

**JUNE 20, 2017 ZONING HEARING  
“OTHER BUSINESS”  
COMMISSION DISTRICT 1**

**ITEM 021**

**PURPOSE**

To consider amending the site plan and stipulations for JWPIV-BAT, LLC regarding rezoning application Z-47 (Clarit Realty, LTD) of 2015, for property located at the southwest intersection of South Cobb Drive and Dink Lane in Land Lot 300 of the 17<sup>th</sup> District (2022 South Cobb Drive).

**BACKGROUND**

The subject property was rezoned to Neighborhood Retail Commercial (NRC) in 2015 for business and retail subject to numerous stipulations. Stipulation #1 requires the site plan to be approved by the Board of Commissioners. The applicant runs a security company and has submitted a proposed site, which is attached for review. Additionally, stipulation #7 required the access to the rear of the building be closed and not be used for any activity outside. The proposed site plan shows this rear area being converted into a parking area with eight parking spaces for employees only. If approved, all previous stipulations would remain in effect.

**STAFF COMMENTS**

**Cobb County Stormwater Management:** All runoff from the proposed additional parking pavement must be discharged to the existing drop inlet at the southeast corner of the parcel.

**Cobb DOT:** Recommend no parking in the right-of-way. Recommend gate be at least 50' from the right-of-way. Recommend employee entrance on Dink Lane be a minimum of 24' wide to accommodate two-way traffic.

**RECOMMENDATION**

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

**ATTACHMENTS**

Other Business application and stipulations.

# Application for "Other Business" Cobb County, Georgia

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

BOC Hearing Date Requested: 6-20-17

OB-021-2017

Applicant: JWPIV-BAT LLC

(applicant's name printed)

Phone #: 770-850-1111

Address: 1165 Northchase Pkwy, SUITE 150, MARIETTA, GA 30067 E-Mail: bteague@psi.securityservice.com

BRIAN TEAGUE

(representative's name, printed)

Address: 1165 Northchase Pkwy, SUITE 150, MARIETTA, GA 30067

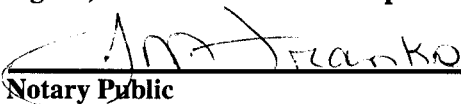


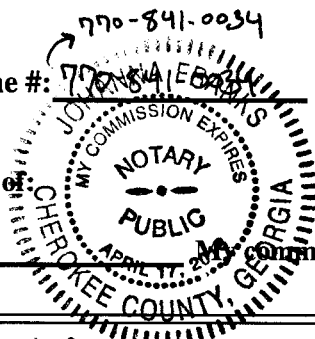
(representative's signature)

Phone #: 770-841-0034

E-Mail: bteague@psi.securityservice.com

Signed, sealed and delivered in presence of:

  
Notary Public



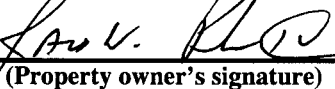
commission expires: 04/17/18

Titleholder(s): JWPIV-BAT LLC

(property owner's name printed)

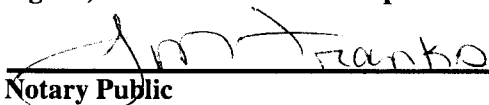
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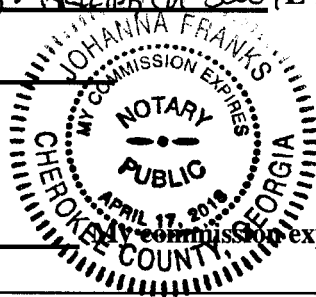
Address: 1165 Northchase Pkwy, SUITE 150, MARIETTA, GA 30067 E-Mail: bteague@psi.securityservice.com



(Property owner's signature)

Signed, sealed and delivered in presence of:

  
Notary Public



commission expires: 04/17/18

Commission District: 4

Zoning Case: 2-47

Size of property in acres: .500

Original Date of Hearing: 8/18/15

Location: 2028 South Cobb Drive SE, MARIETTA, GA 30060 (formerly 2022 South Cobb Dr)

(street address, if applicable; nearest intersection, etc.)

