

Application for "Other Business" Cobb County, Georgia

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

BOC Hearing Date Requested: 2-4-17

Applicant: Jeffrey S Brown Phone #: 617 417 6190
(applicant's name printed)

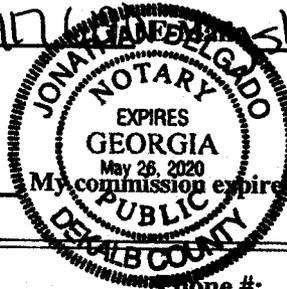
Address: 4076 Stalwood Rd NE E-Mail: jshawn72@yahoo.com

Jeffrey S Brown Address: _____
(representative's name, printed)

Jeffrey S Brown Phone #: 617 417 6190 E-Mail: jshawn72@yahoo.com
(representative's signature)

Signed, sealed and delivered in presence of:

Matthew Delgado
Notary Public



My commission expires: 5/26/2020

Titleholder(s): _____ Phone #: _____
(property owner's name printed)

Address: _____ E-Mail: _____

(Property owner's signature)

Signed, sealed and delivered in presence of:

Notary Public My commission expires: _____

Commission District: 3 Zoning Case: 32185

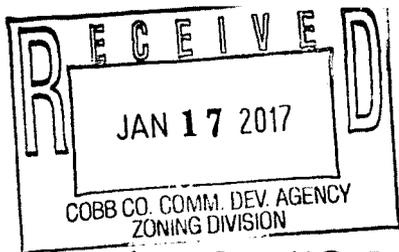
Size of property in acres: _____ Original Date of Hearing: _____

Location: 2550 Sandy Plains Road
(street address, if applicable; nearest intersection, etc.)

Land Lot(s): 629 & 630 District(s): 16th, 2nd Section

State specifically the need or reason(s) for Other Business: Per the original zoning in 1985 the site was zoned site plan specific and we are requesting to relocate the dumpster to allow for construction of a new drive thru window and drive aisle.

(List or attach additional information if needed)



06-005-2017

Application for "Other Business" Cobb County, Georgia

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

BOC Hearing Date Requested: 2-21-17

Applicant: J. H. [Signature]
(applicant's name printed)

Phone #: 678 411 6112

Address: 4700 [Signature] Rd NE

E-Mail: [Signature]@gmail.com

Address: _____
(representative's name, printed)

[Signature]
(representative's signature)

Phone #: 678 411 6112 E-Mail: [Signature]@gmail.com

Signed, sealed and delivered in presence of:

[Signature]
Notary Public

My commission expires: 5/26/2020

Titleholder(s): SPRAYBERRY IMPROVEMENTS LLC
(property owner's name printed)

Phone #: 914-633-3131

Address: 580 White Plains Rd
Tarrytown NY 10591

E-Mail: bsutton@dlcmgmt.com

[Signature]
(Property owner's signature)

Brian M. Sutton
Director of Construction SE Region
DLC Management Corp
AAF Sprayberry Improvements LLC

Signed, sealed and delivered in presence of: CRYSTAL J. LOUIS
NOTARY PUBLIC

[Signature]
Notary Public

CLAYTON COUNTY, GEORGIA
MY COMMISSION EXPIRES JUNE 1, 2020
Commission expires: 6/1/2020

