr. John P. Pederson, AICP, Manager  
Cobb County Zoning Division  
Community Development Agency  
March 11, 2014  
Page 2

---

We have requested that the hearing for this Application be on April 15, 2014. Please let me know when the notification signage is prepared so that I can ensure that the subject property is properly posted. In the interim, please do not hesitate to call should you have any questions whatsoever regarding these matters. With kind regards, I am

Very truly yours,

SAMS, LARKIN, HUFF & BALLI, LLP

A handwritten signature in black ink, appearing to be "Garvis L. Sams, Jr.", enclosed within a large, hand-drawn oval.

Garvis L. Sams, Jr.  
[gsams@slhb-law.com](mailto:gsams@slhb-law.com)

GLS/dsj

Enclosures

cc: Mr. Ralston Charles (via email w/attachments)  
Mr. M. Carlyle Kent (via email w/attachments)

# Application for Rezoning COBB COUNTY

page  
①

(type or print clearly)

Application No. 2-149  
Hearing Date 7-20-89

O'Neill  
Applicant Developments, Inc. Business Phone 426-0331 Home Phone \_\_\_\_\_  
Glen S. Long Address 1850 Parkway Place, Suite 920, Marietta, GA 30067

(representative's name, printed)

Glen S. Long Business Phone 426-0331 Home Phone 252-0633

(representative's signature)

Titleholder Eunice Nell Stevens Business Phone none Home Phone 422-6528  
Signature Eunice Nell Stevens Address 1796 powder spring rd marietta Ga.  
(attach additional signatures, if needed)

Zoning Request From R-20 To GC  
(present zoning) (proposed zoning)

For the Purpose of restaurant Size of Tract 0.710 acre(s)  
(subdivision, restaurant, warehouse, apts., etc.)

Location 1796 Powder Springs Road  
(street address, if applicable, nearest intersection, etc.)

Land Lot(s) 413 & 476 District 19th, 2nd section

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 7-20-89 Planning Commission recommended approval of this application subject to: 1) building to be one story traditional in style; 2) landscape plan to be submitted during plan review; 3) Cobb DOT comments; 4) Water and Sewer comments; 5) Development Control comments; 6) area in Land Lot 476 to remain as R-20 to act as buffer; 7) per site plan submitted. Motion by Vansant, second by Jones, carried 5-0.

[Signature] Chairman

Board of Commissioners' Decision: Board of Commissioners approved application as recommended by the Planning Commission. VOTE: 3-2, Burton and Powell opposed.

Other Business Item of 6-19-90 Continued On Next Page.....

[Signature] Chairman

# Application for Rezoning COBB COUNTY

page  
2

(type or print clearly)

Application No. 2749  
Hearing Date 7-20-89

Applicant \_\_\_\_\_ Business Phone \_\_\_\_\_ Home Phone \_\_\_\_\_  
Address \_\_\_\_\_

(representative's name, printed)

\_\_\_\_\_ Business Phone \_\_\_\_\_ Home Phone \_\_\_\_\_  
(representative's signature)

X Titleholder Patricia A. Corn Business Phone \_\_\_\_\_ Home Phone 477-2915  
Signature \_\_\_\_\_ Address \_\_\_\_\_

(attach additional signatures, if needed)

Zoning Request From \_\_\_\_\_ To \_\_\_\_\_  
(present zoning) (proposed zoning)

For the Purpose of \_\_\_\_\_ Size of Tract \_\_\_\_\_ acre(s)  
(subdivision, restaurant, warehouse, apts., etc.)

Location \_\_\_\_\_  
(street address, if applicable, nearest intersection, etc.)

Land Lot(s) \_\_\_\_\_ District \_\_\_\_\_

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: \_\_\_\_\_

Applicant's Signature

## FOR OFFICIAL USE ONLY

Recommendation of Planning Commission \_\_\_\_\_

\_\_\_\_\_ Chairman

Board of Commissioners' Decision \_\_\_\_\_

Philip L. Seerist Chairman

COBB COUNTY BOARD OF COMMISSIONERS  
COBB COUNTY PLANNING COMMISSION

Date of Application: \_\_\_\_\_

Date of Hearing: \_\_\_\_\_

Applicant's Name: O'Neill Development, Inc.

Recommendation of Planning Commission (Continued from Page 1)

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

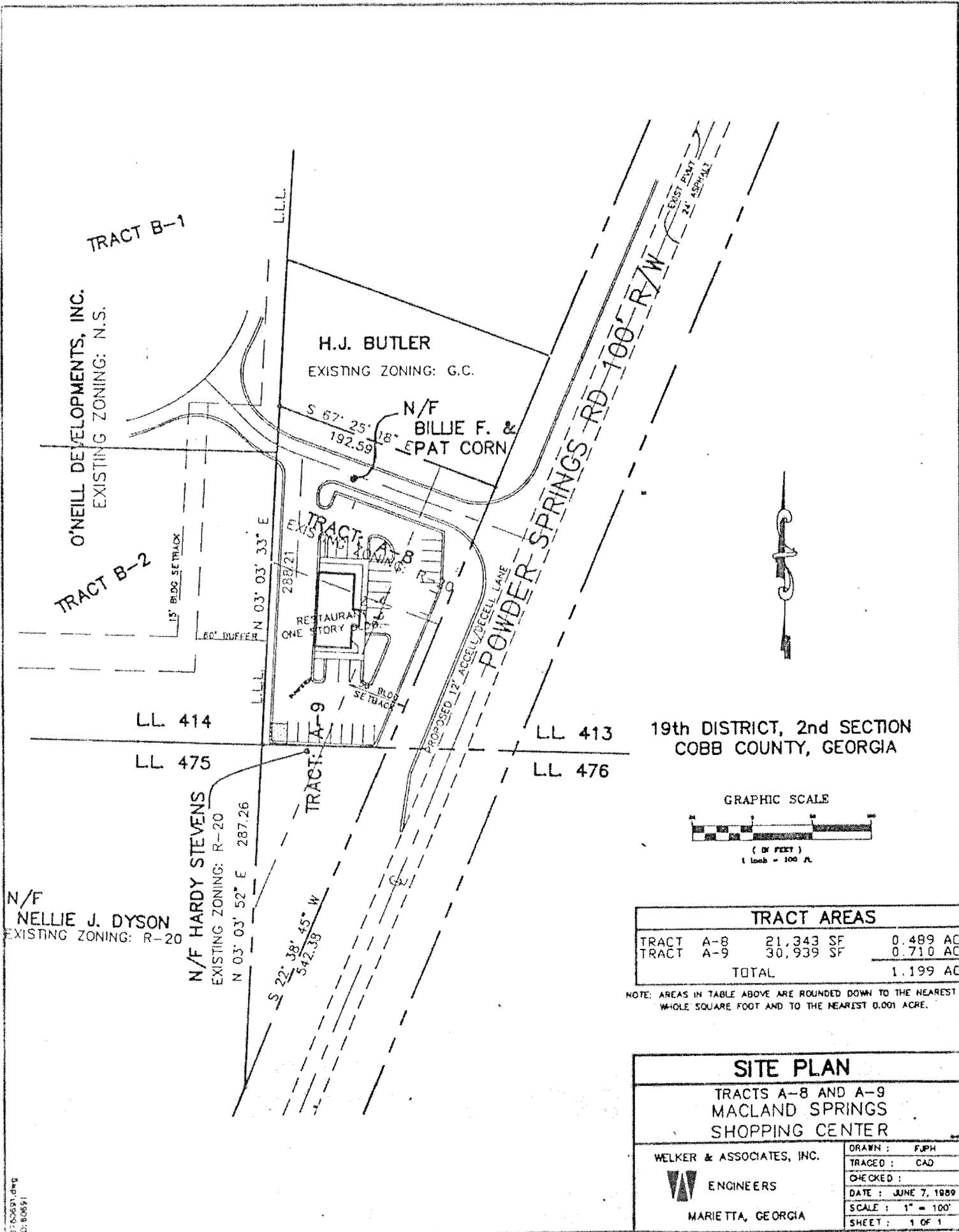
\_\_\_\_\_  
Chairman.

