

MAY 15, 2012 ZONING HEARING
“OTHER BUSINESS”
COMMISSION DISTRICT 4

ITEM # 5

PURPOSE

To consider amending the site plan for Atlanta West Family Dentistry regarding rezoning application Z-149 (O’Neil Developments, Inc) of 1989, for property located in Land Lot 413 of the 19th District, on the west side of Powder Springs Road, south of Macland Road.

BACKGROUND

The subject property was zoned General Commercial (GC) for a restaurant in 1989. Since the 1989 rezoning case, a portion of the restaurant lot was developed for an assisted living facility by the adjacent property owner. The applicant would like to amend the approved site plan to develop a dental office on this lot. The proposed site plan and building architecture is attached for review. In order fit the building on the property, the applicant would need to encroach into the rear setback due to odd shape of the rear of the property. Cobb D.O.T. has submitted a recommendation encouraging interparcel access with one of the neighboring commercial properties. If approved, all other zoning stipulations would remain in effect.

FUNDING

N/A

RECOMMENDATION

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

Cobb D.O.T. strongly encourages interparcel access with adjacent properties.

ATTACHMENTS

Other Business Application, zoning stipulations, proposed site plan and proposed architecture.

OB 5

Application for "Other Business"

Cobb County, Georgia

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

BOC Hearing Date Requested:

APR 10 2012

5-15-2012

Applicant: ATLANTA WEST Family Dentistry Phone #: 770-941-6979
(applicant's name printed)Address: 1599 Mulkey Rd. Austell E-Mail: travis.watson@bellsouth.net
TIM WATFORD Address: 5525 Interstate North Pkwy, ATL.
(representative's name, printed)

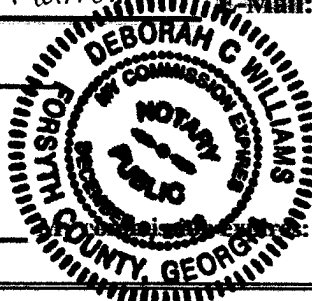
[Signature] Phone #: 404-214-5200 E-Mail: tim@peacockpartnership.com
(representative's signature)

Signed, sealed and delivered in presence of:

Sandra E. Hamerlund My commission expires: January 30, 2015
Notary Public
Titleholder(s): Debra Poston Phone #: 770 579 1442
(property owner's name printed)
Address: 2232 Rosemoore Way Marietta, Ga 30062 E-Mail: dposton@medquestmail.com
Debra Poston

(Property owner's signature)

Signed, sealed and delivered in presence of:

Deborah C. Williams
Notary Public


12/9/13

Commission District: 4 Zoning Case: Z-149Date of Zoning Decision: 06-19-90 Original Date of Hearing: 07-20-89
Location: 1784 Powder Springs Road
(street address, if applicable; nearest intersection, etc.)
Land Lot(s): 413 District(s): 19State specifically the need or reason(s) for Other Business: TO AMEND SITE PLAN

(List or attach additional information if needed)

Application for Rezoning COBB COUNTY

(type or print clearly)

Application No. 2-149
Hearing Date 7-20-89

O'Neill
Applicant Developments, Inc. Business Phone 426-0331 Home Phone _____
Glen S. Long Address 1850 Parkway Place, Suite 920, Marietta, GA 30067
(representative's name, printed)
Glen S. Long Business Phone 426-0331 Home Phone 252-0633
(representative's signature)

Titleholder Eunice Nell Stevens Business Phone none Home Phone 422-6528
Signature Eunice Nell Stevens Address 1796 Powder Springs Rd Marietta, Ga.
(attach additional signatures, if needed)

Zoning Request From R-20 To GC
(present zoning) (proposed zoning)
For the Purpose of restaurant Size of Tract 0.710 acre(s)
(subdivision, restaurant, warehouse, apts., etc.)
Location 1796 Powder Springs Road
(street address, if applicable, nearest intersection, etc.)
Land Lot(s) 413 & 476 District 19th, 2nd section

We have investigated the site as to the existence of archeological and/or architectural landmarks. I hereby certify that there are no ☒ there are ☐ such assets. If any, they are as follows:

[Signature]
Applicant's Signature

FOR OFFICIAL USE ONLY

Recommendation of Planning Commission 7-20-89 Planning Commission recommended approval of this application subject to: 1) building to be one story traditional in style; 2) landscape plan to be submitted during plan review; 3) Cobb DOT comments; 4) Water and Sewer comments; 5) Development Control comments; 6) area in Land Lot 476 to remain as R-20 to act as buffer; 7) per site plan submitted. Motion by Vansant, second by Jones, carried 5-0.

[Signature] Chairman

Board of Commissioners' Decision: Board of Commissioners approved application as recommended by the Planning Commission. VOTE: 3-2, Burton and Powell opposed.

Other Business Item of 6-19-90 Continued On Next Page.....

[Signature] Chairman

COBB COUNTY BOARD OF COMMISSIONERS
COBB COUNTY PLANNING COMMISSION

Date of Application: _____

Date of Hearing: _____

Applicant's Name: O'Neill Development, Inc.

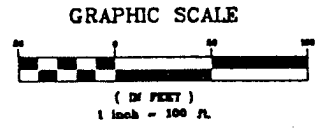
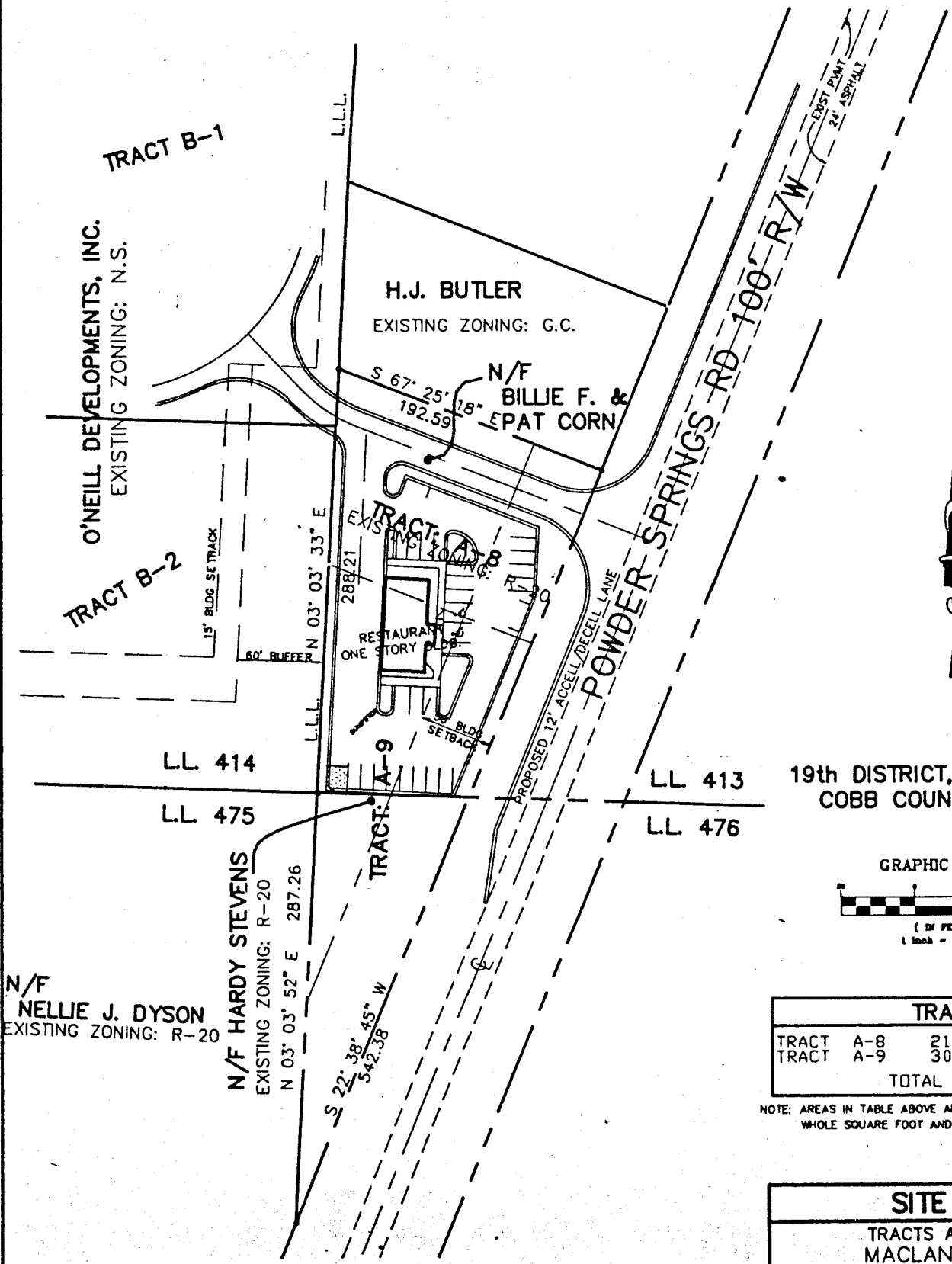
Recommendation of Planning Commission (Continued from Page 1)

Chairman.

Final Decision of Board of Commissioners (Continued from Page 1)


6-19-90 Other Business Item for rezoning from GC with stipulations to GC with amended stipulations for the purpose of Amending the Site Plan and Proposed Uses in Land Lot 413 of the 19th District. 5 acres. Located at the southwest corner of Macland Road and Powder Springs Road. Mark Danneman, Zoning Administrator, and Glen Long, applicant's representative, presented information regarding this petition. The Board of Commissioners **approved** amendment of site plan, therefore allowing removal of originally stipulated uses on the free standing site, and allowing a second access point on Powder Springs Road. The second access to be a shared access with tract A-5 as indicated on site plan; all other applicable stipulations to remain in force. Motion by Paschal, second by Smith, carried 3-0.

Chairman



TRACT AREAS			
TRACT	A-8	21,343 SF	0.489 AC
TRACT	A-9	30,939 SF	0.710 AC
TOTAL			1.199 AC

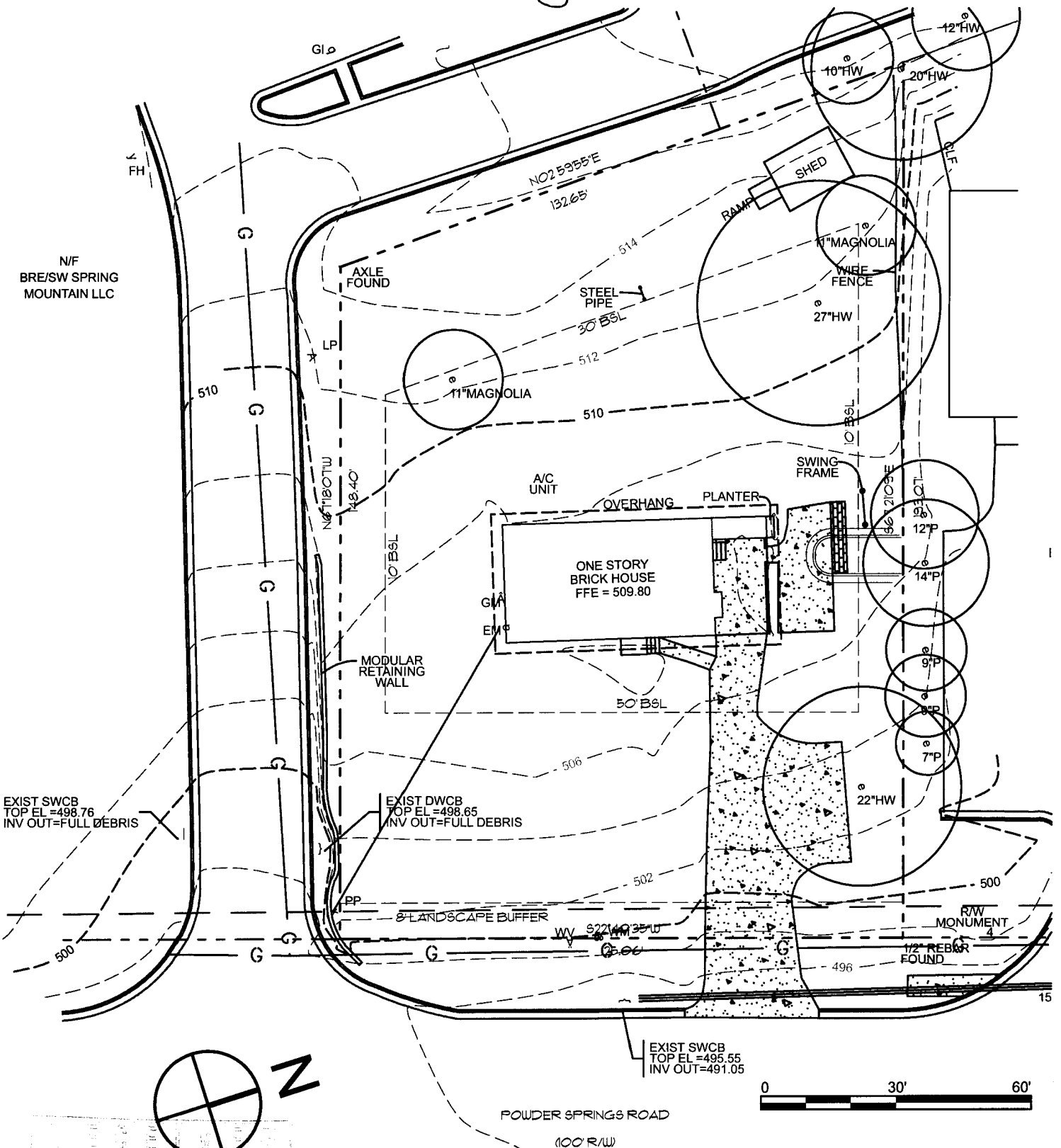
NOTE: AREAS IN TABLE ABOVE ARE ROUNDED DOWN TO THE NEAREST WHOLE SQUARE FOOT AND TO THE NEAREST 0.001 ACRE.

SITE PLAN	
TRACTS A-8 AND A-9 MACLAND SPRINGS SHOPPING CENTER	
WELKER & ASSOCIATES, INC.  ENGINEERS MARIETTA, GEORGIA	DRAWN : FJPH TRACED : CAD CHECKED : DATE : JUNE 7, 1989 SCALE : 1" = 100' SHEET : 1 OF 1

Existing

OB 5

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SCALE: 1" = 30'-0"

