

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

ITEM OB-008

PURPOSE

To consider amending the zoning stipulations for Sam Baskin, Jr. regarding rezoning application Z-32 of 2011 (Sam Baskin, Jr.), for property located on the northwest side of Austell Road, northeast of Chamberlain Circle in Land Lot 85 of the 17th District.

BACKGROUND

The subject property was rezoned in 2011 for a thrift store. The thrift store has gone out of business and the owner would like to use the property for a printing company and a historical tour company. The tour company use will be for the administrative office only; no buses would be kept on the property. The building and parking lot will not be altered. If approved, all previous zoning stipulations would remain in effect.

FUNDING

N/A

STAFF COMMENTS

Cobb DOT: Recommend driveway brought up to commercial standards. Georgia Department of Transportation permits required for all work that encroaches upon State right-of-way.

Stormwater Management: All previous Stormwater Management comments to remain in effect.

RECOMMENDATION

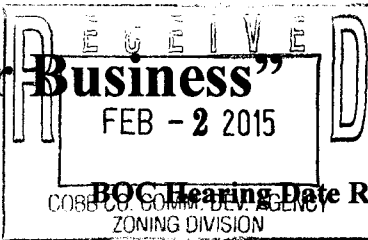
The Board of Commissioners conduct a Public Hearing and consider the proposed stipulation amendment.

ATTACHMENTS

Other Business application and stipulations.

Application for "Other Business" Cobb County, Georgia

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



OB-8

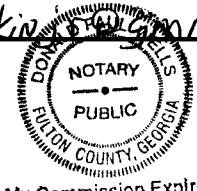
BOC Hearing Date Requested: 3-17-15

Applicant: SAM BASKIN JR Phone #: 404-925-3972
(applicant's name printed)

Address: 2108 Austell Rd SW E-Mail: SAMBASKINJR@GMAIL.COM

SAM BASKIN JR Address: 2108 Austell Rd Marietta, GA 30008
(representative's name, printed)

SAM BASKIN JR Phone #: 404-925-3972 E-Mail: SAMBASKINJR@GMAIL.COM
(representative's signature)



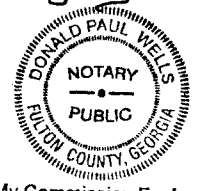
Signed, sealed and delivered in presence of:

Donald Paul Wells My commission expires: March 24, 2017
Notary Public

Titleholder(s): SAMBASKIN JR Phone #: 404-925-3972
(property owner's name printed)

Address: 2108 Austell Rd Marietta, GA 30008 E-Mail: SAMBASKINJR@GMAIL.COM

SAM BASKIN JR
(Property owner's signature)



Signed, sealed and delivered in presence of:

Donald Paul Wells My commission expires: March 24, 2017
Notary Public

Commission District: 17 Zoning Case: Z-32

Date of Zoning Decision: _____ Original Date of Hearing: 9-20-11

Location: 2108 Austell Rd SW (Pat Melli Rd + Austell Rd)
(street address, if applicable; nearest intersection, etc.)

Land Lot(s): 85 District(s): 17

State specifically the need or reason(s) for Other Business: Screen Printing + embroidery And office for G+S Historical Tours. The thrift had to go out of business because LACK OF business + sale. I need a office for the business, I do not have large I, only lease BUS COMPANIES

(List or attach additional information if needed)

ORIGINAL DATE OF APPLICATION: 09-20-11APPLICANTS NAME: SAM BASKIN, JR.THE FOLLOWING REPRESENTS THE FINAL DECISIONS OF THE
COBB COUNTY BOARD OF COMMISSIONERS**BOC DECISION OF 09-20-11 ZONING HEARING:**

SAM BASKIN, JR. (owner) requesting Rezoning from **LRO** to **CRC** for the purpose of Community Thrift Store in Land Lot 85 of the 17th District. Located on the northwest side of Austell Road, northeast of Chamberlain Circle.

MOTION: Motion by Goreham, second by Birrell, as part of the Consent Agenda, to **approve** Rezoning to the **CRC** zoning district subject to:

- **site plan received by the Zoning Division on July 6, 2011, with the District Commissioner approving minor modifications (attached and made a part of these minutes)**
- **for this use *only*; any change in use to come before the Board of Commissioners as an Other Business Item**
- **delete requirement for a 10-foot (10') landscape buffer abutting the northern property line due to an existing driveway**
- **Applicant to install 6-foot (6') wooden fence along the northern property line**
- **no outside storage**
- **Water and Sewer Division comments and recommendations**
- **Stormwater Management Division comments and recommendations**
- **Cobb DOT comments and recommendations**

VOTE: ADOPTED 4-0

APPLICANT: Sam Baskin, Jr.