Final Decision of Board of Commissioners (Continued from Page 1)

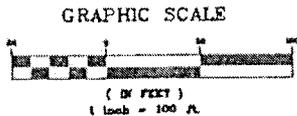
6-19-90 Other Business Item for rezoning from GC with stipulations to GC with amended stipulations for the purpose of Amending the Site Plan and Proposed Uses in Land Lot 413 of the 19th District. 5 acres. Located at the southwest corner of Macland Road and Powder Springs Road. Mark Danneman, Zoning Administrator, and Glen Long, applicant's representative, presented information regarding this petition. The Board of Commissioners approved amendment of site plan, therefore allowing removal of originally stipulated uses on the free standing site, and allowing a second access point on Powder Springs Road. The second access to be a shared access with tract A-5 as indicated on site plan; all other applicable stipulations to remain in force. Motion by Paschal, second by Smith, carried 3-0.

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

*Philip L. ...* Chairman



19th DISTRICT, 2nd SECTION  
COBB COUNTY, GEORGIA



TRACT AREAS		
TRACT A-8	21,343 SF	0.489 AC
TRACT A-9	30,939 SF	0.710 AC
TOTAL		1.199 AC

NOTE: AREAS IN TABLE ABOVE ARE ROUNDED DOWN TO THE NEAREST WHOLE SQUARE FOOT AND TO THE NEAREST 0.001 ACRE.

SITE PLAN	
TRACTS A-8 AND A-9 MACLAND SPRINGS SHOPPING CENTER	
 <b>WELKER &amp; ASSOCIATES, INC.</b> <b>ENGINEERS</b> MARIETTA, GEORGIA	DRAWN : FJPH
	TRACED : CAD
	CHECKED :
	DATE : JUNE 7, 1999
	SHEET : 1 OF 1

# Application for Rezoning COBB COUNTY

Page  
3

(type or print clearly)

Application No. 2-149  
Hearing Date 7-22-89

Applicant O'Neill Developments, Inc. Business Phone 426-0331 Home Phone \_\_\_\_\_  
Glen S. Long Address 1850 Parkway Place, Suite 920, Marietta, GA 30067

(representative's name, printed)

Glen S. Long

(representative's signature)

Business Phone 426-0331 Home Phone 252-0633

Titleholder Billy F. Corn Business Phone none Home Phone 427-2915

Signature Billy F. Corn Address 1784 Powder Springs Road, Marietta, GA

(attach additional signatures, if needed)

Zoning Request From R-20 To GC  
(present zoning) (proposed zoning)

For the Purpose of restaurant Size of Tract 0.489 acre(s)  
(subdivision, restaurant, warehouse, apts., etc.)

Location 1784 Powder Springs Road  
(street address, if applicable, nearest intersection, etc.)

Land Lot(s) 413 District 19th 2nd section

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 \_\_\_\_\_

\_\_\_\_\_  
Chairman

Board of Commissioners' Decision \_\_\_\_\_

[Signature] Chairman

**AUGUST 20, 1996 ZONING HEARING  
"OTHER BUSINESS"**

**ITEM #5**

**PURPOSE**

**BACKGROUND**

To consider a site plan amendment for Griffith & Associates, Inc. regarding applications #73 of April 21, 1987 and Z-149 of July 20, 1989 (O'Neil Development) for property located at the southwest intersection of Macland Road and Powder Springs Road in Land Lots 413, 414 and 476 of the 19th District.

The majority of the shopping center is zoned GC and NS, subject to a site plan. The approved site plan is attached (ATTACHMENT A). The shopping center is developed with the exception of the southern portion which is approved for 48,300 sq. ft. The southern portion which is adjacent to Powder Springs Road is zoned GC, subject to a site plan for a 4,000 sq. ft. restaurant. This approved site plan is attached (ATTACHMENT B). The request would be to allow both site plans to be amended to allow for development as indicated on the proposed site plan (ATTACHMENT C). The proposed usage is for a 46 unit assisted living facility with plans for expansion with the total square footage not to exceed 47,000 sq. ft. The out parcel is being requested to be expanded to 5,000 sq. ft. The total square footage is not being increased and the proposed uses are allowed under the present zoning. The originally approved buffers and stipulations are not being changed. The request letter is attached for your review (ATTACHMENT D).

**FUNDING**

N/A

**RECOMMENDATION**

The Board of Commissioners consider approval of the request, subject to the revised site plan submitted, and all other previously approved conditions/stipulations to remain in effect.

**ATTACHMENTS**

Shopping Center Approved Plan (ATTACHMENT A)  
Out Parcel Approved Plan (ATTACHMENT B)  
Proposed Plan (ATTACHMENT C)  
Request Letter (ATTACHMENT D)

# EXHIBIT "A"

*As shown in zoning  
Map to be used with  
Ordinance No. 1000  
Adopted 10/1/01*

