

# Application for "Other Business" Cobb County, Georgia

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

BOC Hearing Date Requested: 9-20-11

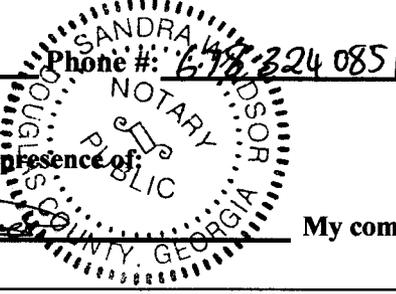
Applicant: 3778 CANTON RD LLC Phone #: 770-780-8406  
(applicant's name printed)

Address: 3778 CANTON RD Sk 200 30066 E-Mail: -

Rabah MOUAS Address: 5030 Ashley PL Acworth GA 30102  
(representative's name, printed)

R. Mouas Phone #: 678-324-0851 E-Mail: R.MOUAS@comcast.net  
(representative's signature)

Signed, sealed and delivered in presence of:  
[Signature] My commission expires: 3-16-15  
Notary Public

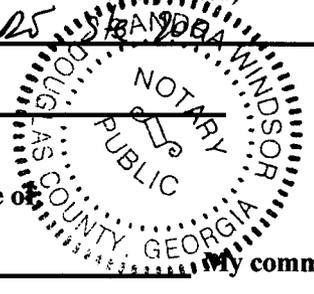


Titleholder(s): 3778 CANTON RD LLC Phone #: 770 780 8406  
(property owner's name printed)

Address: 3778 CANTON RD Sk 200 30066 E-Mail: R.MOUAS@comcast.net

R. Mouas  
(Property owner's signature)

Signed, sealed and delivered in presence of:  
[Signature] My commission expires: 3-16-15  
Notary Public



Commission District: 3 Zoning Case: Z-74 of 2001

Date of Zoning Decision: 7-17-01 Original Date of Hearing: 7-7-01

Location: 3778 CANTON RD Marietta GA 30066  
(street address, if applicable; nearest intersection, etc.)

Land Lot(s): 299 & 300 District(s): 16th

State specifically the need or reason(s) for Other Business: Amend zoning stipulations to allow commercial indoor recreation uses (Baseball batting cage, etc.) where the plumbing contractor was stipulated. Also, amend stipulations to allow motor scooter sales (primarily) with some motorcycle sales on the GC zoned property (no outdoor storage).

(List or attach additional information if needed)



