

**JULY 19, 2016 ZONING HEARING  
“OTHER BUSINESS”  
COMMISSION DISTRICT 3**

**ITEM 032**

**PURPOSE**

To consider a stipulation amendment and site plan amendment for Naseeb Rana regarding rezoning applications Z-21 of 2015 (DDR Corporation), for property located on the south side of Sandy Plains Road, west of State Route 92, in Land Lot 107 of the 16<sup>th</sup> District. **(Continued by staff from the June 21, 2016 Hearing).**

**BACKGROUND**

The subject property was rezoned to NRC in 2015 for retail and restaurant use. The plan was to demolish the old Pizza Hut building and rebuild a new 5,000 square foot building on the property. That plan has changed, now the applicant and owner want to renovate the old 3,500 square foot building for a restaurant use, with a small outdoor patio in the front. Architectural renderings are attached that depict the renovated exterior. If approved, all previous stipulations not in conflict with this amendment should remain in effect.

**RECOMMENDATION**

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

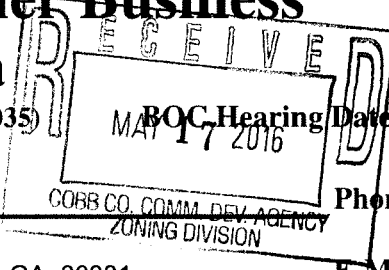
**ATTACHMENTS**

Other Business application and zoning stipulations.

# Application for "Other Business" Cobb County, Georgia

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

OB-032-2016



BOC Hearing Date Requested: 6/21/16

**Applicant:** Naseeb Rana  
(applicant's name printed) **Phone #:** (404) 790-0395

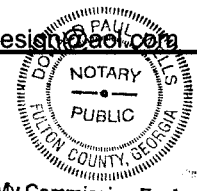
**Address:** 110 Renoboth Circle SW, Atlanta, GA 30331 **E-Mail:** naseebrana786@gmail.com

**Andrew Washington - Washington Design** **Address:** 1635 Old 41 Highway, Kennesaw, GA 30152

(representative's name, printed)

(representative's signature)

**Phone #:** (404) 438-2355 **E-Mail:** washingtondesign@aol.com



Signed, sealed and delivered in presence of:

Notary Public

**My commission expires:** My Commission Expires March 24, 2017

**Titleholder(s):** DDR Southeast SP  
Outlot 1, L.L.C. **Phone #:** (216) 755-5500  
(property owner's name printed)

**Address:** 3300 Enterprise Parkway, Beachwood, OH 44122 **E-Mail:** cerb@ddr.com

DDR Southeast SP Outlot 1, L.L.C., a Delaware limited liability company

By:   
(Property owner's signature) Christopher H. Erb

Senior Vice President



DEBRA CASPIO  
Notary Public, State of Ohio  
My Commission Expires  
March 6, 2019

Signed, sealed and delivered in presence of:

Notary Public

**My commission expires:** 3-6-19

**Commission District:** 3 **Zoning Case:** 2015 - Z21

**Size of property in acres:** .557 acres **Original Date of Hearing:** 2/17/15

**Location:** Southerly side of Sandy Plains Road, Westerly of State Route 92 (a/k/a 4674 Sandy Plains Road)  
(street address, if applicable; nearest intersection, etc.)

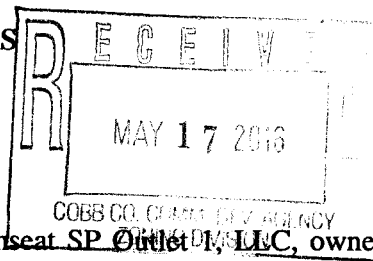
**Land Lot(s):** 107 **District(s):** 16

**State specifically the need or reason(s) for Other Business:** \_\_\_\_\_

Applicant seeks to re-task the existing structure in place on site with a restaurant use. The proposed modifications to the building and the site have been determined to be more than "minor modifications" as stipulated in the conditions to re-zoning completed in February 2015 (Z-21 case file). Said re-zoning case file contemplated the demolition and redevelopment of the site to a multi-tenant building and expanded the permitted uses to allow for general retail uses as the previous zoning only allowed for a restaurant use. Applicant seeks the approval of the BOC's to the facade modifications and the addition of a patio area depicted.

(List or attach additional information if needed)

MINUTES OF ZONING HEARING  
COBB COUNTY BOARD OF COMMISSIONERS  
FEBRUARY 17, 2015  
PAGE 11



CONSENT AGENDA (CONT.)