Commission District: _____ Zoning Case: _____

Size of property in acres: _____ Original Date of Hearing: _____

Location: _____

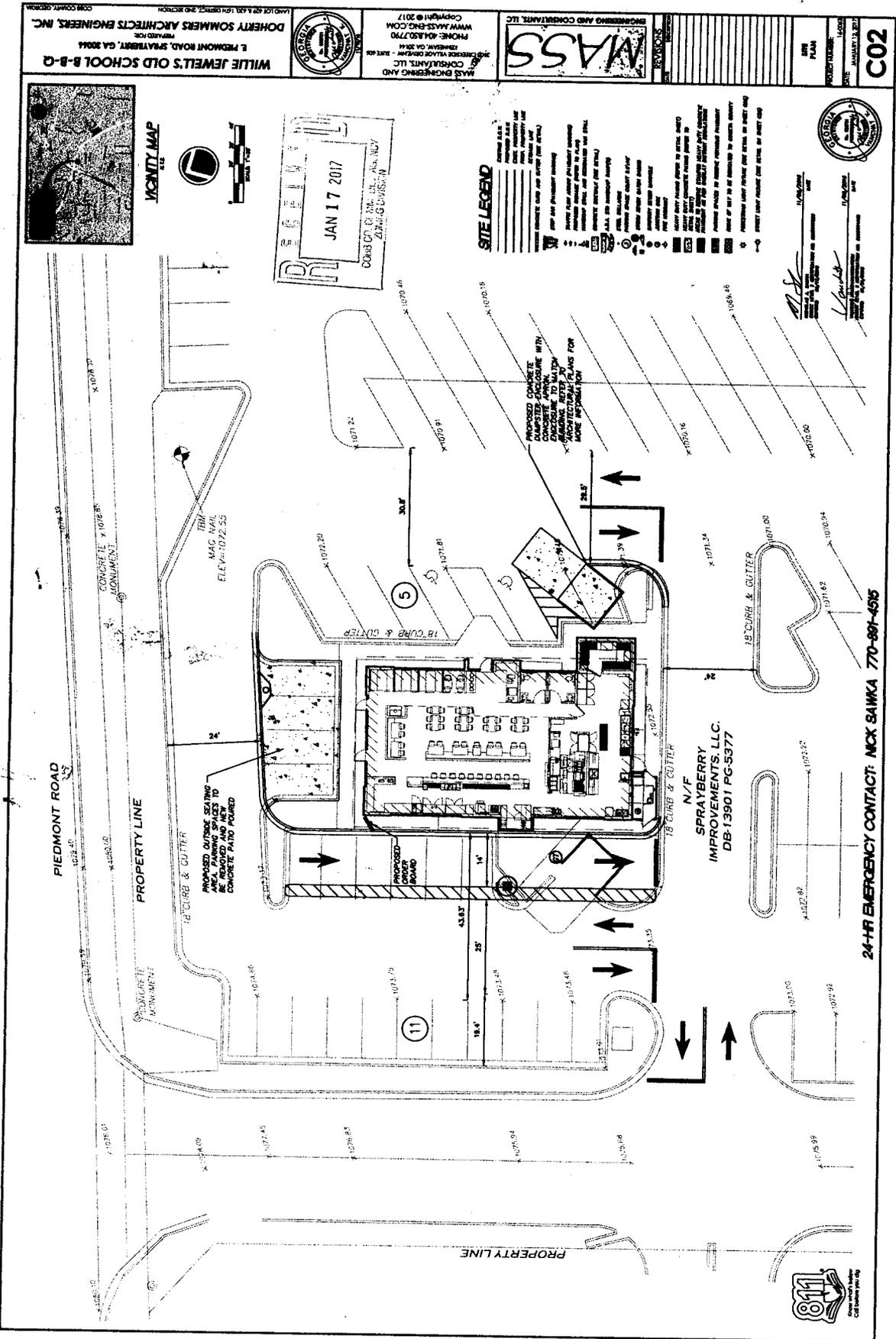
(street address, if applicable: nearest intersection, etc.)

Land Lot(s): _____ District(s): _____

State specifically the need or reason(s) for Other Business: _____

(List or attach additional information if needed)

OB-005-2017
Proposed site plan

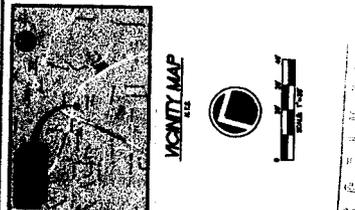


WILLIE JEWELL'S OLD SCHOOL B-B-Q
 E. PIEDMONT ROAD, SPRAYBERRY, CA 95044
 DOHERTY SOMMERS ARCHITECTS ENGINEERS, INC.
 1000 10th Street, 2nd Floor
 COVINGTON, GEORGIA

