

Application for "Other Business"

Cobb County, Georgia

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

BOC Hearing Date Requested: 5-15-12

Applicant: Baldwin Pring, Inc (applicant's name printed) Phone #: 770-425-9191

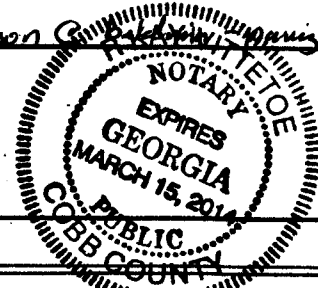
Address: 1014 Kennill Drive, Marietta, GA 30060 E-Mail: jharrison@baldwin-pring.com

John Harrison (representative's name, printed) Address: 1014 Kennill Drive, Marietta, GA 30060

John B. Harrison (representative's signature) Phone #: 770-425-9191 E-Mail: jharrison@baldwin-pring.com

Signed, sealed and delivered in presence of:

R. Kay Vitello (Notary Public signature) My commission expires: [blank]



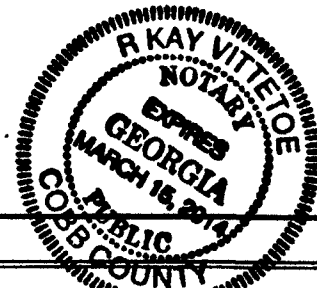
Titleholder(s): John B. Harrison and Ernest L. Baldwin (property owner's name printed) Phone #: 770-425-9191

Address: 1003 Kennill Drive, Marietta, GA 30060 E-Mail: jharrison@baldwin-pring.com

John B. Harrison (Property owner's signature)

Signed, sealed and delivered in presence of:

R. Kay Vitello (Notary Public signature) My commission expires: [blank]



Commission District: 1 Zoning Case: [blank]

Date of Zoning Decision: [blank] Original Date of Hearing: [blank]

Location: Lot #4 of North Marietta Business Park - Kennill Drive (street address, if applicable; nearest intersection, etc.)

Land Lot(s): 939 District(s): 16

State specifically the need or reason(s) for Other Business: The applicant is requesting the amendment of the original site plan Z-76 of 1985 to reduce the existing 50' landscape buffer to 0'. The applicant has received the support of the only residential property owner adjacent to the property and a letter of support is attached. (Exhibit "A")

(List or attach additional information if needed)

REVISED December 13, 2011

proposed site plan (Exhibit B)

Exhibit "A"

Dempsey B. Kirk
438 Saint Mary's Lane
Marietta, GA 30064
770-846-7 651
Dempsey.kirk@harrynorman.com

March 20, 2012

To Whom it May Concern:

I, Dempsey Kirk, am the administrator of the estate of Corene Bearden Kirk, located at 862 Kennesaw Avenue, Marietta in Cobb County, Georgia. I have met with John Harrison, who intends to buy the lot #4 of the North Marietta Business Center, which borders my south property line. By signature below, it is hereby acknowledged that I give my consent/ or have no objection that John Harrison of Baldwin Paving intends to make an application to the appropriate Cobb County Authorities for a variance request for the purpose of eliminating the 50 foot landscape buffer requirement placed on the property, because the subject property has a Light Industrial zoning bordering my property which currently has a Residential zoning but is shown as Commercial in the Future Land Use Plan.