PETITION NO.: Z-32

PRESENT ZONING: LRO

PETITION FOR: CRC

DRAINAGE COMMENTS

This site is an existing facility and there are no site improvements proposed at this time. Upon redevelopment, the site must meet full stormwater management requirements.

APPLICANT: Sam Baskin, Jr.

PETITION NO.: Z-32

PRESENT ZONING: LRO

PETITION FOR: CRC

TRANSPORTATION COMMENTS

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

ROADWAY	AVERAGE DAILY TRIPS	ROADWAY CLASSIFICATION	SPEED LIMIT	JURISDICTIONAL CONTROL	MIN. R.O.W. REQUIREMENTS
Austell Road	31200	Arterial	45 mph	Cobb County	110'

Based on 2009 traffic counting data taken by Georgia DOT (Austell Road)

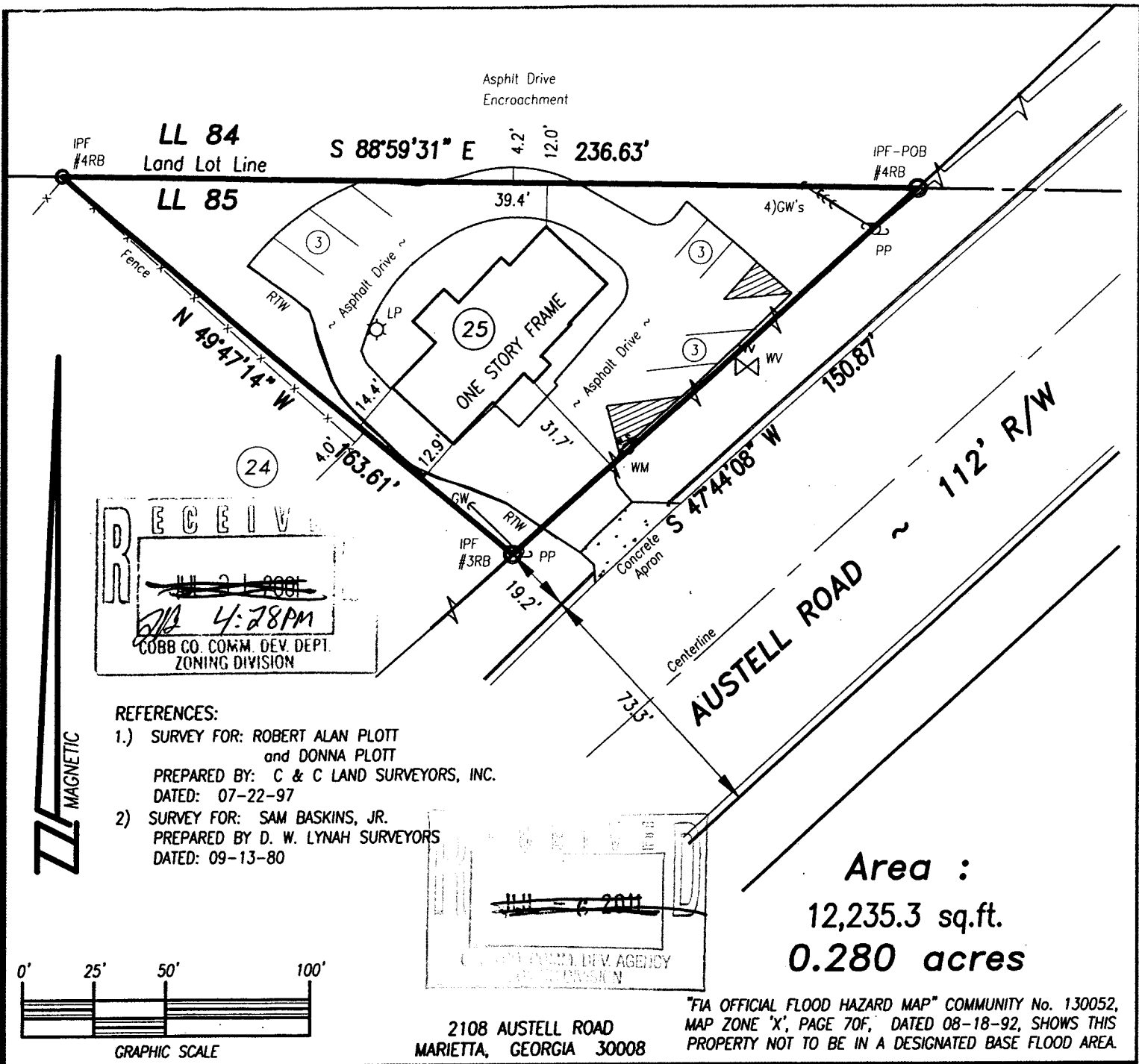
COMMENTS AND OBSERVATIONS

Austell Road is classified as an arterial and according to the available information the existing right-of-way does meet the minimum requirements for this classification.

