

Z-12
(2017)

Continued by Staff until the
May zoning cycle

ROBERTSON LOIA ROOF
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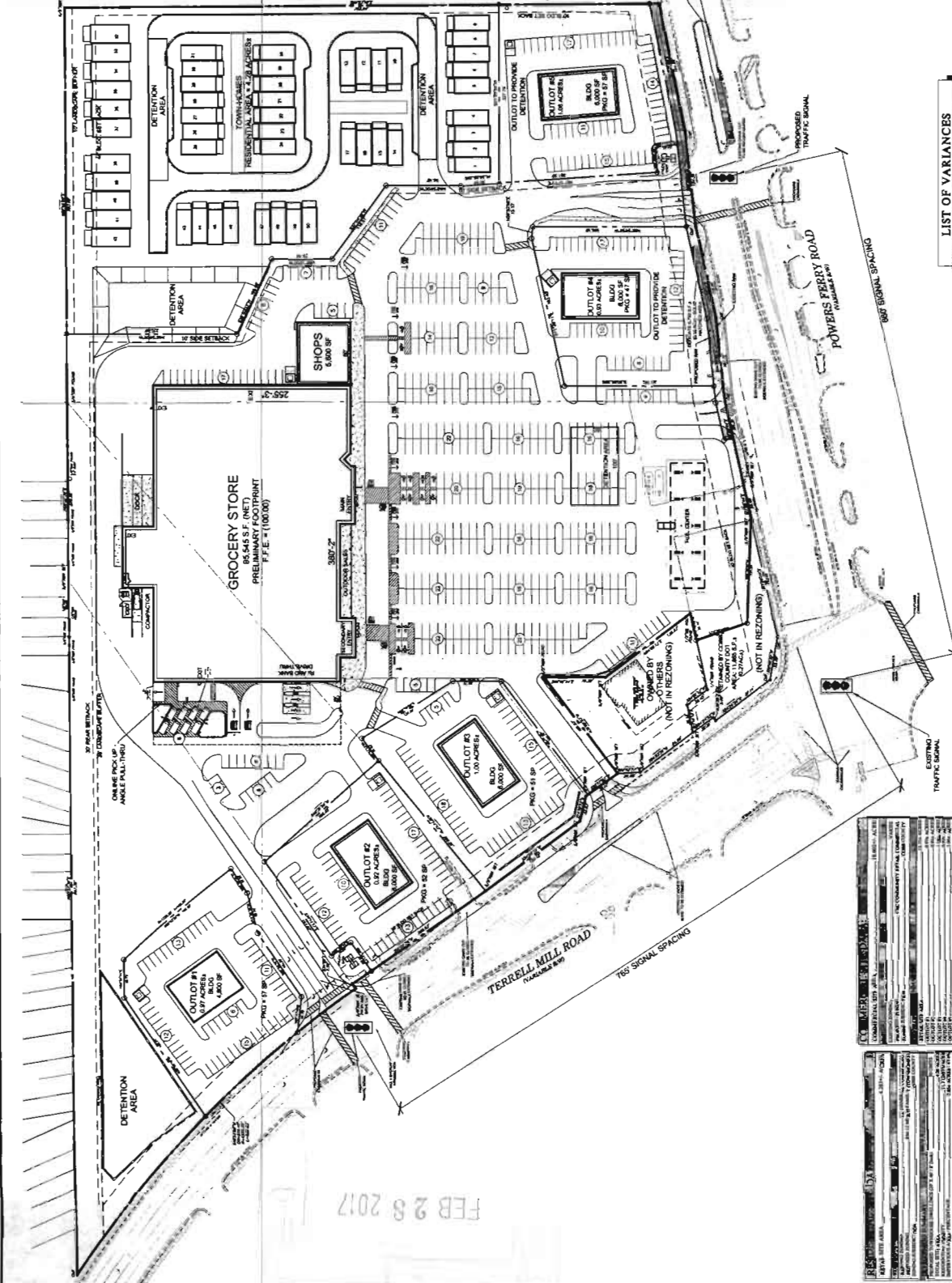
DEVELOPMENT
SST BLUE RIDGE, LLC

REZONING
SITE PLAN
PROJECT NUMBER
14-235
SHEET NUMBER
RZ-3



FEB 28 2017
CORR CO. COMM. DEV. AGENCY
ZONING DIVISION

REVISED
A B



EXISTING ZONING
PORTIONS OF THE SITE ARE ZONED:
150' COMMUNITY RETAIL COMMERCIAL DISTRICT
150' COMMUNITY RETAIL COMMERCIAL
150' COMMUNITY RETAIL COMMERCIAL DISTRICT
150' COMMUNITY RETAIL COMMERCIAL DISTRICT
150' COMMUNITY RETAIL COMMERCIAL DISTRICT

