

**AUGUST 21, 2018 ZONING HEARING
"OTHER BUSINESS"
COMMISSION DISTRICT 4**

ITEM OB-032

PURPOSE

To consider a stipulation amendment for Gursharan S. Pannu regarding rezoning application Z-57 of 1997 for property located on the southwesterly side of Veterans Memorial Highway, north of Hickory Trail in Land Lot 69 of the 18th District. *(Continued by staff from the July 17, 2018 hearing)*

BACKGROUND

The subject property was zoned to Light Industrial in 1997 for an office/warehouse for wholesale art sales and storage only. One of the zoning stipulations required any future uses to be approved by the Board of Commissioners. The applicant would like to amend the use to allow a business that sells floor tile and fabricates granite counters. The building and property will be used as they exist today. If approved all other zoning stipulations would remain in effect.

STAFF COMMENTS

No comments.

RECOMMENDATION

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

ATTACHMENTS

Other Business Application, proposed site plan and zoning stipulations.

Application for "Other Business"

OB-032-298

Cobb County, Georgia

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

BOC Hearing Date Requested: 7-17-18

Applicant: Gursharan S. Pannu Phone #: 678-994-5719
(applicant's name printed)

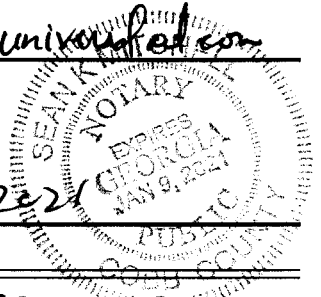
Address: 740 Veterans Memorial Hwy SE E-Mail: Mackye@mcuniversdat.com

Gursharan S. Pannu Address: 740 Veterans Memorial Hwy SE
(representative's name, printed)

[Signature] Phone #: 678-994-5719 E-Mail: mackye@mcuniversdat.com
(representative's signature)

Signed, sealed and delivered in presence of:

[Signature] My commission expires: 1-9-2021
Notary Public



Titleholder(s): Gursharan S. Pannu Phone #: 678-994-5719
(property owner's name printed)

Address: 740 Veterans Memorial Hwy SE E-Mail: mackye@mcuniversdat.com

[Signature]
(Property owner's signature)

Signed, sealed and delivered in presence of:

[Signature] My commission expires: 1-9-2021
Notary Public



Commission District: 4 Zoning Case: Z-57 of 1997

Size of property in acres: 6.039 Acres Original Date of Hearing: 5-20-97

Location: 740 Veterans Memorial Hwy SE MARLBTON GA 30126
(street address, if applicable; nearest intersection, etc.)

Land Lot(s): 69 District(s): 18

State specifically the need or reason(s) for Other Business: Add the use of granite fabrication and sale of floor tile.

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(List or attach additional information if needed)

ORIGINAL DATE OF APPLICATION: 5/97

APPLICANTS NAME: MC UNIVERSAL ART, INC.

THE FOLLOWING REPRESENTS THE FINAL DECISIONS OF THE COBB COUNTY BOARD OF COMMISSIONERS

BOC DECISION OF 5-20-97 ZONING HEARING: The Board of Commissioners approved requested Rezoning to the LI zoning district subject to: 1) this use only (office/warehouse for wholesale art sales and storage - with any future use to be approved by the Board of Commissioners); 2) no outside storage or display; 3) landscaping to be installed along property frontage (to be approved by Staff); 4) 50 foot landscape buffer along southern property line to be approved by Staff; 5) revised site plan submitted, dated April 22, 1997 (reduced copy attached and made a part hereof); 6) project subject to Stormwater Management Division comments and recommendations; 7) Water and Sewer comments and recommendations; 8) project subject to Cobb DOT comments and recommendations; 9) Planning Division to study area for a possible Comprehensive Land Use Plan/Map amendment (from NAC to CAC designation); 10) office portion of building to be constructed with split-block facade with mansard roof line; 11) owner/developer required to meet all Cobb County development requirements and ordinances related to project improvements. Motion by W. Thompson, second by Wysong, carried 4-0, Cooper absent at time of vote.

