

Z-12
(2017)

CONTINUED BY
STAFF

REZONING
SITE PLAN

PROJECT NUMBER
14-235

PROJECT NUMBER
RZ-3

ROBERTSON LOIA ROOF
ARCHITECTS & ENGINEERS
2400 Preston Road, Suite 275, Richardson, Georgia 30081
770-474-2800 Fax 770-319-0745



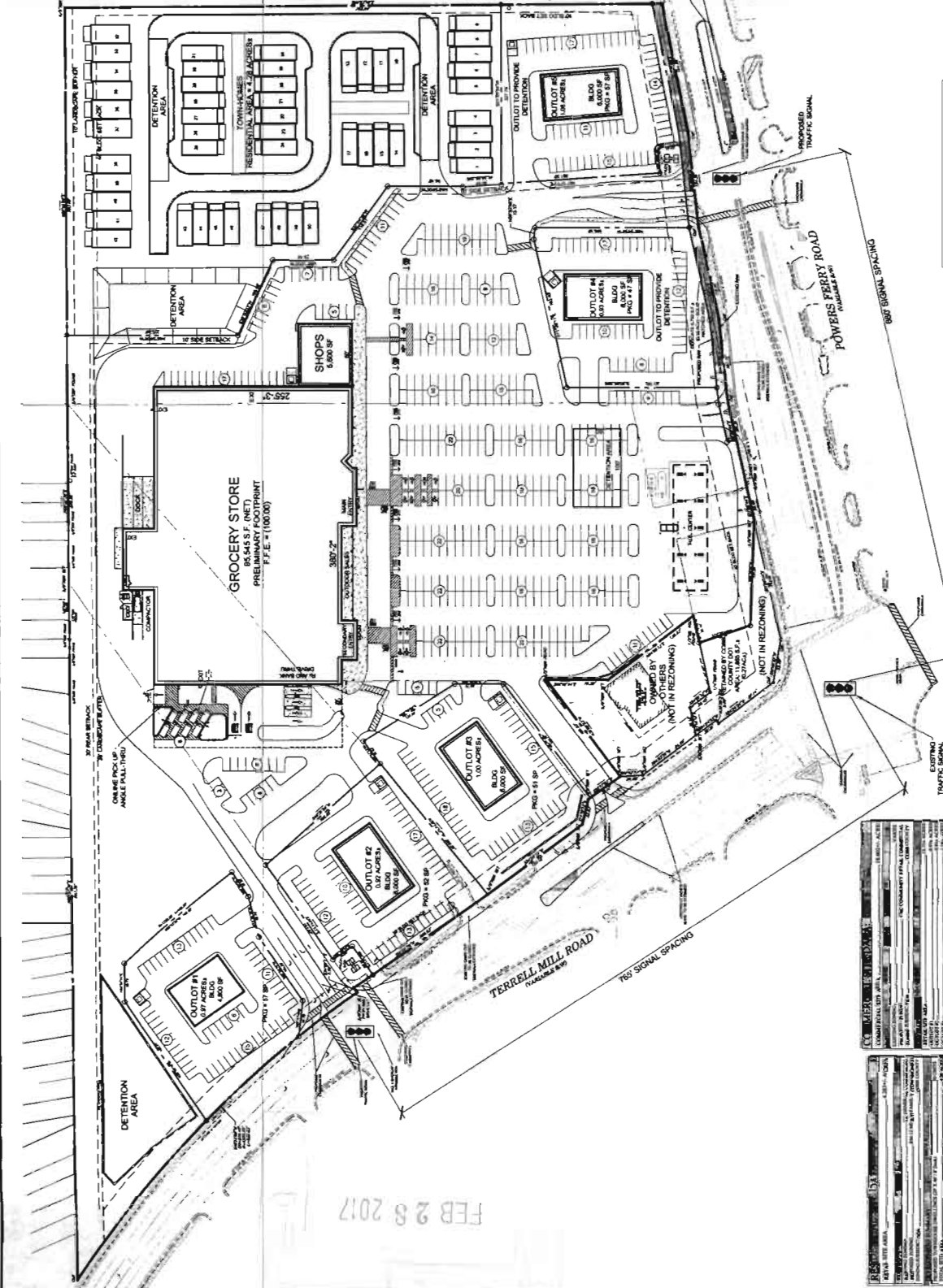
LAND DEVELOPMENT
CORPORATION, LLC



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



REVISED



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
150' COMMUNITY RETAIL COMMERCIAL DISTRICT

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

LIST OF VARIANCES

NO.	DESCRIPTION	REASON FOR REQUEST	APPLICANT'S REQUEST	COMMISSIONER'S ACTION
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RETAIL SITE PLAN

NO.	DESCRIPTION	REASON FOR REQUEST	APPLICANT'S REQUEST	COMMISSIONER'S ACTION
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REZONING SITE PLAN
SCALE: 1" = 50'
1" = 100'
1" = 200'

COMMISSIONER'S ACTION

NO.	DESCRIPTION	REASON FOR REQUEST	APPLICANT'S REQUEST	COMMISSIONER'S ACTION
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RETAIL SITE PLAN

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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

CONTINUED BY STAFF

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)

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

PLANNING COMMISSION RECOMMENDATION

APPROVED _____ **MOTION BY** _____

REJECTED _____ **SECONDED** _____

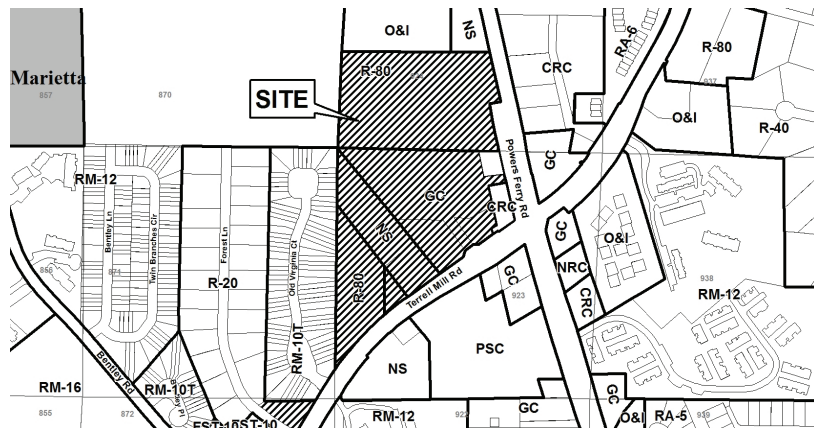
HELD _____ **CARRIED** _____

BOARD OF COMMISSIONERS DECISION

APPROVED _____ **MOTION BY** _____

REJECTED _____ **SECONDED** _____

HELD _____ **CARRIED** _____



STIPULATIONS: