Application for "Other Business"
Cobb County, Georgia

(Cobb County Zoning Division – 770-528-2035) **BOC Hearing Date Requested:** 9/20/16

RECEIVED AUG 15 2016 ZONING DIVISION

OB-057-2016

Applicant: Red Deer Mt, LLC; Carrie Friedewald = owner **Phone #:** 770-419-0362
(applicant's name printed)

Address: 1600 Kennesaw Due West Rd, Suite 507 Kennesaw GA 30152 **E-Mail:** drcarrie@kennesawvet.com

James W. Friedewald **Address:** 272 Washington Ave Marietta, GA 30060
(representative's name, printed)

James W. Friedewald **Phone #:** 770-424-8420 **E-Mail:** jwflaw1@bellsouth.net
(representative's signature)

Signed, sealed and delivered in presence of:

Mary Ann Donnelly **My commission expires:** June 24, 2017
Notary Public

MARY ANN DONNELLY NOTARY PUBLIC COBB COUNTY, GEORGIA

Titleholder(s): Carrie Friedewald, DVM; Red Deer Mt. LLC **Phone #:** 770-419-0362
(property owner's name printed)

Address: 1600 Kennesaw Due West Rd Suite 507 Kennesaw 30152 **E-Mail:** drcarrie@kennesawvet.com

(Property owner's signature)

Signed, sealed and delivered in presence of:

Mary Ann Donnelly **My commission expires:** June 24, 2017
Notary Public

MARY ANN DONNELLY NOTARY PUBLIC COBB COUNTY, GEORGIA

Commission District: 1 **Zoning Case:** Z103-97

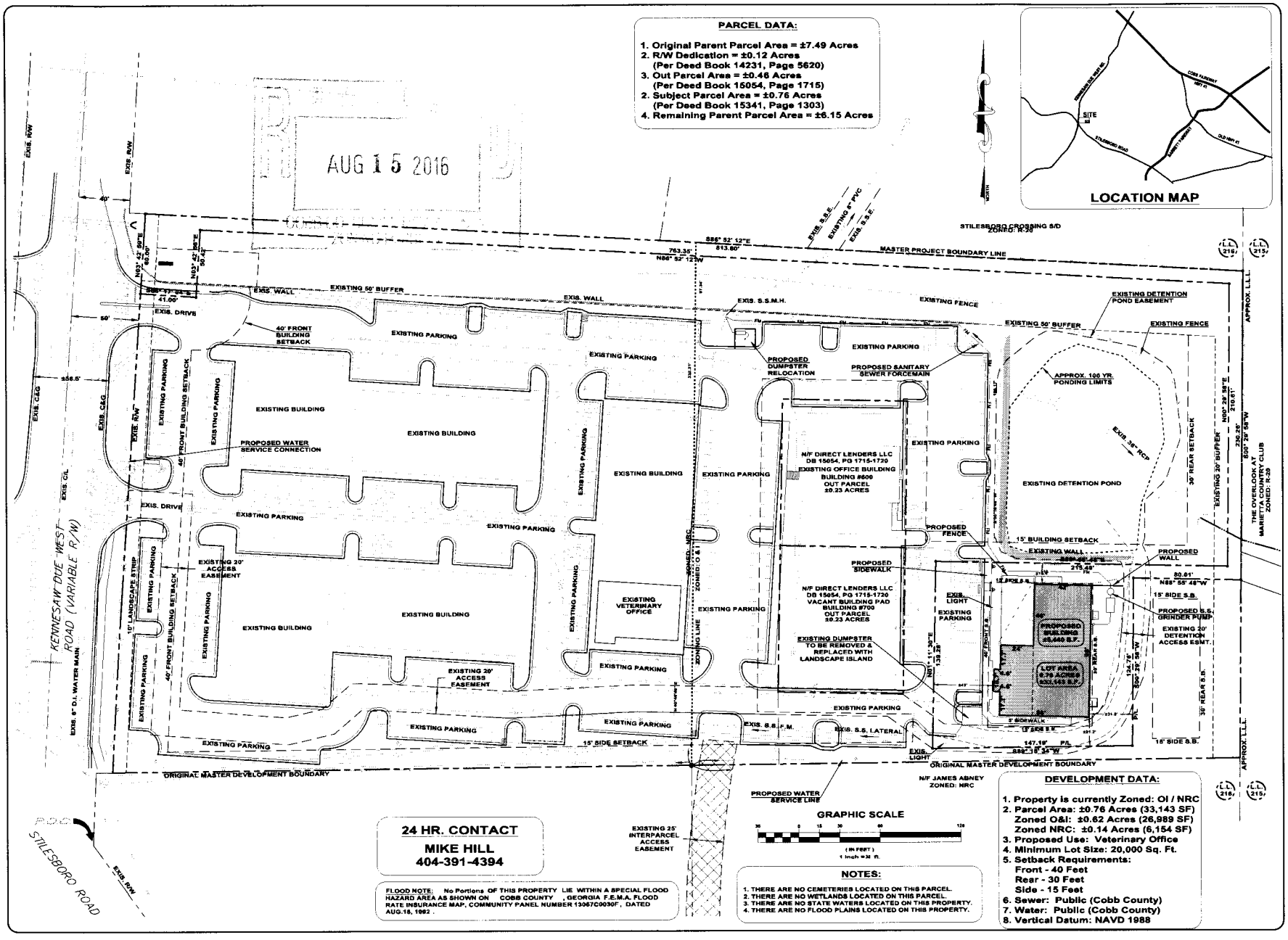
Size of property in acres: +/- 0.76 **Original Date of Hearing:** 8/19/97

