

**MARCH 19, 2013 ZONING HEARING  
“OTHER BUSINESS”  
COMMISSION DISTRICT 1**

**ITEM # 3**

**PURPOSE**

To consider a site plan amendment for American Family Care regarding rezoning application #227 of 1988 (D. Dudley Field), for property located at the southeast intersection of Barrett Parkway and Villa Rica Way in Land Lot 27 of the 19<sup>th</sup> District.

**BACKGROUND**

The subject property was approved site plan specific to the General Commercial (GC) zoning district in 1988 for a retail building. In 2003, the Board of Commissioners approved a request to amend the site plan for an office building, which never was built. The applicant is requesting a site plan amendment to place their medical office building on the property. The medical office will include family care and urgent care services. The previous plan was for a three-story 20,000 square foot building; the applicant's request is for a one-story 4,704 square foot office building. The business would be open seven days a week from 8:00 am to 6:00 pm. The building would have an exterior consisting of brick, stone and stucco. If approved, all previous 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 GEORGIA  
FILED IN OFFICE

2013 FEB 12 PM 3:23

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

BOC Hearing Date Requested: 3/19/13  
COBB COUNTY ZONING DIVISION

**Applicant:** American Family Care **Phone #:** 205-403-8902  
(applicant's name printed)

**Address:** 2147 Riverchase Office Road, Hoover, AL 35244 **E-Mail:** wtalley@americanfamilycare.com  
Gonzalez-Strength & Assoc.  
(c/o Brian E. Harris, P.E.)

**Address:** 2176 Parkway Lake Dr., Hoover, AL 35244  
(representative's name, printed)

B. E. Harris **Phone #:** 205-942-2486 **E-Mail:** beharris@gonzalez-strength.com  
(representative's signature)

Signed, sealed and delivered in presence of:

Debra A. Ceaby **My commission expires:** 11/15/14  
Notary Public

**Titleholder(s):** REDUS GEORGIA COMMERCIAL LLC **Phone #:** 704-715-7136  
(property owner's name printed)

**Address:** 3565 Phillips Highway, Jacksonville, FL 32207 **E-Mail:** Kevin.R.Sullivan@wellsfargo.com

By: REDUS PROPERTIES, INC. Kevin R. Sullivan  
(Property owner's signature) Kevin R. Sullivan, Assistant Vice President

Signed, sealed and delivered in presence of:

Carla Faust **My commission expires:** April 17, 2016  
Notary Public

**Commission District:** 1 **Zoning Case:** Application #227 (Date 11-15-88)

**Date of Zoning Decision:** 12-16-2003 **Original Date of Hearing:** 12-16-2003

**Location:** NE Quad. of IS of Villa Rica Way & Barrett Parkway (PIN 19002700060)  
(street address, if applicable; nearest intersection, etc.)

**Land Lot(s):** 27 **District(s):** 19

**State specifically the need or reason(s) for Other Business:**  
Site Plan Amendment for change in Site Plan from Original Zoning Case

(List or attach additional information if needed)



OB# 3 3-19-13  
Stipulations

1/4

PAGE 4 OF 7 APPLICATION NO. 227

ORIGINAL DATE OF APPLICATION: 11-15-88 COBB COUNTY GEORGIA  
FILED IN OFFICE

APPLICANTS NAME: D. DUDLEY FIELD 2013 FEB 12 PM 3:23

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

**BOC DECISION OF 12-16-03 ZONING HEARING:**

**OTHER BUSINESS ITEM #10 - TO CONSIDER AMENDING THE  
STIPULATIONS REGARDING APPLICATION #227 (D. DUDLEY FIELD) OF  
NOVEMBER 15, 1988**

To consider amending the stipulations for Olympia Development Group regarding Application #227 (D. Dudley Field) of November 15, 1988, for property located at the southeast intersection of Barrett Parkway and Villa Rica Way in Land Lot 27 of the 19<sup>th</sup> District.

Mr. Mark Danneman, Zoning Division Manager, provided information regarding the request to amend stipulations. Following presentation and discussion, the following motion was made:

MOTION: Motion by Goreham, second by Olens, to **approve** an amendment to stipulations regarding Olympia Development Group regarding Application #227 (D. Dudley Field) of November 15, 1988, for property located at the southeast intersection of Barrett Parkway and Villa Rica Way in Land Lot 27 of the 19<sup>th</sup> District **subject to:**

- allowance for office use
- site plan received in the Zoning Division on December 1, 2003 (copy attached and made a part of these minutes)
- renderings of building elevations (copies attached and made a part of these minutes)
- all previously approved conditions/stipulations to remain in full force and effect

VOTE: **ADOPTED** unanimously

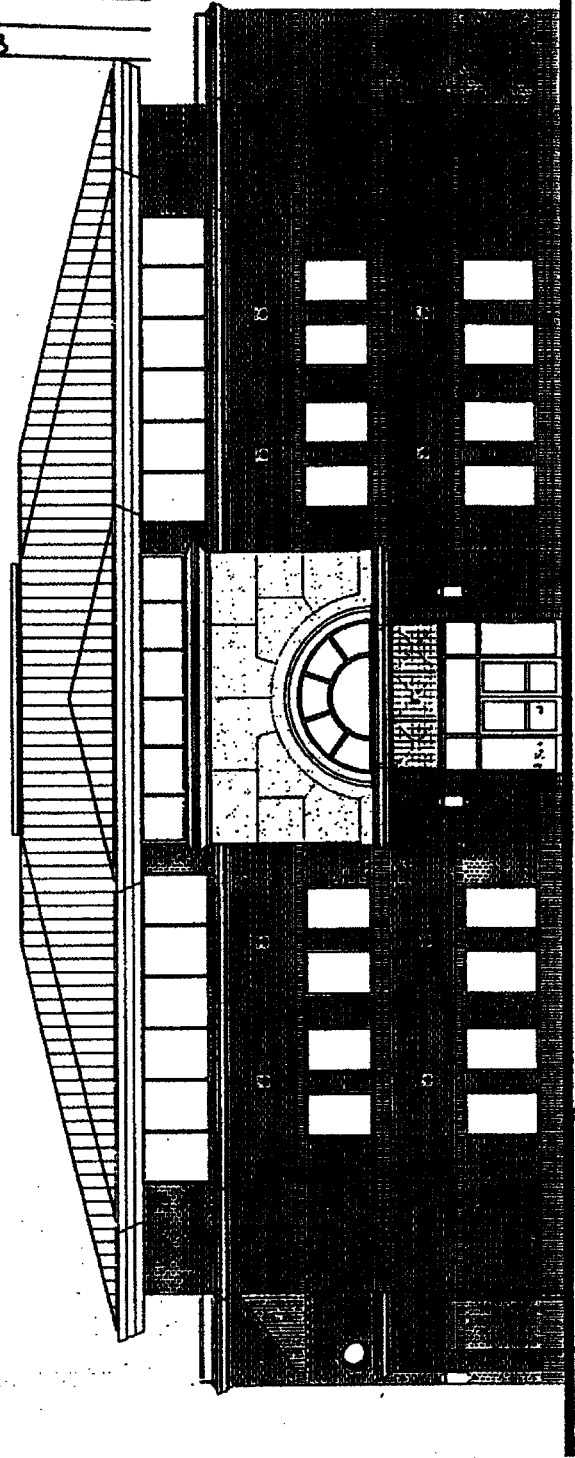
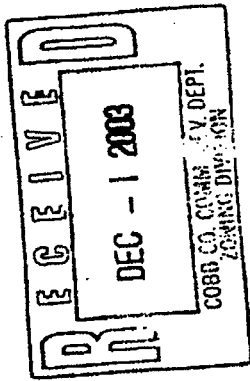


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Stipulations 3/4

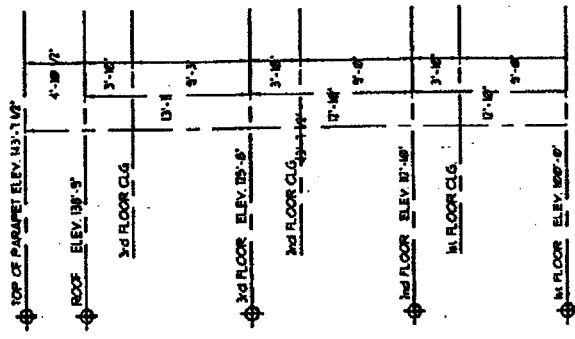
Min. Bk. 26 Petition No. OB#10 (Application #227 of 11/15/82)  
Doc. Type Building Elevations

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Meeting Date 12/16/03



SOUTH BUILDING ELEVATION

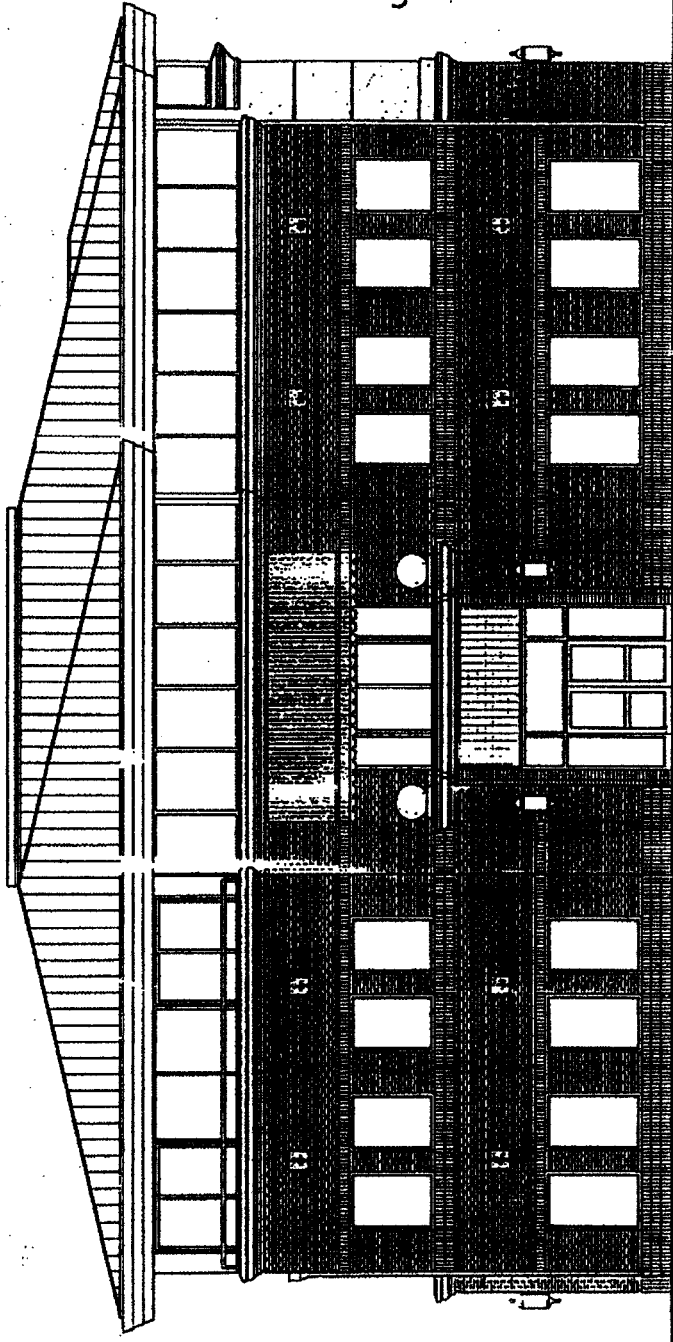
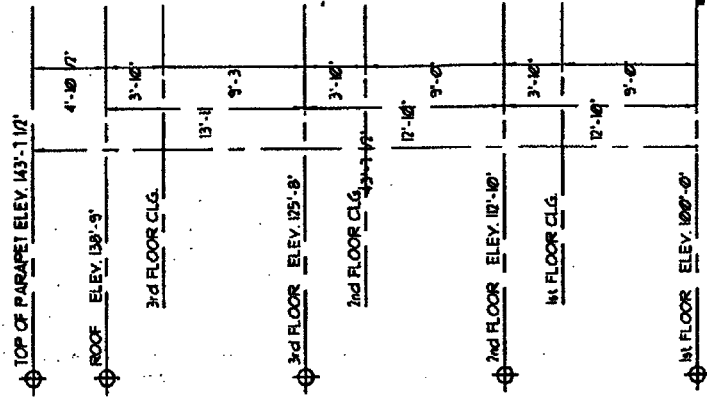


OB#3 3-19-13  
strip plans

Petition No. 05#10 Application #2277 11/15/28  
Meeting Date 12/16/03  
Continued Building elevations

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**RECEIVED**  
DEC - 1 2003  
CUSHING ST. DEP. DEPT.  
PLANNING DIVISION



EAST BUILDING ELEVATION