**Z-21** **DDR CORPORATION** (DDR Southeast, LLC, owner) requesting Rezoning from NRC with Stipulations to NRC with Stipulations for the purpose of Neighborhood Retail in Land Lot 107 of the 16<sup>th</sup> District. Located on the south side of Sandy Plains Road, west of State Route 92 (4674 Sandy Plains Road).

To approve rezoning request Z-21 to the NRC with Stipulations zoning category, subject to:

- Site plan received by the Zoning Division December 4, 2014, with the District Commissioner approving minor modifications (attached and made a part of these minutes)
- District Commissioner approve the building architecture
- Stormwater Management Division comments and recommendations
- Water and Sewer Division comments and recommendations
- Cobb DOT comments and recommendations

~~**LUP-5** **SHILOH HILLS CHRISTIAN SCHOOL** (Shiloh Hills Baptist Church of Cobb County, owner) requesting a Land Use Permit for the purpose of an Educational Program in Land Lots 210 and 211 of the 16<sup>th</sup> District. Located on the south side of Hawkins Store Road and on the north side of I-575 (260 Hawkins Store Road).~~

~~To approve LUP-5 for 24 months, subject to:~~

- ~~• Site plan received by the Zoning Division on December 1, 2014 (attached and made a part of these minutes)~~
- ~~• Fire Department comments and recommendations~~
- ~~• Stormwater Management Division comments and recommendations~~
- ~~• Water and Sewer Division comments and recommendations~~
- ~~• Cobb DOT comments and recommendations~~

**LUP-6** **DATHAN JOHNSON** (Dathan Johnson and Marie Johnson, owners) requesting a Land Use Permit for the purpose of a Pet Dealer in Land Lots 769 and 770 of the 19<sup>th</sup> District. Located on the east side of Shadyside Road, north of Hurt Road (3319 Shadyside Road).

To approve LUP-6 for 12 months, subject to:

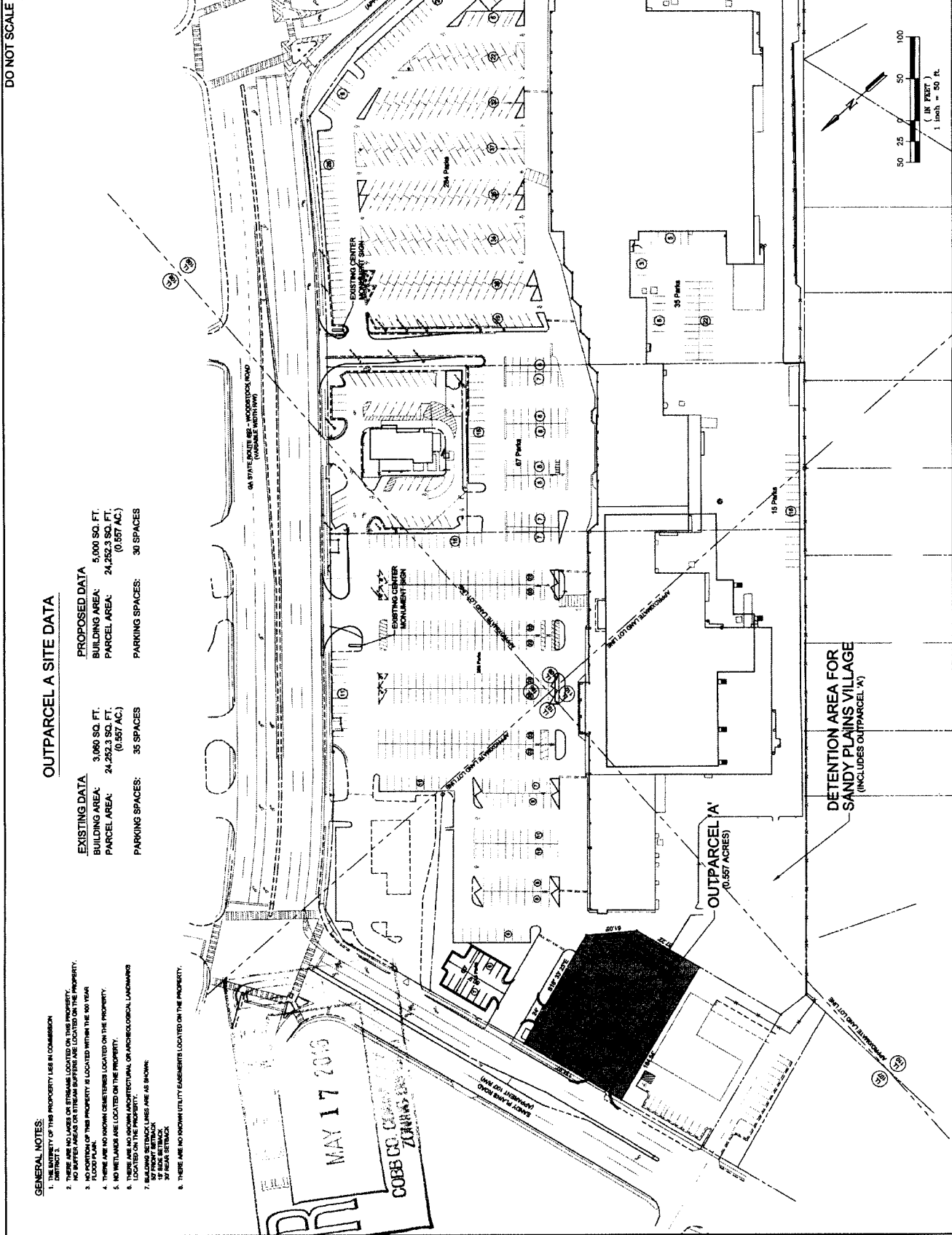
- Maximum of one customer per week on site
- Maximum of 15 dogs on the property
- Maximum of three litters per year
- Stormwater Management Division comments and recommendations, *not otherwise in conflict*