Location: 1600 Kennesaw Due West Rd Kennesaw GA 30152 → Rear of Stilesboro Crossing
(street address, if applicable; nearest intersection, etc.)

Land Lot(s): 216 **District(s):** 20th

State specifically the need or reason(s) for Other Business: Minor change in the footprint of the building originally approved (footprint changed from a rectangle to an "L" shape).

(List or attach additional information if needed)



REVISIONS

www.perspectiveeng.com
PERSPECTIVE ENGINEERING
2130 Kingston Court, Suite E
Marietta, Georgia 30067
Phone: (678) 597-1253
Fax: (678) 597-1254

DWG.: 2015-593.DWG
DATE: 08/11/16
JOB NUMBER: 3815-502
DRAWN BY: JLJ

PROJECT NAME
KENNESAW MOUNTAIN ANIMAL HOSPITAL
LAND LOT 216, 20TH DISTRICT, 2ND SECTION
COBB COUNTY, GEORGIA

CLIENT NAME
KENNESAW MOUNTAIN ANIMAL HOSPITAL
1600 KENNESAW DUE WEST ROAD
KENNESAW, GEORGIA 30152

SEAL
GEORGIA REGISTERED PROFESSIONAL ENGINEER
JAMES L. JOHNSON
08/12/16

SITE PLAN
1.0

OB-056-2016
Proposed Site plan

 APPLICATION NO.: Z-103

ORIGINAL DATE OF APPLICATION: 08/97

APPLICANT'S NAME: PIEDMONT PROPERTIES, INC.

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

BOC DECISION OF 08-19-97 ZONING HEARING:

PIEDMONT PROPERTIES, INC. (Allie Brown, owner) for Rezoning from R-20 to NRC and OI for the purpose of Retail Center, Restaurant and Assisted Living Center in Land Lot 216 of the 20th District, 7.49 acres, Located on the east side of Kennesaw Due West Road, north of Stilesboro Road. The Board of Commissioners approved rezoning of property to the NRC and OI zoning districts subject to: 1) letters of agreeable conditions attached and made a part hereof; 2) project subject to Cobb DOT comments and recommendations; 3) 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; 4) project subject to Stormwater Management Division comments and recommendations; 4) Water and Sewer Department comments and recommendations; 5) site plan(s) and uses to be brought back to the Board of Commissioners for approval prior to permitting. Motion by Cooper, second by Byrne, carried 5-0.

Z-103 of 1997
Stipulation letter as
referenced in Zoning Minutes of 8-1-97

Z-103

Rec'd 8-5-97 by Applicant

A Memorandum of Agreement

FROM: Residents of Stilesboro Crossing II

TO: Cobb County Planning Commision

The undersigned residents and homeowners/voters of the neighborhood known as Stilesboro Crossing, immediately adjacent to that parcel of land on Kennesaw Due West Road near the Stilesboro Road intersection for which re-zoning has been requested have met with a representative from Piedmont Properties.

Having agreed to certain conditions as listed herein, Piedmont Properties further agrees to give Stilesboro Crossing II Subdivision the following conditions as a part of the rezoning request:

1. A minimum of a 50 foot undisturbed buffer along the northern boundary of the property.
2. A 6 foot high privacy fence along the inside edge of said buffer on an elevated berm of no less than 4 feet.
3. A natural privacy screen to be planted on the north side of said fence consisting of Leland Cypress or similar type of growth.
4. All dumpster pads and/or dumpsters to be permanently located on the south side of the property.
5. No restaurants/establishments to serve alcoholic beverages.
6. No fast food restaurants allowed.