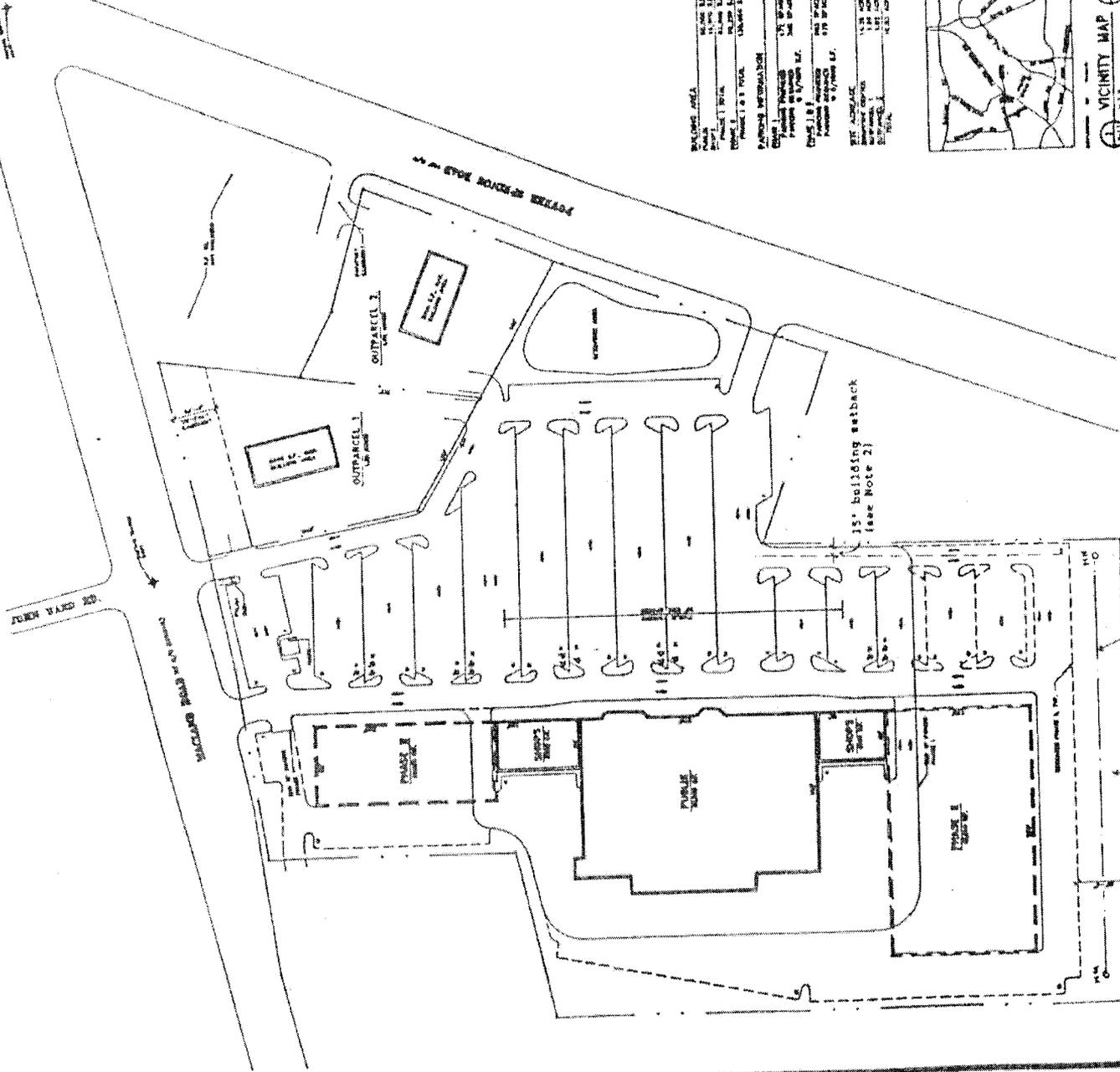
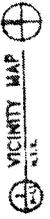
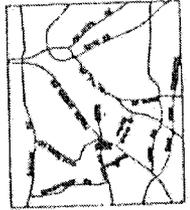
FOR  
MACLAND POINTE LIMITED  
MACLAND POINTE  
COBB COUNTY, GEORGIA  
JOB NO. 97041

## ATTACHMENT A

### Notes

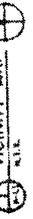
1. Cobb County or Developer may construct sanitary sewer line in buffer area provided buffer plan criteria shown on Page 2 is met.
2. No buffer required because adjoining property is zoned commercial.

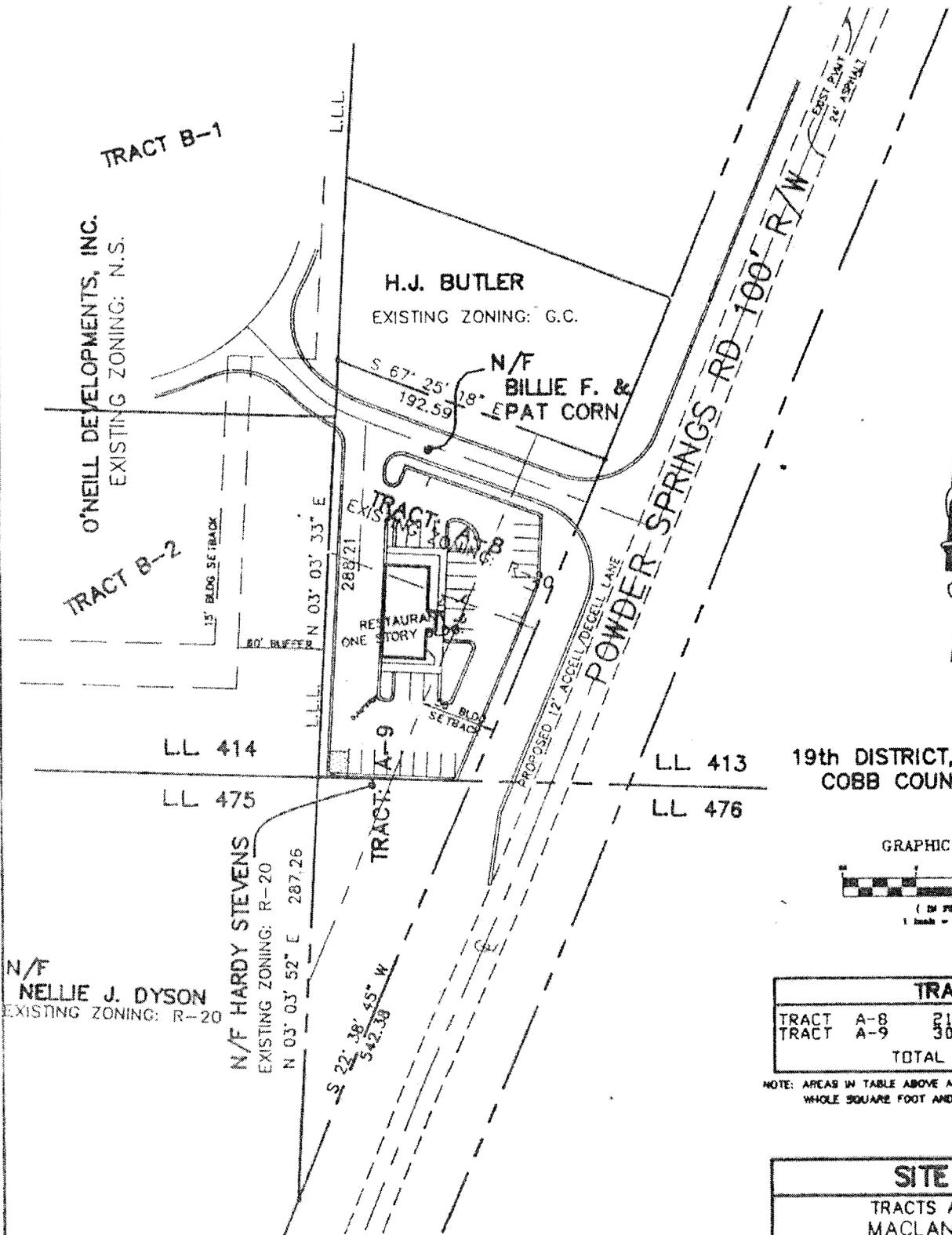
ITEM	QUANTITY	UNIT	PRICE	TOTAL
CONCRETE	100	YD	10.00	1000.00
CEMENT	100	YD	10.00	1000.00
PIPE	100	YD	10.00	1000.00
MANHOLE	100	YD	10.00	1000.00
VALVE	100	YD	10.00	1000.00
WORKMAN	100	YD	10.00	1000.00
TOTAL				6000.00



