

**MARCH 17, 2015 ZONING HEARING
“OTHER BUSINESS”
COMMISSION DISTRICT 3**

ITEM OB-011

PURPOSE

To consider amending the site plan for Kevin Casebier regarding rezoning application Z-77 of 2014 (Kevin Casebier C/O Shamrock Shell, LLC), for property located at the southeast intersection of Shallowford Road and Trickum Road in Land Lots 338 and 339 of the 16th District.

BACKGROUND

The subject property was rezoned in 2014 to NRC for a Dunkin Donuts store. At that time the store was 1,750 square feet with 22 parking spaces. The applicant has finished the final planning of the project and needs to increase the store size to 2,210 square feet with 24 parking spaces. The entrance drives, the building and the parking spaces are all in the same relative locations as the approved site plan. If approved, all previous zoning stipulations would remain in effect.

FUNDING

N/A

STAFF COMMENTS

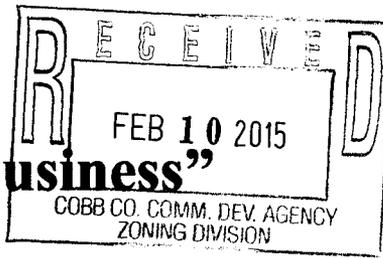
Stormwater Management: The Stormwater Management Division has no objection to change in building square footage. However, the site layout must be subject to Stormwater Management Plan Review comments and meeting floodplain requirements.

RECOMMENDATION

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

ATTACHMENTS

Other Business application and stipulations.



OB-011-2015

Application for "Other Business" Cobb County, Georgia

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

BOC Hearing Date Requested: 3-17-2015

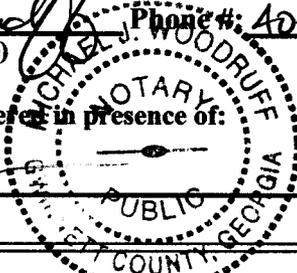
Applicant: KEVIN CASEBIE Phone #: 404-285-1124
(applicant's name printed)

Address: 2378 Shallowford Road E-Mail: amanda@woodruff.com

Amanda K Woodruff Address: 3301 Stewart Lake Road Monroe
(representative's name, printed) GA 30655

Amanda K Woodruff Phone #: 404-285-1124 E-Mail: amanda@woodruff.com
(representative's signature)

Signed, sealed and delivered in presence of:
[Signature]
Notary Public



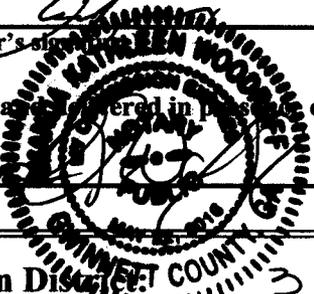
My commission expires: 5/22/2016

Titleholder(s): Shamrock LLC c/o Kevin Casebier Phone #: 404 285-1124
(property owner's name printed)

Address: 2378 Shallowford Road E-Mail: amanda@woodruff.com

[Signature]
(Property owner's signature)

Signed, sealed and delivered in presence of:
[Signature]
Notary Public



My commission expires: May 27, 2016

Commission District: 3 Zoning Case: Z-77

Date of Zoning Decision: 10-21-14 Original Date of Hearing: 10-17-14

Location: 2378 Shallowford Road
(street address, if applicable; nearest intersection, etc.)

Land Lot(s): 338 / 339 District(s): 16

State specifically the need or reason(s) for Other Business:
change in building sq ft for freezer
change in site layout due to flood plain

MINUTES OF ZONING HEARING
COBB COUNTY BOARD OF COMMISSIONERS
OCTOBER 21, 2014
PAGE 7

CONSENT AGENDA (CONT.)

~~Z-74~~ ~~TARGET CORPORATION (Target Corporation, Successor by Merger with Dayton Hudson Corporation, owner) requesting Rezoning from CRC to CRC with Stipulations for the purpose of a Restaurant with Drive-Thru in Land Lot 387 of the 16th District. Located on the south side of Shallowford Road, east of Sandy Plains Road.~~

~~To approve of rezoning to the CRC with Stipulations zoning category subject to:~~

- ~~• Site plan received by the Zoning Division on August 7, 2014, with the District Commissioner approving minor modifications (attached and made a part of these minutes)~~
- ~~• Letter of agreeable conditions from Mr. John Moore dated October 1, 2014 (attached and made a part of these minutes)~~
- ~~• Water and Sewer Division comments and recommendations~~
- ~~• Stormwater Management Division comments and recommendations~~
- ~~• Cobb DOT comments and recommendations~~

Z-77 KEVIN CASEBIER C/O SHAMROCK SHELL, LLC (Shamrock Shell, LLC, owner) requesting Rezoning from NS and R-20 to NRC for the purpose of a Restaurant with Drive-Thru in Land Lots 338 and 339 of the 16th District. Located at the southeast intersection of Shallowford Road and Trickum Road (2378 Shallowford Road).

