

**DECEMBER 16, 2013 ZONING HEARING  
“OTHER BUSINESS”  
COMMISSION DISTRICT 1**

**ITEM OB-72**

**PURPOSE**

To consider amending the site plan for Chuck Hill regarding zoning application Z-42 of 1996 (Hendon Property Associates, L.P.), for property located on the southwestern side of Cobb Place Boulevard, south of Ernest Barrett Parkway in Land Lots 650 and 719 of the 16th District.

**BACKGROUND**

The subject property is zoned CRC and was approved site plan specific in 1996. This parcel was originally shown as not being developed due to a large rock outcropping near the site. The engineer has developed a site plan that works around the rock outcropping. The proposed use is a 22 space parking lot expansion for Jared’s Jewelry. If approved, all previous zoning stipulations would remain in effect.

**STAFF COMMENTS**

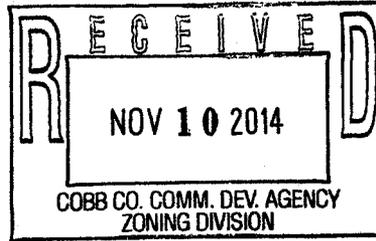
**Stormwater Management:** Subject to Plan review comments.

**RECOMMENDATION**

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

**ATTACHMENTS**

Other Business application, proposed site plan and stipulations.



OB-72

# Application for "Other Business" Cobb County, Georgia

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

BOC Hearing Date Requested: 12-16-14

Applicant: Chuck Hill (Hill Brothers General Contracting) Phone #: 770 527-3727  
(applicant's name printed)

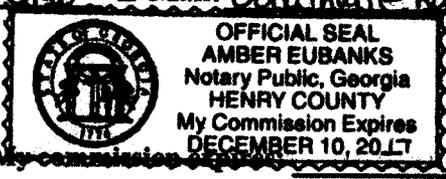
Address: 1003 Elaine Court McDonough GA 30252 E-Mail: \_\_\_\_\_

Jonathan Hughes Address: 732 West Solomon Street Griffin GA 30223  
(representative's name, printed)

[Signature] Phone #: 770 507-0196 E-Mail: Jonathan@hughescompany.net  
(representative's signature)

Signed, sealed and delivered in presence of:

[Signature]  
Notary Public



12-10-17

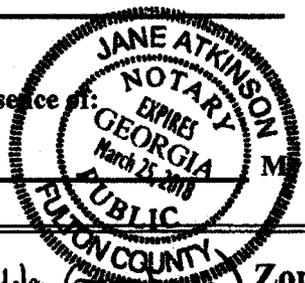
Titleholder(s): AMR PARTNERS LP Phone #: 404-316-3728  
(property owner's name printed)

Address: 535 AMBERIDGE TR. ATLANTA, GA 30328 E-Mail: T.M.ROSE@AMR.LP.COM

[Signature]  
(Property owner's signature)

Signed, sealed and delivered in presence of:

[Signature]  
Notary Public



My commission expires: March 25 2018

Commission District: 1 (Helen Georgia) Zoning Case: Z-42

Date of Zoning Decision: \_\_\_\_\_ Original Date of Hearing: 3-19-96

Location: Barrett Parkway and Cobb Place Boulevard  
(street address, if applicable; nearest intersection, etc.)

Land Lot(s): 650 District(s): 16

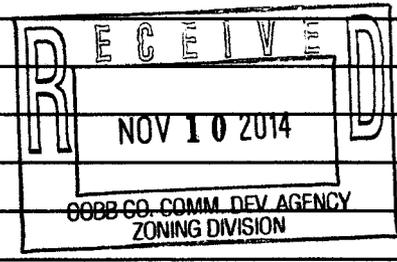
State specifically the need or reason(s) for Other Business: The Current Proposal for an additional parking lot was not part of original Approval

ORIGINAL DATE OF APPLICATION: 3/96

APPLICANTS NAME: HENDON PROPERTY ASSOC., L.P.