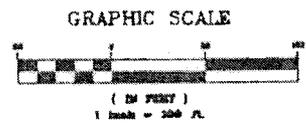
Cobb County sanitary  
sewer easement deed  
see Note 11  
Book 5714, Page 532

SITE PLAN  
Sheet 1 of 2





19th DISTRICT, 2nd SECTION  
COBB COUNTY, GEORGIA



TRACT AREAS		
TRACT A-8	21,343 SF	0.489 AC
TRACT A-9	30,939 SF	0.710 AC
<b>TOTAL</b>		<b>1.199 AC</b>

NOTE: AREAS IN TABLE ABOVE ARE ROUNDED DOWN TO THE NEAREST WHOLE SQUARE FOOT AND TO THE NEAREST 0.001 ACRE.

SITE PLAN	
TRACTS A-8 AND A-9 MACLAND SPRINGS SHOPPING CENTER	
WELKER & ASSOCIATES, INC.	DRAWN : F.J.P.H.
 ENGINEERS MARETTA, GEORGIA	TRACED : CAG
	CHECKED :
	DATE : JUNE 7, 1989
	SCALE : 1" = 100'
	SHEET : 1 OF 1



Page Two

The proposed minor site plan amendment that Macland Pointe Limited Partnership requests is for an outbuilding of 5,000 square feet on the property fronting on Powder Springs Road and an assisted living facility of up to 47,000 square feet on the prior "Phase III" piece. It is our opinion that this use makes for a good "step-down" use between the existing shopping center and the adjoining residentially zoned property. This use is consistent with N.S. and G.C. zoning in Cobb County.

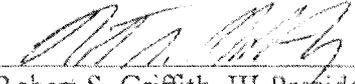
I appreciate your consideration in this regard. We hope that this request will be looked upon favorably by the board.

Sincerely,

Macland Pointe Limited Partnership

By: Griffith & Associates, Inc.-General Partner

By:

  
Robert S. Griffith, III-President

**MAY 15, 2012 ZONING HEARING  
"OTHER BUSINESS"  
COMMISSION DISTRICT 4**

**ITEM # 5**

**PURPOSE**

To consider amending the site plan for Atlanta West Family Dentistry regarding rezoning application Z-149 (O'Neil Developments, Inc) of 1989, for property located in Land Lot 413 of the 19<sup>th</sup> District, on the west side of Powder Springs Road, south of Macland Road.

**BACKGROUND**

The subject property was zoned General Commercial (GC) for a restaurant in 1989. Since the 1989 rezoning case, a portion of the restaurant lot was developed for an assisted living facility by the adjacent property owner. The applicant would like to amend the approved site plan to develop a dental office on this lot. The proposed site plan and building architecture is attached for review. In order fit the building on the property, the applicant would need to encroach into the rear setback due to odd shape of the rear of the property. Cobb D.O.T. has submitted a recommendation encouraging interparcel access with one of the neighboring commercial properties. If approved, all other 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.

Cobb D.O.T. strongly encourages interparcel access with adjacent properties.

**ATTACHMENTS**

Other Business Application, zoning stipulations, proposed site plan and proposed architecture.

OB 5

# Application for "Other Business" Cobb County, Georgia

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

APR 10 2012

BOC Hearing Date Requested: 5-15-2012

Applicant: ATLANTA WEST FAMILY DENTISTRY Phone #: 770-941-6979  
(applicant's name printed)

Address: 1599 Mulkey Rd. Austell E-Mail: traviswatson@bellsouth

TIM WATERFORD Address: 5525 Interstate North Pkwy, ATL.  
(representative's name, printed)

[Signature] Phone #: 404-214-5200 E-Mail: tim@peacockpartnership.com  
(representative's signature)

Signed, sealed and delivered in presence of:

[Signature] My commission expires: January 30, 2015  
Notary Public

Titleholder(s): Debra Poston Phone #: 770-579-1992  
(property owner's name printed)

Address: 2232 Rosemore Walk Marietta, Ga 30062 E-Mail: dposton@medquestmail.com

[Signature]  
(Property owner's signature)

Signed, sealed and delivered in presence of:

[Signature] 12/9/13  
Notary Public



Commission District: 4 Zoning Case: Z-149

Date of Zoning Decision: 06-19-90 Original Date of Hearing: 07-20-89

Location: 1784 Powder Springs Road  
(street address, if applicable; nearest intersection, etc.)

Land Lot(s): 413 District(s): 19

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

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

(List or attach additional information if needed)

# Application for Rezoning COBB COUNTY

page  
①

(type or print clearly)

Application No. 2-149  
Hearing Date 7-20-89

O'Neill  
Applicant Developments, Inc. Business Phone 426-0331 Home Phone \_\_\_\_\_  
Glen S. Long Address 1850 Parkway Place, Suite 920, Marietta, GA 30067  
(representative's name, printed)  
Glen S. Long Business Phone 426-0331 Home Phone 252-0633  
(representative's signature)

Tideholder Eunice Nell Stevens Business Phone none Home Phone 422-6528  
Signature Eunice Nell Stevens Address 1796 powder spring rd marietta, Ga.  
(attach additional signatures, if needed)

Zoning Request From R-20 To GC  
(present zoning) (proposed zoning)  
For the Purpose of restaurant Size of Tract 0.710 acre(s)  
(subdivision, restaurant, warehouse, apts., etc.)  
Location 1796 Powder Springs Road  
(street address, if applicable, nearest intersection, etc.)  
Land Lot(s) 413 & 476 District 19th, 2nd section

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 7-20-89 Planning Commission recommended approval of this application subject to: 1) building to be one story traditional in style; 2) landscape plan to be submitted during plan review; 3) Cobb DOT comments; 4) Water and Sewer comments; 5) Development Control comments; 6) area in Land Lot 476 to remain as R-20 to act as buffer; 7) per site plan submitted. Motion by Vansant, second by Jones, carried 5-0.

[Signature] Chairman

Board of Commissioners' Decision: Board of Commissioners approved application as recommended by the Planning Commission. VOTE: 3-2, Burton and Powell opposed.

Other Business Item of 6-19-90 Continued On Next Page.....

[Signature] Chairman

COBB COUNTY BOARD OF COMMISSIONERS  
COBB COUNTY PLANNING COMMISSION

Date of Application: \_\_\_\_\_

Date of Hearing: \_\_\_\_\_

Applicant's Name: O'Neill Development, Inc.

