

**FEBRUARY 17, 2015 ZONING HEARING  
“OTHER BUSINESS”  
COMMISSION DISTRICT 4**

**ITEM OB-02**

**PURPOSE**

To consider amending the site plan and the stipulations for The Center for Children and Young Adults, Inc. regarding rezoning application Z-25 of 2014 (The Center for Children and Young Adults, Inc.), for property located at the northeast intersection of Austell Road and Schaffer Road in Land Lots 60 and 85 of the 17<sup>th</sup> District.

**BACKGROUND**

The property was rezoned to Neighborhood Retail Commercial (NRC) in May 2014 to allow an addition to the existing children’s center. The applicant would like to amend the approved site plans and the stipulations to allow a garden and chickens on the property. These would be used by the center as an activity for the children and young adults. They would be located in an area behind the buildings along Austell Road that has very heavy landscaping from Austell Road. The applicant would also like to install decorative security fencing along Austell Road and Schaffer. If approved, all previous stipulations not in conflict would remain in effect

**STAFF COMMENTS FROM COBB D.O.T.**

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 east side of Austell Road, a minimum of 50’ from the roadway centerline.

Recommend sign is to be located out of R/W.

**RECOMMENDATION**

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

**ATTACHMENTS**

Other Business application, proposed site plan and zoning stipulations.

# Application for "Other Business" Cobb County, Georgia

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

BOC Hearing Date Requested: 2-17-14

Applicant: The Center for Children + Young Adults Inc. Phone #: 770.333.9111 x 101  
(applicant's name printed)

Address: 2221 Arstell Rd., Ste A, Marietta 30008 E-Mail: \_\_\_\_\_

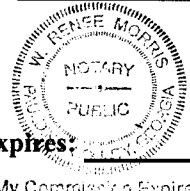
Maureen Lok Address: 2221 Arstell Rd., Ste A, Marietta 30008  
(representative's name, printed)

Maureen M. Lok Phone #: 770.455.1625 E-Mail: lokme@hushmail.com  
(representative's signature)

Signed, sealed and delivered in presence of:

[Signature]  
Notary Public

My commission expires: \_\_\_\_\_



Titleholder(s): The Center for Children + Young Adults Inc. Phone #: 770.485.1625  
(property owner's name printed)

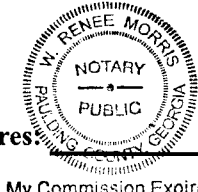
Address: 2221 Arstell Rd., Ste A, Marietta 30008 E-Mail: lokme@hushmail.com

Maureen M. Lok  
(Property owner's signature)

Signed, sealed and delivered in presence of:

[Signature]  
Notary Public

My commission expires: \_\_\_\_\_



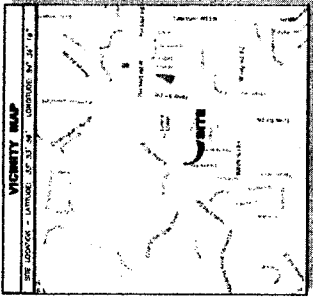
Commission District: 4 Zoning Case: 2-25

Date of Zoning Decision: 5-20-14 Original Date of Hearing: 5-20-14

Location: 2221 Arstell Rd., Ste A, Marietta, 30008  
(street address, if applicable; nearest intersection, etc.)

Land Lot(s): 60 + 85 District(s): 17th

State specifically the need or reason(s) for Other Business: Amend site plan to allow for community garden + chickens, as well as decorative security fence along Arstell Road + Shaeffer Road from hinges.

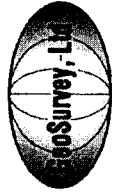


GENERAL NOTES: THE SURVEY HAS BEEN MADE FOR THE EXCLUSIVE USE OF THE PERSONS WHOSE INTERESTS ARE SHOWN THEREON AND IS NOT TO BE USED FOR ANY OTHER PURPOSE...