PROPOSED ZONING
THE PROPOSED ZONING IS:
150' COMMUNITY RETAIL COMMERCIAL DISTRICT
150' COMMUNITY RETAIL COMMERCIAL DISTRICT

RETAIL SITE ANALYSIS

ITEM	DESCRIPTION	STATUS
TOTAL SITE AREA	10.00 ACRES	
TOTAL DEVELOPABLE AREA	10.00 ACRES	
TOTAL IMPAVED AREA	10.00 ACRES	
TOTAL PAVED AREA	10.00 ACRES	
TOTAL UNPAVED AREA	10.00 ACRES	
TOTAL GREEN SPACE	10.00 ACRES	
TOTAL TREES	10.00 ACRES	
TOTAL UTILITIES	10.00 ACRES	
TOTAL EASEMENTS	10.00 ACRES	
TOTAL RIGHTS OF WAY	10.00 ACRES	
TOTAL PUBLIC UTILITIES	10.00 ACRES	
TOTAL PRIVATE UTILITIES	10.00 ACRES	
TOTAL OPEN SPACE	10.00 ACRES	
TOTAL WATERWAYS	10.00 ACRES	
TOTAL WETLANDS	10.00 ACRES	
TOTAL FLOOD PLAIN	10.00 ACRES	
TOTAL HISTORIC DISTRICT	10.00 ACRES	
TOTAL ENVIRONMENTAL SENSITIVE AREA	10.00 ACRES	
TOTAL OTHER SENSITIVE AREA	10.00 ACRES	

LIST OF VARIANCES

NO.	DESCRIPTION	REASON	APPLICANT'S REQUEST	COMMISSIONER'S ACTION
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REZONING SITE PLAN
SCALE: 1" = 50'
10' 20' 30'

COMMISSIONER'S DECISION

NO.	DESCRIPTION	REASON	APPLICANT'S REQUEST	COMMISSIONER'S ACTION
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TOTAL OTHER SENSITIVE AREA	10.00 ACRES	

FEB 28 2017

APPLICANT: SSP Blue Ridge, LLC

PHONE#: (770) 277-6088 **EMAIL:** jr@connolly.co.com

REPRESENTATIVE: Garvis L. Sams, Jr.

PHONE#: (770) 422-7016 **EMAIL:** gsams@slhb-law.com

TITLEHOLDER: Multiple titleholders on file in the Zoning Division

PROPERTY LOCATION: Northwest side of Terrell Mill Road, west side of Powers Ferry Road

ACCESS TO PROPERTY: Powers Ferry Road and Terrell Mill Road

PHYSICAL CHARACTERISTICS TO SITE: Brumby Elementary School building, retail centers, church, offices, single-family house

PETITION NO: Z-12

HEARING DATE (PC): 03-07-17

HEARING DATE (BOC): 03-21-17

PRESENT ZONING: GC, NS, R-20 & R-80

PROPOSED ZONING: CRC & RM-12

PROPOSED USE: Mix of Retail, Commercial and Townhomes

SIZE OF TRACT: 21.335 acres

DISTRICT: 17

LAND LOT(S): 923,924

PARCEL(S): 7,21,25,26,16

TAXES: PAID X **DUE** _____

COMMISSION DISTRICT: 2

CONTIGUOUS ZONING/DEVELOPMENT

- NORTH:** NS/Coffe Shop; O&I/Oglethorpe Power Station
- SOUTH:** PSC, GC, NS; Retail/LA Fitness
- EAST:** GC/Restaurants, Retail, Convenience Store
- WEST:** RM-10/Salem Ridge Townhomes; RM-12/The Gardens of East Cobb Apartments

Adjacent Future Land Use:

- North: Community Activity Center (CAC)
- East: Community Activity Center (CAC)
- Southeast: Community Activity Center (CAC)
- West: High Density Residential (HDR)

Continued by Staff until the May zoning cycle

OPPOSITION: NO. OPPOSED **PETITION NO:** _____ **SPOKESMAN** _____

PLANNING COMMISSION RECOMMENDATION

APPROVED _____ **MOTION BY** _____

REJECTED _____ **SECONDED** _____

HELD _____ **CARRIED** _____

BOARD OF COMMISSIONERS DECISION

APPROVED _____ **MOTION BY** _____

REJECTED _____ **SECONDED** _____

HELD _____ **CARRIED** _____

STIPULATIONS:

