

**MARCH 20, 2018 ZONING HEARING  
"OTHER BUSINESS"  
COMMISSION DISTRICT 3**

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**ITEM OB-011**

**PURPOSE**

To consider amending the stipulations for Nick and Anna Letsos regarding SLUP-4 (Nick Letsos and Anna N. Letsos) of 2010, for property located in Land Lot 660 of the 16<sup>th</sup> District, at the northwesterly intersection of Canton Road and Westerly Way (2377 Canton Road).

**BACKGROUND**

The subject property was rezoned to Community Retail Commercial (CRC) with a Special Land Use Permit for a used car lot in 2010. One of the stipulations established a maximum time limit for the used car lot to operate, which was three years from the issuance of a business license. The time limit was extended through Other Business in 2012 and in 2015. The time frame expires April 21, 2018. The owners would like to either eliminate the time limit stipulation, modify the stipulation to tie into the sale or redevelopment of the property, or extend the time frame another 36 months. If approved, all other stipulations would remain in effect.

**STAFF COMMENTS**

**Cobb D.O.T. :** 1) Recommend installing sidewalk along the road frontages; 2) Recommend eliminating the southern driveway along Canton Road; 3) Recommend upgrading existing driveway to meet commercial standards; and 4) Recommend applicant be required to meet all Cobb County Development Standards and Ordinances related to project improvements.

**RECOMMENDATION**

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

**ATTACHMENTS**

Other Business Application and zoning stipulations.

# Application for "Other Business" Cobb County, Georgia

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

BOC Hearing Date Requested: \_\_\_\_\_

March 20, 2018

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FEB 13 2018  
COBB CO. COM. PLANNING DIVISION

OB-011-2018

**Applicant:** Nick and Anna Letsos **Phone #:** 404/636-0847  
(applicant's name printed)

**Address:** 1837 Angelique Drive, Decatur, Georgia 30033 **E-Mail:** npletsos@aol.com

SAMS, LARKIN, HUFF & BALLI, LLP  
by: Garvis L. Sams, Jr. **Address:** 376 Powder Springs Street, Suite 100, Marietta, GA 30064

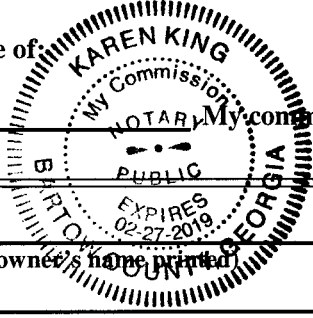
(representative's name, printed)

[Signature] **Phone #:** 770-422-7016 **E-Mail:** gsams@slhb-law.com

(representative's signature)

Signed, sealed and delivered in presence of: \_\_\_\_\_

Karen S. King **My commission expires:** 2-27-19  
Notary Public



**Titleholder(s):** See Attached **Phone #:** \_\_\_\_\_  
(property owner's name printed)

**Address:** \_\_\_\_\_ **E-Mail:** \_\_\_\_\_

(Property owner's signature)

Signed, sealed and delivered in presence of: \_\_\_\_\_

\_\_\_\_\_ **My commission expires:** \_\_\_\_\_  
Notary Public

**Commission District:** 3 (Birrell) **Zoning Case:** SLUP-4 of 2010

**Size of property in acres:** 3.434 **Original Date of Hearing:** April 20, 2010

**Location:** Located at the northwesterly intersection of Canton Road and Westerly Way  
(street address, if applicable; nearest intersection, etc.)

**Land Lot(s):** 660 **District(s):** 16th

**State specifically the need or reason(s) for Other Business:** \_\_\_\_\_

To revise the stipulation which placed a thirty-six (36) month time frame regarding the Special Land Use Permit which expires on April 21, 2018. It is the Applicant's desire to either eliminate the time limit on the duration of the Special Land Use Permit; modify it to tie into the sale and/or redevelopment of the subject property; or, extend the time for an additional thirty-six (36) months.

(List or attach additional information if needed)

\* Applicant specifically reserves the right to amend any information set forth in this Other Business Application or any other portion of the Application, at any time during the Other Business process.

ATTACHMENT TO APPLICATION FOR  
OTHER BUSINESS AGENDA ITEM

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FEB 13 2018

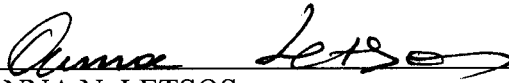
COBB CO. COMM. DEV. AGENCY  
ZONING DIVISION

Hearing Date:

Board of Commissioners: 03-20-2018

Applicant: NICK LETSOS & ANNA N. LETSOS

Titleholder: Anna N. Letsos

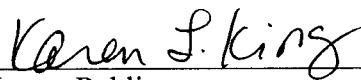
  
ANNA N. LETSOS

Address: 1837 Angelique Drive

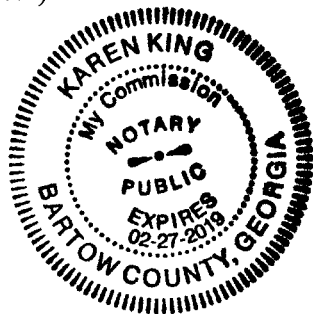
Decatur, GA 30033

Telephone No.: (404) 636-0847

Signed, sealed and delivered  
in the presence of:

  
Notary Public  
Commission Expires: 2-27-19

(Notary Seal)