DO NOT SCALE

### OUTPARCEL A SITE DATA

EXISTING DATA		PROPOSED DATA	
BUILDING AREA:	3,060 SQ. FT.	BUILDING AREA:	5,000 SQ. FT.
PARCEL AREA:	24,252.3 SQ. FT. (0.557 AC.)	PARCEL AREA:	24,252.3 SQ. FT. (0.557 AC.)
PARKING SPACES:	35 SPACES	PARKING SPACES:	30 SPACES

- GENERAL NOTES:**
1. THE UNIVERSITY OF THIS PROPERTY LIES IN COMMISSION DISTRICT 3.
  2. THERE ARE NO LINES OF EVIDENCE LOCATED ON THE PROPERTY.
  3. NO EVIDENCE OF THIS PROPERTY IS LOCATED WITHIN THE 50 YEAR FLOOD PLAIN.
  4. THERE ARE NO KNOWN OBSTACLES LOCATED ON THE PROPERTY.
  5. NO UTILITIES ARE LOCATED ON THE PROPERTY.
  6. THERE ARE NO KNOWN ANTHROPOLOGICAL OR ARCHAEOLOGICAL LANDMARKS LOCATED ON THE PROPERTY.
  7. THERE ARE NO KNOWN UTILITIES ARE AS SHOWN BY THE ATTACHED UTILITY RECORD DRAWING.
  8. THERE ARE NO KNOWLEDGE UTILITIES LOCATED ON THE PROPERTY.



**ATKINS**  
 1600 Bridge Parkway  
 Atlanta, GA 30328  
 Tel: (770) 853-0200  
 Fax: (770) 853-0201  
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**ZONING S0**

DDR SOUTHEAST SP OUTLOT 1, L.L.C.  
 c/o DDR, Corp.  
 3300 ENTERPRISE PARKWAY  
 BEACHWOOD, OHIO 44122

SANDY PLAINS VILLAGE  
 4651 WOODSTOCK ROAD (GA HWY 92)  
 DRIVEWAY IMPROVEMENTS  
 REZONING SITE PLAN

100033915\_C-1.0

XXX

OB-032-  
 2016  
 December  
 4, 2014  
 site plan.

08-32-2016  
Proposed Exterior

**WDP**  
 WDP ENGINEERING GROUP  
 1875 OLD RAY, NW, SUITE 112-113  
 KENNESAW, GEORGIA 30142  
 Phone: 478.981.8700  
 Fax: 478.981.8700  
 www.wdpengineering.com

