

**MARCH 17, 2015 ZONING HEARING
“OTHER BUSINESS”
COMMISSION DISTRICT 4**

ITEM OB-013

PURPOSE

To consider amending the site plan and the stipulations for CRP Oakmont Hartman Road, LLC regarding rezoning application Z-16 of 2014 (CRP Oakmont Hartman Road, LLC), for property located on the northeast side of White Road, south of Factory Shoals Road in Land Lots 684 and 702 of the 18th District.

BACKGROUND

The subject property was rezoned in 2014 to Heavy Industrial for a 617,374 square foot office warehouse. At the time of rezoning, only one driveway was requested by the applicant, which was approved by the Board of Commissioners. The applicant would like the ability to build a second driveway, so the building can be divided between two users. This would allow each user to have their own private secured entrance. If approved, all previous zoning stipulations would remain in effect.

FUNDING

N/A

STAFF COMMENTS

Cobb DOT: Recommend applicant be required to meet all Cobb County Development Standards and Ordinances related to project improvements.

Recommend deceleration lane for the White Road access. Recommend applicant verify that minimum intersection sight distance is available for White Road access and if it is not, implement remedial measures, subject to the Department’s approval.

Stormwater Management: Subject to Plan Review comments.

RECOMMENDATION

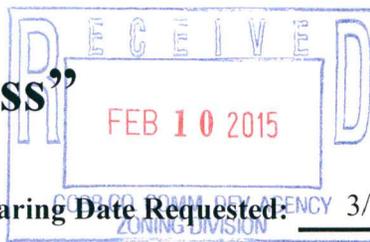
The Board of Commissioners conduct a Public Hearing and consider the proposed site plan and stipulation amendment.

ATTACHMENTS

Other Business application and stipulations.

Application for "Other Business" Cobb County, Georgia

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



OB-013-2015

BOC Hearing Date Requested: 3/17/15

Applicant: CRP Oakmont Hartman Road, L.L.C. Phone #: 404-869-9952
(applicant's name printed)

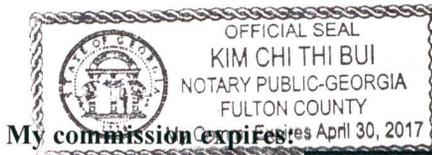
Address: 3520 Piedmont Road, Suite 100, Atlanta, GA 30305 E-Mail: tcobb@oakmontre.com

Thomas A. Cobb Address: Same
(representative's name, printed)

Thomas A. Cobb Phone #: Same E-Mail: Same
(representative's signature)

Signed, sealed and delivered in presence of:

Ke
Notary Public



Titleholder(s) : CRP Oakmont Hartman Road, L.L.C. Phone #: 404-869-9990
(property owner's name printed)

Address: 3520 Piedmont Road, Suite 100, Atlanta, GA 30305 E-Mail: tcobb@oakmontre.com

Thomas A. Cobb
(Property owner's signature)

Signed, sealed and delivered in presence of:

Ke
Notary Public



Commission District: 4 **Zoning Case:** Z16-2014

Date of Zoning Decision: 5/20/14 **Original Date of Hearing:** 5/20/14

Location: 7875 White Road, Austell, GA 30168
(street address, if applicable; nearest intersection, etc.)

Land Lot(s): 684 & 702 **District(s):** 18

State specifically the need or reason(s) for Other Business: Provide approval for addition of a secondary driveway from White Road as shown on the attached site plan with a last revision date of 12/31/14. This driveway would provide the ability to subdivide the building for multiple tenants while maintaining the ability for each tenant to have private secured access from White Road which is a public right-of-way.

(List or attach additional information if needed)

OB-013-2015 Proposed



Table with 4 columns: DATE, REVISION, DRAWN BY, CHECKED BY. Includes revision history for the site plan.

CRP OAKMONT HAYTIAN ROAD L.L.C. PROJECT INFORMATION: 150 PHEASANT ROAD - SUITE 100A, LAWRENCEVILLE, GA 30046. PHONE: (770) 962-9999. FAX: (770) 962-9998.

SITE PLAN SKYLINE/20 WEST PROJECT LOCATION: 1133 E. AND AUSTIN RD. COUNTY: COBB COUNTY, GA 30144.

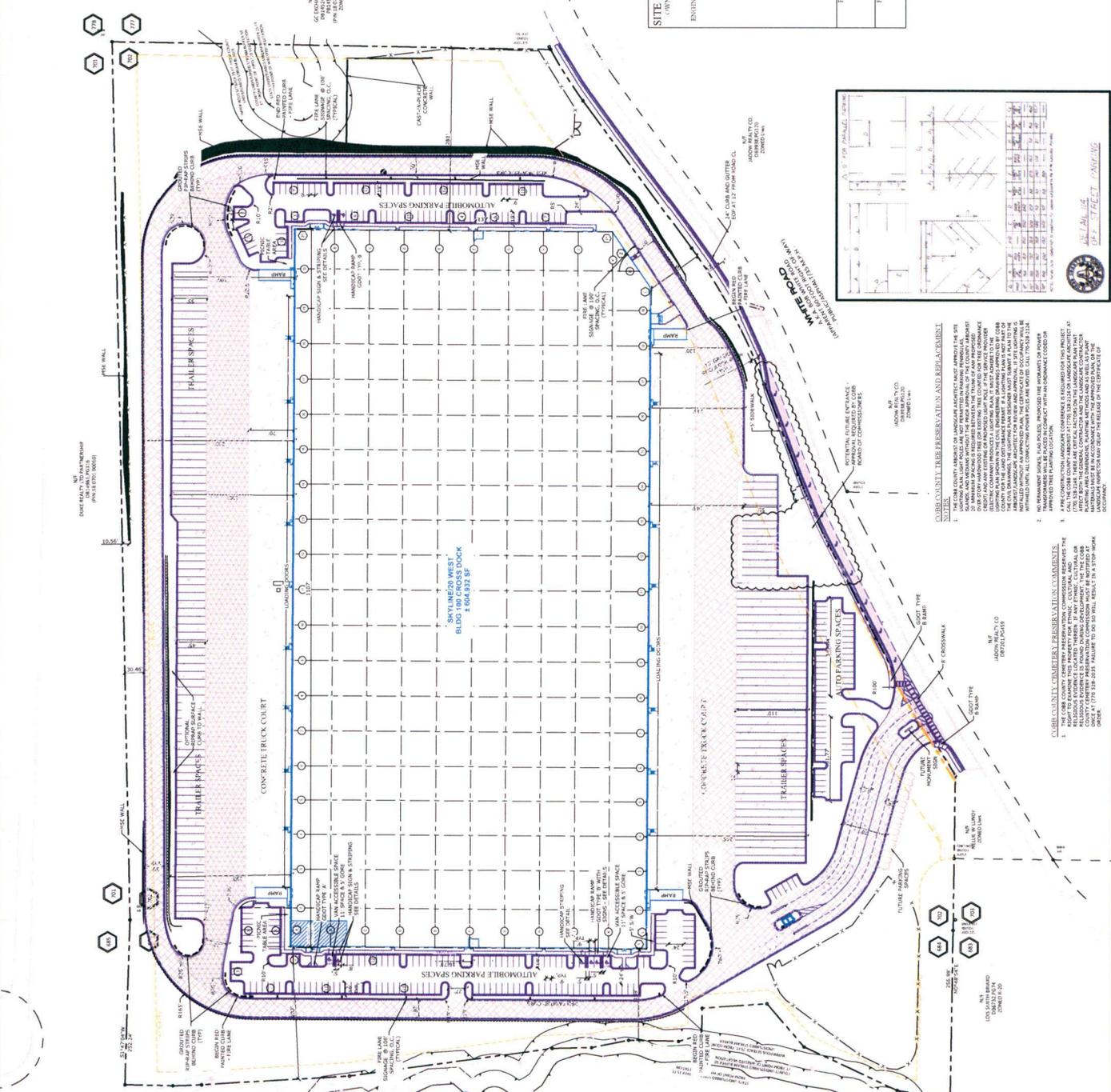
- SITES: 1. NO WETLANDS EXIST ON-SITE. 2. NO LAKES EXIST ON-SITE. 3. NO ARCHITECTURAL OR ARCHIOLOGICAL LANDMARKS EXIST ON-SITE. 4. NO CEMETERIES EXIST ON-SITE.

SITE PAVING LEGEND: Includes color-coded boxes for concrete, asphalt, and gravel. Includes a north arrow and scale bar.

PROPERTY OWNER: CRP OAKMONT HAYTIAN ROAD L.L.C. ENGINEER: WALTER W. WOODRUFF, INC. 1133 E. AND AUSTIN RD. LAWRENCEVILLE, GA 30046. PHONE: (770) 962-9999. FAX: (770) 962-9998.

PARKEING SPACES: 291 STANDARD SPACES REQUIRED. 291 STANDARD SPACES PROVIDED. 50 TOTAL SPACES PROVIDED.

COBB COUNTY ZONING DIVISION NOTES: 1. COBB COUNTY ACCEPTS NO RESPONSIBILITY FOR THE ACCURACY OF THE INFORMATION PROVIDED IN THIS PLAN. 2. THE OWNER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE CITY OF MARIETTA AND THE STATE OF GEORGIA.



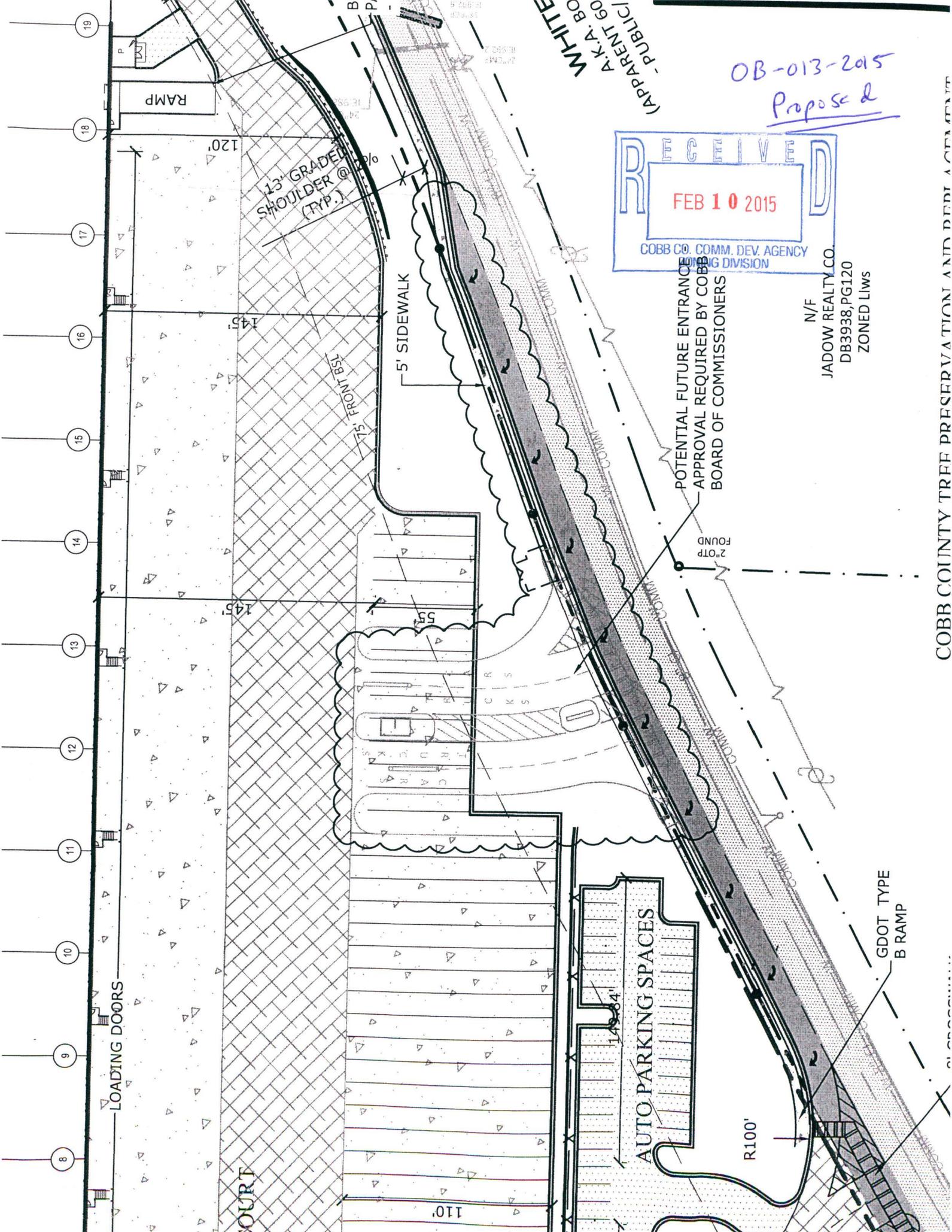
DATE: 02/10/2015. DRAWN BY: [Name]. CHECKED BY: [Name].

COBB CO. COMM. DEV. AGENCY ZONING DIVISION. FEB 10 2015. Includes a red stamp and project details.

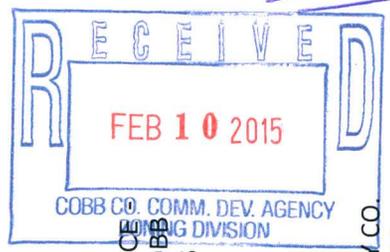
WALTER W. WOODRUFF, INC. ENGINEER. 1133 E. AND AUSTIN RD. LAWRENCEVILLE, GA 30046. PHONE: (770) 962-9999. FAX: (770) 962-9998.

CRP OAKMONT HAYTIAN ROAD L.L.C. PROJECT INFORMATION: 150 PHEASANT ROAD - SUITE 100A, LAWRENCEVILLE, GA 30046. PHONE: (770) 962-9999. FAX: (770) 962-9998.

COBB COUNTY ZONING DIVISION COMMENTS: 1. THE COBB COUNTY ARCHITECT OR LANDSCAPE ARCHITECT MUST APPROVE THE SITE PLAN AND SUBMIT THE FINAL ARCHITECTURAL AND LANDSCAPE ARCHITECTURE TO THE COBB COUNTY ZONING DIVISION FOR REVIEW AND APPROVAL.



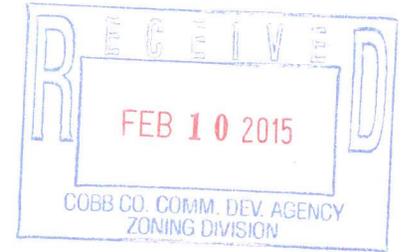
OB-013-2015
Proposed



N/F
 JADOW REALTY CO.
 DB3938, PG120
 ZONED LIWS

(APPEARANT PUBLIC)
 A.K.A. BO
 WHITE

MINUTES OF ZONING HEARING
COBB COUNTY BOARD OF COMMISSIONERS
MAY 20, 2014
PAGE 4



CONSENT CASES

MOTION: Motion by Lee, second by Birrell, to **approve** the following cases on the Consent Agenda, as revised:

Z-16 **CRP OAKMONT HARTMAN ROAD, L.L.C.** (J&E Bob White Associates, LLC; Savta & Saba, LLC; and The Minor's Trust for the Benefit of Frederick Michael Lansky dated July 29, 1993, owners) requesting Rezoning from **HI** and **R-20** to **HI** for the purpose of Office/Warehouse in Land Lots 684 and 702 of the 18th District. Located on the northeast side of White Road, south of Factory Shoals Road. *(Previously continued by Staff)*

To **approve** Rezoning to the **HI** zoning district subject to:

- *Revised* site plan received by the Zoning Division February 19, 2014, with the District Commissioner approving minor modifications (attached and made a part of these minutes)
- Atlanta Regional Commission and Georgia Regional Transportation Authority comments and recommendations (attached and made a part of these minutes)
- Applicant agrees to plant a staggered row of Leyland Cypresses, a minimum of six feet in height, on ten foot centers, along the White Road property frontage
- In the event the closing of the subject property is not fulfilled within 12 months of this approval, the property shall revert to its existing R-20 and HI zoning classifications and the stipulations applicable thereto
- Fire Department comments and recommendations
- Water and Sewer Division comments and recommendations
- Stormwater Management Division comments and recommendations
- 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

OB-013-2015
Zoning Approval plan

SEI OAKMONT HARTMAN DISTRIBUTION CENTRE ZONING SITE PLAN

Z-16 (2014)

811

REVISED

FEB 19 2014

COBB COUNTY PLANNING AGENCY

PROPOSED LINE TABLE

LINE NO.	DESCRIPTION	START STATION	END STATION	LENGTH
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PROPOSED CURVE TABLE

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RECEIVED

FEB 10 2015

COBB COUNTY PLANNING AGENCY

PLANNING DIVISION

Map No. 7-2 Parcel No. Z-10

Dist. Type side plan

Meeting Date 5/20/14

