

**OCTOBER 16, 2012 ZONING HEARING
“OTHER BUSINESS”
COMMISSION DISTRICT 4**

ITEM # 3

PURPOSE

To consider site plan amendment for McDonald’s Corporation regarding rezoning application #167 of 1987 (The Oxford Group, Inc.), for property located at the southeast intersection of Austell Road and Hospital South Drive in Land Lot 921 of the 19th District.

BACKGROUND

The subject property is zoned GC and was approved subject to the site plan in 1987. McDonald’s occupies this property. McDonald’s has been remodeling many of its stores in the county lately, and this is the next one scheduled for remodeling. The interior and exterior will be completely remodeled and a dual-order drive will be constructed. If approved, all previously stipulations would remain in effect.

FUNDING

N/A

RECOMMENDATION

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

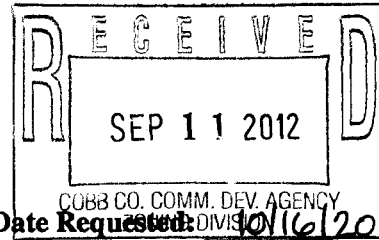
ATTACHMENTS

Other Business application and zoning stipulations.

Application for "Other Business" Cobb County, Georgia

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

BOC Hearing Date Requested: 01/16/2012



Applicant: McDonald's Corporation Phone #: 770-698-7498
(applicant's name printed)

Address: One Glenlake Parkway, Atlanta 30328 E-Mail: _____

Teresa Curry Address: 260 Peachtree Street, Suite 900, Atlanta 30303
(representative's name, printed)

Teresa M Curry Phone #: 678-235-3624 E-Mail: teresa.curry@tylin.com
(representative's signature)

Signed, sealed and delivered in presence of:

Christine M. Martinez 9.11.12
Notary Public

My commission expires: _____

CHRISTINE M MARTINEZ
NOTARY PUBLIC, ROCKDALE COUNTY, GEORGIA
MY COMMISSION EXPIRES MARCH 21, 2013

Titleholder(s): Vivian Valdivia Phone #: 770-698-7498
(property owner's name printed)

Address: One Glenlake Parkway, Atlanta 30328 E-Mail: _____

Vivian Valdivia 9-10-12
(Property owner's signature)

Signed, sealed and delivered in presence of:

Christine M. Martinez 9.10.12
Notary Public

My commission expires: _____

CHRISTINE M MARTINEZ
NOTARY PUBLIC, ROCKDALE COUNTY, GEORGIA
MY COMMISSION EXPIRES MARCH 21, 2013

Commission District: 4 Zoning Case: 167

Date of Zoning Decision: 7-21-88 Original Date of Hearing: 8-18-87

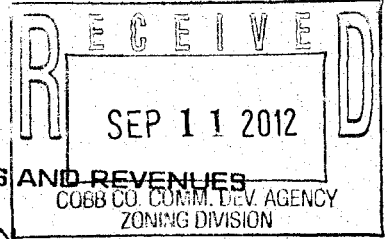
Location: 4111 Austell Road, Austell, Ga.
(street address, if applicable; nearest intersection, etc.)

Land Lot(s): 921 District(s): 19

State specifically the need or reason(s) for Other Business: _____

Request to amend site to reflect the
proposed remodeled site & McDonald's restaurant
See attached site plan.

(List or attach additional information if needed)



APPLICATION FOR REZONING TO THE COBB COUNTY BOARD OF COMMISSIONERS OF ROADS AND REVENUES AND THE COBB COUNTY PLANNING COMMISSION (type or print clearly)

Application No. 167

Hearing Date 8-18-87

Applicant The Oxford Group, Inc. Business Phone (404)952-7000 Home Phone N/A (business name)

Larry M. Kraxberger Address 1000 Parkwood Circle, Ste 200, Atlanta, GA (representative's name, printed)

Handwritten signature of Larry M. Kraxberger

Business Phone (404)952-7000 Home Phone (404)953-8700 (representative's signature)

Titleholder See attached Exhibit "A" Business Phone Home Phone

Signature Address (attach additional signatures, if needed)

Zoning Request From General Commercial & Planned Shopping Center To General Commercial (present zoning) (proposed zoning)

For the Purpose of Shopping Center, Restaurants and Related Commercial Uses Size of Tract 24.2002 acre(s) (subdivision, restaurant, warehouse, apts., etc.)

Location Corner Austell Road, Mulkey Road, Brookwood Drive and proposed East/West (street address, if applicable, nearest intersection, etc.) Connector

Land Lot(s) 920 and 921 District 19th

Recommendation of Planning Commission 7/21/87 - Planning Commission continued public hearing for 30 days. Motion carried 4-0. 8/18/87 - Planning Commission recommended application be approved subject to the following: 1) signage to be ground based with no off-premise signs; 2) no portable signs; 3) subject to Cobb D.O.T. recommendations and review by Plan Review Committee; 4) architectural and landscaping plans to be reviewed and approved by the Staff with Chairman cont.

Handwritten signature of Henry A. Benjamin

Board of Commissioners' Decision 8/18/87 - Board of Commissioners approved application as stated above. Motion by Clay, seconded by Smith, carried 4-0-1, Paschal abstaining.

1-24-89 Regular Meeting of Board of Commissioners - Approval of site plan for the Oxford Group for Austell Road Development: Motion: To approve the site plan as submitted, marked Exhibit A

Handwritten signature of Carl Smith Chairman see second page

COEB COUNTY BOARD OF COMMISSIONERS OF ROADS AND REVENUES

COEB COUNTY PLANNING COMMISSION

Date of Application _____ Date of Hearing August 18, 1987

Applicant's Name The Oxford Group, Inc.
Address 1000 Parkwood Circle, Suite 200
Atlanta, GA 30339

Recommendation of Planning Commission (Cont'd from page 1):

the Board of Commissioners having final approval of plan. Motion by McAfee, seconded by Jones, carried 5-0.

Henry A. ... Chairman

Final Decision of Board of Commissioners (Cont'd from page 1):

on file in the Zoning Department, for the Oxford Group's Austell Road development, located at the southeast intersection of Austell Road and Mulkey Road, and the northwest intersection of the East-West Connector and Brookwood Drive subject to all other stipulations placed on the property at the time of rezoning to remain in force. (Subject property was rezoned on July 21, 1988, Application No. 167) VOTE: ADOPTED unanimously
11-21-89 Board of Commissioners approved revised site plan dated November 10, 1989, on file in the Planning and Zoning Department Offices. Motion by Phaschal, second by Burton. Carried 4-0-1 Powell absent from vote.

Carl E. ... Chairman

Philip L. ... Chairman

SUPPLEMENTAL OTHER BUSINESS

Site plan amendment for Brookwood Square Shopping Center. The original site plan was approved on January 24, 1989. Please see attached site plan and Board of Commissioner's minutes. A reduced, proposed revision is attached for your review, a full scale revision will be presented at the hearing.

A.P.

G.B.

revised plans 4-0

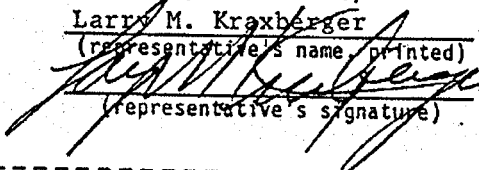
APPLICATION FOR REZONING
TO THE
COBB COUNTY BOARD OF COMMISSIONERS OF ROADS AND REVENUES
AND THE
COBB COUNTY PLANNING COMMISSION
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Application No. 167

Hearing Date 8-18-87

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(business name)

Larry M. Kraxberger Address 1000 Parkwood Circle, Ste 200, Atlanta, GA
(representative's name, printed)


(representative's signature)

Business Phone (404)952-7000 Home Phone (404)953-8700
30339

Titleholder See attached Exhibit "A" Business Phone _____ Home Phone _____

Signature _____ Address _____
(attach additional signatures, if needed)

General Commercial &

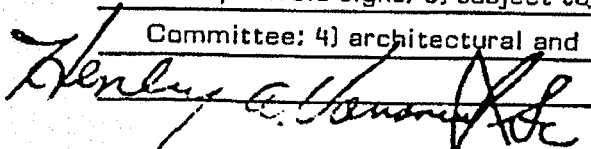
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(present zoning) (proposed zoning)

For the Purpose of Shopping Center, Restaurants and Related Commercial Uses Size of Tract 24.2002 acre(s)
(subdivision, restaurant, warehouse, apts., etc.)

Location Corner Austell Road, Mulkey Road, Brookwood Drive and proposed East/West
(street address, if applicable, nearest intersection, etc.) Connector _____

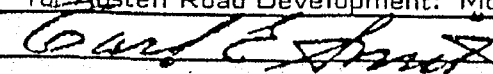
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Chairman cont.



Board of Commissioners' Decision 8/18/87 - Board of Commissioners approved application as stated above. Motion by Clay, seconded by Smith, carried 4-0-1, Paschal abstaining.

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 Chairman see second page

COBB COUNTY BOARD OF COMMISSIONERS OF ROADS AND REVENUES

COBB COUNTY PLANNING COMMISSION

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Henry A. ... Chairman

Carl ... Chairman

BOARD OF COMMISSIONERS
MINUTES OF REGULAR MEETING
JANUARY 24, 1989

11. PLANNING AND ZONING DEPARTMENT - APPROVAL OF SITE PLAN FOR THE
OXFORD GROUP FOR AUSTELL ROAD DEVELOPMENT:

MOTION: To approve the site plan as submitted, marked Exhibit A on file in the Zoning Department, for the Oxford Group's Austell Road development, located at the southeast intersection of Austell Road and Mulkey Road, and the northwest intersection of the East-West Connector and Brookwood Drive subject to all other stipulations placed on the property at the time of rezoning to remain in force. (Subject property was rezoned on July 21, 1988, Application No. 167)

VOTE: ADOPTED unanimously

ROBERTSON LOIA P.C.
ARCHITECTURAL
PLANNING
PLANNING

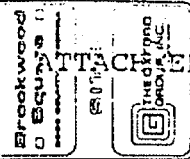
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PLANNING



REVISIONS

NO. 001	DATE 05/15/00	DESCRIPTION
002	05/15/00	REVISIONS
003	05/15/00	REVISIONS
004	05/15/00	REVISIONS
005	05/15/00	REVISIONS
006	05/15/00	REVISIONS
007	05/15/00	REVISIONS
008	05/15/00	REVISIONS
009	05/15/00	REVISIONS
010	05/15/00	REVISIONS

PROJECT



THE CITY OF IRVINE, CALIFORNIA
PLANNING DEPARTMENT
10000 ROCKWELL AVENUE, SUITE 100
IRVINE, CALIFORNIA 92618
TEL: 949.251.1000
FAX: 949.251.1001
WWW.IRVINE.CA.GOV

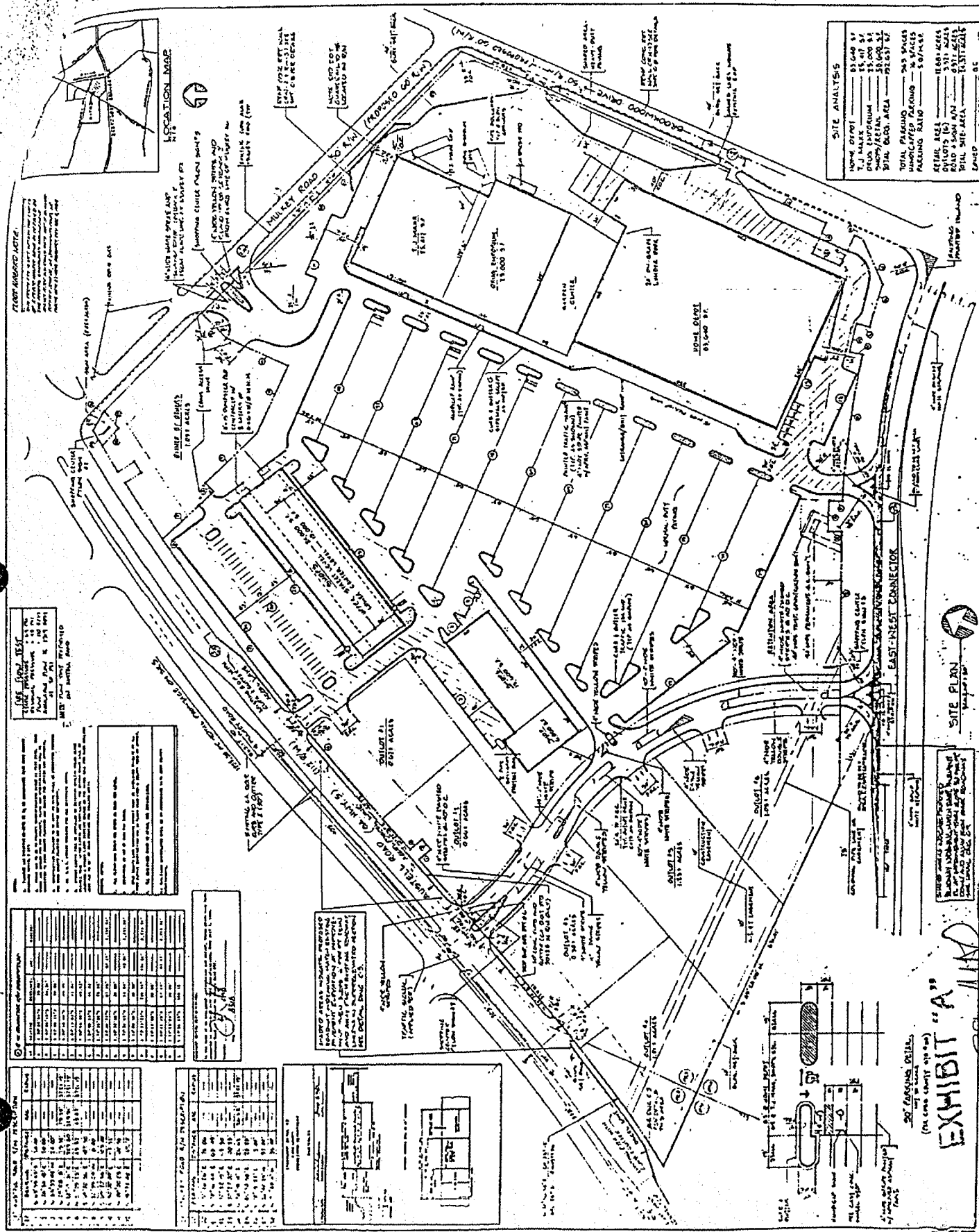
SHEET 001 OF 01

SCALE: 1" = 30'

DATE: 05/15/00
FOR: MEMPHIS, TN

SHEET NUMBER

C-1



SITE ANALYSIS

TOTAL AREA	11,000 SF
TOTAL PAVEMENT	11,000 SF
TOTAL ASPHALT	11,000 SF
TOTAL CONCRETE	11,000 SF
TOTAL GRASS	11,000 SF
TOTAL TREES	11,000 SF
TOTAL PLANTINGS	11,000 SF
TOTAL SPACES	11,000 SF
TOTAL PAVING	11,000 SF
TOTAL RATIO	11,000 SF
TOTAL AREA	11,000 SF
TOTAL SPACES	11,000 SF
TOTAL PAVING	11,000 SF
TOTAL RATIO	11,000 SF
TOTAL AREA	11,000 SF
TOTAL SPACES	11,000 SF
TOTAL PAVING	11,000 SF
TOTAL RATIO	11,000 SF

USE LIMITS
This site is zoned...
The following uses are permitted...
The following uses are not permitted...

TRUCK TRAILER
This site is zoned...
The following uses are permitted...
The following uses are not permitted...

PAVED AREAS
This site is zoned...
The following uses are permitted...
The following uses are not permitted...

TRUCK TRAILER
This site is zoned...
The following uses are permitted...
The following uses are not permitted...

EXHIBIT "A"
Bd. of Comm. Approved
1-24-00

ROBERTSON
LOIA
ROOF
ATLANTA, GEORGIA

ARCHITECTS & ENGINEERS

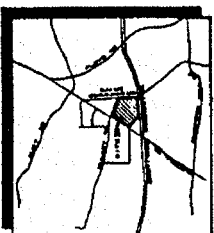
PROJECT
BROOKWOOD
SOLLARS
COMMUNITY, INC.

SITE

RETAL PLANNING
CORPORATION

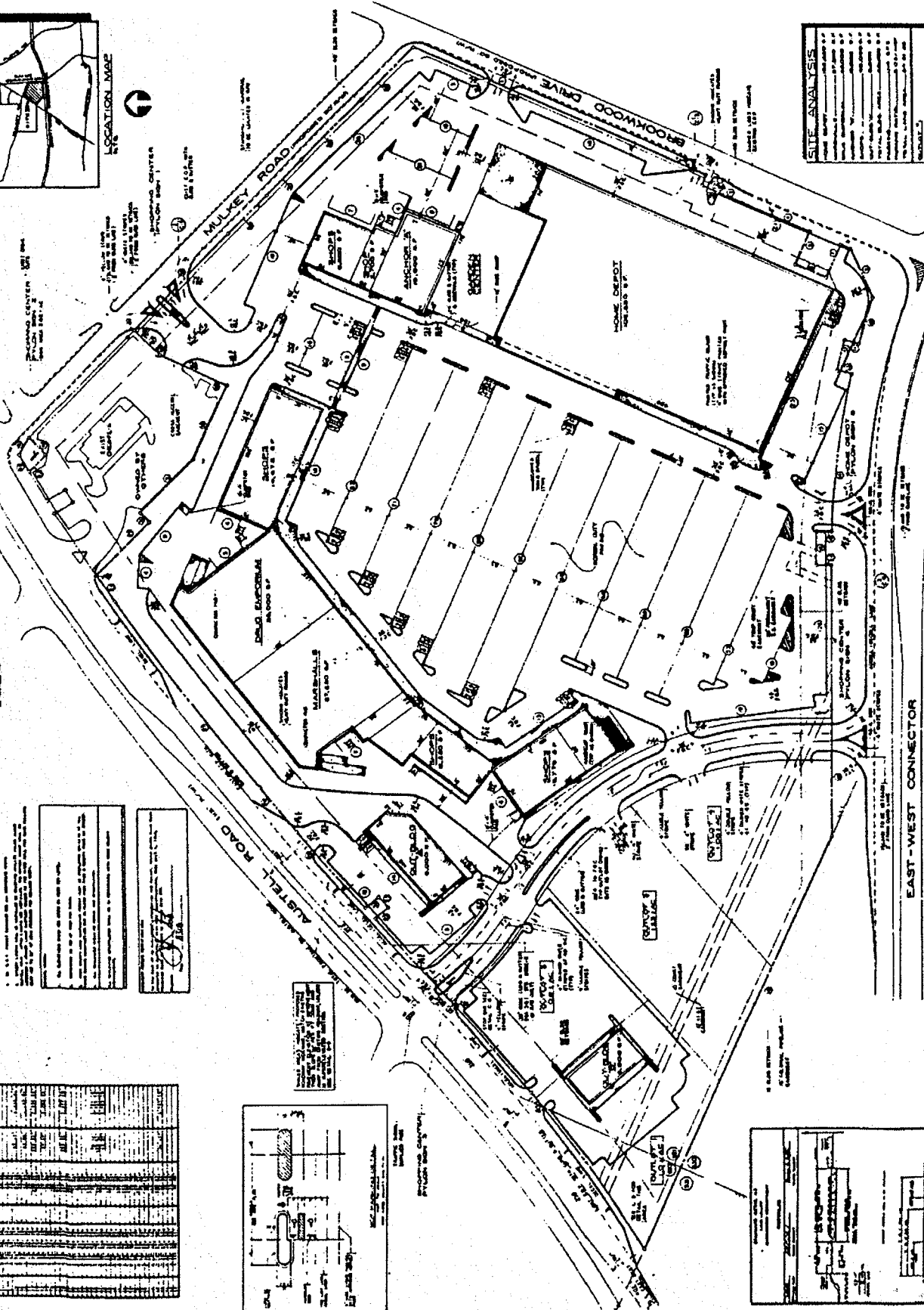
SITE PLAN

C-1



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Revised
Proposed

SITE PLAN