In consideration of these conditions becoming a part of the rezoning request, and assuming full compliance, the undersigned to agree to support Piedmont Properties in their request for rezoning of this property for the express purposes as presented to said residents/property owners on July 21, 1997.

Agreed to by Piedmont Properties, Inc. by
[illegible] L. Dierking, President

2-103 step letter pg. 2

A further concern of the residents involves the traffic problem which already exists at the intersection of Kennesaw Due West Road and Stilesboro Road and which certainly becomes worse with development of any kind. Specifically during early morning and late afternoon/evening "rush hour" periods, and to a greater degree during periods when schools are in session. Traffic backs up beyond the Hood Circle intersection on Kennesaw Due West Road and makes left hand turning onto Kennesaw Due West Road extremely difficult and frequently dangerous. The Undersigned therefore are at the mercy of the county leaders to be aware of the situation and have a plan ready to put into action in order to keep this situation from becoming impossible.

Marie Madry	1685 N. Hood Ct. Mr. & Mrs. Gerald H. [illegible]
Mark A. Justice & Melinda Justice 1640 S. Hood Ct Kennesaw 30152	Mr. & Mrs. C. P. Reeves
[illegible] 1645 S. Hood Ct. Kennesaw, GA. 30152	
Robert Hartmann 2612 Hood Cir. Kennesaw, GA 30152	Robert Hartmann
	Linda Hartmann
Ann Kistner 2617 Hood Circle Kennesaw, GA 30152	Ann Kistner
Doug Kistner 2617 Hood Cir Kennesaw GA 30152	
Sarah C. Hamilton 2622 Hood Cir. Kenn. 30152	Sarah Hamilton
Chester Hudson	1670 N. Hood Ct. Chas Wood
[illegible]	Dana Wood
Carol Culver	
Jewel F. Work	
Jimmie L. Silver	

Piedmont Properties, Inc.

Z-103 of 1997
Stipulation letter
(addendum to 1st letter)
as referenced in zoning
Minutes of 8-1997.

August 18, 1997

Z-103
Rec'd 8-19-97

Cobb County Board of Commissioners
100 Cherokee Street
Suite 300
Marietta, GA 30090-9680

RE: Petition No. Z-103, NRC and O&I Development
Kennesaw Due West Road at Stilesboro Road

Gentlemen:

In addition to the conditions that Piedmont Properties, Inc. has consented to in its agreement with the adjacent neighborhood, Stilesboro Crossing, Unit I and with Cobb County DOT, Piedmont Properties, Inc. will agree to do, and have as part of its written conditions attached to the proposed zoning, the following items:

1. The landscape plan, as submitted and revised for the Planning Commission, will be adhered to once the development proceeds.

2. The exterior of all buildings will be either all brick or majority brick so as to conform to the surrounding neighborhood. There will be a brick monument sign for the entire shopping center.