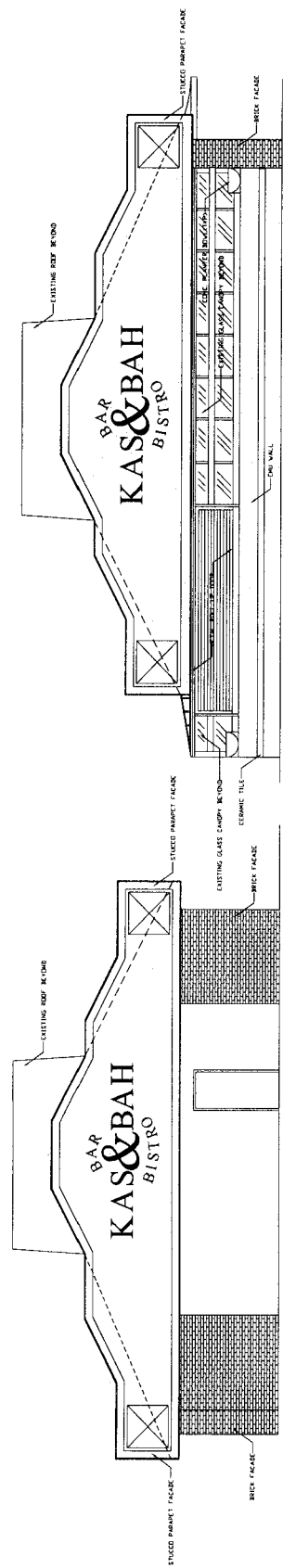
ELEVATION  
PLAN

KASPAH BAR & BISTRO  
 4674 SANDY PLAINS ROAD  
 ROSWELL, GEORGIA 30075

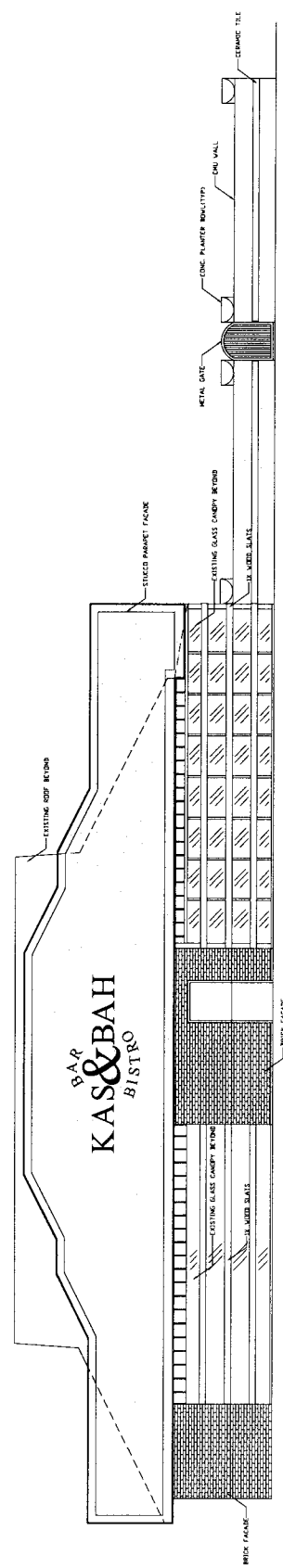


Drawn By: AW  
 Checked By: KE  
 Date: 01/28/15  
 Project No: 1010233

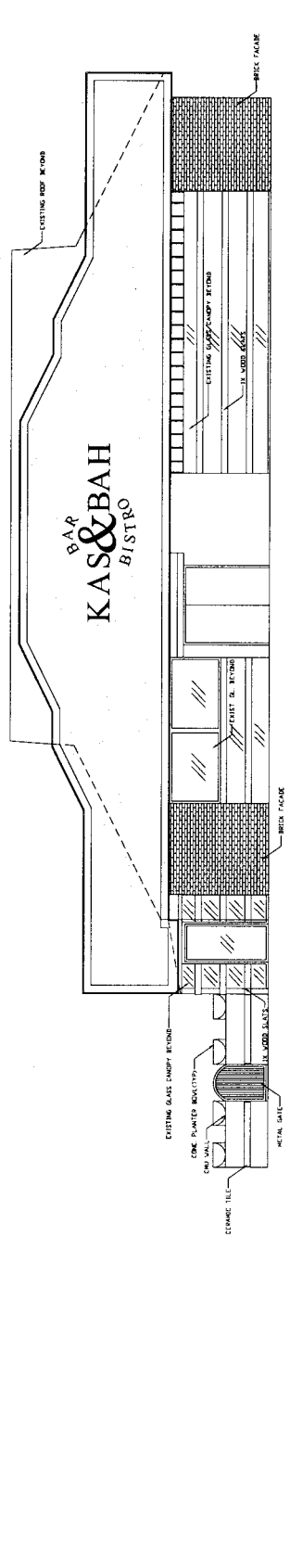
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**NORTH ELEVATION**  
SCALE: 1/4" = 1'-0"