Legend table with columns for STANDARD ABBREVIATIONS and SYMBOLS, listing various survey features like boundaries, easements, and structures.

PROPERTY CERTIFICATION: THE COBB COUNTY CHILDREN'S CENTER, INC. HAS BEEN ADVISED BY THE SURVEYOR THAT THE PROPERTY IS NOT SUBJECT TO ANY OTHER SURVEY...

ATA/ACSM LAND TITLE SURVEY OF #2221 Austell Road, COBB COUNTY CHILDREN'S CENTER, INC. COMMONWEALTH LAND TITLE INSURANCE COMPANY



Surveyor, Ltd. Land Surveying & Mapping, 1850 Barrows Mill Road, Marietta, Georgia 30063

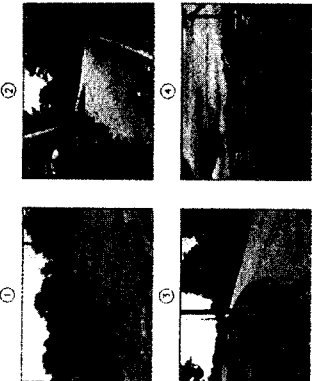
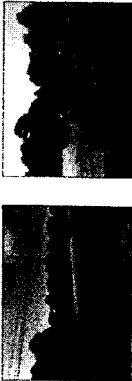
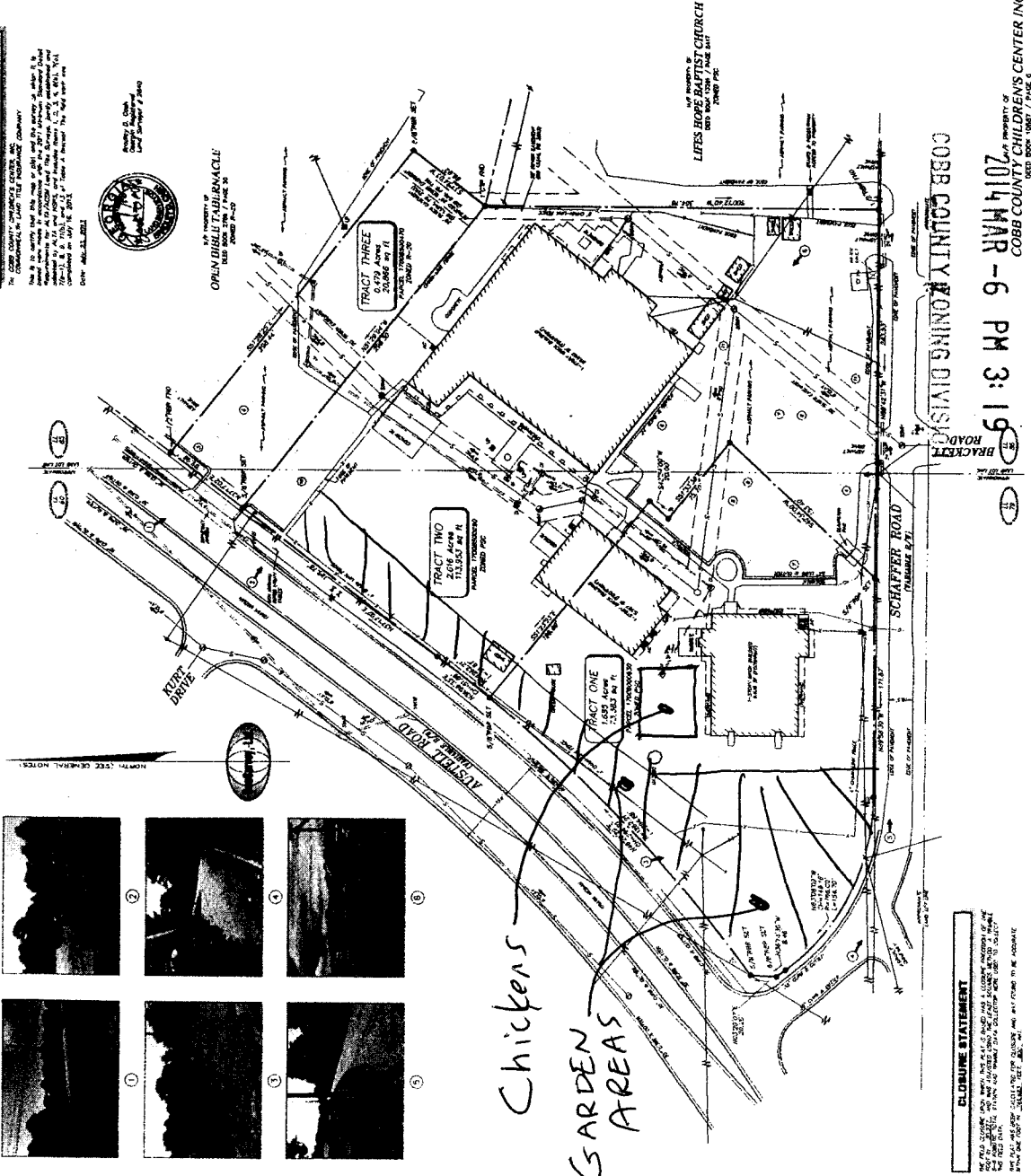
PROPERTY DESCRIPTION: THE PROPERTY DESCRIBED IN THIS INSTRUMENT IS THAT SHOWN AS BEING OWNED BY THE SURVEYOR...

TITLE EXCEPTIONS: THE FOLLOWING EXCEPTIONS ARE LISTED IN PARAGRAPHS 1 THROUGH 22 OF THIS INSTRUMENT...

1. The portion of the property shown as being owned by the Surveyor is that shown as being owned by the Surveyor...

22. Grant of Easement (Right) from Cobb County Children's Center, Inc. to Cobb County Children's Center, Inc. for the purpose of providing a right of way for the use of the property...

SURVEYOR CERTIFICATION: I, the undersigned, being a duly qualified and licensed Surveyor in the State of Georgia, do hereby certify that the foregoing is a true and correct copy of the original survey...

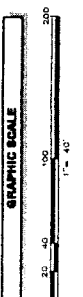


Chickens GARDEN AREAS

COBB COUNTY PLANNING DIVISION

COBB COUNTY CHILDREN'S CENTER, INC. 2014 MAR - 6 PM 3:19

COBB COUNTY GEORGIA FILED IN OFFICE



CLOSING STATEMENT: THE SURVEYOR HAS REVIEWED THE RECORDS OF THE CLERK OF SUPERIOR COURT OF COBB COUNTY, GEORGIA...

IF YOU DIG: Know what's below. Call before you dig. Dial 811. Or Call 800-282-7411

Proposed plan

MINUTES OF ZONING HEARING  
COBB COUNTY BOARD OF COMMISSIONERS  
MAY 20, 2014  
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REGULAR CASES (CONT.)

~~Z-24 RACETRAC PETROLEUM, INC.~~

- Fire Department comments and recommendations
- Water and Sewer Division comments and recommendations
- Stormwater Management Division comments and recommendations, *with stipulated letter superseding comments regarding pervious pavement or pavers*
- Cobb DOT comments and recommendations, *with sidewalks along South Cobb Drive frontage to be installed "if" required by Georgia Department of Transportation*

VOTE: ADOPTED unanimously

*Clerk's Note: Commissioner Ott requested that staff evaluate the ordinance as it relates to windows signs during the next round of code amendments. Chairman Lee stated his concurrence with this request.*

Z-25

THE CENTER FOR CHILDREN AND YOUNG ADULTS, INC. (owner) requesting Rezoning from PSC and R-20 to NRC for the purpose of Accessory Recreation Use for Existing Center in Land Lots 60 and 85 of the 17<sup>th</sup> District. Located at the northeast intersection of Austell Road and Schaffer Road (2221 Austell Road).