# METROTEK OFFICE PLAZA

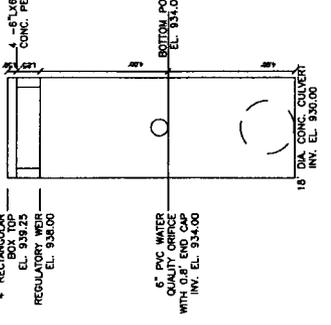
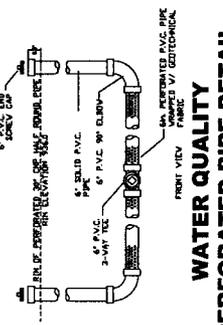
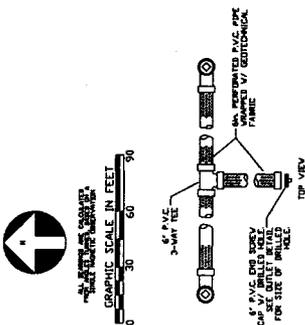
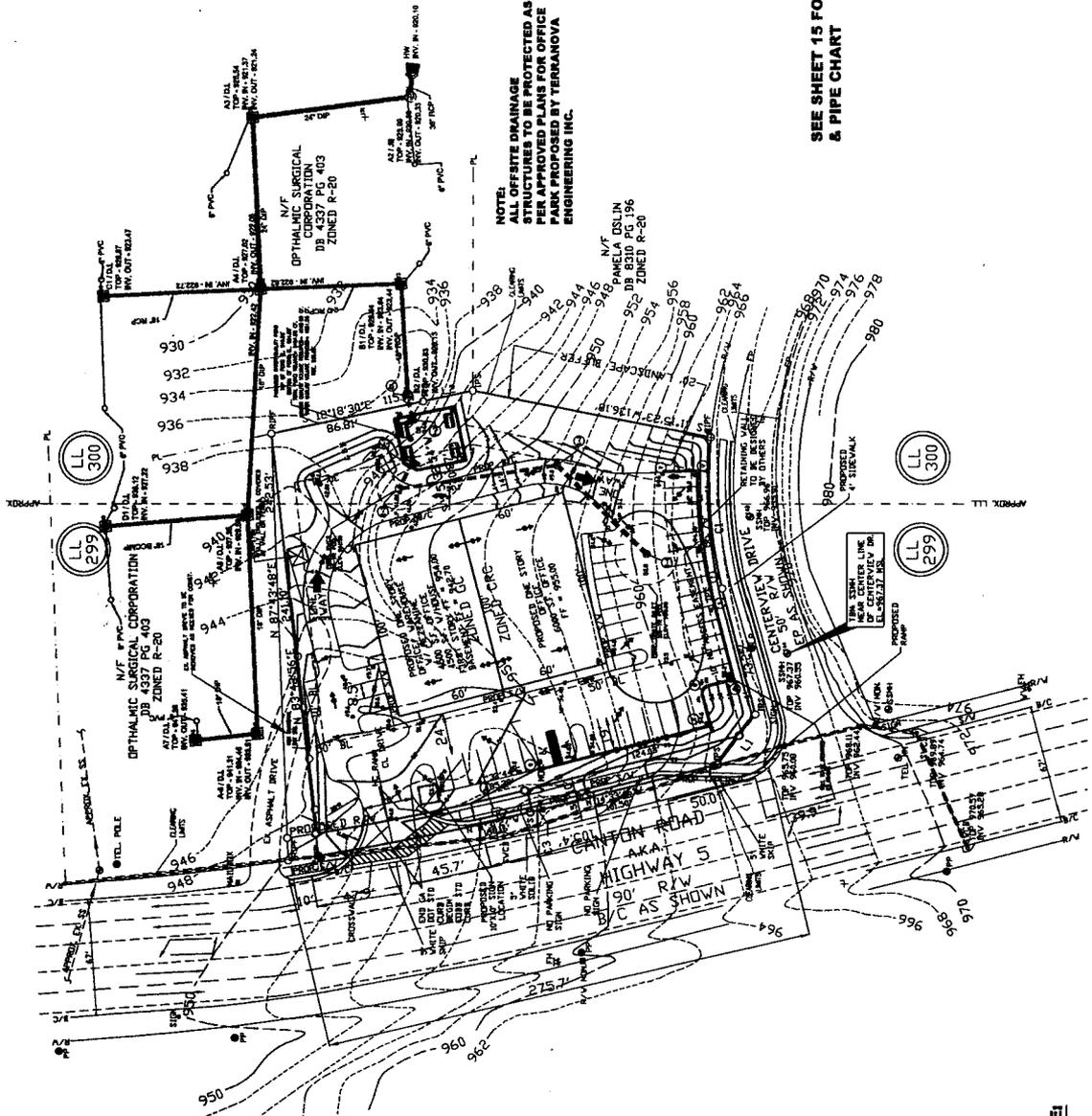
GRADING AND DRAINAGE PLAN FOR

LOCATED BY:	
LAND ACQUIRED BY:	
DESIGNED BY:	
CHECKED BY:	
DATE:	
CITY:	
COUNTY:	
PROJECT NO.:	
SHEET NO.:	
TOTAL SHEETS:	
DATE:	
SCALE:	
DESIGNED BY:	
CHECKED BY:	
DATE:	
CITY:	
COUNTY:	
PROJECT NO.:	
SHEET NO.:	
TOTAL SHEETS:	
DATE:	
SCALE:	

