



Cobb County Community Development Agency
Zoning Division

1150 Powder Springs St. Marietta, Georgia 30064

SITE BACKGROUND

Applicant: Home Star Storage, LLC

Phone: (802) 289-3917

Email: homestarperties11@gmail.com

Representative Contact: J. Kevin Moore

Phone: (770) 429-1499

Email: jkm@mijs.com

Titleholder: MSC Veterans Memorial, LLC

Property Location: South side of Veterans Memorial Highway, west side of Garner Road, north side of Lee Road, and the east side of Glore Drive

Address: 381 Veterans Memorial Highway

Access to Property: Veterans Memorial Highway

QUICK FACTS

Commission District: 4-Cupid

Current Zoning: GC (General Commercial) and CRC (Community Retail Commercial)

Current use of property: Vacant commercial buildings

Proposed use: Climate-Controlled Self-Service Storage Facility

Future Land Use Designation: CAC (Community Activity Center)

Site Acreage: 16.382 ac

District: 17 and 18

Land Lot: 109 and 41

Parcel #: 18004100180 and 18004100490

Taxes Paid: Yes

FINAL ZONING STAFF RECOMMENDATION:

(Zoning staff member: Terry Martin, MPA)

Based on the analysis of this case, Staff recommends **APPROVAL** subject to the following:

- (1) Final site plan to be approved by the District Commissioner;
- (2) District Commissioner to approve landscape plan;
- (3) District Commissioner to approve building architecture and colors of the buildings;
- (4) All stipulations of rezoning case Z-40 of 2013 to remain in effect; *where not otherwise in conflict*;
- (5) Fire Department comments and recommendations;
- (6) Water and Sewer Division comments and recommendations;
- (7) Stormwater Management Division comments and recommendations;
- (8) Department of Transportation comments and recommendations.

SLUP-8
(2018)

PROJECT: HOME STAR PROPERTIES, LLC
TITLE: PLAT FOR LL109 17TH DISTRICT
CITY: WASHINGTON, GEORGIA
PROJECT #: 371/381
DATE: 05/2018

PREPARED BY: ACME AMERICAN, LLC
DATE: 05/2018
CHECKED BY: JRE
SHEET NUMBER: P-1

OWNER/DEVELOPER: MSC VETERANS MEMORIAL, LLC
CONTACT PERSON: MR. LARRY MURPHY
24-HR EMERGENCY # 902-288-3817
EMERGENCY CONTACT: 902-288-3817

Parking Notes
Existing Warehouse=26000 sf/2000sf= 13.0 spaces
Existing Offices 3000 sf/500sf= 15.0 spaces
Proposed Recreation= 25600 sf/700sf= 36.6 spaces
Total Spaces= 64.6 Spaces
Spaces Furn=d=136=136 Ok
6 Handicapped Spaces

Existing CHURCH=72PERSONS/4=18 SPACES
Spaces Furn=d=18= 18 Ok

LEGEND
Graphic Scale
Scale: 1" = 80'-0"

LL 109, 17TH DISTRICT, 2ND SECTION
LL 41, 18TH DISTRICT, 2ND SECTION
COBB COUNTY, GEORGIA
COMMUNITY PANEL
1306000005 DATED 18 AUGUST 1992
1306000006 DATED 18 AUGUST 1992
AREA HAVING SPECIAL FLOOD HAZARDS

PROPOSED IMPROVEMENTS
AS SHOWN ON THESE PLANS
MAY BE REQUIRED BY THE CITY OF WASHINGTON
OR OTHER AGENCIES
THE PLANNING AND DESIGN FIRM HAS
CONDUCTED VISUAL INSPECTIONS
AND HAS BEEN ADVISED BY THE
CITY OF WASHINGTON THAT THE
PROPOSED IMPROVEMENTS
DO NOT VIOLATE ANY
MUNICIPAL ORDINANCES
OR REGULATIONS.

RECEIVED
MAY - 3 2018
Cobb County, Georgia
PLANNING AND ZONING DIVISION
Impervious Coverage Per lot
TRACT F 713,583.74 SQ FT OR
10,392 SFT/AC

Tract I
ACRES: 16.382
713,583.74 sf
ZONED CC
N/F REHMANI

Tract II
DB 9494
PG 98
ZONED CC
N/F HUBERT

Tract III
DB 14384
PG 405
ZONED CC
N/F REHMANI

Tract IV
DB 2723
PG 463
ZONED CC
N/F REHMANI

Tract V
DB 9494
PG 98
ZONED CC
N/F HUBERT

VETERAN'S MEMORIAL HWY./S.R. 78 (R/W VARIES)
BENCHMARK
BENCH MARK 1.25
ZONED P-20
EXISTING POND
EXISTING WEIR BOX
BENCHMARK
VETERAN'S MEMORIAL HWY./S.R. 78 (R/W VARIES)
BENCHMARK
BENCH MARK 1.25
ZONED P-20
EXISTING POND
EXISTING WEIR BOX
BENCHMARK

SLUP-8 2018-Aerial Map



This map is provided for display and planning purposes only. It is not meant to be a legal description.

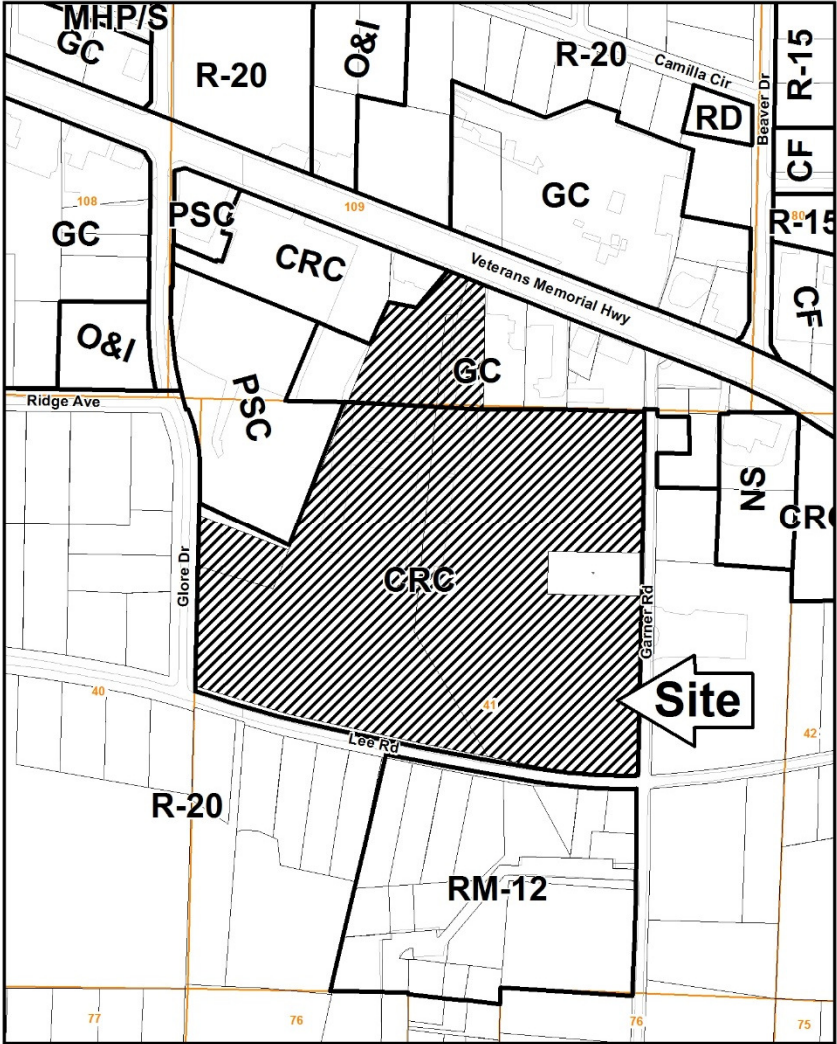
0 200 400 Feet

Zoning Boundary
City Boundary

North

Zoning: GC (General Commercial)
Future Land Use: CAC (Community Activity Center)

SLUP-8 2018-GIS



WEST

Zoning: PSC
 (Planned Shopping Center) and GC
 (General Commercial)

Future Land Use: CAC
 (Community Activity Center)

EAST

Zoning: GC
 (General Commercial) and R-20
 (Single-family Residential)

Future Land Use: CAC
 (Community Activity Center) and PI
 (Public Institution)

SOUTH

Zoning: RM-12 (Multiple-family Residential) and R-20
 (Single-family Residential)

Future Land Use: MDR (Medium Density Residential)