Recommendation of Planning Commission (Continued from Page 1)

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

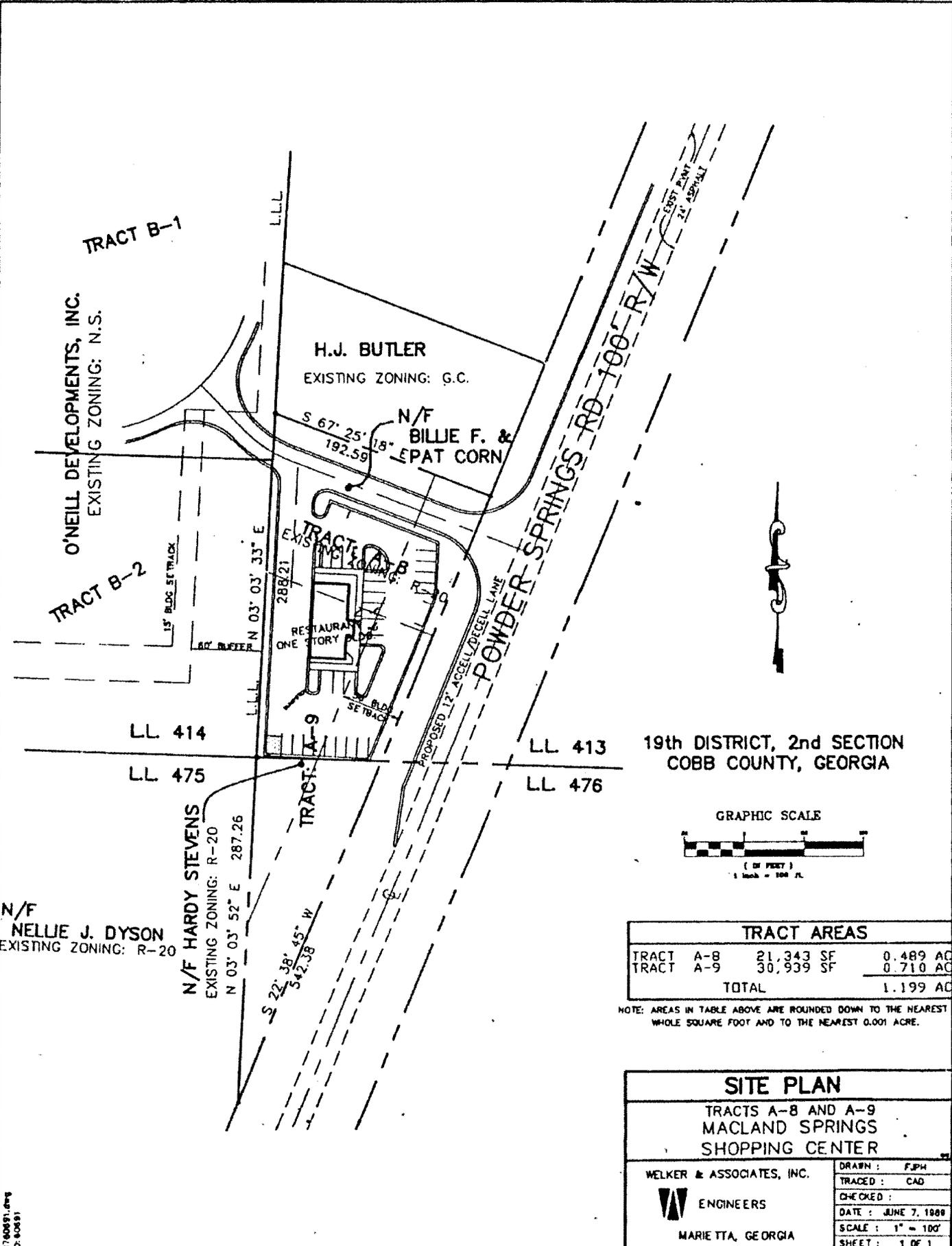
\_\_\_\_\_ Chairman.

Final Decision of Board of Commissioners (Continued from Page 1)

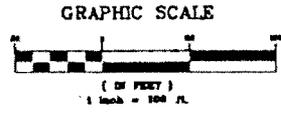
6-19-90 Other Business Item for rezoning from GC with stipulations to GC with amended stipulations for the purpose of Amending the Site Plan and Proposed Uses in Land Lot 413 of the 19th District. 5 acres. Located at the southwest corner of Macland Road and Powder Springs Road. Mark Danneman, Zoning Administrator, and Glen Long, applicant's representative, presented information regarding this petition. The Board of Commissioners approved amendment of site plan, therefore allowing removal of originally stipulated uses on the free standing site, and allowing a second access point on Powder Springs Road. The second access to be a shared access with tract A-5 as indicated on site plan; all other applicable stipulations to remain in force. Motion by Paschal, second by Smith, carried 3-0.

\_\_\_\_\_  
\_\_\_\_\_

*Philip L. Secrest* Chairman



19th DISTRICT, 2nd SECTION  
COBB COUNTY, GEORGIA



TRACT AREAS		
TRACT A-8	21,343 SF	0.489 AC
TRACT A-9	30,939 SF	0.710 AC
<b>TOTAL</b>		<b>1.199 AC</b>

NOTE: AREAS IN TABLE ABOVE ARE ROUNDED DOWN TO THE NEAREST WHOLE SQUARE FOOT AND TO THE NEAREST 0.001 ACRE.