RECOMMENDATIONS

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 project improvements.



R E C E I V E D

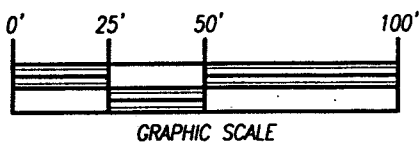
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4:28PM
COBB CO. COMM. DEV. DEPT.
ZONING DIVISION

REFERENCES:

- 1.) SURVEY FOR: ROBERT ALAN PLOTT
and DONNA PLOTT
PREPARED BY: C & C LAND SURVEYORS, INC.
DATED: 07-22-97
- 2.) SURVEY FOR: SAM BASKINS, JR.
PREPARED BY D. W. LYNNAH SURVEYORS
DATED: 09-13-80

~~11-21-2001~~
COBB COUNTY COMM. DEV. AGENCY
ZONING DIVISION

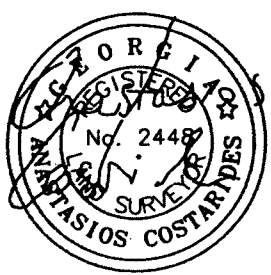
Area :
12,235.3 sq.ft.
0.280 acres



2108 AUSTELL ROAD
MARIETTA, GEORGIA 30008

FIA OFFICIAL FLOOD HAZARD MAP COMMUNITY No. 130052,
MAP ZONE 'X', PAGE 70F, DATED 08-18-92, SHOWS THIS
PROPERTY NOT TO BE IN A DESIGNATED BASE FLOOD AREA.

THE SURVEY SHOWN HEREON WAS PREPARED WITHOUT THE BENEFIT OF AN ABSTRACT OF TITLE; THEREFORE, THE UNDERSIGNED AND C&C LAND SURVEYORS, INC. MAKE NO GUARANTEES OR REPRESENTATIONS REGARDING INFORMATION SHOWN HEREON PERTAINING TO EASEMENTS, RIGHTS-OF-WAY, SETBACK LINES, AGREEMENTS, RESERVATIONS, AND OTHER SIMILAR MATTERS. THE UTILITIES SHOWN ARE SHOWN FOR THE CLIENTS' CONVENIENCE ONLY. THERE MAY BE OTHER UNDERGROUND UTILITIES NOT SHOWN. THE SURVEYOR ASSUMES RESPONSIBILITY ONLY FOR THE UTILITIES SHOWN. THIS PLAT IS FOR THE BENEFIT OF THE PARTIES IN THE TITLE BLOCK. ANY USE BY THIRD PARTIES IS AT THEIR OWN RISK. THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE PRECISION OF ONE IN N/A FEET AND AN ANGULAR ERROR OF N/A PER ANGLE POINT AND WAS NOT ADJUSTED. OPEN ENDED TRAVERSE UTILIZED TO GATHER FIELD DATA. THIS PLAT HAS BEEN CALCULATED AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 486,946 FEET. EQUIPMENT UTILIZED: ANGULAR - TOPCON 303, LINEAR - E.D.M.



LEGEND:

EOP - Edge of Pavement	DE - Drainage Easement
CONC - Concrete	IPF - Iron pin found
R - Radius	IPS - Iron pin set
CH - Chord	#4RB - 1/2" Rebar
MH - Manhole	#3RB - 3/8" Rebar
DI - Drop Inlet	R/W - Right-of-way
AI - Angle Iron	BOC - Back of Curb
HW - Headwall	BL - Building Line
	SE - Sewer Easement

SURVEY FOR:

JOSIE MONTGOMERY

SUBDIVISION - W. L. COLE SUBDIVISION		
LOT - 25	BLOCK - "A"	UNIT -
LAND LOT - 85	DISTRICT - 167h	SECTION - 2nd
CITY -		
COUNTY - COBB		STATE - GEORGIA
REFERENCE PLAT BOOK/PAGE - 12/73		DISC - 2001
FIELD SURVEY DATE : 07-27-01		SCALE: 1" = 40'
CAD DRAFTING DATE : 07-30-01		
REVISIONS :		
JOB No.: A MON0522-01:B		
C & C LAND SURVEYORS, INC. P.O. BOX 837, ACWORTH, GEORGIA 30101 (770) 975 - 3933		