DEPARTMENT COMMENTS- Zoning Division

Current zoning district for the property

The GC district is established to provide locations for retail commercial and service uses which are oriented toward automotive businesses, are land intensive with a need for major road access and visibility, and are located in areas delineated within a community activity center and regional activity center as defined and shown on the Cobb County Comprehensive Plan: A Policy Guide, adopted November 27, 1990. Commencing January 1, 1991, no applications for rezoning to the GC district will be accepted by the board of commissioners for properties located in areas delineated within and shown on the comprehensive plan. This shall only apply to industrial-compatible and industrial areas. Any existing GC district, developed or undeveloped, located within an area delineated within an industrial-compatible area or industrial area as shown on the comprehensive plan, shall be deemed to be a grandfathered, nonconforming use after January 1, 1991, and subject to those provisions contained in this chapter. Any existing developed GC zoning/use located outside of a community activity center or regional activity center shall be deemed to be a grandfathered, nonconforming use and subject to those provisions contained in this chapter. Should any undeveloped property zoned GC outside of a community activity center or regional activity center fail to commence development by January 17, 1996, the owner of such property shall be required to bring the property back in for rezoning consistent with the comprehensive plan prior to any development. Obtaining a building permit or grading permit for such development shall be deemed to be commencing development. Due to the fact that general commercial has been the predominant commercial zoning district since its inception in 1972, the board of commissioners has determined that certain uses previously permitted are no longer appropriate for properties within an area delineated as a community activity center as defined and shown on the Cobb County Comprehensive Plan: A Policy Guide, adopted November 27, 1990. See section 134-227(12) for those uses no longer appropriate.

The CRC district is established to provide locations for retail commercial and service uses which are designed and oriented to serve several neighborhoods making up a community. Projects developed within the CRC district should be done so as compact unified centers. Ideally, projects developed within the CRC district should occupy a quadrant of an intersection, which is delineated within a community activity center and regional activity center as defined and shown on the Cobb County Comprehensive Plan: A Policy Guide, adopted November 27, 1990. Additionally, the desired quadrant location will provide for planned developments, one-destination shopping and service locations to serve the community, and to minimize traffic congestion.

DEPARTMENT COMMENTS- Zoning Division (continued)

Summary of the applicant's proposal

The applicant is seeking a Special Land Use Permit to utilize the property for a climate controlled self-service storage facility. The existing structures, which were previously used for warehouse and related office facilities, will be renovated for the proposed use. Other improvements will be made to the parking, signage, access, detention, and landscaping as shown on the plans. The property was rezoned to its current CRC district by past case Z-40 of 2013, which placed several stipulations upon the property regarding landscaping, hours of operation, etc.

Non-residential criteria

Proposed # of buildings: 3
Proposed # of stories: 1
Total sq. footage of development: 57,007 sq. ft.
Floor area ratio: .08
Square footage per acre: 3,490 sq. ft.
Required parking spaces: 1 per 80 units
Proposed parking spaces: 136
Acres in floodplain or wetlands: 0
Impervious surface shown: 30%

Are there any zoning variances?

None.

DEPARTMENT COMMENTS- Fire Department

No comment.

DEPARTMENT COMMENTS- Site Plan Review (County Arborist)

The property owner will be required to obtain a Land Disturbance Permit if there are any staff comments or approval stipulations which require any type of site modifications (fencing, landscaping, curb/gutter & sidewalk installation, etc.). Contact Site Plan Review, 770-528-2147.

DEPARTMENT COMMENTS- Cemetery Preservation

There is no significant impact on the cemetery site listed in the Cobb County Cemetery Preservation Commissions' Inventory Listing which is located in this, or adjacent land lot.

DEPARTMENT COMMENTS- School System

No comment.

DEPARTMENT COMMENTS- Stormwater Management

1. Flood hazard: Yes
2. Flood hazard zone: Zone X
3. Drainage Basin: Milam Branch
4. Flood Damage Prevention Ordinance Designated Flood Hazard (detention pond).
5. Wetlands: No
6. Streambank buffer zone: No
7. Potential or known drainage problems exist for developments downstream from this site.
8. Stormwater discharges through an established residential neighborhood downstream.
9. Existing facility.
10. Special site conditions and/or additional comments:
 - No significant site improvements are proposed at the present time. Any future improvements or redevelopment must meet current Stormwater Management requirements.
 - Any deferred maintenance on the existing detention pond must be completed prior to issuance of a certificate of occupancy.

DEPARTMENT COMMENTS- Planning Division

Comprehensive Plan Designation: Consistent Inconsistent

House Bill 489 Intergovernmental Agreement Zoning Amendment Notification

Is the proposal within one-half mile of a city boundary? Yes No

Was the city notified? Yes No N/A

Design guidelines area? Yes No

If yes, design guidelines area: Veterans Memorial Hwy Design Guidelines

Does the proposal plan comply with the design requirements? Yes No N/A

Comments:

DEPARTMENT COMMENTS- Water and Sewer

No comments. Existing water and sewer customer

DEPARTMENT COMMENTS- Transportation

Recommendations

Recommend applicant be required to meet all Cobb County Development Standards and Ordinances related to project improvements.

STAFF ANALYSIS

There are fifteen criteria that must be considered for a Special Land Use Permit. The criteria are below in bold, with the staff analysis written unbolded:

(1) Whether or not there will be a significant adverse effect on the neighborhood or area in which the proposed use will be located.

It is Staff's opinion that the applicant's proposal will not have an adverse effect on the usability of adjacent or nearby properties. The proposed use is a low traffic generating use and adjacent to other commercial uses along Veterans Memorial Highway. It is separated from nearby residential properties by roadways on three sides.

(2) Whether or not the use is otherwise compatible with the neighborhood.

It is Staff's opinion that the applicant's proposal will permit a use that is suitable in view of the use and development of adjacent and nearby properties. The requested use poses less risk to the neighborhood relative to traffic and noise than other potential warehouse uses.

(3) Whether or not the use proposed will result in a nuisance as defined under state law.

The use should not be a nuisance as defined by state law.

(4) Whether or not quiet enjoyment of surrounding property will be adversely affected.

The quiet enjoyment of surrounding properties will not be adversely affected due to the separation by roadways between the site and nearby residential properties. Ensuring that previously required landscaping is installed (Z-40 of 2013) will mediate any potential adverse effect.

(5) Whether or not property values of surrounding property will be adversely affected.

The use should not adversely affect surrounding property values.

(6) Whether or not adequate provisions are made for parking and traffic considerations.

There are adequate provisions for parking and traffic considerations. The proposed plan will meet the minimum number of parking spaces required.

(7) Whether or not the site or intensity of the use is appropriate.

The applicant's site is appropriate for this use. The property has had a history of short-lived uses and the proposal can take advantage of the as-built nature of the site without much additional development.

STAFF ANALYSIS (continued)

- (8) Whether or not special or unique conditions overcome the board of commissioners' general presumption that residential neighborhoods should not allow noncompatible business uses.**

There are no special or unique conditions which would prohibit the proposed use in this area. The site is situated in an area with established commercial uses along the Veterans Memorial Highway corridor.

- (9) Whether or not adequate provisions are made regarding hours of operation.**

There are adequate restrictions on hours of operation existing upon the property from past case Z-40 of 2013. These are 7:00 a.m. to 10:00 p.m. Monday through Sunday.

- (10) Whether or not adequate controls and limits are placed on commercial and business deliveries.**

Deliveries should be limited to normal office hours only.

- (11) Whether or not adequate landscape plans are incorporated to ensure appropriate transition.**

Landscaping, as previously required under the past rezoning, will be enforced. Additional frontage and parking area landscaping, as required by Code and determined at Plan Review, will require final approval by the District Commissioner.

- (12) Whether or not the public health, safety, welfare or moral concerns of the surrounding neighborhood will be adversely affected.**

The use should not adversely affect the public health, safety, welfare, or moral concerns of the surrounding properties.

- (13) Whether the application complies with any applicable specific requirements set forth in this chapter for special land use permits for particular types of uses.**

It is Staff's opinion that the applicant's proposal meets the minimum standards that shall apply to freestanding climate-controlled self-service storage facilities.

- (14) Whether the applicant has provided sufficient information to allow a full consideration of all relevant factors.**

It is Staff's opinion that the applicant has provided sufficient information to meet the minimum standards that shall apply to freestanding climate-controlled self-service storage facilities.

STAFF ANALYSIS (continued)

- (15) In all applications for a special land use permit the burden shall be on the applicant both to produce sufficient information to allow the county fully to consider all relevant factors and to demonstrate that the proposal complies with all applicable requirements and is otherwise consistent with the policies reflected in the factors enumerated in this chapter for consideration by the county.**

The applicant has provided sufficient information that demonstrates the proposal's compliance with all applicable requirements.

The staff analysis and recommendation made by the Planning and Zoning Staff are only the opinions of the Planning and Zoning Staff and are by no means the final decision. The Cobb County Board of Commissioners makes the final decisions on all Rezoning and Land Use Permits at an advertised public hearing.

ATTACHMENT TO APPLICATION FOR SPECIAL LAND USE PERMIT

Application No.: SLUP- 8 (2018)
Hearing Dates: August 7, 2018
August 21, 2018

**BEFORE THE COBB COUNTY BOARD OF COMMISSIONERS
OF ROADS AND REVENUES AND THE
COBB COUNTY PLANNING COMMISSION**

Applicant: Home Star Storage, LLC
Titleholder: MSC Veterans Memorial, LLC



STATEMENT OF PROPOSED SITE IMPROVEMENTS

Applicant is seeking a Special Land Use Permit for an approximately 16.382 acre tract of property located on the south side of Veterans Memorial Highway, the west side of Garner Road, the north side of Lee Road, and the east side of Glore Road, Land Lot 109, 17th District, and Land Lot 41, 18th District, 2nd Section, Cobb County, Georgia (hereinafter the "Property" or the "Subject Property"), to allow for the renovation and conversion of existing structures for the operation of climate-controlled self-storage facilities. The structures were previously used as warehouse and related office facilities. The Property is currently zoned to the General Commercial ("GC") and the Community Retail Commercial ("CRC") zoning classifications, and is located within a Community Activity Center ("CAC") future land use designation, which allow the proposed use with the approval of a special land use permit, as required by the Cobb County Zoning Ordinance.

Applicant proposes improvements to the existing structures, existing parking facilities, signage, access, detention, landscaping, and the like which will be detailed during the application process.



Cobb County...Expect the Best!

**COBB COUNTY CODE ENFORCEMENT
CASE SYNOPSIS**

SLUP-8 (2018)
Code Enforcement Documents
with Minutes of Previous Case
5/14/2018

CASE #: CODE-2017-07679

OPEN DATE: 12/12/2017

COMPLAINANT:

PHONE #:

DESCRIPTION: STIPS NOT BEING ADHERED TO Z-40 OF 9/17/2013
Zoning stipulations require a 30' continuous evergreen buffer be maintained and free of invasive weeds in perpetuity with removal and replacement of dead plants. There are several dead plants and missing plants on the Garner Rd. side. Most of the plants required on Glore Rd in front of the residence were removed or have died. Cecil (County Arborist) has the approved plan of required plantings. There is also a huge amount of trash to the right rear of the residence on Glore Rd.

PRIMARY ADDRESS:

OWNER ADDRESS:

381 VETERANS MEMORIAL HWY
, GA

MSC VETERANS MEMORIAL LLC/NAVREET PANNU
740 VETERANS MEMORIAL HWY
MABLETON, GA 30126

Inspection Date	Inspection/Activity Date	Inspection/Activity Type	Status	Comments
12/12/2017		Case Details		NEW OWNER OF PROPERTY. STIPULATIONS PLACED ON PROPERTY BY BOARD OF COMMISSIONERS 9/17/2013 FOR REZONING TO CRC WITH STIPULATIONS. I OBSERVED THAT THE HOUSE HAD BEEN DEMOED, BUT THE DRIVEWAYS WERE ONLY BLOCKED WITH TREE STUMPS, THERE WERE DEAD TREES IN THE REQUIRED BUFFER, THERE WAS NOT A CONTINUOUS FENCE. THERE IS DEBRIS, PILED UP APPROXIMATELY 10 FEET HIGH AT THE CORNER OF LEE RD AND GARNER. NOTICE FOR PENALTIES FOR NEW OWNER MR. PANNU WITH MSC
12/12/2017		Initial Investigation	In Violation	/* PENALTIES/* 134-2 * Zoning Stipulation Case Z-40 of September 17, 2013 must be adhered to, including replacing dead trees in landscape buffer, fence must be continuous.* /* LITTER/*102-92* Remove all trash and debris, including tree debris and yard waste, from property, including the area at the corner of Garner Rd @ Lee Rd.*
12/18/2017		ReInspection	Extension	
01/23/2018		Case Details		NO CHANGE - DUMPING STILL GO ON AT THE PROPERTY ON THE VMH SIDE AND THE NCV TRUCK (ABANDONED??) STILL ON PROPERTY RHALL
01/23/2018		ReInspection	Extension	
02/08/2018		Case Details		more dumped materials in right rear of vmh side - stoipped by citz walking dog asking about the complex rhall
02/08/2018		ReInspection	Extension	
02/16/2018		Case Details		no change - rhall
02/16/2018		ReInspection	Extension	



Cobb County...Expect the Best?