2.15.12

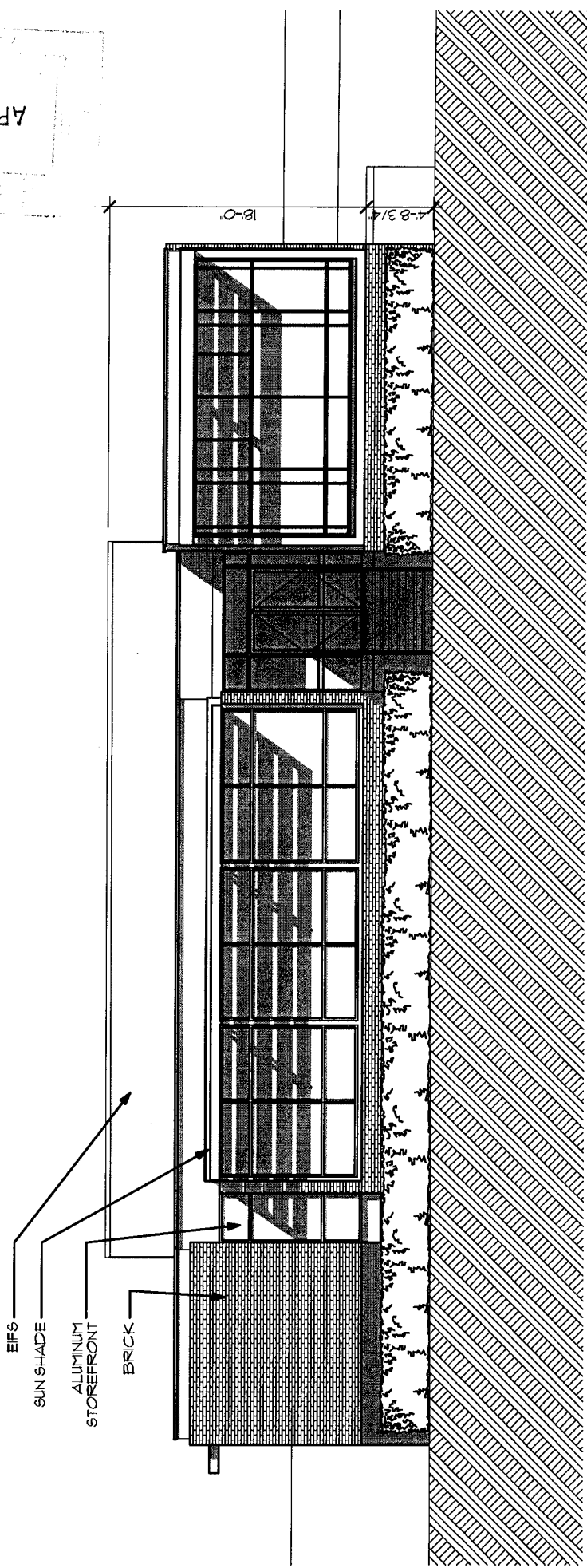


PEACOCK
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2-8

APR 10 2012