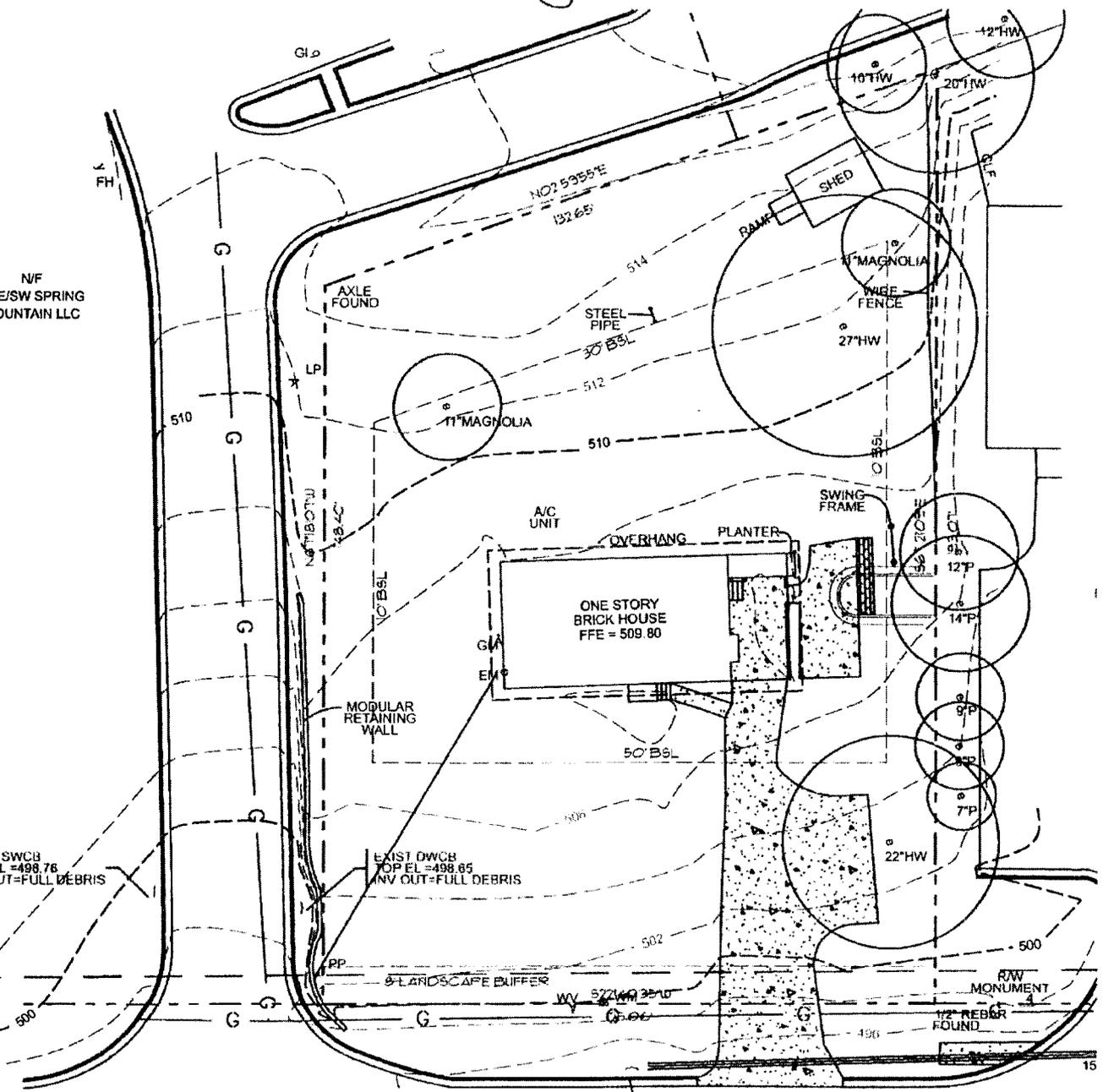
SITE PLAN	
TRACTS A-8 AND A-9 MACLAND SPRINGS SHOPPING CENTER	
<b>WELKER &amp; ASSOCIATES, INC.</b>   <b>ENGINEERS</b>  MARIE TTA, GEORGIA	DRAWN : F.J.P.H. TRACED : CAD CHECKED : DATE : JUNE 7, 1988 SCALE : 1" = 100' SHEET : 1 OF 1

8700891.dwg  
10:50491

Existing

085

N/F  
BRE/SW SPRING  
MOUNTAIN LLC

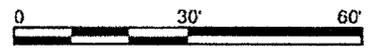
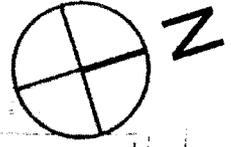


J:\2003-60-00 Dr. Watson\Schematic Options\Pre-design\POWDER SPRINGS RD PLAN-EXIST.pln

EXIST SWCB  
TOP EL = 498.78  
INV OUT = FULL DEBRIS

EXIST DWCB  
TOP EL = 498.65  
INV OUT = FULL DEBRIS

EXIST SWCB  
TOP EL = 495.55  
INV OUT = 491.05



POWDER SPRINGS ROAD  
(100' R/W)

APR 10 2012

*Handwritten signature*

# EXISTING SITE PLAN 1184 POWDER SPRINGS RD.

SCALE: 1" = 30'-0"

21512

MARIETTA, COBB COUNTY, GA

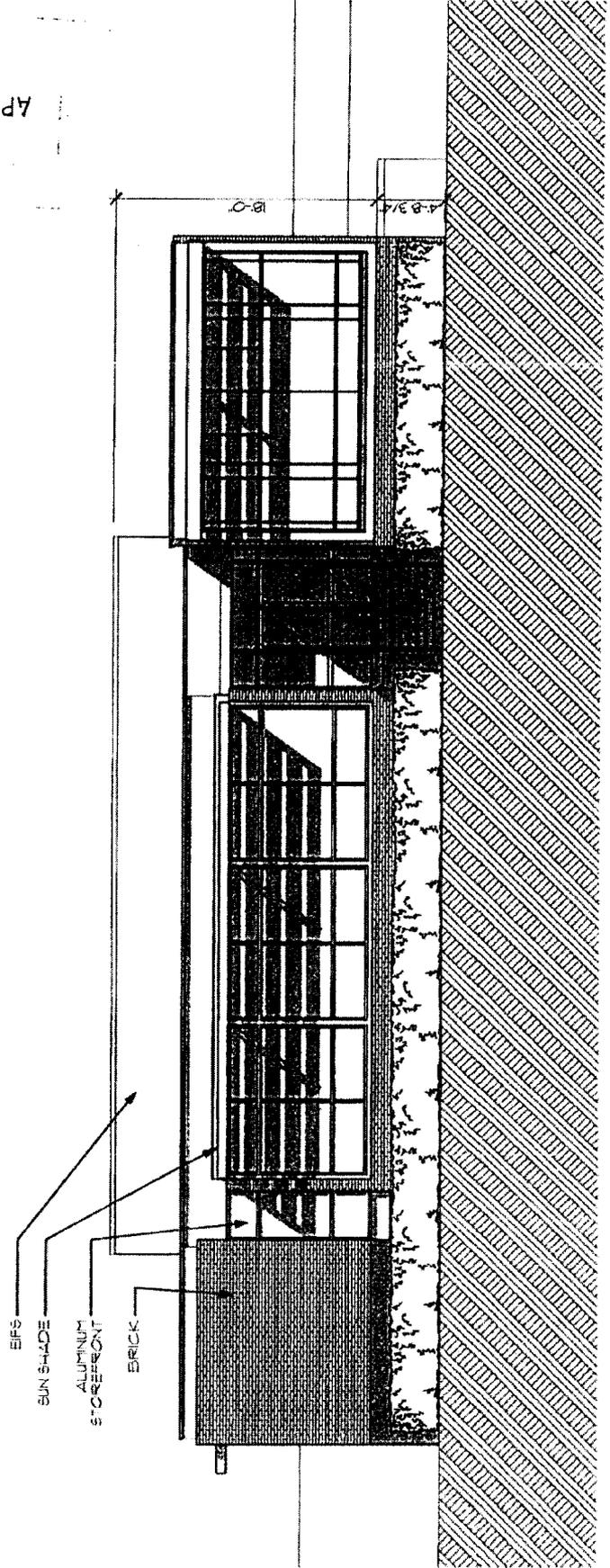


**PEACOCK**  
architects



Handwritten initials/signature

APR 10 2012



J:\203 60 00 Dr. Watson\Schematic Options\PreDesign\POWDER SPRINGS RD PLAN - 16.pln