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COBB CO. COMM. DEV. AGENCY
ZONING DIVISION

2-57 of 1997 - site plan as referenced in
 zoning minutes of 5-20-97. per black

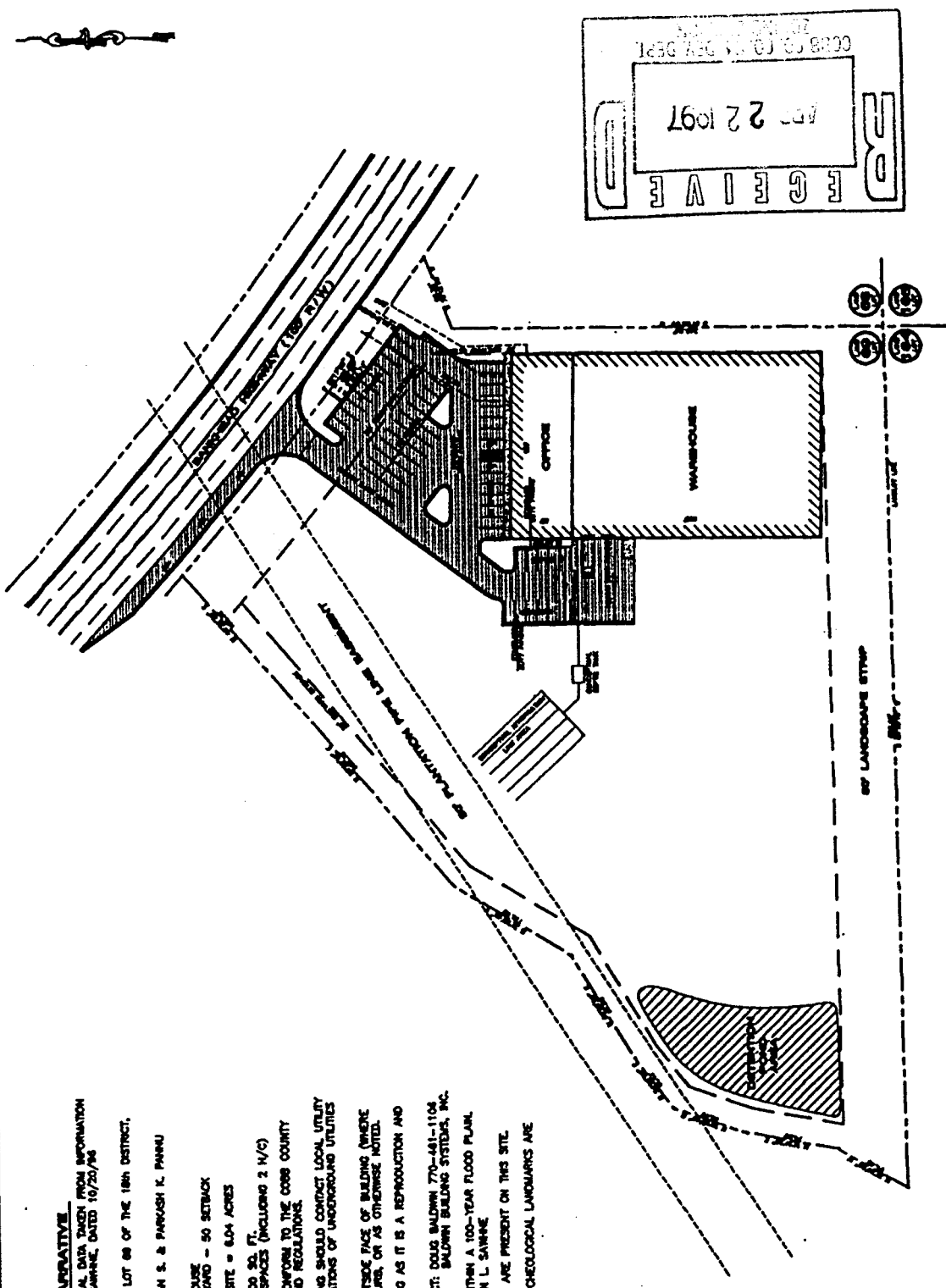
Southeastern ENGINEERS

MC UNIVERSAL ARTS
 SITE DEVELOPMENT PLAN FOR
 LOCATED IN LOT 68 OF THE 18th DISTRICT,
 COBB COUNTY, GEORGIA

07827
 DATE: 10/20/96
 DRAWN BY: [blank]
 CHECKED BY: [blank]
 SITE DEVELOPMENT PLAN

C-1
 MC UNIVERSAL ARTS

PAGE 3 OF 3



- SITE NARRATIVE**
- BOUNDARY AND TOPOGRAPHICAL DATA TAKEN FROM INFORMATION PREPARED BY: GLENN L. SAWNE, DATED 10/20/96
 - PROPERTY LOCATED IN LAND LOT 68 OF THE 18th DISTRICT, COBB COUNTY, GEORGIA.
 - PROPERTY OWNER: GLENN L. SAWNE & PARVASH K. PANNU
 CURRENT ZONING: U
 PROPOSED ZONING: U
 SITE USAGE: OFFICE/WAREHOUSE
 BUILDING SETBACKS: FRONT YARD - 50 SETBACK
 - TOTAL AREA OF DEVELOPED SITE = 6.04 ACRES
 - PROPOSED BUILDING = 37,500 SQ. FT.
 - PROPOSED PARKING = 136 SPACES (INCLUDING 2 H/C)
 - ALL CONSTRUCTION SHALL CONFORM TO THE COBB COUNTY STANDARD SPECIFICATIONS AND REGULATIONS.
 - PERSONS USING THIS DRAWING SHOULD CONTACT LOCAL UTILITY COMPANIES FOR EXACT LOCATIONS OF UNDERGROUND UTILITIES PRIOR TO CONSTRUCTION.
 - ALL DIMENSIONS ARE TO OUTSIDE FACE OF BUILDING (WHERE APPLICABLE) TO FACE OF CURB, OR AS OTHERWISE NOTED.
 - DO NOT SCALE THIS DRAWING AS IT IS A REPRODUCTION AND SUBJECT TO DETORTION.
 - OWNER/DEVELOPER CONTACT: DOLZ BALDWIN 770-461-1164
 BALDWIN BUILDING SYSTEMS, INC.
 - THIS SITE DOES NOT LIE WITHIN A 100-YEAR FLOOD PLAIN AS PER PLAT 87: GLENN L. SAWNE
 - NO APPARENT CEMETERIES ARE PRESENT ON THIS SITE.
 - NO ARCHITECTURAL OR ARCHEOLOGICAL LANDMARKS ARE PRESENT ON THIS SITE.

CONCEPTUAL SITE DEVELOPMENT PLAN



Large Plan in Zoning

File



ORIGINAL DATE OF APPLICATION: 05-20-97APPLICANTS NAME: MC UNIVERSAL ART, INC.

THE FOLLOWING REPRESENTS THE FINAL DECISIONS OF THE
COBB COUNTY BOARD OF COMMISSIONERS

BOC DECISION OF 05-15-01 ZONING HEARING:

**OTHER BUSINESS ITEM #5 - TO CONSIDER A SITE PLAN AMENDMENT
REGARDING Z-57 (MC UNIVERSAL ART, INC) OF MAY 20, 1997**

To consider a site plan amendment regarding Z-57 (MC Universal Art, Inc) of May 20, 1997, for property located on the south side of Veterans Memorial Highway, west of Hickory Trail in Land Lot 69 of the 18th District.

Mr. Mark Danneman, Zoning Division Manager, provided information regarding request for site plan amendment. Following presentation and discussion, the following motion was made:

MOTION: Motion by W. Thompson, second by Byrne, to **approve** the following regarding Z-57 (MC Universal Art, Inc) of May 20, 1997, for property located on the south side of Veterans Memorial Highway, west of Hickory Trail in Land Lot 69 of the 18th District:

- **approve site plan as presented authorizing the construction of a 46,586 square foot expansion to the existing building (copy of site plan attached and made a part of these minutes)**
- **authorize the applicant/developer to use the R-20 portion of property as a "borrow" site for fill material for the construction of the expansion**
- **direct owner/applicant to re-grass, re-plant, and stabilize the borrow site (as required by Cobb County staff)**
- **all previously approved conditions/stipulations are to remain in full force and effect**

VOTE: **ADOPTED** unanimously

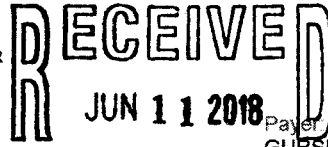


CARLA JACKSON TAX COMMISSIONER
CHELLY MCDUFFIE CHIEF DEPUTY
Phone: 770-528-8600
Fax: 770-528-8679

Printed: 6/11/2018

Cobb County Online Tax Receipt

Thank you for your payment!



Payer
GURSHARAN SINGH PANNU

COBB CO. COMM. DEV. AGENCY
ZONING DIVISION

PANNU GURSHARAN S

Payment Date: 10/16/2017

Tax Year	Parcel ID	Due Date	Appeal Amount			Taxes Due
2017	18006900070	10/15/2017	Pay:	N/A	or	\$0.00

Interest	Penalty	Fees	Total Due	Amount Paid	Balance
\$0.00	\$0.00	\$0.00	\$0.00	\$30,475.00	\$0.00



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