Land Lot(s): 300, PARCEL ID: 17030000190

District(s): 17

State specifically the need or reason(s) for Other Business: REZONING FROM

CF to GC For the purpose of BUSINESS OFFICE SPACE

1. Site Plan approval.

2. Amend stipulation #7.

(List or attach additional information if needed)

MINUTES OF ZONING HEARING  
COBB COUNTY BOARD OF COMMISSIONERS  
AUGUST 18, 2015  
PAGE 7

REGULAR AGENDA

**Z-47** CLARIT REALTY, LTD formerly ROBERT NEAL CASTLEBERRY (Clarit Realty, LTD, owner) requesting Rezoning from **CF** to **GC** for the purpose of Business Retail in Land Lot 300 of the 17<sup>th</sup> District. Located at the southwest intersection of South Cobb Drive and Dink Lane (2022 South Cobb Drive). *(Previously continued by the Board of Commissioners until the August 18, 2015 hearing)*

The public hearing was opened and Mr. Kevin Moore addressed the Board. Following presentation and discussion, the following motion was made:

MOTION: Motion by Cupid, second by Weatherford, to **delete** Z-47 to the NRC zoning category, subject to:

- 1 • Site plan to be approved by the Board of Commissioners, with District Commissioner approving minor modifications
- 2 • Retail and office use *only*; no pawnshops, auto repair uses, or title loan pawnshops
- 3 • Hours of operation limited to 7:00 a.m. until 11:00 p.m., including deliveries and trash pickup
- 4 • Businesses that can meet the parking space requirements on this property as determined by the Zoning Division Manager
- 5 • District Commissioner to approve final building architecture
- 6 • Graffiti to be painted over with white or color approved by the District Commissioner within 60 days of Board of Commissioners approval of this application
- 7 • Access to paving to the rear of the building to be closed and not to be used for storage of any kind or any activity outside
- 8 • All dumpsters to be contained within a dumpster enclosure that meet county development standards
- 9 • Any vegetative growth coming from subject property onto adjacent residential property should be removed and kept from encroaching onto the residential property
- 10 • No outdoor storage or outdoor display of merchandise
- 11 • Water and Sewer Division comments and recommendations, *not otherwise in conflict*
- 12 • Stormwater Management Division comments and recommendations, *not otherwise in conflict*
- 13 • Cobb DOT comments and recommendations, *not otherwise in conflict*