ATTACHMENT TO APPLICATION FOR  
OTHER BUSINESS AGENDA ITEM

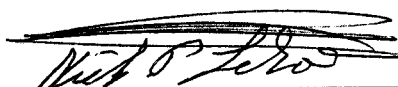
RECEIVED  
FEB 13 2018

COBB CO. COMM. DEV. AGENCY  
ZONING DIVISION

Hearing Date:  
Board of Commissioners: 03-20-2018

Applicant: NICK LETSOS & ANNA N. LETSOS

Titleholder: Nick Letsos



NICK LETSOS

Address: 1837 Angelique Drive

Decatur, GA 30033

Telephone No.: (404) 636-0847

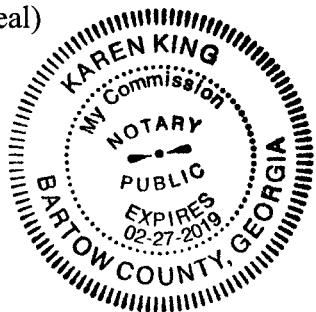
Signed, sealed and delivered  
in the presence of:

Karen L. King

Notary Public

Commission Expires: 2-27-19

(Notary Seal)



RECEIVED  
FEB 13 2018  
COBB CO. COMM. DEVELOPMENT  
ZONING DIVISION

**REGULAR CASES --- NEW BUSINESS (Continued)**

**SLUP-4**      **NICK LETSOS AND ANNA N. LETSOS** (owners) requesting a **Special Land Use Permit** for the purpose of Used Vehicle Sales in Land Lot 660 of the 16<sup>th</sup> District. Located at the northwesterly intersection of Canton Road and Westerly Way (2377 Canton Road).

The public hearing was opened and Mr. Parks Huff addressed the Commission. Following presentation and discussion, the following motion was made:

**MOTION:**      Motion by Ott, second by Thompson, to **approve** Special Land Use Permit for **36 months, subject to:**

- **time limit on this SLUP of 36 months from the date of issuance of Business License**
- **future request for time limit extension to be approved by the Board of Commissioners as an Other Business Item**
- **site plan received by the Zoning Division February 3, 2010, with the District Commissioner approving minor modifications to site layout (on file in the Zoning Division)**
- **Applicant to adhere to all stipulations from Z-36 of 2009 (including and with emphasis on: removal and replacement of existing signage, preservation of existing trees on the property, and no net increase in paved area for this use )**
- **no junk or inoperative vehicles kept on site**
- **no repossessed vehicles kept on site**
- **no outdoor storage (except for used vehicles)**
- **no parking, loading or unloading vehicles in the right-of-way or within median of Canton Road**
- **all exterior lighting be designed to eliminate stray light onto adjacent properties**
- **no outdoor speakers or pagers**
- **Fire Department comments and recommendations**
- **Water and Sewer Division comments and recommendations**
- **Stormwater Management Division comments and recommendations**
- **Cobb DOT comments and recommendations**

**VOTE:**            **ADOPTED 3-0**

REC  
FEB 13 2018

COBB CO. COMM.  
ZONING

**OTHER BUSINESS (CONT.)**

**O.B. 20** To consider amending the stipulations for Nick and Anna Letsos regarding SLUP-4 (Nick Letsos and Anna N. Letsos) of 2010, for property located at the northwesterly intersection of Canton Road and Westerly Way in Land Lot 660 of the 16<sup>th</sup> District.

Mr. Pederson provided information regarding a stipulation amendment to extend the time limit for the Special Land Use Permit. The public hearing was opened and Mr. Garvis L. Sams Jr. and Ms. Carol Brown addressed the Board. Following presentation and discussion, the following motion was made:

MOTION: Motion by Birrell, second by Ott, to **approve** O.B. 20 for stipulation amendment for Nick and Anna Letsos regarding Special Land Use Permit application SLUP-4 (Nick Letsos and Anna N. Letsos) of 2010, for property located at the northwesterly intersection of Canton Road and Westerly Way in Land Lot 660 of the 16<sup>th</sup> District, subject to:

- **Time limit extended for 36 months**
- **All previous stipulations and conditions, *not otherwise in conflict*, to remain in effect**

VOTE: **ADOPTED** 4-0, Lee absent

~~**O.B. 21** To consider amending the stipulations for Cuellar Auto Repair, LLC regarding Z-65 (Cuellar Auto Repair) of 2014, for property located on the southwest side of Atlanta Road, south of Darwin Road in Land Lot 370 of the 17<sup>th</sup> District.~~

~~Mr. Pederson provided information regarding a stipulation amendment to remove the lighting plan noted in the previous zoning condition. The public hearing was opened and Mr. Gabriel Cuellar and Mr. Fernand Rebollo addressed the Board. Following presentation and discussion, the following motion was made:~~

~~MOTION: Motion by Cupid, second by Weatherford, to **approve** O.B. 21 for stipulation amendment regarding application Z-65 (Cuellar Auto Repair) of 2014, for property located on the southwest side of Atlanta Road, south of Darwin Road in Land Lot 370 of the 17<sup>th</sup> District, subject to:~~

- **No additional lights are required**
- **If additional lighting is contemplated in the future, then lighting to be approved by the District Commissioner**
- **All previous stipulations and conditions, *not otherwise in conflict*, to remain in effect**

~~VOTE: **ADOPTED** 4-0, Lee absent~~