Dempsey Kirk

PROPOSED PARKING LOT Exhibit B

Sheet No. **1-3**

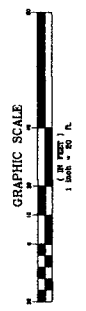
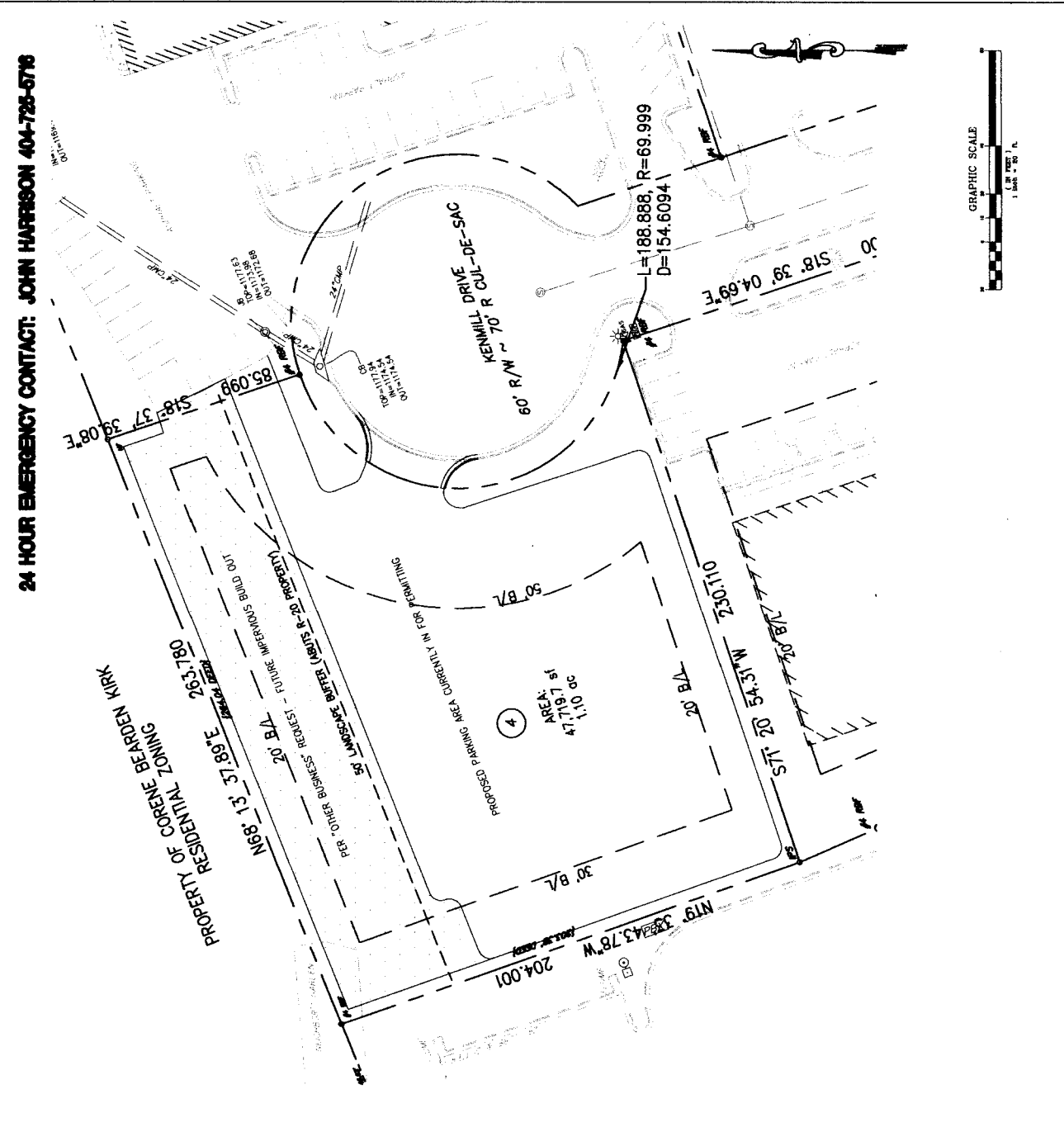
Baldwin Paving
Construction Plans For
New Parking Facility
Land Lot 939, 19th District
Cobb County, Georgia



Proposed Site Plan
DATE: 4-2-2012
DRAWN BY: [Name]
CHECKED BY: [Name]

Prepared For
Baldwin Paving Co., Inc.
1914 Howell Drive
Marietta, Georgia 30060

Prepared By
CRESCENT VIEW ENGINEERING, LLC
2006 Kowalewski Drive, Suite 202
Atlanta, Georgia 30329
www.crescentview.com



24 HOUR EMERGENCY CONTACT: JOHN HARRISON 404-725-5716

Site Notes:

1. THE SITE CONTAINS 1.10 ACRES, TOTAL UNIMPAVED AREA: 1.16 ACRES (343 ACRES DRIVE AND CURB JUNCTIONS AND CURB CLEARANCE) STREET LOCATION: 1914 HOWELL DRIVE, ZONING: U
2. ALL DIMENSIONS TAKEN FROM SURVEYS PERFORMED BY SURVEYS PLUS, INC. DATE: 1-26-11
3. THIS SITE IS NOT LOCATED WITHIN A FLOOD HAZARD ZONE (AS DETERMINED BY FLOOD COMMUNITY PANEL NUMBER 1307-0003 DATED DECEMBER 14, 2008 FOR UNINCORPORATED COB COUNTY, GEORGIA).
4. THERE ARE NO RECORDS OF THE STATE OF GEORGIA OR NEIGHBORING STATES WITHIN 500 FEET OF THE PROPOSED LOT OR THE LOT THAT WOULD AFFECT THE PROPOSED LOT. THERE ARE NO PROPOSED IMPACTS TO ANY STATE WATER BODIES.
5. TO THE BEST OF OUR KNOWLEDGE, THERE ARE NO HISTORICAL, ARCHAEOLOGICAL, OR PALEONTOLOGICAL REMAINS OF THE LOT OR THE LOT THAT WOULD AFFECT THE PROPOSED LOT. THERE ARE NO PROPOSED IMPACTS TO ANY STATE WATER BODIES.

Zoning Notes:

1. COB COUNTY LICENSES AS RESPONSIBILITY FOR THE APPROVALS WILL BE OBTAINED BY THE OWNER. THE OWNER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL EXISTING REGULATORY AGENCIES.
2. ANY CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE ZONING ORDINANCE.
3. ANY WORKS TO BE PERMITTED THROUGH COB COUNTY CODE ENFORCEMENT OFFICE, I.E., SIGNATURE ENFORCEMENT WORK, MUST BE IN ACCORDANCE WITH THE ZONING ORDINANCE. THE LOCATION OF SIGNATURE WORK MUST ALSO BE SHOWN ON THE PLAN.
4. NO COMPUTER IS PROVIDED FOR THIS SITE. GARAGE PICKUP WILL BE PROVIDED BY THE OWNER.

Project Description:

THE PROPOSED PROJECT CALLS FOR THE CONSTRUCTION OF A NEW AREA TO BE USED AS A GARAGE STORAGE AREA FOR THE OWNER'S COMPANY. THE PROJECT WILL BE PERMITTED THROUGH THE ZONING DEPARTMENT. THE COMPANY PROVIDES ALL VEHICLE PARKING WILL BE IN THE FORM OF GARAGE SPACES ON LOTS 2 AND 3 AND SIGNAGE WILL BE PLACED ON LOT 4.

THE CONSTRUCTION DOCUMENTS ARE CURRENTLY BEING PROVIDED BY COB COUNTY COMMUNITY DEVELOPMENT. THE CONSTRUCTION DOCUMENTS SHOW THE PROPOSED PROJECT. THE PROJECT WILL NOT EXCEED THE 50 FOOT LANDSCAPE BUFFER.

THE ONLY ADJACENT PROPERTY OWNER THAT HAS A RESIDENTIAL ZONING IS THE PROPERTY TO THE NORTH, AND IS THE ONLY RESIDENTIAL PARCEL IN THE PROJECT AREA. THE PROJECT WILL NOT EXCEED THE 50 FOOT LANDSCAPE BUFFER. THE PROJECT WILL NOT EXCEED THE 50 FOOT LANDSCAPE BUFFER.

THIS ZONING BUFFER REQUEST IS TO REDUCE THE LANDSCAPE BUFFER REQUIREMENT FROM 50 FEET TO 0 FEET.

NO SIGNAGE OR VEHICLE PARKING SPACES ARE PROPOSED AS PART OF THIS PROJECT.

COBB COUNTY BOARD OF COMMISSIONERS OF ROADS AND REVENUES

COBB COUNTY PLANNING COMMISSION

Date of Application January 28, 1985 Date of Hearing _____
 Titleholder Bertha Mae Bearden Signature Bertha Bearden Kirk
Corene E. Bearden
 Address 862 Kennesaw Avenue, Marietta, Ga. Phone 428-0210
 Applicant Carl E. Hammock Signature Carl E. Hammock
 Address 100 Cherokee Street, Suite 510, Marietta, Ga. Day Phone 428-7720
 To Zone From Residential R-20 GC To Light Industrial LI Land Use _____
 For the Purpose of Warehouses
 Land Lot(s) 939 & 1006 District 16th Section 2nd, Cobb County
 Containing 13.29 Approx 1.35 acre zoned GC acres

Located at Northeast corner of the intersection Kennesaw Avenue & Marble Mill Road

This property being more particularly described as follows:

SEE LEGAL DESCRIPTION ATTACHED:

RECOMMENDATION OF PLANNING COMMISSION 3-12-85. Planning Commission recommended

application be rejected. Motion by Jones, seconded by Brown; vote 2-2. Vansant, Adams
opposed. Motion failed. On a motion by Vansant, seconded by Adams, the Planning
Commission passed on application without recommendation, vote 4-0.

Henry A. Vansant, Chairman

FINAL DECISION OF BOARD OF COMMISSIONERS 3-12-85. Board of Commissioners held application

for 30 days. Motion by Smith, seconded by Thompson; carried 5-0. 5-14-85. Board of
Commissioners approved the above request subject to the letter of conditions and revised site
plan on file in the Planning and zoning dept. and marked Exhibit A and subject to the final
site plan being approved by the Planning and Zoning Department. Motion by Smith, seconded by
Thompson; carried 5-0.

Carl E. Smith, Chairman



ED HAMMOCK REALTY COMPANY

EXHIBIT "A"
5-14-85 MAP

First National Bank Building 100 Cherokee Street, Suite 510 Marietta, Georgia 30060 (404) 428-7720

May 6, 1985

Mr. Louis Smith
Cobb County Planning & Zoning

Re: Rezoning Application
Kennesaw Avenue/Marble Mill Road

Dear Mr. Smith:

Enclosed is a copy of the revised site plan we discussed with you and Mr. Mark Danneman regarding the subject property. We propose:

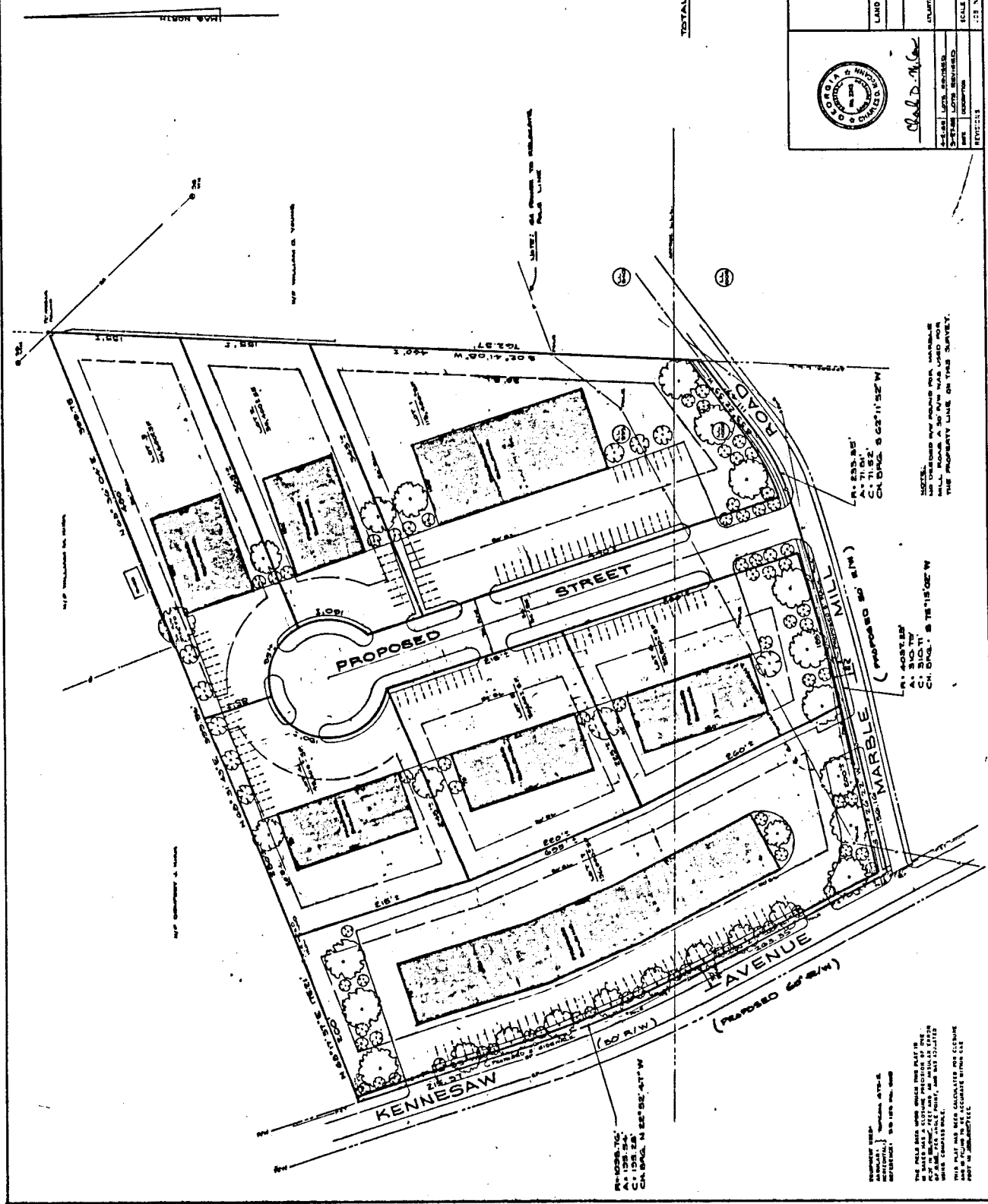
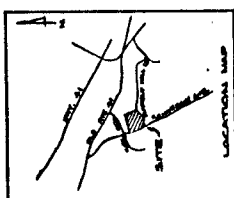
- I. The frontage along Kennesaw Avenue with 200 feet of depth to be used as "Office Services." The proposed building on the portion of the property will have all brick exterior on the front and sides of the building. Along Kennesaw Avenue, we will landscape with shrubbery and trees (dogwood if possible) and at the corner of Kennesaw Avenue and Marble Mill Road. The design & exterior of the building will be similar to the building shown in the attached photograph. The building would be used by those businesses allowed in the "Office Services" classification.
- II. The balance of the property as it fronts on the proposed cul-de-sac street (off Marble Mill Road) to be "Light Industrial". There will be six (6) lots and they will be covered under the "Restrictive Covenants" attached and the use of these lots will be businesses allowed under light industrial zoning except the type businesses in the attached list which we will prohibit and will agree to have as a condition on the rezoning approval.