VOTE: **ADOPTED** unanimously

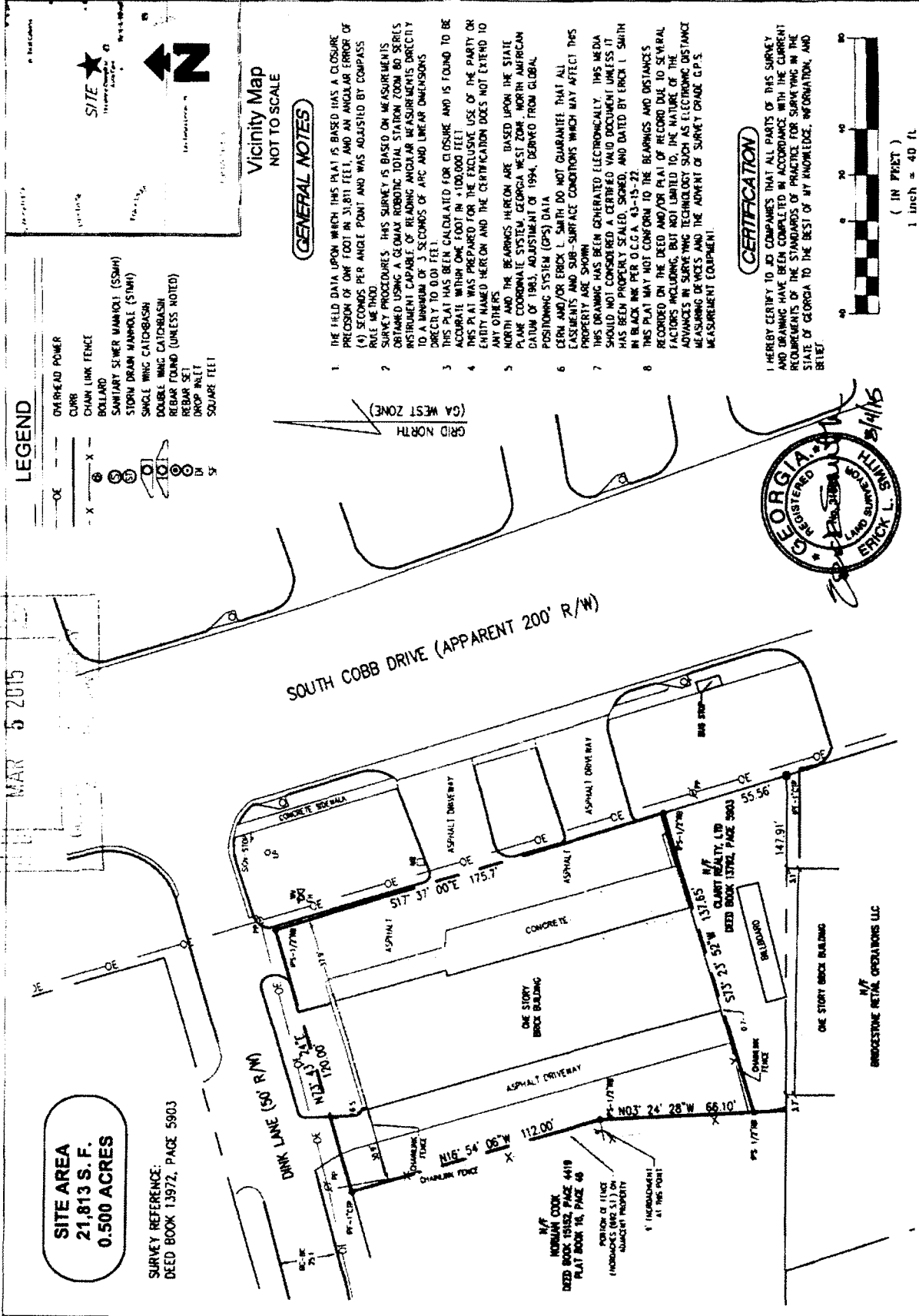
*Clerk's Note: By general consensus of the Board, the Order of Business was amended and Z-78 and the Other Business agenda were brought forward on this agenda.*

**SITE AREA**  
21,813 S. F.  
0.500 ACRES

SURVEY REFERENCE:  
DEED BOOK 13972, PAGE 5903

MAR 5 2015

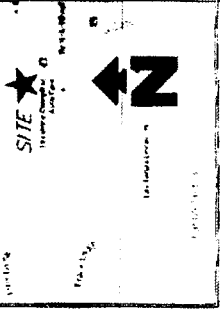
SOUTH COBB DRIVE (APPARENT 200' R/W)



**LEGEND**

- OVERHEAD POWER
- CURB
- CHAIN LINK FENCE
- BOLLARD
- SANITARY SEWER MANHOLE (SSMH)
- STORM DRAIN MANHOLE (SDMH)
- SINGLE WING CATCHBASIN
- DOUBLE WING CATCHBASIN
- REBAR FOUND (UNLESS NOTED)
- REBAR SET
- DROP INLET
- SQUARE FEET

**Vicinity Map**  
NOT TO SCALE

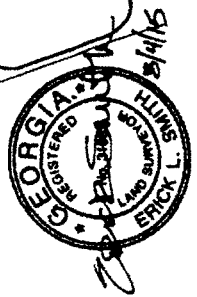


**GENERAL NOTES**

- 1 THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 31,811 FEET AND AN ANGULAR ERROR OF (A) SECONDS PER ANGLE POINT AND WAS ADJUSTED BY COMPASS RULE METHOD.
- 2 SURVEY PROCEDURES THIS SURVEY IS BASED ON MEASUREMENTS OBTAINED USING A GLOBAL POSITIONING SYSTEM (GPS) WITH AN ACCURACY CAPABLE OF BEARING ANGULAR MEASUREMENTS DIRECTLY TO A MINIMUM OF 3 SECONDS OF ARC AND LINEAR DIMENSIONS DIRECTLY TO 0.01 FEET.
- 3 THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 100,000 FEET.
- 4 THIS PLAT WAS PREPARED FOR THE EXCLUSIVE USE OF THE PARTY ON ERITTY NAMED HEREON AND THE CERTIFICATION DOES NOT EXTEND TO ANY OTHERS.
- 5 THE BEARINGS HEREON ARE BASED UPON THE STATE PLANE COORDINATE SYSTEM, GEORGIA WEST ZONE, NORTH AMERICAN DATUM OF 1983, ADJUSTMENT OF 1994, DERIVED FROM GLOBAL POSITIONING SYSTEM (GPS) DATA.
- 6 CERTAIN AND/OR ERITTY L. SMITH DO NOT GUARANTEE THAT ALL EASEMENTS AND SUB-SURFACE CONDITIONS WHICH MAY AFFECT THIS PROPERTY ARE SHOWN.
- 7 THIS DRAWING HAS BEEN GENERATED ELECTRONICALLY. THIS MEDIA SHOULD NOT BE CONSIDERED A CERTIFIED VALID DOCUMENT UNLESS IT HAS BEEN PROPERLY SEALED, SIGNED, AND DATED BY ERITTY L. SMITH IN BLACK INK PER O.C.G.A. 43-15-22.
- 8 THIS PLAT MAY NOT CONFORM TO THE BEARINGS AND DISTANCES RECORDED ON THE DEED AND/OR PLAT OF RECORD DUE TO SEVERAL FACTORS INCLUDING, BUT NOT LIMITED TO, THE NATURE OF THE ADVANCES IN SURVEYING TECHNOLOGY SUCH AS ELECTRONIC DISTANCE MEASURING DEVICES AND THE ADVENT OF SURVEY GRADE, G.P.S. MEASUREMENT EQUIPMENT.

**CERTIFICATION**

I HEREBY CERTIFY TO JO COMPANIES THAT ALL PARTS OF THIS SURVEY AND DRAWING HAVE BEEN COMPLETED IN ACCORDANCE WITH THE CURRENT REQUIREMENTS OF THE STANDARDS OF PRACTICE FOR SURVEYING IN THE STATE OF GEORGIA TO THE BEST OF MY KNOWLEDGE, INFORMATION, AND BELIEF.



**Z-47 (2015)**

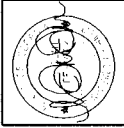
PROJECT: 2022 SOUTH COBB DRIVE SE  
PARCEL ID# 17030000190  
LAND LOT 300 17B DISTRICT  
2nd COBB CO

CLIENT NAME: \_\_\_\_\_  
CONTACT: \_\_\_\_\_

PROJ. NO. 1340-001  
DATE: 3-04-2015  
SCALE: 1" = 40'  
DRAWN BY: DJD  
CHECKED BY: DJD

SHEET TITLE: **BOUNDARY SURVEY**  
DRAWING NO: **1 OF 1**

Corporate Environmental Risk Management  
2296 Henderson Mill Road • Suite 200 • Atlanta GA 30345  
O: 678.999.0173 • F: 678.999.0184  
www.cetm.com



DATE	REVISION
02/17/2017	ADDITIONAL 1
02/17/2017	REVISION 2
02/17/2017	REVISION 3

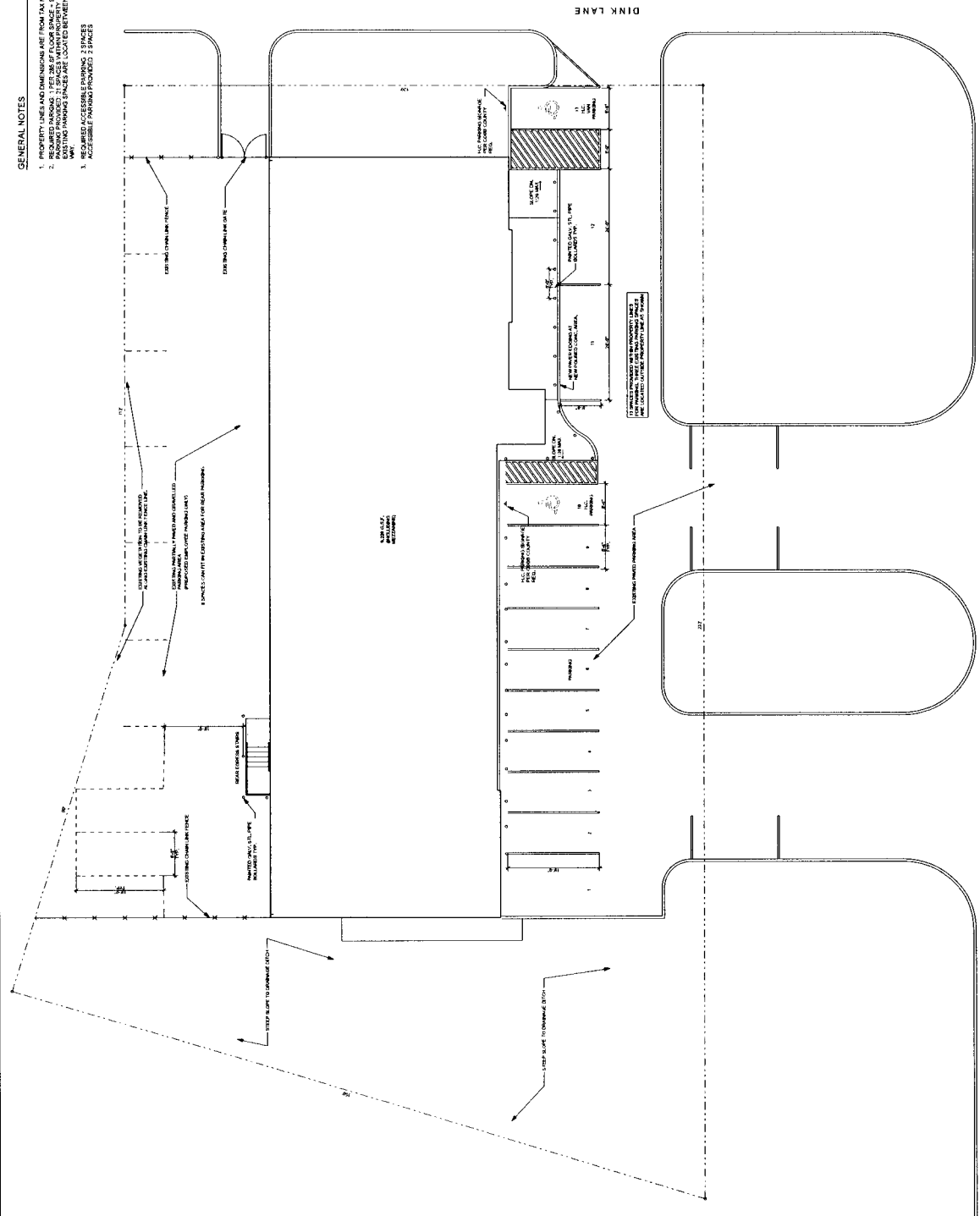
PROJECT NO.	488121
DATE	01/09/17
DRAWING TITLE	ARCHITECTURAL SITE PLAN

**A0.10**

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*OB-021-2017  
 proposed  
 site plan*

- GENERAL NOTES**
1. PROPERTY LINES AND DIMENSIONS ARE FROM T.M.A. AND PROVIDED BY OWNER.
  2. REQUIRED PARKING PER 200 SF FLOOR SPACE = 3.228 SPACES. 3 SPACES.
  3. EXISTING PARKING SPACES ARE LIMITED BETWEEN PROPERTY LINE AND PUBLIC WAY.
  4. ACCESSIBLE PARKING PROVIDED: 3 SPACES.



SOUTH COBB DRIVE

1. ARCHITECTURAL SITE PLAN  
 SCALE: 1" = 10'

OB-021-2017  
Proposed  
Elevation

