

**AUGUST 16, 2016 ZONING HEARING
“OTHER BUSINESS”
COMMISSION DISTRICT 3**

ITEM 049

PURPOSE

To consider a site plan and stipulation amendment for Robert Hightower regarding rezoning application Z-81 of 2015 (Aldi, Inc.), for property located on the east side of Canton Road, north of Chastain Corners in Land Lot 372 of the 16th District (3592 & 3586 Canton Road).

BACKGROUND

The subject property was rezoned in 2015 for an Aldi store subject to the site plan and many stipulations. Aldi has decided not to pursue the redevelopment of this property. The property owner would like to use the two existing houses for office space for service oriented businesses. There will be no change in the footprint of the houses, and the applicant will renovate the interiors. Both houses had been used for offices in the past. If approved, all previous stipulations not in conflict with this amendment should remain in place and should be implemented at redevelopment of this property.

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

OB-049-2016

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

BOC Hearing Date Requested: B-16-16

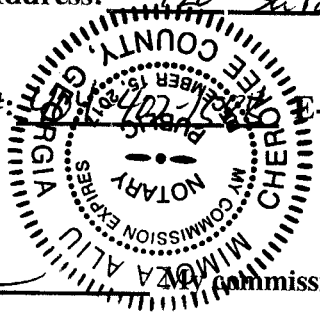
Applicant: Robert Hightower (applicant's name printed) Phone #: 404-402-1588

Address: 120 Satallee Ridge Lane, White GA 30184 E-Mail: budelove@yahoo.com

Robert Hightower (representative's name printed) Address: 120 Satallee Ridge Lane White, GA 30184

(representative's signature) Phone #: 402-1588 E-Mail: budelove@yahoo.com

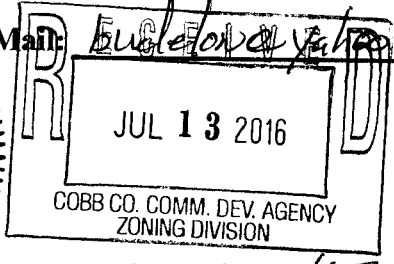
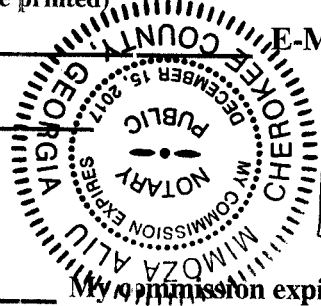
Signed, sealed and delivered in presence of: Minerva Aliu My commission expires: 12/15/17
Notary Public



Titleholder(s): Robert Hightower (property owner's name printed) Phone #: 404-402-1588

Address: 120 Satallee Ridge Lane White, GA 30184 E-Mail: budelove@yahoo.com
(Property owner's signature)

Signed, sealed and delivered in presence of: Minerva Aliu My commission expires: 12-15-17
Notary Public



Commission District: 3 Zoning Case: 2-81 of 2015

Size of property in acres: 1 Original Date of Hearing: 9-15-15

Location: 3592 & 3586 Canton Road Marietta, GA 30066
(street address, if applicable; nearest intersection, etc.)

Land Lot(s): 372 District(s): 16

State specifically the need or reason(s) for Other Business: To rezone the 2 building on property to accommodate for service oriented business. They will be using as office's space. No change to footprint of property. Just cosmetics repair inside.

(List or attach additional information if needed)

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COBB COUNTY BOARD OF COMMISSIONERS
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CONSENT AGENDA (CONT.)

~~Z-86¹⁴ ZERO ONE, LLC (CONT.)~~

To approve Z-86¹⁴ to the R-15/OSC zoning district, subject to:

- Letter of agreeable conditions from Mr. Parks Huff dated August 12, 2015 (attached and made a part of these minutes), with the following changes:
 - Item No. 3 – revise to read: “behind lots 1 – 21...”
 - Item No. 7, 5th sentence, add to end: “or a color pallet approved by the District Commissioner.”
- Attached renderings are for sample purposes only, final renderings to be approved by the District Commissioner
- Fire Department comments and recommendations, not otherwise in conflict
- Water and Sewer Division comments and recommendations, *not otherwise in conflict*
- Stormwater Management Division comments and recommendations, *not otherwise in conflict*
- Cobb DOT comments and recommendations, *not otherwise in conflict*