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PROPOSED EAST ELEVATION

1784 POWDER SPRINGS ROAD

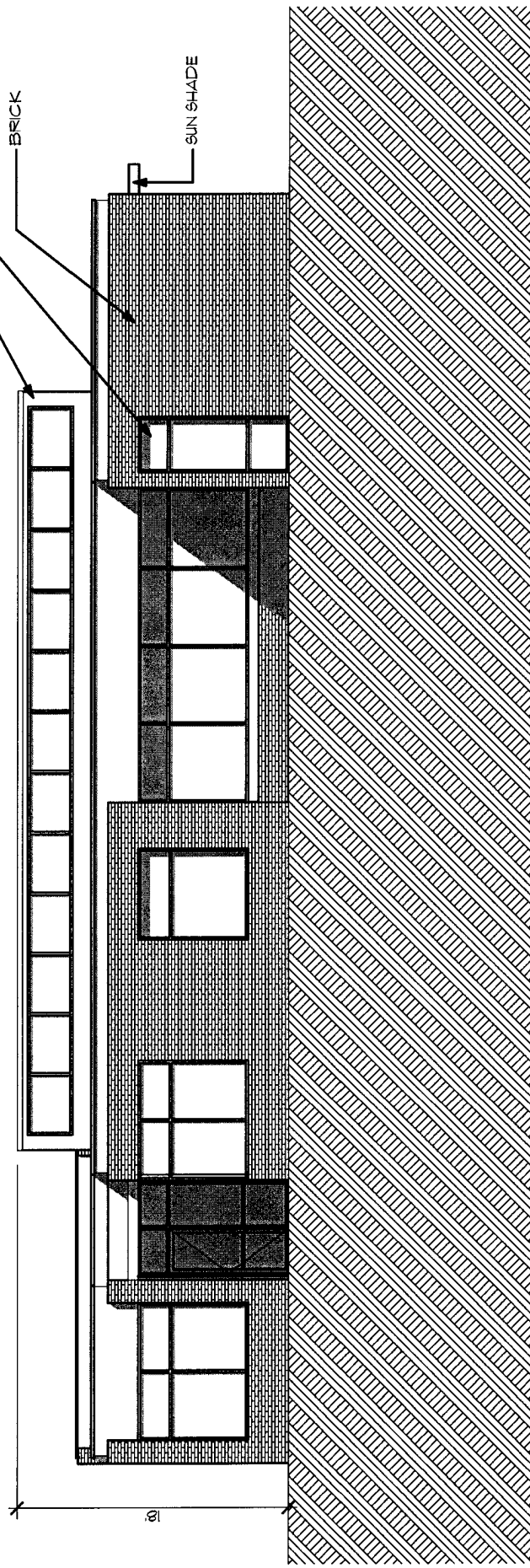
SCALE: 3/32" = 1'-0"