3. All dumpsters will be rubberized containers, and pick up hours will be during normal working hours, if possible.

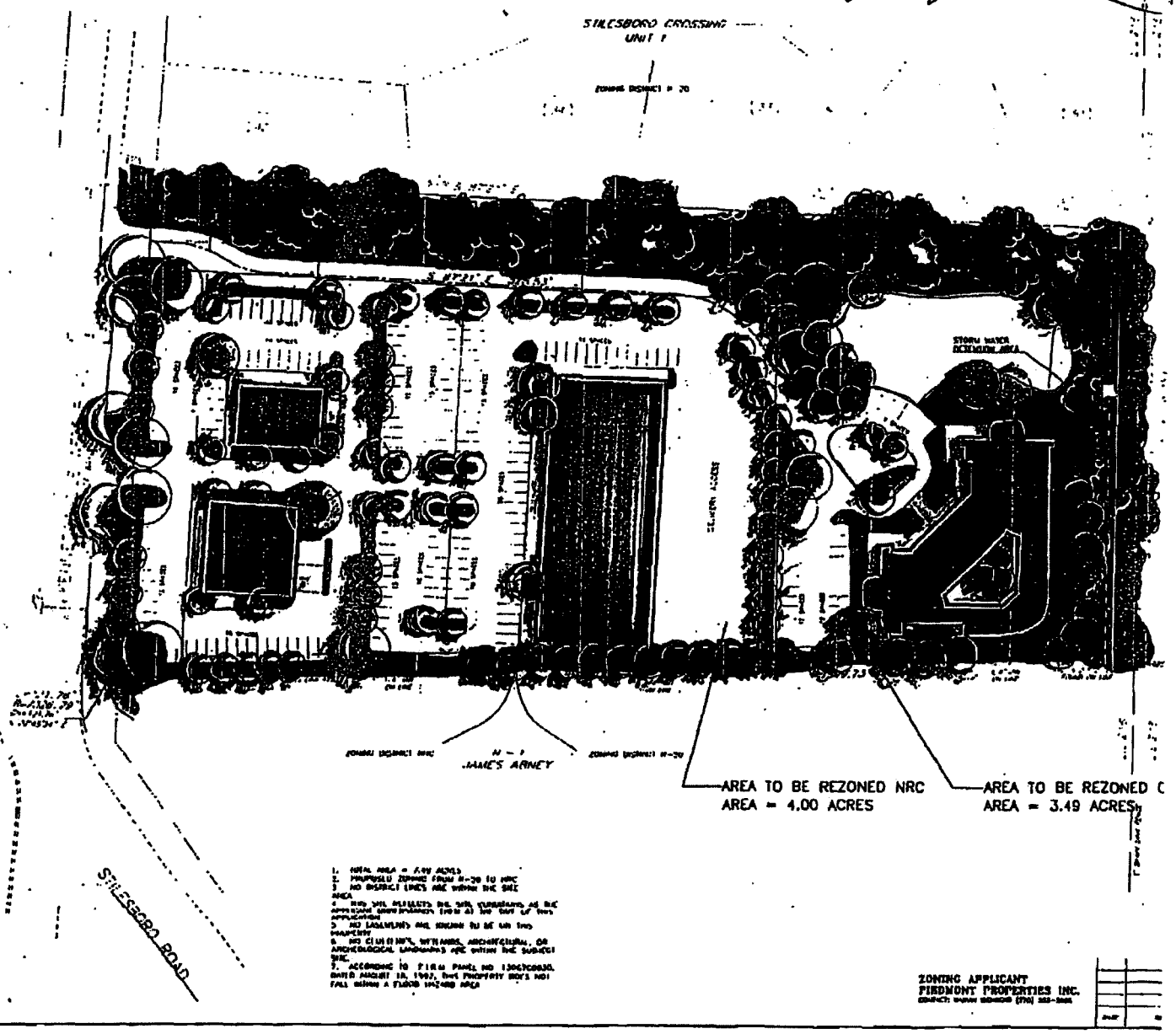
Thank you for your consideration.

Sincerely,

Marvin S. Isenberg
President

MSI:kl

2-103- Landscaping as presented and required letter of agreeable conditions



 APPLICATION NO. Z-103

ORIGINAL DATE OF APPLICATION: 08-19-97

APPLICANTS NAME: PIEDMONT PROPERTIES, INC.

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

BOC DECISION OF 10-19-04 ZONING HEARING:

OTHER BUSINESS ITEM #1 – TO CONSIDER A SITE PLAN AND USE APPROVAL FOR CANDLER DEVELOPMENT COMPANY REGARDING Z-103 (PIEDMONT PROPERTIES, INC.) OF AUGUST 19, 1997

To consider a site plan and use approval for Candler Development Company regarding Z-103 (Piedmont Properties, Inc.) of August 19, 1997, for property located on the east side of Kennesaw Due West Road, north of Stilesboro Road in Land Lot 216 of the 20th District.