PROPOSED EAST ELEVATION  
1784 POWDER SPRINGS ROAD

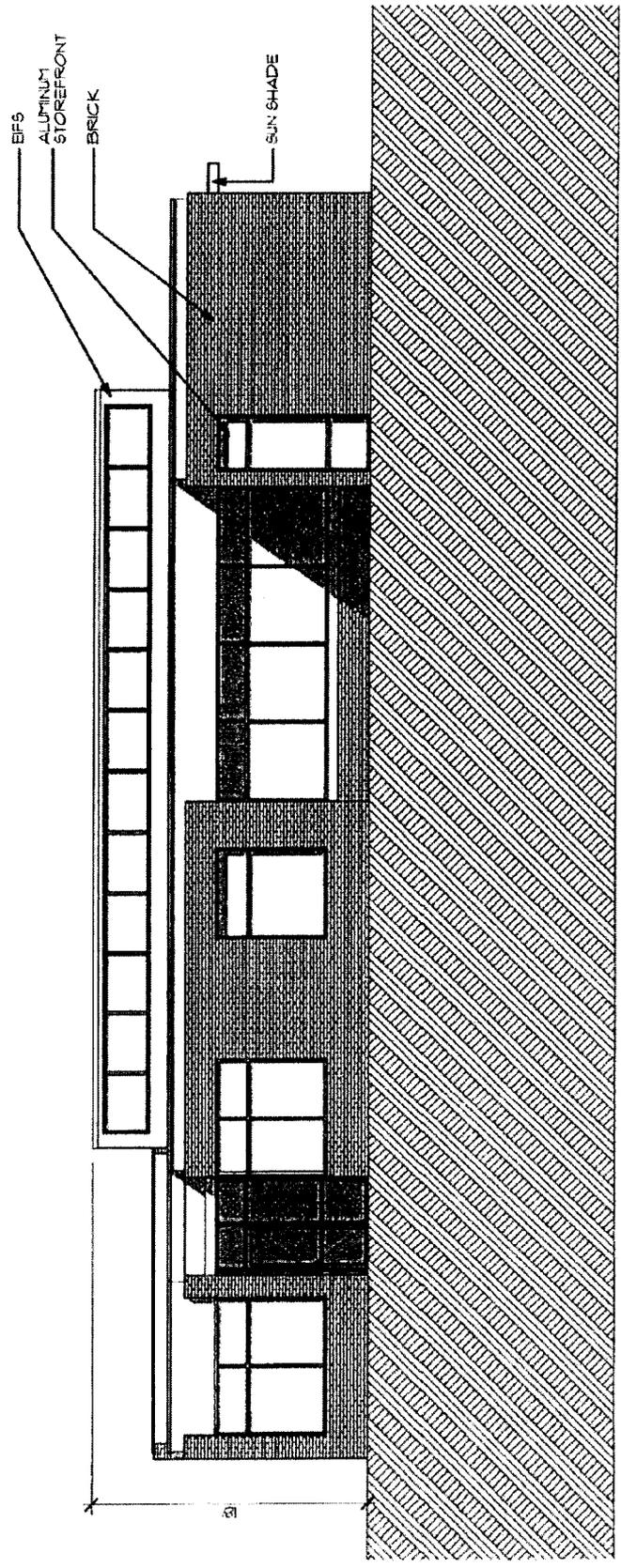
SCALE 3/32" = 1'-0"  
3.29.12



PEACOCK architects

2-05

APR 10 2012



# PROPOSED WEST ELEVATION

1784 POWDER SPRINGS ROAD

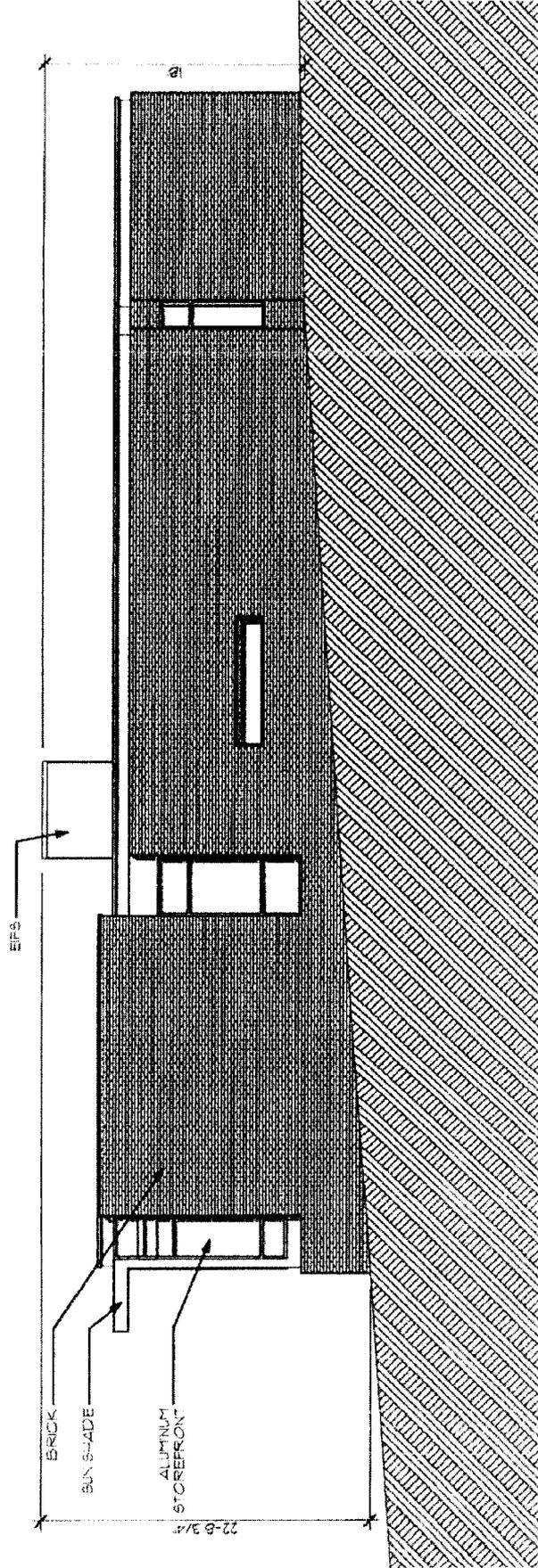
SCALE: 3/32" = 1'-0"

3.23.12

PEACOCK  
architects

02  
2012

APR 10 2012



J:\203.60 00 Dr. Watson\Scheme\Options\Pre-design\POWDER SPRINGS RD PLAN - 16.plt

# PROPOSED NORTH ELEVATION

1784 POWDER SPRINGS ROAD

SCALE: 3/32" = 1'-0"