3.29.12

2-05

APR 10 2012

EIFS
ALUMINUM
STOREFRONT
BRICK
SUN SHADE



PROPOSED WEST ELEVATION

1784 POWDER SPRINGS ROAD

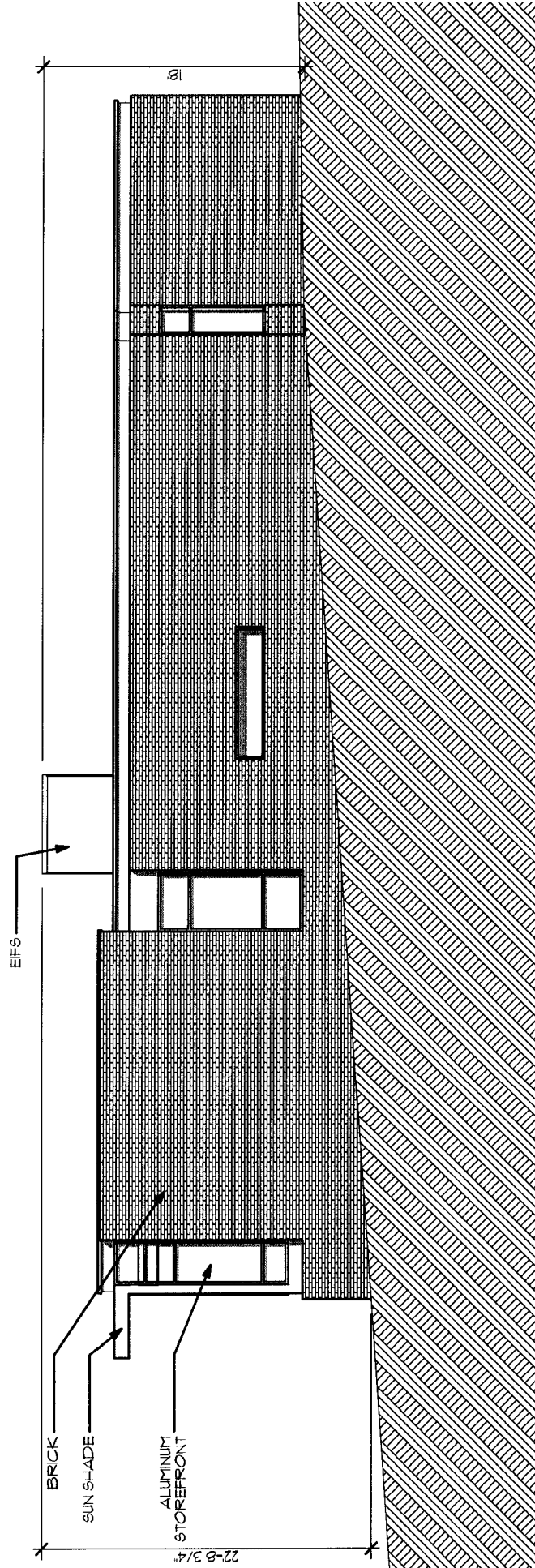
SCALE: 3/32" = 1'-0"