MASS ENGINEERING AND CONSULTANTS, LLC
 1000 10th Street, 2nd Floor
 COVINGTON, GEORGIA 30014
 PHONE: 404.502.7700
 WWW.MASS-ENG.COM
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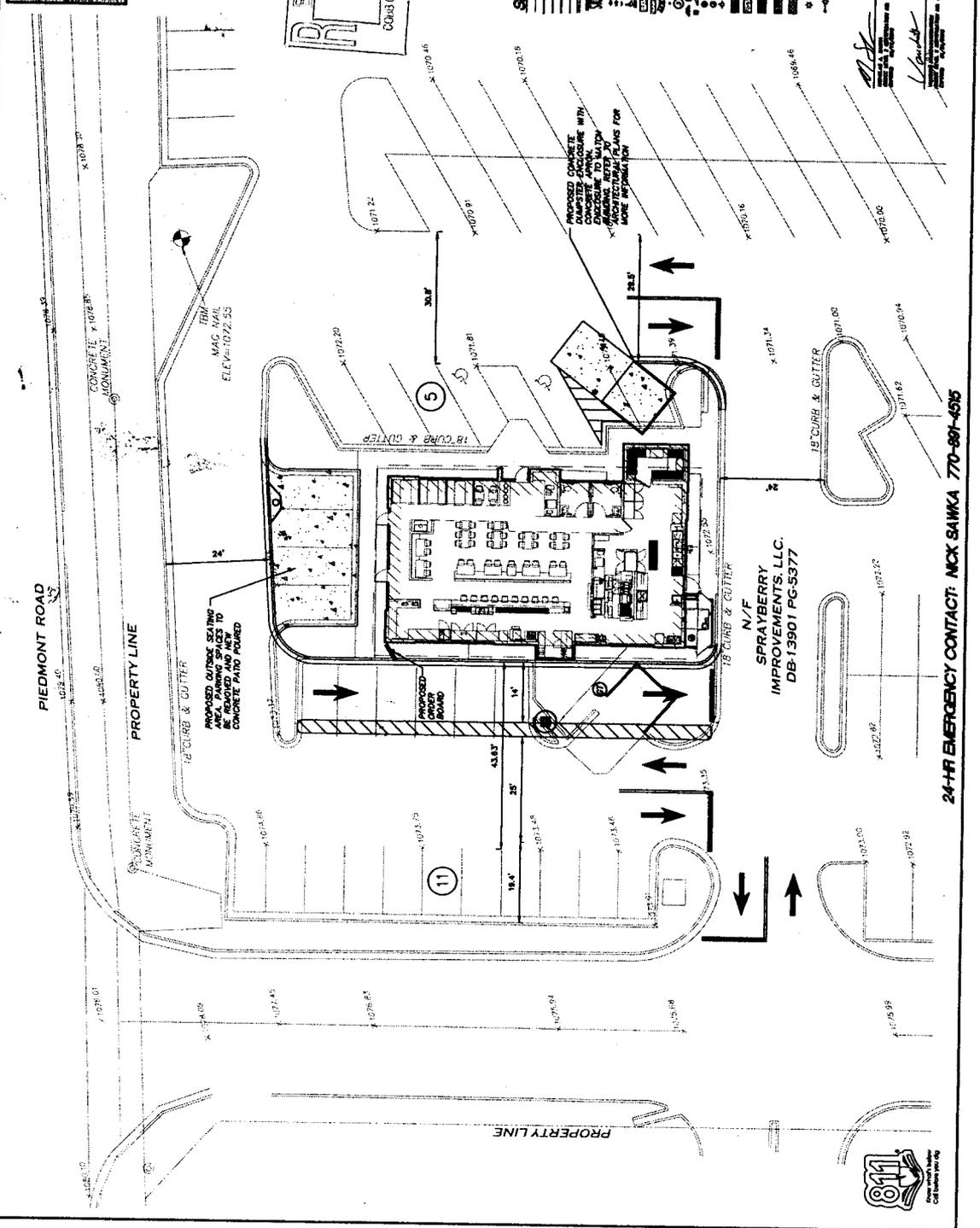
C02
 SHEET NUMBER
 DATE: JANUARY 17, 2017
 SHEET TITLE: SITE PLAN



RECEIVED
 JAN 17 2017
 COVINGTON, GA
 CIVIL DIVISION

SITE LEGEND
 PROPOSED CONCRETE SEATING AREA WITH CONCRETE APPROX. 18\"/>

PROPOSED CONCRETE SEATING AREA WITH CONCRETE APPROX. 18\"/>



24-HR EMERGENCY CONTACT: MCX SAIKKA 770-897-4535

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SITE LEGEND
 PROPOSED CONCRETE SEATING AREA WITH CONCRETE APPROX. 18\"/>

PROPOSED CONCRETE SEATING AREA WITH CONCRETE APPROX. 18\"/>

APPLICATION FOR ~~REZONING~~
TO THE
COBB COUNTY BOARD OF COMMISSIONERS OF ROADS AND REVENUES
AND THE
COBB COUNTY PLANNING COMMISSION
(type or print clearly)

Application No. 321

Hearing Date 10-15-85

Applicant Gene Hall Associates, Inc. Business Phone 231-0700 Home Phone 977-8934
(business name)
B. Stewart Jacobs Address 1401 W. Paces Ferry Rd., Suite C-5
(representative's name, printed)
B. Stewart Jacobs Business Phone 231-0700 Home Phone 977-8934
(representative's signature)

Titleholder See Attached Business Phone _____ Home Phone _____

Signature _____ Address _____
(attach additional signatures, if needed)

Zoning Request From R-20 To NS and OI
(present zoning) (proposed zoning)

For the Purpose of Shopping Center/Office Size of Tract 10 acre(s)
(subdivision, restaurant, warehouse, apts., etc.)

