

**JULY 18, 2017 ZONING HEARING
“OTHER BUSINESS”
COMMISSION DISTRICT 2**

ITEM OB-028

PURPOSE

To consider a stipulation amendment for S & B Investments, Inc. regarding property located at the northwest intersection of Johnson Ferry Road and Paper Mill Road, in Land Lots 73 and 81 of the 1st District. (*Continued by staff until the August 15, 2017 zoning hearing*)

BACKGROUND

The subject property is zoned Future Commercial (CF) and R-80 and was developed as part of a commercial development pursuant to a court order issued May 7, 1981 by the Superior Court of Cobb County based on a previous court order from October 12, 1973. The court order allowed the development of Paper Mill Village and outlots pursuant to a conceptual site plan, architectural renderings and covenants entered into by the developer, area residents and Cobb County. On September 19, 1995 the Board of Commissioners granted consent to allow redevelopment of this property into a Starbucks Coffee and a bagel/bakery/deli store only. The Starbucks is still there, however the bagel shop is gone. On September 18, 2012 the Board of Commissioners granted consent to divide the leasable space in the building into three spaces that would contain Starbucks, a nail salon and a dry cleaner. This amendment concerns adding a proposed drive-thru for the Starbucks along the Paper Mill Road side of the building. Required parking for all three uses is 25 parking spaces; when complete with the remodel, there would be 30 Parking spaces. Also, as part of the remodel, the dumpster enclosure would move closer to the building. It should be noted that Starbucks agreed with the neighbors in 1995 to not have a drive-thru window (see attached OB-1 from September 1995). The applicant has been in discussions with some of the neighbors mentioned in the covenants. If approved all other stipulations and conditions would remain in effect.