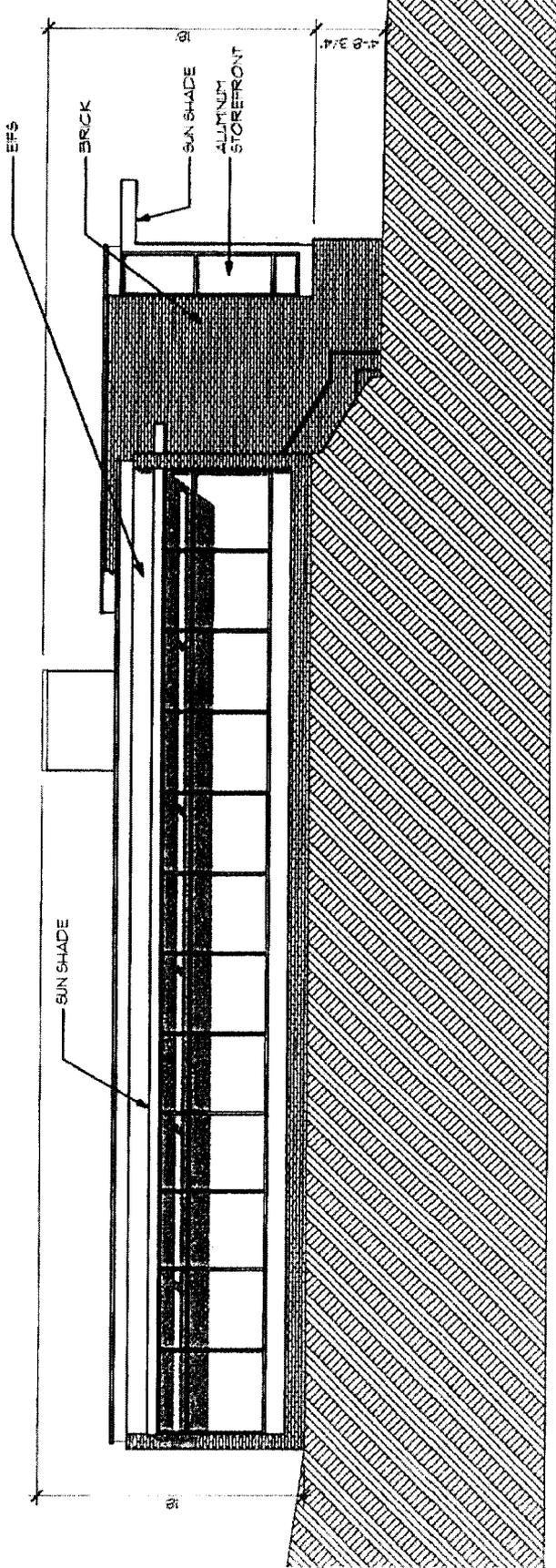
3/29/12



PEACOCK  
architects

SP-2  
*[Signature]*

APR 1 0 2012



# PROPOSED SOUTH ELEVATION

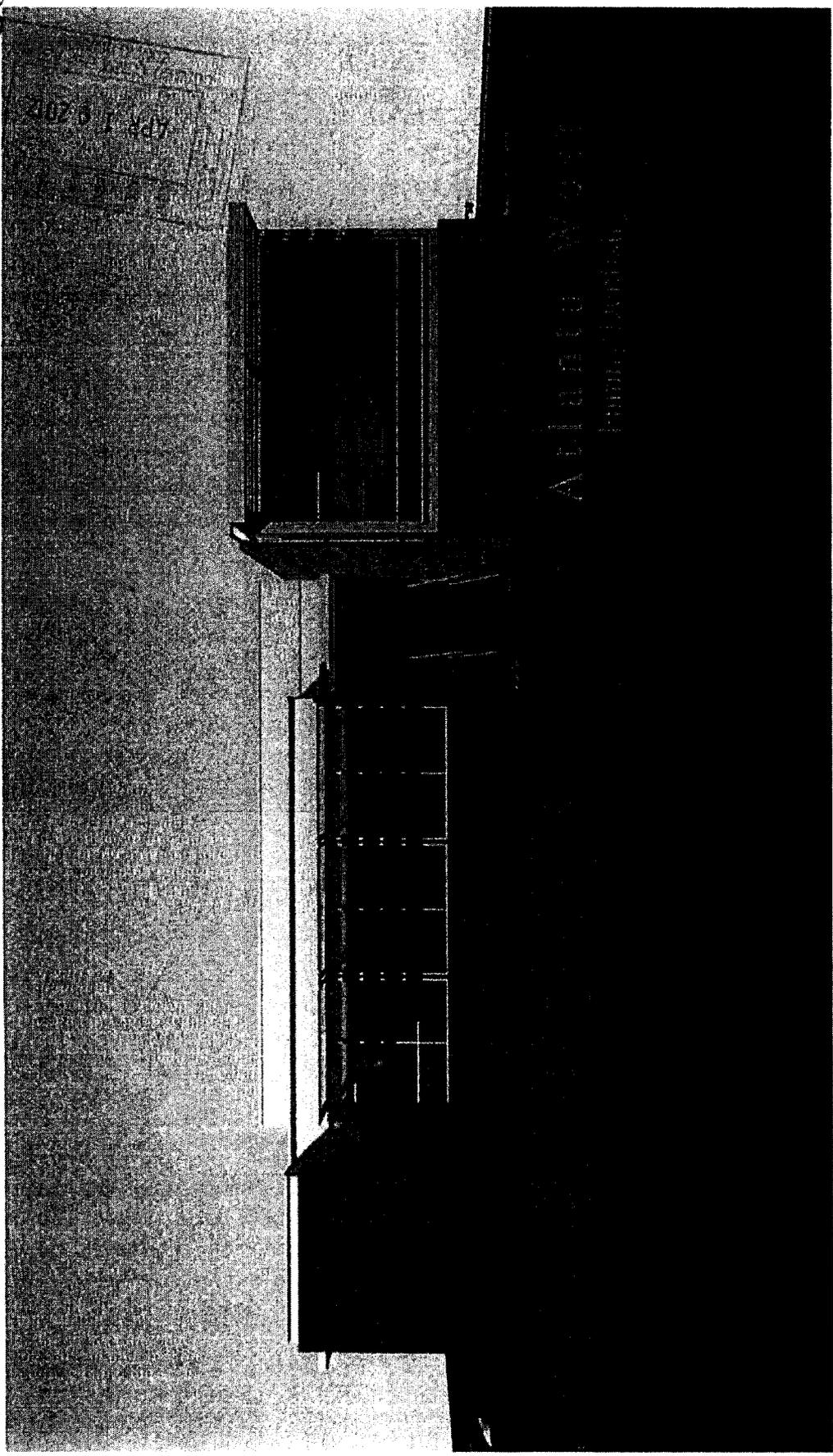
1784 POWDER SPRINGS ROAD



PEACOCK  
architects

SCALE 3/32" = 1'-0"  
5/20/12

50-2  
APR 11 2012



J:\203 09 00 Dr. Watson\Bchematic Options\Fredesign\CWDER SPRINGS RD PLAN -16.pln



PEACOCK  
architects

# PROPOSED ELEVATION

1784 POWDER SPRINGS ROAD

SCALE: 1/8" = 1'-0"

100%