The public hearing was opened and Ms. Kim Borna, and Ms. Mary Stewart addressed the Board. Following presentation and discussion, the following motion was made:

MOTION: Motion by Cupid, second by Ott, to approve Rezoning to the NRC zoning district subject to:

- Site plan and recreation area plan received by the Zoning Division March 6, 2014, with the District Commissioner approving minor modifications (attached and made a part of these minutes)
- For this Applicant and this use *only*
- Garbage trucks are limited to entering and leaving the facility between the hours of 7:00 a.m. and 7:00 p.m.
- Landscape buffer improvements along parking lot, to be approved by County Arborist (Schaffer Road)

MINUTES OF ZONING HEARING  
COBB COUNTY BOARD OF COMMISSIONERS  
MAY 20, 2014  
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REGULAR CASES (CONT.)

**Z-25 THE CENTER FOR CHILDREN AND YOUNG ADULTS, INC. (CONT.)**

- Water and Sewer Division comments and recommendations
- Stormwater Management Division comments and recommendations
- Cobb DOT comments and recommendations, delete recommendation for sidewalks along Schaffer Road
- 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

OTHER BUSINESS

~~O.B. 24 To consider a site plan amendment for Pebblebrook Development, LLC regarding rezoning application Z-61 of 2006 (Talley Development), for property located on the east side of Veterans Memorial Highway, west of Buckner Road in Land Lots 68 and 69 of the 18<sup>th</sup> District.~~

~~Mr. Pederson provided information regarding the site plan amendment. The public hearing was opened and there being no speakers, there hearing was closed. Following presentation and discussion, the following motion was made:~~

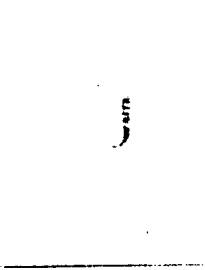
~~MOTION: Motion by Cupid, second by Ott, to approve Other Business Item No. 24 for site plan amendment for Pebblebrook Development, LLC regarding rezoning application Z-61 of 2006 (Talley Development), for property located on the east side of Veterans Memorial Highway, west of Buckner Road in Land Lots 68 and 69 of the 18<sup>th</sup> District subject to:~~

- Roads permitted to be county public roads built to county standards
- Water and Sewer Division comments and recommendations: revised site development plans reflecting the revision to public streets has been reviewed by Cobb County Water System
- All previous stipulations and conditions, *not otherwise in conflict*, to remain in effect

~~VOTE: ADOPTED unanimously~~

Z-25  
(2014)