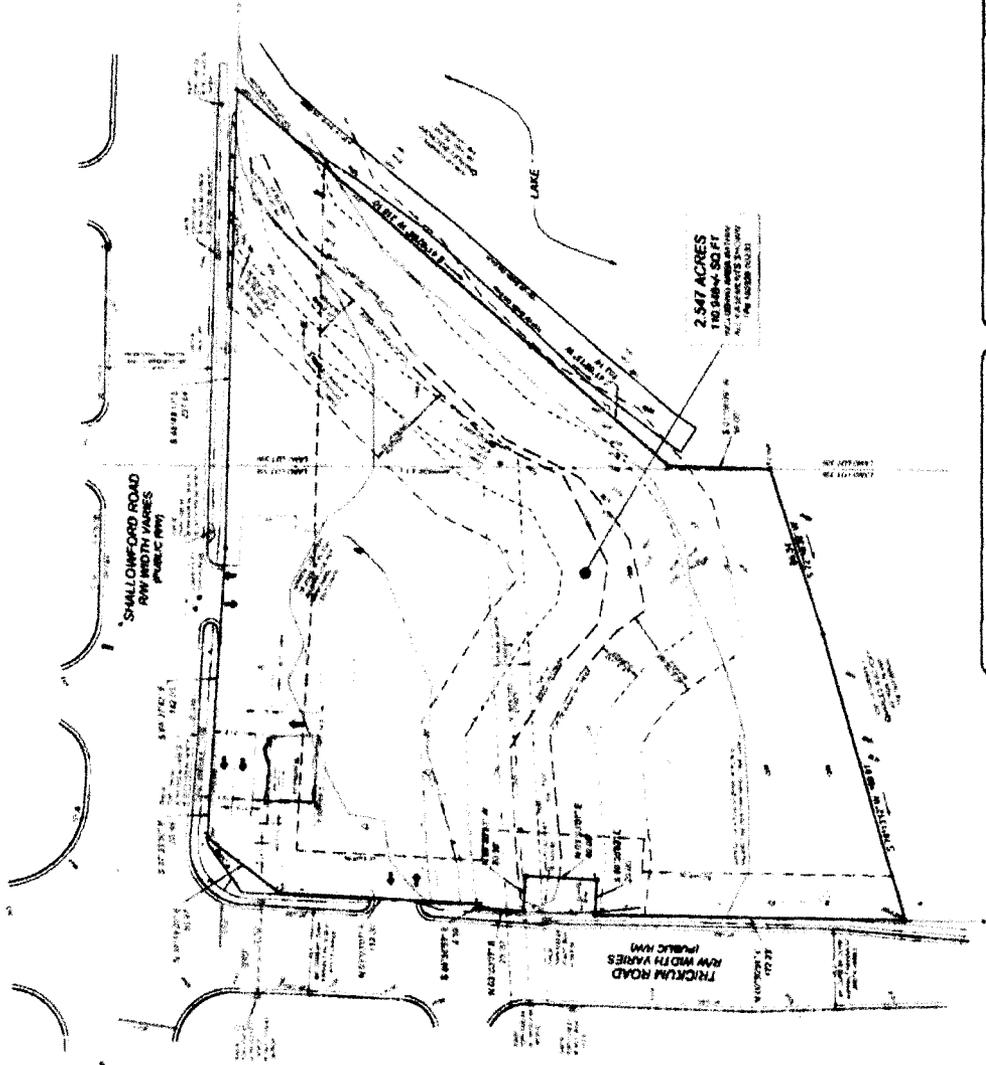
To approve of rezoning to the NRC zoning category subject to:

- Site plan received by the Zoning Division August 13, 2014, with the District Commissioner approving minor modifications (attached and made a part of these minutes)
- District Commissioner to approve final building architecture
- Verification of proper removal and closure of the underground fuel storage tanks will be required
- Fire Department comments and recommendations
- 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 §36-71-13 for dedication of system improvements to mitigate traffic concerns

Z-77
(2014)