FROM THE DEPARTMENT OF TRANSPORTATION, DIVISION OF HIGHWAYS, DISTRICT OF COLUMBIA, CONSTRUCTION SPECIFICATIONS FOR HIGHWAYS, SECTION 201, PART 1, SUBSECTION 1.01, LATEST EDITION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING THE NECESSARY PERMITS AND APPROVALS FROM THE LOCAL AND STATE AUTHORITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING THE NECESSARY PERMITS AND APPROVALS FROM THE LOCAL AND STATE AUTHORITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING THE NECESSARY PERMITS AND APPROVALS FROM THE LOCAL AND STATE AUTHORITIES.

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**ARCHITECTURAL BUILDING NOTE:**  
 BUILDING TO BE FOUR SIDED BRICK,  
 ARCHITECTURE TO MATCH THE  
 RENDERING

Parking Requirements  
 1 space / 250 S.F. x 10,000 S.F. = 37 spaces  
 5 spaces min. for wheelchair + 37 = 42 spaces  
 42 spaces required / 42 spaces provided

24 HOUR EMERGENCY CONTACT RABAH MOUAS @ (770) 663-8487

**MINUTES OF ZONING HEARING  
COBB COUNTY BOARD OF COMMISSIONERS  
JULY 17, 2001  
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**Z-74**

**ROBERT E. HIGHTOWER** (Daniel E. Busch and Ronald L. Becker, owners) for Rezoning from R-20 to GC for the purpose of a Contractor's Office and Retail Sales in Land Lots 299 and 300 of the 16<sup>th</sup> District. Located on the east side of Canton Road, north of Centerview Drive.

The public hearing was opened and Mr. Garvis Sams, Ms. Pam Oslin, and Mr. David Poteet addressed the Board. Following presentations and discussion, the following motion was made:

**MOTION:** Motion by Olens, second by Byrne, to approve rezoning request to the GC zoning district with stipulations to allow for a plumbing contractor business located in the lower level for the northern portion of the property, and to delete rezoning request to the CRC zoning district with stipulations for the southern portion of the property subject to:

- agreeable stipulations/conditions dated July 3, 2001, not otherwise in conflict (copy attached and made a part of these minutes)
- GC classification for the northern portion of the property is use specific to allow the plumbing contractor business of Robert E. Hightower in the lower level of the building *only*; any future use change must come back to the Board of Commissioners for approval; all other uses within said building shall be those permitted under the CRC classification *excluding automobile truck and trailer leases, automotive and truck sales and service facilities, automotive paint and body shop repairs, automotive parking lots and garages, billiards and pool halls, boarding kennels, bus stations, car washes, commercial greenhouses, convenience stores with fuel sales, liquor stores, emission and inspection stations, motels, parking for vehicles, communication towers, rooming and boarding houses*
- CRC uses for the southern portion of the property shall be bound by the same exclusions for CRC uses as specified for the northern portion of the property
- 40' undisturbed buffer adjacent to property owned by Ms. Pamela Oslin
- County Arborist, Ms. Pamela Oslin, and a representative of the applicant shall participate in the landscape plan for the purpose of screening the rear of the building from the Oslin property, with the County Arborist having final approval of the plan
- if desired by Ms. Pamela Oslin, installation of fencing adjacent to the Oslin property
- minimum 25' landscape/greenspace buffer along Centerview Drive
- Garbage pickup Monday through Saturday between the hours of 7 a.m. to 7 p.m.