PROPERTY MAP



ORIGINAL NOTES

GENERAL NOTES

LEGEND

PROPERTY DESCRIPTION

DESCRIPTION OF THE PROPERTY

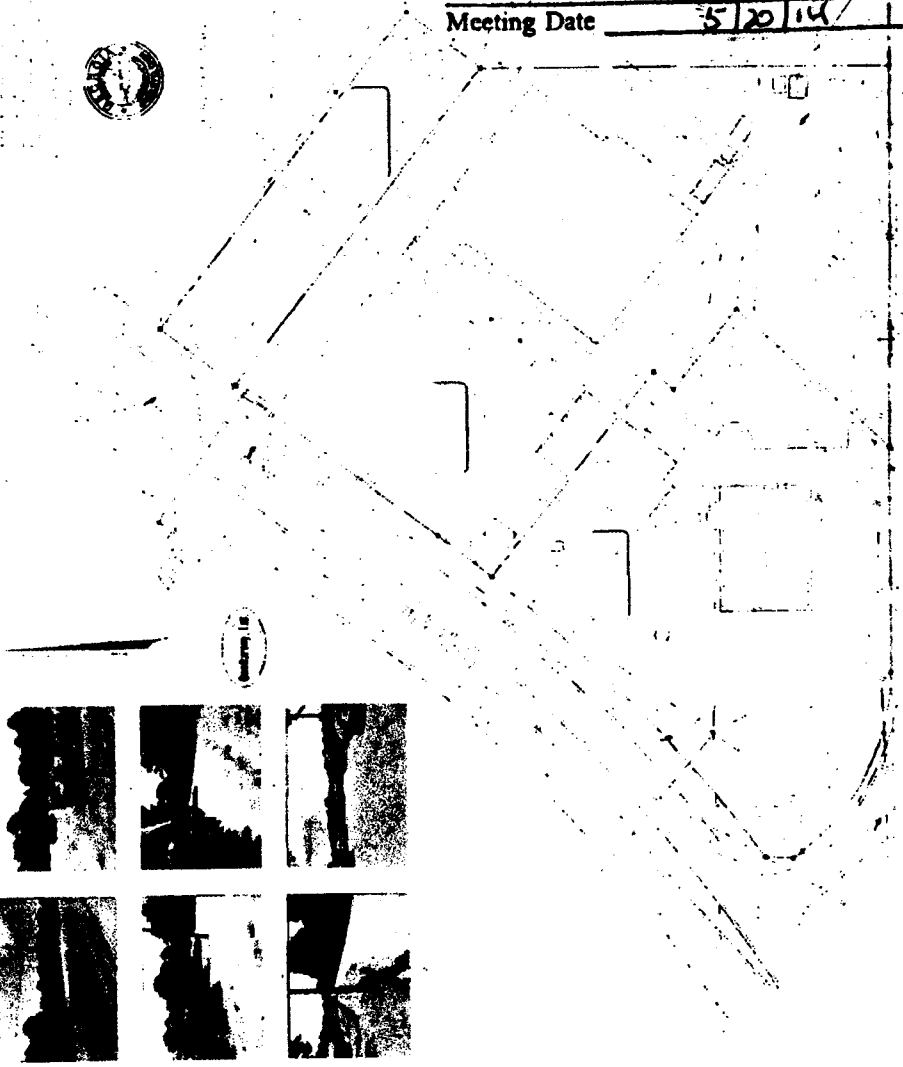
TITLE EXCEPTIONS

NOTES

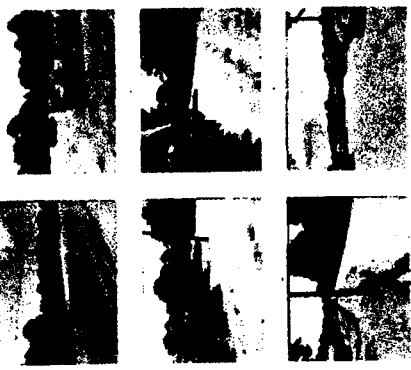
SURVEYOR CERTIFICATION

CERTIFICATION OF THE SURVEYOR

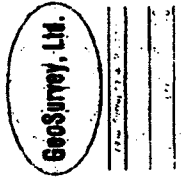
Min. Bk. 72 Petition No. 2-25  
Doc. Type side plan  
Meeting Date 5/20/14