Location Southeast Corner - Piedmont & Sandy Plains to First Drive
(street address, if applicable, nearest intersection, etc.)

Land Lot(s) 629 and 630 District 16th

Recommendation of Planning Commission 10-15-85, Planning Commission recommended
application be rejected. Motion by Jones, seconded by Adams; carried 3-2, Thompson,
Vansant opposed.

Henry A. Vansant Jr. Chairman

Board of Commissioners' Decision 10-15-85, Board of commissioners approved
application subject to all agreeable conditions, stipulations as part of the zoning, as
well as the additional comments from our D.O.T. Motion by Williams, seconded by Smith;
carried 4-1, Burton opposed. Please see attached page for minutes of 8-21-90 Other Business
Item pertaining to this application.
Carl Smith Chairman

APPLICANT Gene Hall Associates, Inc.

PETITION NO. 321

PRESENT ZONING R-20

PETITION FOR NS & O&I

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PLANNING COMMENTS:

Land Use Plan Recommendation: Low density residential usage not to exceed two units per acre

Proposed Number of Buildings 8

Total Square Footage of

F.A.R. 4,700 sq. ft. Square Footage/Acre
per acre

Development 46,325 sq. ft.

(16,325 sq. ft. retail)

(30,000 sq. ft. office)

Parking Spaces Required 202

Parking Spaces Provided 256

Agreeable Conditions:

Rezone subject to site plan, as submitted (which indicates the final lay out of the shopping center site which was rezoned in July of this year).

Existing barn on site to be remodeled and used as a restaurant.

Setbacks along First Drive to be left natural and relandscaped when development of the offices begin. Landscape plan to be approved by the staff prior to issuance of any permits.

No access to First Drive for any non-residential use.

Office buildings to be two and three story traditional design.

Office condominiums to be between 4,000 and 6,000 sq. ft. each.

Area to the rear of the retention pond, along First Drive to be left natural.

Additional Comments:

Approximately 3.91 acres requesting neighborhood shopping.

Approximately 5.95 acres requesting O&I.

All existing single family houses on the site to be removed, with the exception of the Spruill residents, which is part of this application, but will remain on the site at this time.

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TRAFFIC COMMENTS:

	<u>Average Daily Trips</u>	<u>Classification</u>	<u>Minimum Right-of-Way Requirements</u>
<u>Piedmont Road</u>	<u>5,983</u>	<u>arterial</u>	<u>100'</u>
<u>First Drive</u>	<u>none</u>	<u>local</u>	<u>50'</u>

Additional Comments: The D.O.T. has had several meetings with the applicants of this proposed development over the last several months. The applicant clearly understands what will be required by the D.O.T. if this proposed rezoning is approved. The D.O.T. has suggested to applicant that all proposed access points be channelized 100' into the site, and applicant has agreed to do this. The applicant also understands the conditions that will be required and must be met before signalization will be considered for the proposed signalized access to Piedmont Road. If the residential area adjacent to First Drive changes to a more compatible land use with what is proposed on the site, the applicant understands that any future plan to access First Drive would constitute a requirement to improve First Drive along the entire frontage of this property. The southern most access point, as shown on this plan, has been revised to a right-in/right-out driveway design. The applicant has presented to the D.O.T. an acceptable arrangement for additional widening of Piedmont Road that has been approved by D.O.T. Applicant understands that the required road improvements that have been presented, and agreed to by the D.O.T., will not in any way preclude a median design in the future on this frontage on Piedmont Road.

Staff Recommendations: The D.O.T. considers that this proposed development will have a significant impact to traffic on Piedmont Road; however, the plan that has been worked out, and the agreements that have been made, are considered to be, by the D.O.T., the best arrangement with the least possible impact on existing road system. The D.O.T. is concerned that this type of development should be retained at some point on Piedmont Road and not allowed to continue in a southward direction towards the future intersection with Roswell Road.

COBB COUNTY BOARD OF COMMISSIONERS
COBB COUNTY PLANNING COMMISSION

Date of Application: _____

Date of Hearing: _____

Applicant's Name: Gene Hall Associates, Inc.

Recommendation of Planning Commission (Continued from Page 1)

Chairman.

Final Decision of Board of Commissioners (Continued from Page 1)

Other Business Item of 8-21-90 For consideration by the Board of Commissioners of request for site plan amendment. At the August 21, 1990 Zoning Hearing the Board of Commissioners approved site plan amendment request subject to: 1) site plan dated 8-15-90 and marked as Exhibit "A" on file in the Zoning Offices; 2) plan showing wetland delineation marked as Exhibit "B" on file in the Zoning Offices; 3) removal of previous stipulation requiring that barn be used as a restaurant, (barn can now be removed); 4) previous stipulations amended to now read: no access to First Drive; offices to be one story in height with basements; 5) applicant to meet all permitting requirements of the Army Corp of Engineers; 6) any previous, applicable stipulations originally placed on property to remain in force. Motion by Powell, second by Secrist, carried 5-0.

Chairman

Philip L. Secrist

OB-005-2017
Approval site
plan from 8-21-90.

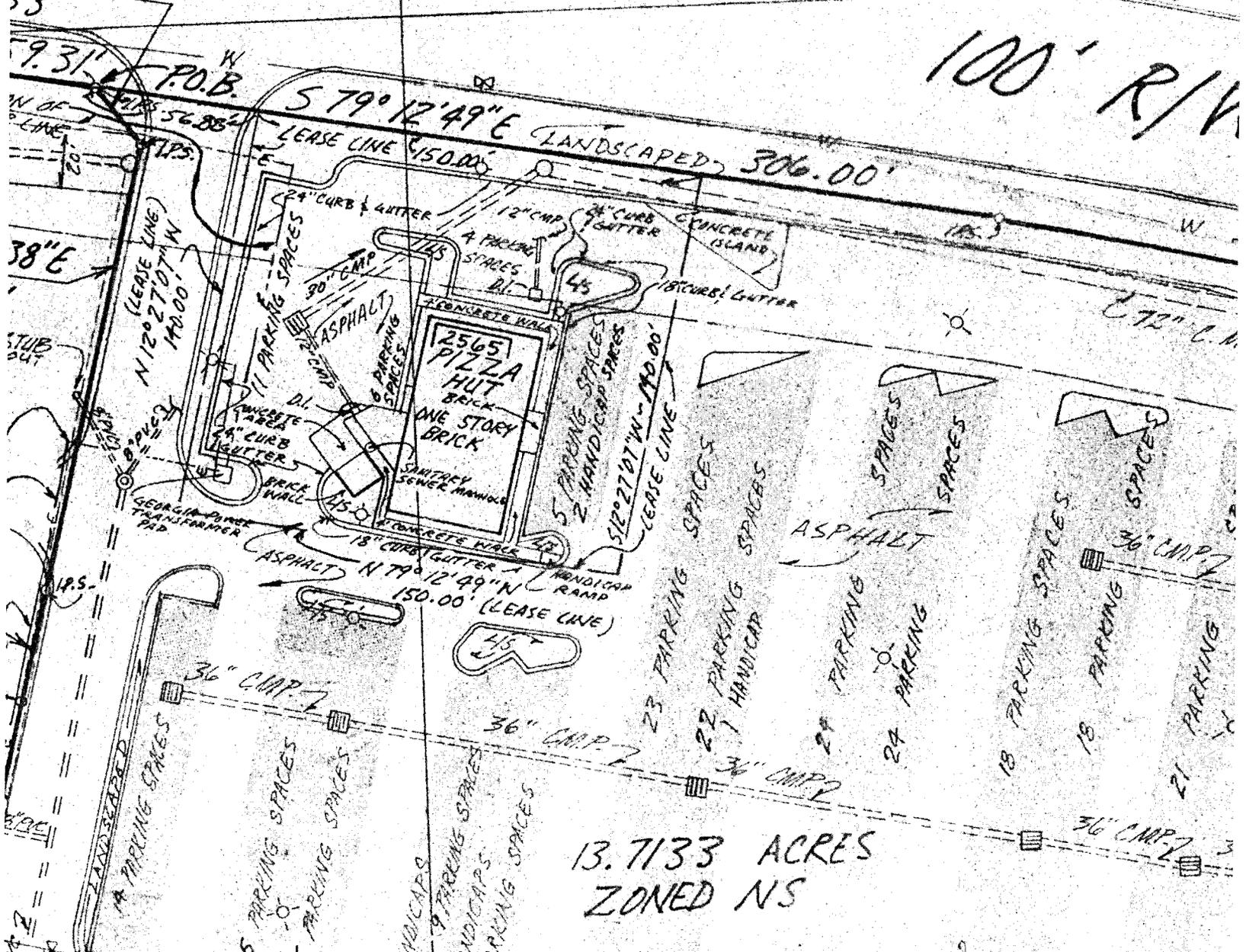
LL
595

LL
596

PHALT)
MONT ROAD

APPROXIMATE LOC
LAND LOT LI

100' R/W



13.7133 ACRES
ZONED NS