Z-77

SEVEN SPRINGS DEVELOPMENT CO, INC. (Charles C. Tinsley, Sr., owner) requesting Rezoning from R-20 to RSL for the purpose of Residential Senior Living (Nonsupportive) in Land Lots 694, 695 and 713 of the 19th District. Located on the southeast side of Powder Springs Road, south of Pair Road. *(Previously continued by Staff until the September 1, 2015 Planning Commission hearing)*

To approve Z-77 to the RSL zoning district, subject to:

- Site plan received by the Zoning Division June 4, 2015, with the District Commissioner approving minor modifications (attached and made a part of these minutes)
- Letter from Mr. John Moore dated August 26, 2015 (attached and made a part of these minutes)
- Water and Sewer Division comments and recommendations
- Stormwater Management Division comments and recommendations
- Cobb DOT comments and recommendations

Z-81

ALDI, INC. (Lisa K. McDaniel, Don Westbrook, J.D. Westbrook, Robert Hightower, and Barbara M. Cochran as Trustee of the Cochran Family Trust, owners) requesting Rezoning from O&I, R-20 and GC to NRC for the purpose of a Grocery Store in Land Lot 372 of the 16th District. Located at the northeast corner of Canton Road and Chastain Corners, and on the west side of Centerview Drive.

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CONSENT AGENDA (CONT.)

Z-81 ALDI, INC. (CONT.)

To approve Z-81 to the NRC zoning district, subject to:

- Site plan received by the Zoning Division on July 2, 2015, with the District Commissioner approving minor modifications (attached and made a part of these minutes)
- No idling of delivery trucks is encouraged in the event of stacking or waiting to get into store
- Subject to Canton Road Design Guidelines
- Subject to the Pedestrian Light District Program
- Buffer on the north and easterly boundaries be designed in coordination with the County Arborist in a way as to provide a visual screen within two years
- Water and Sewer Division comments and recommendations
- Stormwater Management Division comments and recommendations
- Fire Department comments and recommendations
- Cobb DOT comments and recommendations, *including the installation of a raised median restricting vehicular access for northbound traffic from Canton Road to right-in and right-out only and vehicular access from southbound traffic on Canton Road to left-in only; final design for Canton Road ingress and egress and location of Chastain Corners access to be determined at Site Plan Review*
- 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

Z-84

~~THOMAS HOMES & COMMUNITIES, LLC (David J. Weir, Owner) requesting Rezoning from R-20 to RSL for the purpose of Residential Senior Living in Land Lot 669 of the 16th District. Located on the west side of East Piedmont Road, and on the east side of Pinkney Drive (2411 East Piedmont Road).~~

To approve Z-84 to the RSL zoning district, subject to:

- Site plan received July 2, 2015, with the District Commissioner approving minor modifications (attached and made a part of these minutes)
- Stipulations from Z-59 of 2013, including letter of agreeable conditions from Mr. Kevin Moore dated February 10, 2014 including attached elevations, would remain in effect (see Board of Commissioners Zoning Minutes dated February 19, 2014); noting that Z-84 is a continuation of Z-59 of 2013 and considered phase 2
- Detached units *only*
- Fire Department comments and recommendations