3.29.12



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APR 10 2012



PROPOSED NORTH ELEVATION

1784 POWDER SPRINGS ROAD

SCALE: 3/32" = 1'-0"

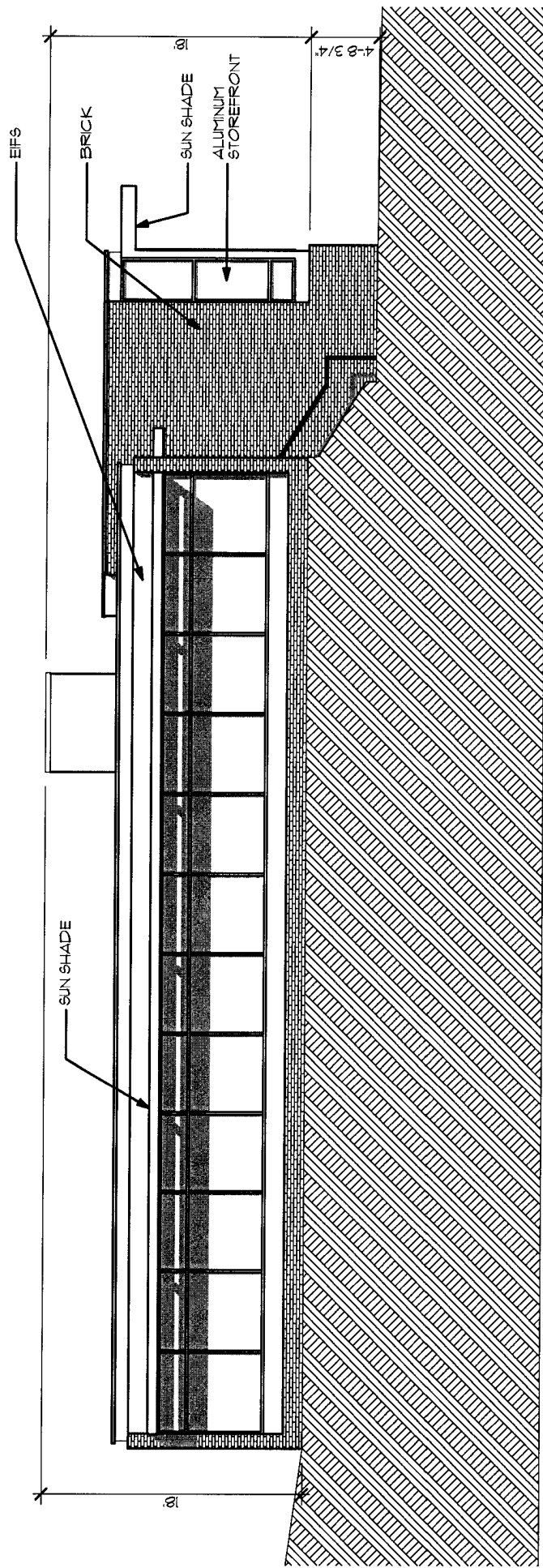
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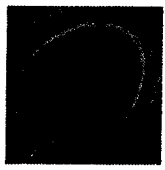
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2:05
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APR 10 2012



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PROPOSED SOUTH ELEVATION

1784 POWDER SPRINGS ROAD

SCALE: 3/32" = 1'-0"

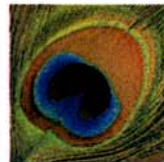
3/23/12



PROPOSED ELEVATION

1784 POWDER SPRINGS ROAD

SCALE: 3/32" = 1'-0"
3/29/12



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