**EAST SIDE ELEVATION**  
SCALE: 1/4" = 1'-0"



**WEST SIDE ELEVATION**  
SCALE: 1/4" = 1'-0"

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9102-22-90  
 Proposed  
 Floor  
 Plan

**Wdgs**  
 WOODWORK GROUP  
 Phone: 404.981.6700  
 Fax: 770.429.0028  
 1856 Old Atlanta Rd, Ste. 112-113  
 Marietta, Georgia 30152  
 Website: www.wdgs.com

**FURNITURE  
 PLAN**

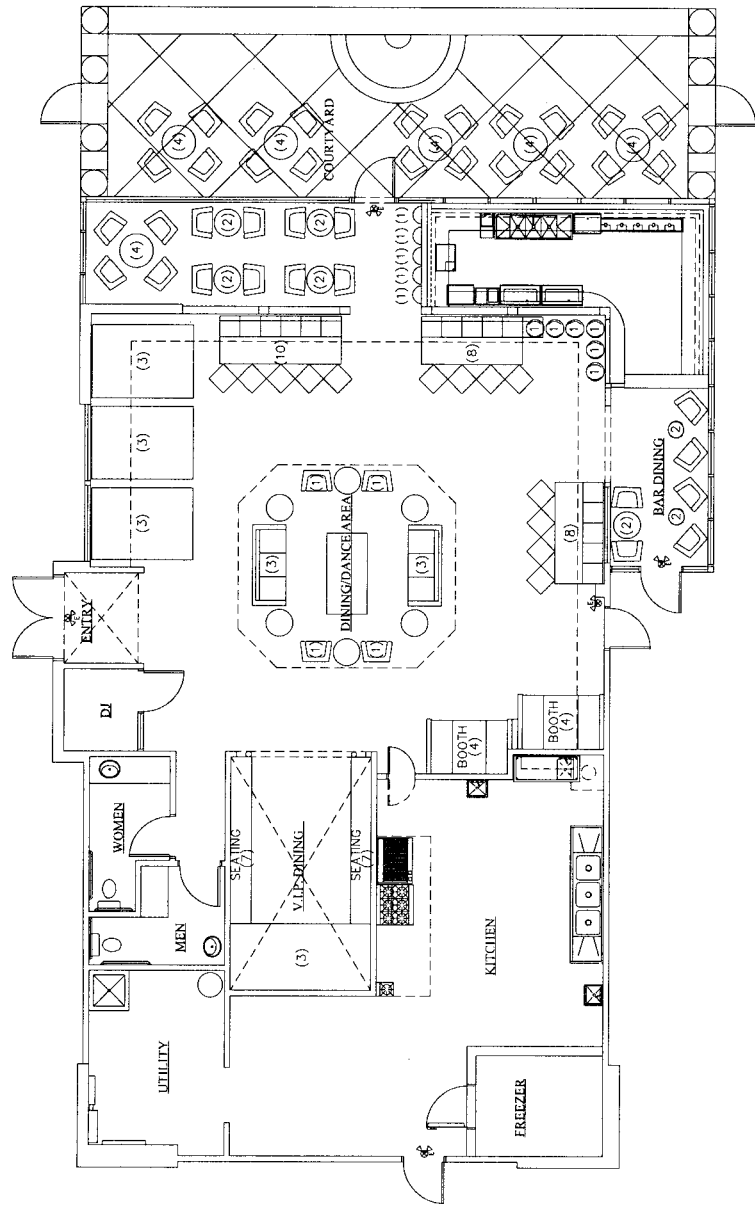
**KASPAH BAR & BISTRO**  
 4674 SANDY PLAINS ROAD  
 ROSWELL, GEORGIA 30075



Revision:  
 Drawn By: AW  
 Checked By: KE  
 Date:  
 Project No: 010233

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**FURNITURE PLAN**   
 SCALE: 1/4" = 1'-0"

SEATING SCHEDULE		
TABLE TYPE	TOPS	NO. SEATS
COMF TOP	1	4
LINE TOP	7	14
BAR TOP	-	11
BOOTH	2	6
GROUP TOP	3	28
BLANCH TOP	2	14
PLATFORM	3	12
PATIO	5	20
<b>TOTAL</b>		<b>109</b>