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

**BOC DECISION OF 3-19-96 ZONING HEARING:** The original motion by Cooper with second by Wysong to hold application with withdrawn. Following further discussions the Board of Commissioners deleted application to the CRC zoning district subject to: 1) site plan approval by the Board of Commissioners; 2) revised DOT comments and recommendations (copy attached and made a part hereof); 3) project subject to Drainage Division comments; 4) 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; 5) owner/developer required to meet all Cobb County development requirements and ordinances related to project improvements. Motion by Cooper, second by Wysong, carried 5-0.

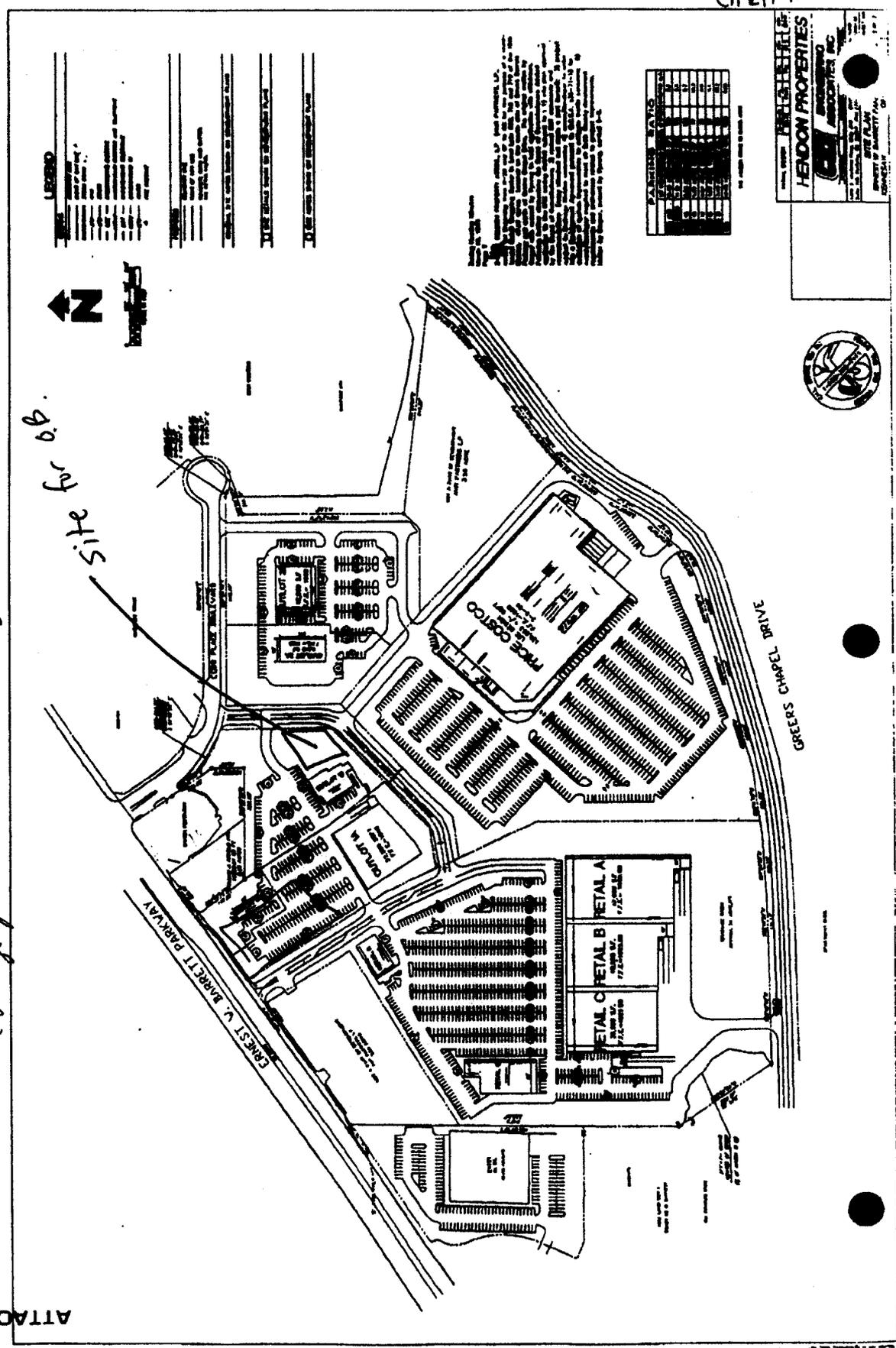


Z-42 of 1996 - Site plans as referenced in zoning  
 Minutes of 7-16-96. (Other Business  
 Item #1). Kan-Hoek

(Large plan located in zoning 2.6).

site for o.b.

ATTACHMENT B



Job # 1310  
 DWG Name: 1310.dwg  
 3/5

HEIDON PROPERTIES  
 HEIDON PROPERTIES INC.  
 10000 W. 10th Ave.  
 Suite 100  
 Denver, CO 80202  
 (303) 751-1000

2-42 of 1996  
"Revised" DOT comments  
as referenced in zoning  
minutes of 3-19-96.  
Kan Hlow

**TRANSPORTATION**

**PETITION NO. Z-42**

The following comments and recommendations are based on field investigation and office review of the subject rezoning case:

ROADWAY	AVERAGE DAILY TRIPS	CLASSIFICATION	MIN. R.O.W. REQUIREMENTS
Ernest Barrett Parkway (S.R. 5 Connector)	34,000	Arterial	100'
Greers Chapel Drive	N/A	Local (Proposed)	70'
Cobb Place Blvd	N/A	Local	70'
Home Center Drive	N/A	Minor Collector (Proposed)	60'

Ernest Barrett Parkway (S.R. 5 Connector) is classified as an Arterial, Greers Chapel Drive is classified as a Minor Collector, Home Center Drive and Cobb Place Blvd are both classified as Local Roads. According to the available information, the existing right-of-way on Greers Chapel Drive does not meet the minimum requirements for this classification.

DOT is agreeable to two access locations on Barrett Parkway.

DOT is agreeable to 60' of right-of-way on Greers Chapel Drive provided there is 36' of pavement from back of curb to back of curb. Recommend upgrading road to commercial standards with curb and gutter along the entire property frontage.