Min. Bk. 77 Petition No. Z-81
 Doc. Type Site plan

Meeting Date 9-15-15

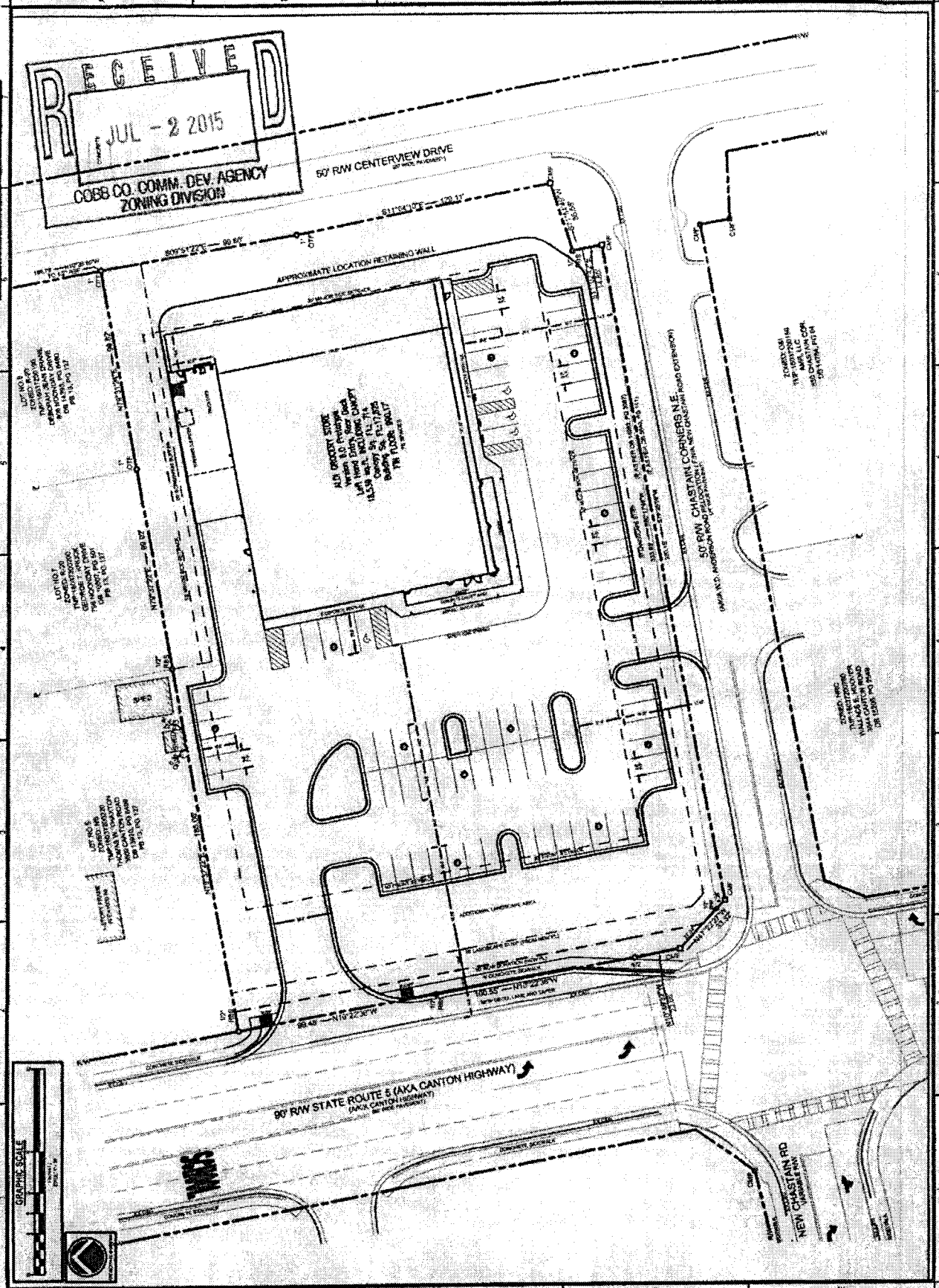


ALDING
 2285 AND 2295 BARNETT SHOALS ROAD
 ATHENS, GA
 ATHENS CLARKE COUNTY

DATE	10/15/15
SCALE	AS SHOWN
PROJECT	ALDING
OWNER	ALDING
DESIGNER	ALDING
CHECKER	ALDING
APPROVER	ALDING
REVISIONS	
NO.	DESCRIPTION
1	ISSUE FOR PERMITTING
2	ISSUE FOR PERMITTING
3	ISSUE FOR PERMITTING
4	ISSUE FOR PERMITTING
5	ISSUE FOR PERMITTING
6	ISSUE FOR PERMITTING
7	ISSUE FOR PERMITTING
8	ISSUE FOR PERMITTING
9	ISSUE FOR PERMITTING
10	ISSUE FOR PERMITTING

Z-1.2
 RECORDING
 SITE PLAN

RECEIVED
 JUL - 2 2015
 COBB CO. COMM. DEV. AGENCY
 ZONING DIVISION



GRAPHIC SCALE
 1" = 20' 0"

