

**JUNE 19, 2012 ZONING HEARING  
“OTHER BUSINESS”  
COMMISSION DISTRICT 4**

**ITEM # 1**

**PURPOSE**

To consider amending the site plan for Mr. Fareed Sevani regarding rezoning application Z-76 (Fareed Sevani) of 2000, for property located in Land Lot 35 of the 17<sup>th</sup> District, at the northeast intersection of Old Floyd Road and Fontaine Road.

**BACKGROUND**

The subject property is zoned Neighborhood Retail Commercial (NRC) for a convenience store with fuel sales. The applicant's property was zoned to a site plan which showed a 4,500 square foot building in 2000. The applicant came back to the Board of Commissioners in 2002 for a plan approval that showed a 3,600 square foot building. The applicant would like to amend the site plan to expand the storage area for the store, which would make the store 4,617 square feet. The proposed addition would match the brick and stucco exterior that is currently on the building. 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.

**ATTACHMENTS**

Other Business Application, proposed site plan and zoning stipulations.

# Application for "Other Business"

## Cobb County, Georgia

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

BOC Hearing Date Requested: 6-19-12

Applicant: FAREED SEVANI

(applicant's name printed)

Phone #: 7) 309-4703

Address: 3404 KING ARTHUR DR. MARIETTA 30068

E-Mail: SEVANI BROS @live.com

Larry D. Neese

(representative's name, printed)

Address: 50 Barrett Pkwy. Suite 30005 #330  
Marietta, Georgia 30066

[Signature]

(representative's signature)

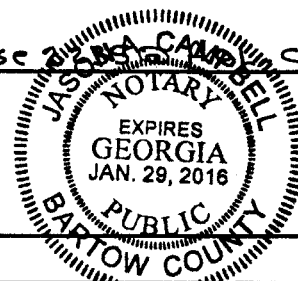
Phone #: 770 428 2122 E-Mail: Lneese@sevanibros.com

Signed, sealed and delivered in presence of:

Jas. A. Campbell

Notary Public

My commission expires: 7/29/2013



Titleholder(s): FAREED SEVANI

(property owner's name printed)

Phone #: 7) 309-4703

Address: 3404 King Arthur Dr. Mableton, GA 30068

E-Mail: Sevanibros@live.com

Fareed Sevani

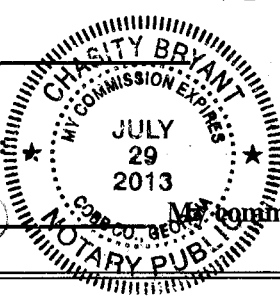
(Property owner's signature)

Signed, sealed and delivered in presence of:

Chasity Bryant

Notary Public

My commission expires: 7/29/2013



Commission District: 4

Zoning Case: 2-76 of June, 2000

Date of Zoning Decision: 2-19-02  
OB#3

Original Date of Hearing: 6-20-00

Location: 5515 Old Floyd Road, Mableton, Georgia

(street address, if applicable; nearest intersection, etc.)

Land Lot(s): 35

District(s): 17th

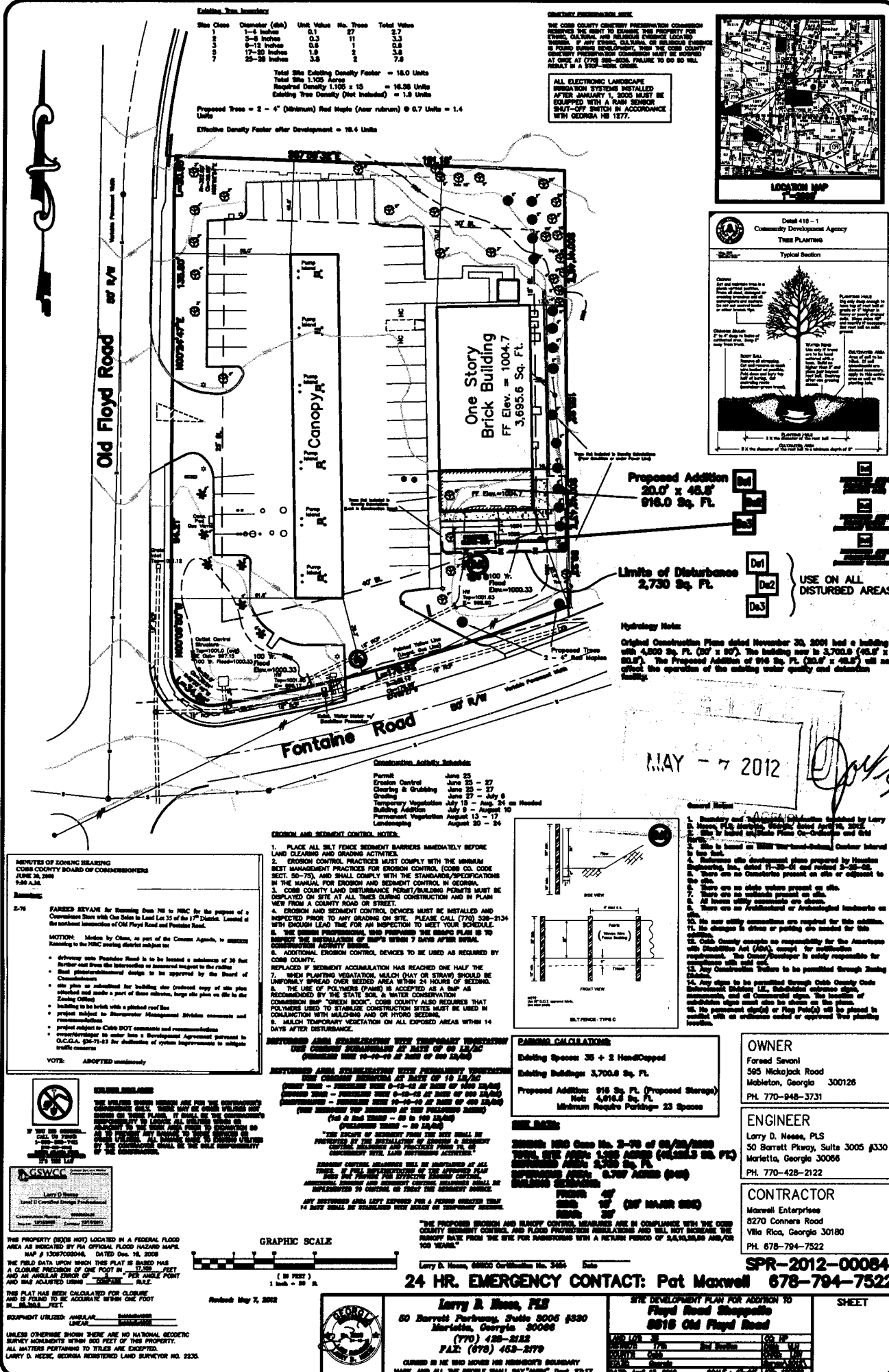
State specifically the need or reason(s) for Other Business: 916 S.F. Addition  
to Existing Building. Proposed space to be used for storage  
to support existing convenience store

(List or attach additional information if needed)

# PROPOSED SITE PLAN

OB # 1

B.O.C.  
6-19-12



ORIGINAL DATE OF APPLICATION: 06-20-00APPLICANTS NAME: FAREED SEVANI

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

**BOC DECISION OF 06-20-00 ZONING HEARING:**

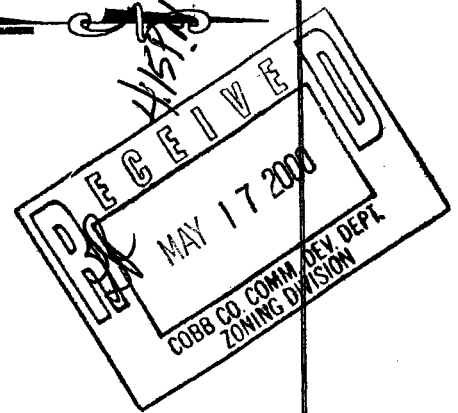
**FAREED SEVANI** for Rezoning from **NS** to **NRC** for the purpose of a Convenience Store with Gas Sales in Land Lot 35 of the 17<sup>th</sup> District. Located at the northeast intersection of Old Floyd Road and Fontaine Road.

MOTION: Motion by Olens, as part of the Consent Agenda, to **approve** Rezoning to the **NRC zoning district subject to:**

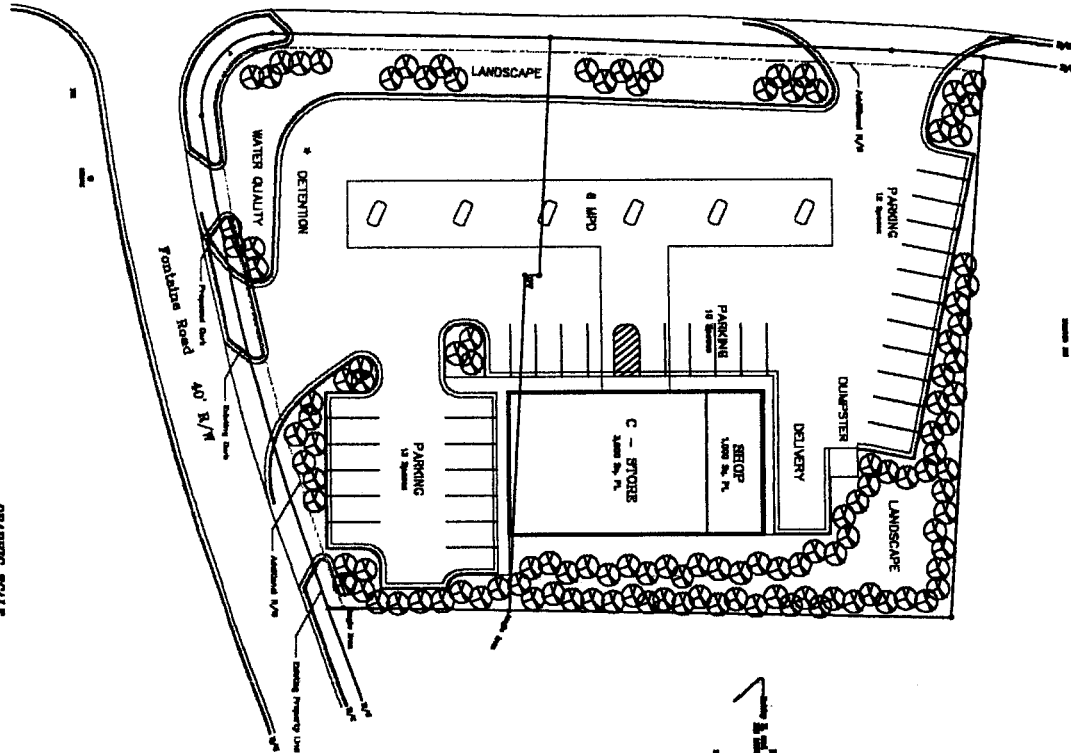
- driveway onto Fontaine Road is to be located a minimum of 30 feet further east from the intersection as measured tangent to the radius
- final plans/architectural design to be approved by the Board of Commissioners
- site plan as submitted for building size (reduced copy of site plan attached and made a part of these minutes, large site plan on file in the Zoning Office)
- building to be brick with a pitched roof line
- project subject to Stormwater Management Division comments and recommendations
- project subject to Cobb DOT comments and recommendations
- owner/developer to enter into a Development Agreement pursuant to O.C.G.A. §36-71-13 for dedication of system improvements to mitigate traffic concerns

VOTE: **ADOPTED** unanimously

Z-76

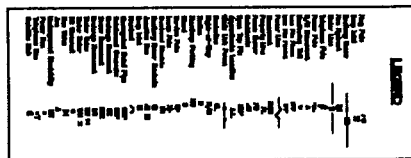


Old Floyd Road 40' R/W



GRAPHIC SCALE  
1" = 40'

Board Note  
This is a preliminary plan and should not be used for construction without the approval of the Board of Commissioners.



ALL INFORMATION ON THIS PLAN IS BASED ON THE SURVEY DATA PROVIDED BY THE CLIENT. THE SURVEYOR HAS CONDUCTED A VISUAL INSPECTION OF THE SITE AND HAS FOUND NO EVIDENCE OF ANY OTHER SURVEY DATA. THE SURVEYOR HAS CONDUCTED A VISUAL INSPECTION OF THE SITE AND HAS FOUND NO EVIDENCE OF ANY OTHER SURVEY DATA. THE SURVEYOR HAS CONDUCTED A VISUAL INSPECTION OF THE SITE AND HAS FOUND NO EVIDENCE OF ANY OTHER SURVEY DATA.

Surveyed by: [Name]

Topographic Survey for  
Jason Houston

Land Lot: 36 District: 17th

2nd Sect., Cobb County, Georgia

Date: 2/30/00 Sheet 1 of 1

Compared by: [Name] Date: 2/30/00  
Drawn by: [Name] Date: 2/30/00  
Checked by: [Name] Date: 2/30/00

TITLE: TOPOGRAPHIC SURVEY FOR  
PROJECT: Jason Houston  
Old Floyd Rd & Fontaine Rd  
City of Mableton, Georgia

Job # 000100  
File Location



KENCO/PERIMETER SURVEYING, LLC  
1065 Sandtown Road, S.W. Marietta, GA 30060  
Phone: (770) 425-6824 Fax: (770) 425-6788

ORIGINAL DATE OF APPLICATION: 06-20-00APPLICANTS NAME: FAREED SEVANI

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

**BOC DECISION OF 02-19-02 ZONING HEARING:****OTHER BUSINESS ITEM #3 - TO CONSIDER APPROVAL OF AN  
ARCHITECTURAL DESIGN REGARDING Z-76 (FAREED SEVANI) OF JUNE  
20, 2000**

To consider approval of an architectural design regarding Z-76 (Fareed Sevani) of June 20, 2000, for property located at the northeast intersection of Old Floyd Road and Fontaine Road in Land Lot 35 of the 17<sup>th</sup> District.

Mr. Mark Danneman, Zoning Division Manager, provided information regarding request for approval of architectural design. Mr. Lew Casurella addressed the Board. Following presentation and discussion, the following motion was made:

MOTION: Motion by W. Thompson, second by Byrne, to **approve** the architectural design presented (copy attached and made a part of these minutes) regarding Z-76 (Fareed Sevani) of June 20, 2000, for property located at the northeast intersection of Old Floyd Road and Fontaine Road in Land Lot 35 of the 17<sup>th</sup> District **subject to:**

- **the support columns of the canopy to be brick**
- **the canopy color is the match the color of the stucco on the building**
- **the lighting under the canopy to be flush or recessed with the underside of the canopy to reduce the amount of light emitted from the site**

VOTE: **ADOPTED** unanimously

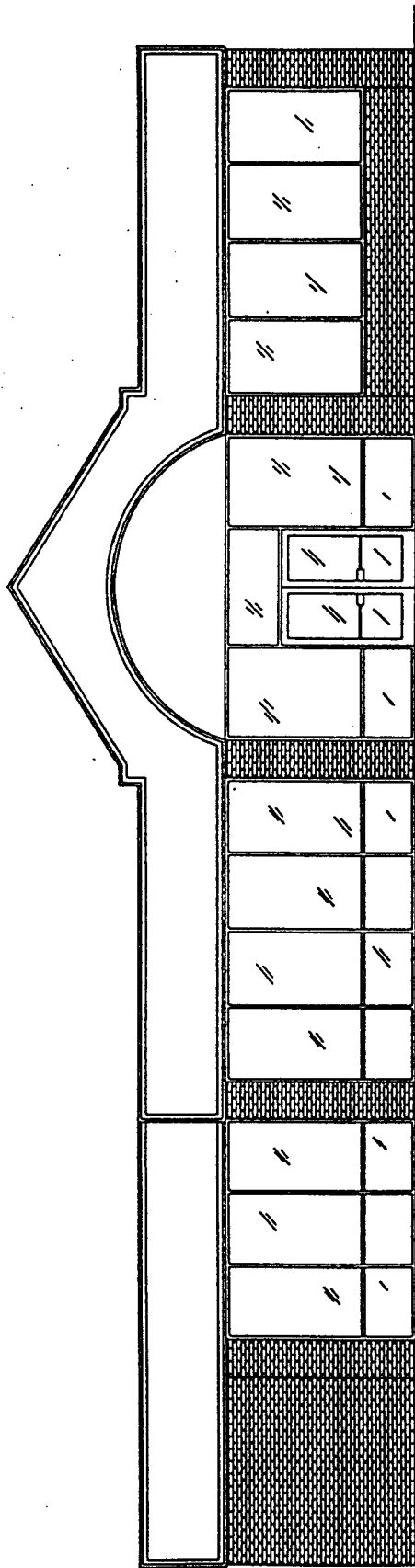
*Clerk's Note:* Applicant was requested to work with Historic Preservation staff regarding the width of the stucco band along the front façade of the building. Cobb DOT staff was requested to review site distance and safety issues relevant to left-hand turn from the site onto Old Floyd Road.



Min. Bk. 19 <sup>#3</sup> Other Business  
Doc. Type Petition No. 76 of 6/20/00  
Architectural  
Meeting Date February 19, 2002



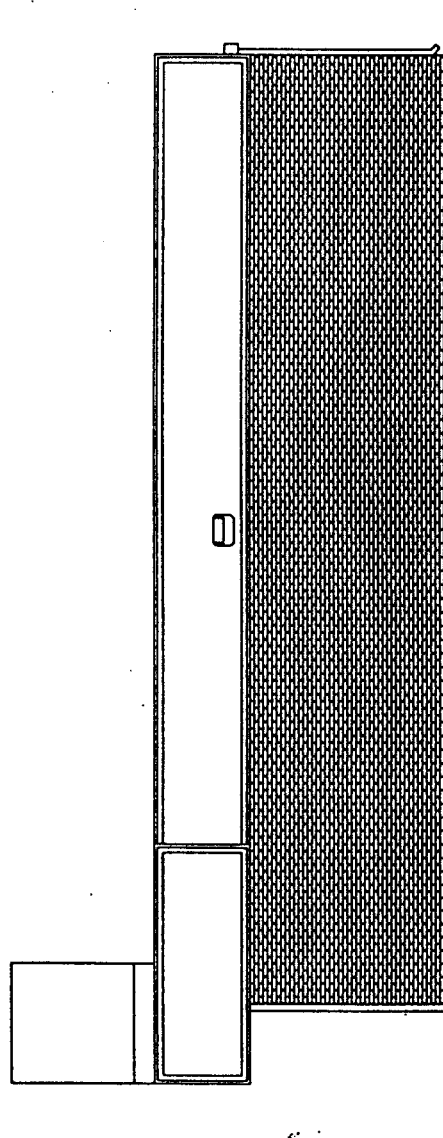




Elevation ~ A (Front)

Other Business #3  
 Petition No. (Z-76 of June 29, 2000)  
 Meeting Date February 19, 2002  
 Continued

PAGE 6 OF



Elevation ~ B (Side)

**MABLETON CONVENIENCE STORE**

Exterior Elevations

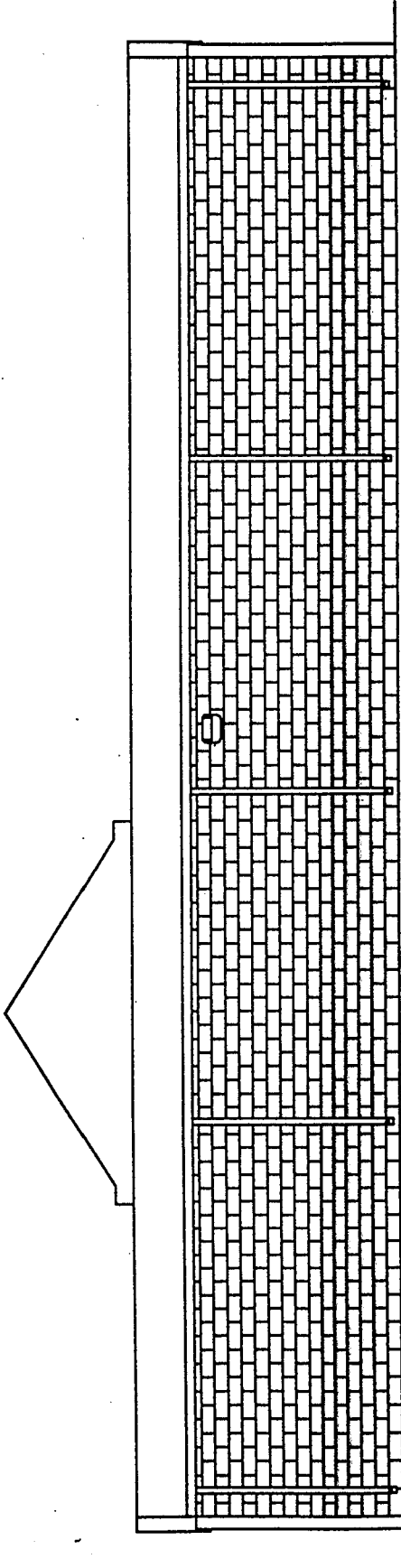


**PATTEN**  
**ASSOCIATES**  
ARCHITECTS

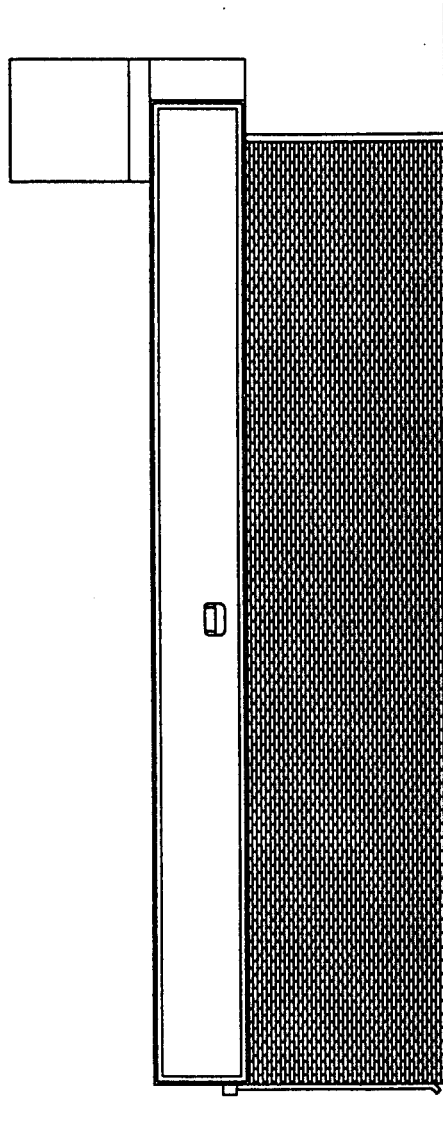
P.O. BOX 870  
COPPOLE, GA 30804

Other Business #3  
Petition No. (Z-76 of June 202000)  
Meeting Date February 19, 2002  
Continued

PAGE 7 OF     



Elevation ~ D (Rear)



Elevation ~ C (Side)

# MABLETON CONVENIENCE STORE

Exterior Elevations