SITE PHOTOGRAPHS



COBB COUNTY CHILDREN'S CENTER, INC.  
COMMONWEALTH LAND TITLE INSURANCE COMPANY

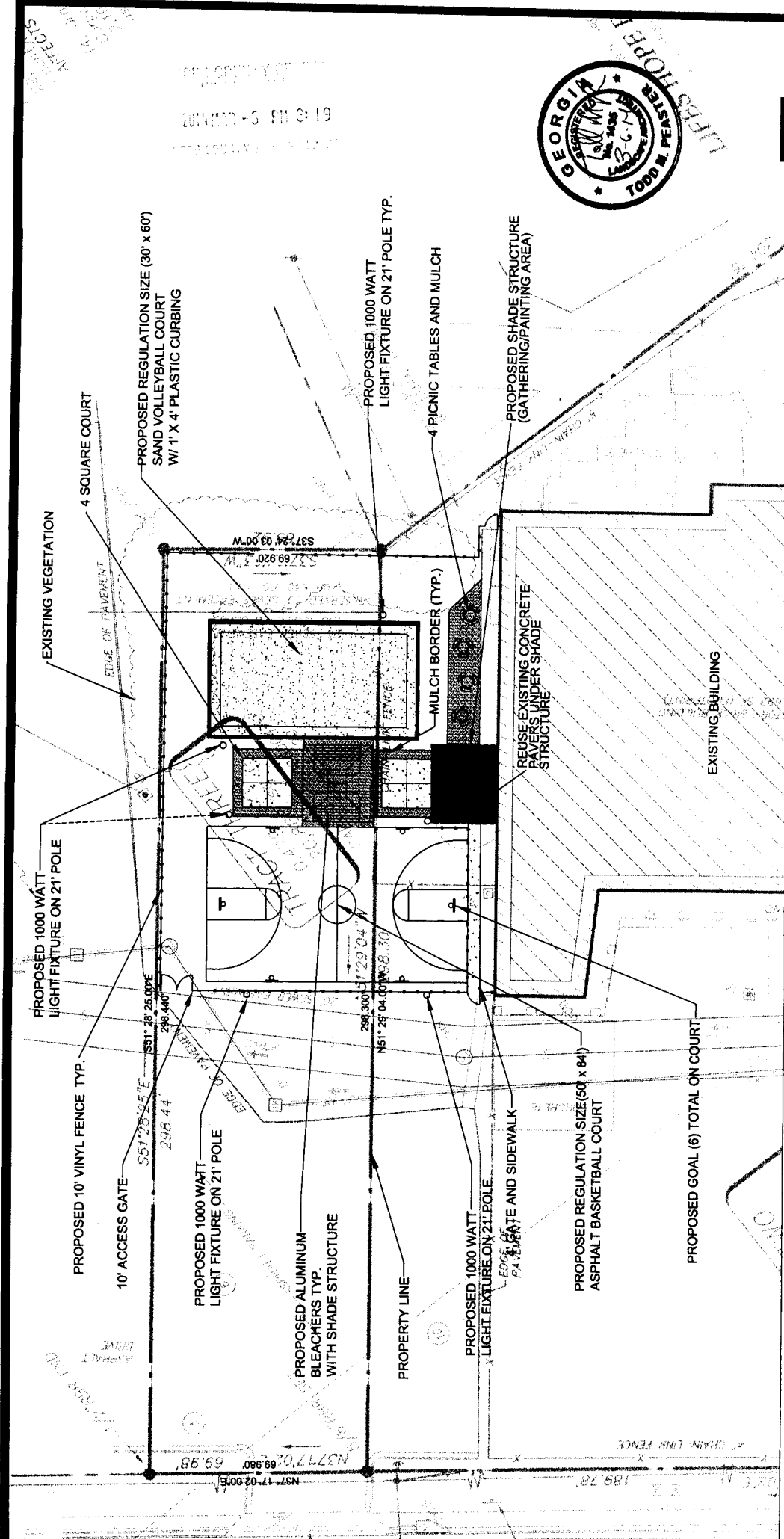


COBB COUNTY CHILDREN'S CENTER, INC.  
COMMONWEALTH LAND TITLE INSURANCE COMPANY

CLOSING STATEMENT

IF YOU DIE





TOTAL IMPERVIOUS SURFACE: 4,900 SF



**goc** georgia civil  
 CIVIL ENGINEERING  
 LANDSCAPE ARCHITECTURE  
 LAND SURVEYING



# Cobb County Children's Center Basketball & Volleyball Addition

Scale: 1" = 30'