**MINUTES OF ZONING HEARING  
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**Z-74            ROBERT E. HIGHTOWER (Continued)**

- maximum of two (2) plumbing contractor vehicles to be parked on site at night
- parking spaces to be limited in number as required by the Cobb County Code; if any additional parking spaces are needed, a variance would be required from the Board of Zoning Appeals
- Stormwater Management Division comments and recommendations
- Cobb DOT comments and recommendations
- Water and Sewer Division comments and recommendations

**VOTE:            ADOPTED** unanimously

~~Z-77            **SUMMERLIN DEVELOPMENT, LLC** (Estate of Dorothy England, Edgar Eugene Chappell, Robert Earnest Chappell, owners) for Rezoning from R-30 to R-20 for the purpose of a Subdivision in Land Lots 197 and 222 of the 20<sup>th</sup> District. Located on the north side of Stilesboro Road, west of Acworth Due West Road. (Held by the Planning Commission at their July 3, 2001 hearing; therefore, was not considered at this hearing.)~~

**Z-78            SIRON GROUP, INC.**, (Mrs. Harold V. Brown and Deborah K. Keown, owners) for Rezoning from R-30 to R-15 for the purpose of a Subdivision in Land Lots 165 and 166 of the 1<sup>st</sup> District. Located on the south side of Roswell Road, east of Old Forge Road. (Held by the Planning Commission at their July 3, 2001 hearing; therefore, was not considered at this hearing.)

**Z-79            SIRON GROUP, INC.**, (Heritage Construction Corporation, owner) for Rezoning from R-15 to RA-5 for the purpose of a Subdivision in Land Lot 810 of the 16<sup>th</sup> District. Located at the east end of Holcombe Lake Road, east of Scufflegrit Road.

The public hearing was opened and Mr. Garvis Sams and Mr. Tim Lee addressed the Board. Following presentations and discussion, the following motion was made.

**APPLICATION OF ROBERT E. HIGHTOWER  
TO REZONE A 1.322 ACRE TRACT FROM R-20 TO GC (NO. Z-74)**

**AGREEABLE STIPULATIONS/CONDITIONS  
JULY 3, 2001**

**Min. Bk.** 17 **Petition No.** Z-74  
**Doc. Type** Agreeable stipulations/  
conditions  
**Meeting Date** July 17, 2001

In accordance with dialogue established with the County's professional staff, representatives of the Northeast Cobb Homeowners Group and adjacent residents, the following stipulations shall become conditions and a part of the grant of the rezoning, as submitted and revised, and binding upon the subject property thereafter:

1. Maximum height of the buildings shall be one (1) story with a basement. Each building shall have a maximum of 9,600 square feet per building (4,800 square feet per floor).
2. Architectural style of the buildings shall be residential in appearance with pitched roofs and brick on all sides, consistent with the architectural renderings provided to staff contemporaneously herewith.
3. Trash and refuse containers shall be located on the northeastern portion of the subject property and shall be enclosed on at least three (3) sides and shielded from view.
4. The installation of a 40' undisturbed buffer adjacent to property owned by Ms. Pamela Oslin. Additionally, the installation of a landscape/green space area along Centerview Drive as shown on the revised site plan.

5. An agreement that the southernmost tract shall be rezoned to the CRC classification and that the northernmost tract be rezoned to the GC classification to allow for a plumbing contractor business therein. Both tracts shall otherwise allow those uses permitted under the CRC classification.
6. In addition to the foregoing, an agreement that there will be no liquor/package stores nor will there be any outside storage of any kind whatsoever.
4. All external lighting in parking areas or on buildings shall be low intensity, environmental type lighting with direct illumination being confined within the perimeter of the subject property.
5. Compliance with Cobb County Department of Transportation recommendations, including the following:
  - a. The construction of a 150' deceleration lane with a 50' taper.
  - b. The construction of sidewalk, curb and gutter on both Canton Road and Centerview Drive.
  - c. No access to Centerview Drive.
  - d. Interparcel access.

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Meeting Date July 17, 2001  
Continued

6. The submission of a landscape plan during Plan Review for staff and the Arborist's review and approval.
  
7. Compliance with the Cobb County Sign Ordinance and the erection of ground-based, monument style signage, consistent with the architectural theme as aforementioned.
  
8. Subject to recommendations from the Cobb County Development & Inspections Department and its Stormwater Management Division with respect to hydrology, stormwater concerns and down stream considerations.

Petition No.       Z-74        
Meeting Date       July 17, 2001        
Continued