I sincerely hope this new plan will be acceptable. Please let me know if you have any questions.

Sincerely,


Ed Hammock

CEH:mh
Enclosures



TOTAL TRACT AREA: 13.23 ACRES

ED HAMMOCK

LAND LOT 305, 006, 5th SECTION, 16th DISTRICT
 COBB COUNTY, GEORGIA
 CHARLES D. MCCANN & ASSOCIATES, INC.
 LAND SURVEYING
 SCALE: 1" = 40'

DATE: JAN. 7, 1985

PROJECT: [REDACTED]



NOTES:
 1. THE TRACTS AND LOTS SHOWN ON THIS SURVEY ARE THE PROPERTY OF THE TRACT SURVEYOR.
 2. THE PROPERTY IS TO BE DEVELOPED AS A RESIDENTIAL SUBDIVISION.
 3. THE LOTS SHOWN ON THIS SURVEY ARE TO BE CONVEYED TO THE BUYER BY DEED.

REVISIONS:
 A - 12/15/84
 B - 1/10/85
 C - 1/15/85

REVISIONS:
 A - 12/15/84
 B - 1/10/85
 C - 1/15/85

We agree to prohibit the following Light Industrial uses:

1. Dairies
2. Field Crops
3. Livestock and poultry facilities
4. Poultry Hatcheries
5. Riding Stables
6. Boarding and Breeding Kennels
7. Auto and Truck Sales
8. Auto Parking Lots and Garages
9. Auto Service Stations
10. Auto Wash Establishment
11. Storage Yard for damaged or confiscated autos
12. Temporary Sawmills
13. Tire retreading and recapping
14. Trailer Sales
15. Carvinals, rodeo, horse shows
16. Stadiums
17. Drive-in-theatre
18. Golf and Baseball Driving Range
19. Miniature Golf Courses
20. Par 3 Golf Course
21. Cemeteries
22. Golf Courses and Clubhouse
23. Non Commercial club or lodge
24. Mining
25. Crematories
26. Bus Stations for freight
27. General Aviation airport & private airport
28. Helicopter Landing Pad
29. Railroad car yards and team truck yards
30. Railroad stations for freight
31. Taxi Stands
32. Bus or Railroad Passenger Stations
33. Truck terminal