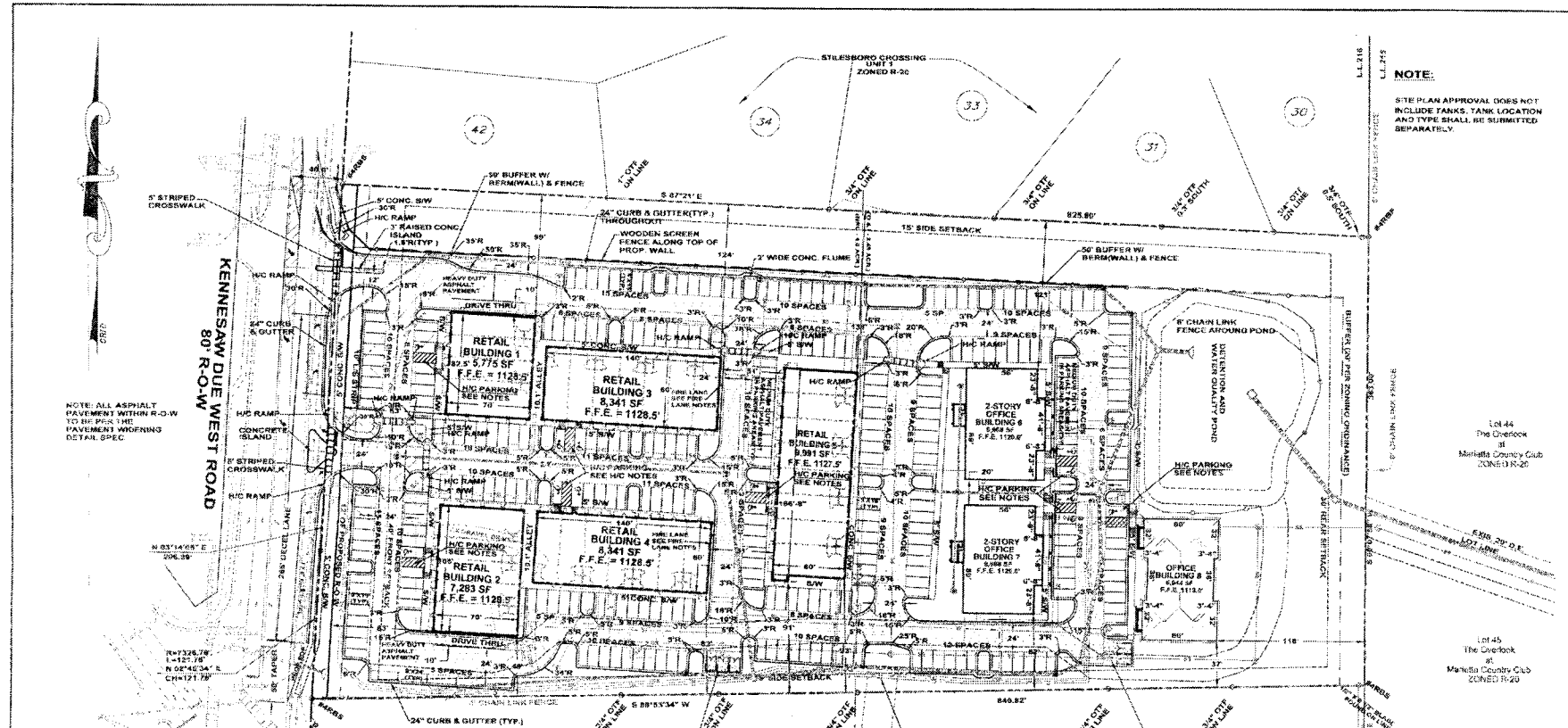
Mr. Mark Danneman, Zoning Division Manager, provided information regarding request for approval of site plan and use. Following presentation and discussion, the following motion was made:

MOTION: Motion by Goreham, second by Lee, to **approve** site plan and use for Candler Development Company regarding Z-103 (Piedmont Properties, Inc.) of August 19, 1997, for property located on the east side of Kennesaw Due West Road, north of Stilesboro Road in Land Lot 216 of the 20th District **subject to:**

- **site plan to be revised to depict right-in/right-out access from curb cut on Kennesaw Due West Road in approximately the middle of the property; with final site plan to be approved by District Commissioner**
- **allowance of sit-down restaurants that serve alcohol by the drink *only***
- **no restaurants with drive-thru facilities**
- **ground-based monument signage**
- **environmentally sensitive, decorative lighting**
- **installation of pedestrian walkways within the development**
- **minimum number of parking spaces allowed by Code**
- **all other previously approved conditions/stipulations to remain in full force and effect**

VOTE: **ADOPTED** unanimously

AUG 1 6 2016



NOTE:

SITE PLAN APPROVAL DOES NOT INCLUDE TANKS. TANK LOCATION AND TYPE SHALL BE SUBMITTED SEPARATELY.