OB 011-2015
old zoning plan

WOODRUFF
& ASSOCIATES
PLANNING ARCHITECTURE / ENGINEERING



2.547 ACRES
170,948-SQ FT
ALL LOTS ARE 100' WIDE
AND 100' DEEP
PER SECTION 100.01

PRELIMINARY SITE PLAN FOR
WILSON DEVELOPMENT
WOODRUFF & ASSOCIATES, INC.
1000 W. JEFFERSON ST., SUITE 100
CUMMINGS, GA 30041
PHONE: 770.328.1000

NO.	DESCRIPTION	DATE
1	REVISION	
2	REVISION	
3	REVISION	
4	REVISION	
5	REVISION	
6	REVISION	
7	REVISION	
8	REVISION	
9	REVISION	
10	REVISION	
11	REVISION	
12	REVISION	
13	REVISION	
14	REVISION	
15	REVISION	
16	REVISION	
17	REVISION	
18	REVISION	
19	REVISION	
20	REVISION	
21	REVISION	
22	REVISION	
23	REVISION	
24	REVISION	
25	REVISION	
26	REVISION	
27	REVISION	
28	REVISION	
29	REVISION	
30	REVISION	
31	REVISION	
32	REVISION	
33	REVISION	
34	REVISION	
35	REVISION	
36	REVISION	
37	REVISION	
38	REVISION	
39	REVISION	
40	REVISION	
41	REVISION	
42	REVISION	
43	REVISION	
44	REVISION	
45	REVISION	
46	REVISION	
47	REVISION	
48	REVISION	
49	REVISION	
50	REVISION	
51	REVISION	
52	REVISION	
53	REVISION	
54	REVISION	
55	REVISION	
56	REVISION	
57	REVISION	
58	REVISION	
59	REVISION	
60	REVISION	
61	REVISION	
62	REVISION	
63	REVISION	
64	REVISION	
65	REVISION	
66	REVISION	
67	REVISION	
68	REVISION	
69	REVISION	
70	REVISION	
71	REVISION	
72	REVISION	
73	REVISION	
74	REVISION	
75	REVISION	
76	REVISION	
77	REVISION	
78	REVISION	
79	REVISION	
80	REVISION	
81	REVISION	
82	REVISION	
83	REVISION	
84	REVISION	
85	REVISION	
86	REVISION	
87	REVISION	
88	REVISION	
89	REVISION	
90	REVISION	
91	REVISION	
92	REVISION	
93	REVISION	
94	REVISION	
95	REVISION	
96	REVISION	
97	REVISION	
98	REVISION	
99	REVISION	
100	REVISION	

RECEIVED
AUG 13 2014
COBB CO. COMM. DEV. AGENCY
ZONING DIVISION



NO.	DESCRIPTION	DATE
1	REVISION	
2	REVISION	
3	REVISION	
4	REVISION	
5	REVISION	
6	REVISION	
7	REVISION	
8	REVISION	
9	REVISION	
10	REVISION	
11	REVISION	
12	REVISION	
13	REVISION	
14	REVISION	
15	REVISION	
16	REVISION	
17	REVISION	
18	REVISION	
19	REVISION	
20	REVISION	
21	REVISION	
22	REVISION	
23	REVISION	
24	REVISION	
25	REVISION	
26	REVISION	
27	REVISION	
28	REVISION	
29	REVISION	
30	REVISION	
31	REVISION	
32	REVISION	
33	REVISION	
34	REVISION	
35	REVISION	
36	REVISION	
37	REVISION	
38	REVISION	
39	REVISION	
40	REVISION	
41	REVISION	
42	REVISION	
43	REVISION	
44	REVISION	
45	REVISION	
46	REVISION	
47	REVISION	
48	REVISION	
49	REVISION	
50	REVISION	
51	REVISION	
52	REVISION	
53	REVISION	
54	REVISION	
55	REVISION	
56	REVISION	
57	REVISION	
58	REVISION	
59	REVISION	
60	REVISION	
61	REVISION	
62	REVISION	
63	REVISION	
64	REVISION	
65	REVISION	
66	REVISION	
67	REVISION	
68	REVISION	
69	REVISION	
70	REVISION	
71	REVISION	
72	REVISION	
73	REVISION	
74	REVISION	
75	REVISION	
76	REVISION	
77	REVISION	
78	REVISION	
79	REVISION	
80	REVISION	
81	REVISION	
82	REVISION	
83	REVISION	
84	REVISION	
85	REVISION	
86	REVISION	
87	REVISION	
88	REVISION	
89	REVISION	
90	REVISION	
91	REVISION	
92	REVISION	
93	REVISION	
94	REVISION	
95	REVISION	
96	REVISION	
97	REVISION	
98	REVISION	
99	REVISION	
100	REVISION	