Due to topographical impacts on the development, DOT is agreeable to two driveways for truck access only and a maximum of three driveways for automobiles to accommodate out parcel #2 and the retail centers. All access locations will be subject to review and approval through the plan review process.

As necessitated by this development for ingress/egress to the Arterial a minimum 150' deceleration/acceleration lanes will be required.

The applicant will have to verify that minimum intersection sight distance is available at all access locations. If it is not, the applicant will have to implement remedial measures, subject to approval by the Department, to achieve the minimum requirements.

2-4-98/1996  
continued

**RECOMMENDATIONS:**

Recommend applicant consider entering into a Development Agreement pursuant to O.C.G.A. §36-71-13 for dedication of the following system improvements to mitigate traffic concerns: a) donation of right-of-way on the north side of Greers Chapel Drive a minimum of 30' from the roadway centerline and provide 36' of pavement from back of curb to back of curb; b) upgrade Greers Chapel Drive to commercial standards with curb and gutter along the entire property frontage.

Recommend a maximum of two access locations on Barrett Parkway.

Recommend a maximum of five driveways on Greers Chapel Drive; two driveways for truck access only and three driveways to serve outparcel #2 and the retail centers. Furthermore, recommend locations be subject to review and approval through the plan review process.

Recommend 150' deceleration/acceleration lanes for ingress/egress from the Arterial.

Applicant verify that minimum intersection sight distance is available at all access locations and if it is not, implement remedial measures, subject to the Department's approval, to achieve the minimum requirements.

GDOT permits will be required for all work encroaching upon state right-of-way.

Recommend applicant be required to meet all Cobb County Development Standards and Ordinances related to the project improvements.



