

**DECEMBER 20, 2016 ZONING HEARING
“OTHER BUSINESS”
COMMISSION DISTRICT 4**

ITEM OB-083

PURPOSE

To consider a site plan amendment for LWS, LLC regarding rezoning application Z-20 of 2011 (Austell Road Development Associates), for property located on the north side of the East West Connector, east of Austell Road, in Land Lots 930 and 931 of the 19th District.

BACKGROUND

The subject property was rezoned to CRC for a one story shopping center in 2011. At that time the plan was for 7,300 square feet of retail and restaurants with a drive thru all the way around the back of the building. The applicant wishes to amend the approved site plan to building a one-story dental and eye clinic that would have 7,500 square feet. There would not be a driveway around the back of the building. The proposal does meet the CRC zoning code. If approved, all other zoning stipulations would remain in effect.

STAFF COMMENTS

Cobb D.O.T.: Recommend GDOT permits for all work that encroaches upon State right-of-way.

Stormwater Management: Subject to Plan Review.

RECOMMENDATION

The Board of Commissioners consider the request for the site plan amendment.

ATTACHMENTS

Other Business application and stipulations.

Application for "Other Business"
Cobb County, Georgia

OB-083-2016

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

BOC Hearing Date Requested: 12/20/2016

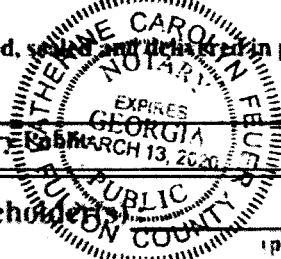
Applicant: LWS, LLC Phone #: 678-460-3910
(applicant's name printed)

Address: 300 Galleria Pkwy 12th Floor E-Mail: andy.s@salomonrealstate.com
Atlanta, GA 30328

Andrew Salomon Address: 300 Galleria Pkwy 12th Floor Atlanta GA
(representative's name, printed) 30328

Andri D. Salomon Phone #: 404-276-8444 E-Mail: andy.s@salomonrealstate.com
(representative's signature)

Signed, sealed and delivered in presence of:

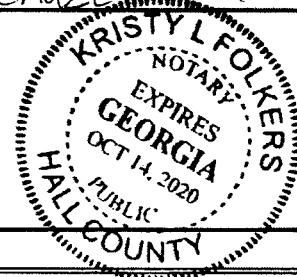


Matthew Jan My commission expires: 3/13/2020

Titleholder: Chaz Waters Phone #: 404-355-6700
(property owner's name printed)

Address: 2180 Satellite Blvd Duluth, GA E-Mail: chaz@inlandllc.com
Steyac 30097

[Signature]
(Property owner's signature)



Signed, sealed and delivered in presence of:

[Signature] My commission expires: _____
Notary Public

Commission District: 19th District Zoning Case: Z-20

Size of property in acres: 1.25 Original Date of Hearing: 6/9/2011

Location: E/W connector and Austell Road
(street address, if applicable; nearest intersection, etc.)

Land Lot(s): 0930 and 931 District(s): 19th District
~~9 unincorporated~~

State specifically the need or reason(s) for Other Business: our need for
other business is to allow for a
plan that reflects a retail building of 7,500
square feet for 2-3 tenants.

(List or attach additional information if needed.)

MINUTES OF ZONING HEARING
COBB COUNTY BOARD OF COMMISSIONERS
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CONSENT AGENDA (Continued):

~~Z-19 ANGELYN CLAY WALKER (Continued)~~

- any proposed use change occurring within the next three (3) years shall come back to the Board of Commissioners as an Other Business Item, with the District Commissioner approving any time extensions
- ~~install signage at entrance from Clay Road indicating "right in and right out only"~~
- upon redevelopment, concrete access barriers to be installed restricting turning movements
- 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

~~VOTE: ADOPTED unanimously~~

Z-20

AUSTELL ROAD DEVELOPMENT ASSOCIATES (owner) requesting Rezoning from PSC and GC to CRC for the purpose of Retail and Restaurant Uses in Land Lots 930 and 931 of the 19th District. Located on the north side of the East-West Connector, east of Austell Road.

MOTION: Motion by Thompson, second by Birrell, as part of the Consent Agenda, to approve Rezoning to the CRC zoning district **subject to:**

- site plan received by the Zoning Division on April 7, 2011, with the District Commissioner approving minor modifications (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

VOTE: ADOPTED unanimously