LEGEND

IPF - IRON PIN FOUND
IPN - IRON PIN SET
OTP - OPEN TOP PIPE
CTP - CAPPED TOP PIPE
LL - LAND LOT LINE
ROW - RIGHT OF WAY MARKER
CMP - CONCRETE MONUMENT FOUND
RF - POWER POLE
FH - FIRE HYDRANT
PCIF - PK NAIL OF BEGINNING
CMP - CORRUGATED METAL PIPE
RCP - REINFORCED CONCRETE PIPE
DRWY - DRIVEWAY
EOP - EDGE OF PAVEMENT
CONC - CONCRETE
DB/PG - DEED BOOK AND PAGE
N/F - NOW OR FORMERLY

BOUNDARY LINE
LAND LOT LINE
CENTERLINE
FENCE LINE
WATER MAIN
GAS MAIN

24 HOUR CONTACT:

ASA CANDLER VI
(404) 303-1600

Caution! Underground Service Alert! Call Before You Dig!
UTILITIES PROTECTION CENTER, INC.
(770) 325-5000 Throughout Georgia
OUTSIDE GEORGIA Call Collect 1 (800) 282-7411

FIRE LANE NOTES:

1. FIRE LANE SIGNS SHALL BE POSTED AT THE BEGINNING OF THE LANE AND NOT MORE THAN 50 FEET APART. SIGNS SHALL BE NO MORE THAN 4 FEET FROM THE EDGE OF CURB AND SHALL BE VISIBLE IN BOTH DIRECTIONS OF DRIVING SURFACE. SIGN HEIGHT SHALL BE A MINIMUM OF 4 FEET AND A MAXIMUM OF 7 FEET FROM GROUND LEVEL.

2. FOR LANES 20 TO 28 FEET WIDE, SIGNS AND MARKINGS WILL BE REQUIRED FOR BOTH SIDES. FOR LANES 29 TO 37 FEET WIDE, SIGNS AND MARKINGS WILL BE REQUIRED ON ONE SIDE. LANES IN EXCESS OF 37 FEET WIDE REQUIRE NO SIGNS OR MARKINGS. CURBING OR LINEAGE DELINEATING FIRE LANES SHALL BE PAINTED RED. THE TOP AND FACE OF CURB SHALL BE PAINTED.

3. THE LIFE SAFETY INSPECTOR WILL MAKE FINAL DETERMINATION OF FIRE LANES BEFORE FINAL INSPECTION IS MADE.

FLOOD NOTE:

This property does not lie within a special flood hazard area as shown on the Cobb County, Georgia F.E.M.A. Flood Rate Insurance Map, Community Panel Number 13067 C 0030 F. Dated August 18, 1992.

DEVELOPMENT DATA:

1. Property is currently Zoned: NRC & OI Per Case Z-103
2. Total Area = 7.49 Acres
   4.00 Acres Zoned NRC
   3.49 Acres Zoned O&I
3. Total Lots: 1
4. Setback Requirements: Front: 40' (Collector)
   Rear: 30'
   Side: 15'
5. Vertical Datum: Mean Sea Level

GRAPHIC SCALE
(IN FEET)
1 inch = 40 ft.

HANDICAP PARKING NOTES:

INSTALL DETECTABLE WARNING DEVICES PER GA. CODE 120-3-120.40 (TYP.)

INSTALL SIGNAGE AND WHEEL STOPS PER GA. CODE 120-3-20.17

CONSTRUCT RAMP & LOADING ZONE PER GA. ACCESSIBILITY CODE 120-3-120.17

PARKING REQUIREMENTS:

33,731 S.F. OF RETAIL SPACE
1 SPACE PER 200 S.F. REQUIRED = 168.7 SPACES

6,000 S.F. OF POSSIBLE RESTAURANT SPACE
1 SPACE PER 100 S.F. REQUIRED = 60 SPACES

25,860 S.F. OF OFFICE SPACE
1 SPACE PER 300 S.F. REQUIRED = 86.6 SPACES

TOTAL PARKING REQUIRED = 316 SPACES

PARKING AVAILABLE = 316 TOTAL SPACES
(303 REGULAR & 13 H/C)

9 HANDICAP SPACES REQUIRED
13 HANDICAP SPACES PROVIDED

REVISIONS
12/22/04 UPDATE PER OWNER'S COMMENTS
2/7/05 BOOTY PER NEW SITEPLANS & COMMENTS

PROJECT NAME
KENNESAW - DUE WEST RETAIL OFFICE
LOCATED IN LAND LOT 275, 20TH DISTRICT, 2ND SECTION
COBB COUNTY, GEORGIA

CLIENT NAME
CANDLER DEVELOPMENT COMPANY
1828 ALLEN ROAD NE SUITE 205 SOUTH
ATLANTA, GEORGIA 30329

SEAL

DWG. 2004-100.DWG
DATE 11/19/2004
JOB NUMBER 2004-100
DRAWN BY BAG

SHEET TITLE
SITE PLAN

SHEET
4.0

AUG 15 2016