COBB COUNTY CODE ENFORCEMENT CASE SYNOPSIS

SLUP-8 (2018)
Code Enforcement Documents
with Minutes of Previous Case
5/14/2018

Inspection Date	Inspection/Activity Date	Inspection/Activity Type	Status	Comments
03/06/2018		Case Details		BUFFER NOT MAINTAINED RHALL
03/06/2018		ReInspection	Extension	
03/16/2018		Case Details		abandoned truck still here - buffer not brought into compliance - house on garner was leveled misc litter there - but dumping still going on at the main portion of the parcel rhall
03/16/2018		ReInspection	Extension	
04/05/2018		Case Details		NO TENANTS AND NO CHANGE RHALL
04/05/2018		ReInspection	Extension	



Cobb County... Expect the Best!

COBB COUNTY - COMMUNITY DEVELOPMENT
Code Enforcement Division

Mailing Address
P.O. Box 649
Marietta, Ga. 30061

Physical Address
1150 Powder Springs Rd.
Suite 400
Marietta, Ga. 30064

Fax: (770) 528-2092

SLUP-8 (2018)
Code Enforcement Documents
with Minutes of Previous Case

Notice of Violation

Violation Number: CODE-2017-07679

Date: 12/12/2017

The Cobb County Code Enforcement Division has grounds to believe the property located at:

381 VETERANS MEMORIAL HWY	, GA	18	0041	049	GC,CR C
(Address)	(City/State/Zip)	(Dist)	(Land Lot)	(Par)	(Zoning)

and/or MSC VETERANS MEMORIAL LLC/NAVREET PANNU (740 VETERANS MEMORIAL HWY MABLETON, GA 30126)

may be in violation of the Official Code of Cobb County, Georgia. You have 10 days to bring the violation(s) into compliance. An inspection will be made on or about 10 days from December 12, 2017. Failure to comply could result in a citation being issued for you to appear in the Cobb County Magistrate Court, and you may be subject to a fine, imprisonment or both.

<u>Violation</u>	<u>Code Section</u>	<u>Requirement for Compliance</u>
PENALTIES	134-2	Zoning Stipulation Case Z-40 of September 17, 2013 must be adhered to, including replacing dead trees in landscape buffer, fence must be continuous.
LITTER	102-92	Remove all trash and debris, including tree debris and yard waste, from property, including the area at the corner of Garner Rd @ Lee Rd.

Margie Vazquez (margie.vazquez@cobbcounty.org)

770-528-2111

Officer

Telephone

Contact the Officer listed above by telephone or email for further information. Officer availability 8:00-9:00 a.m. and 3:30-4:30 p.m. Monday through Friday. You may leave voice mail or send email at any time.

A COMPLETE COPY OF THE COBB COUNTY ORDINANCE MAY BE VIEWED AT WWW.COBBCOUNTY.ORG

MINUTES OF ZONING HEARING
COBB COUNTY BOARD OF COMMISSIONERS
SEPTEMBER 17, 2013
PAGE 9

REGULAR CASES (CONT.)

Z-33

BLAKE PROPERTIES, INC. (CONT)

- **OSC comments in Planning Staff Analysis dated June 7, 2013, *not otherwise in conflict***
- **Fire Department comments and recommendations, *not otherwise in conflict***
- **Water and Sewer Division comments and recommendations, *not otherwise in conflict***
- **Stormwater Management comments and recommendations, *not otherwise in conflict***
- **Cobb DOT comments and recommendations, *not otherwise in conflict***
- **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 4-0**, Chairman Lee absent

Z-40

A. J. REHMANI (A. J. Rehmani and Ronda Rehmani, owners) requesting Rezoning from **OS** and **PSC** to **GC** for the purpose of Indoor/Outdoor Soccer in Land Lot 109 of the 17th District and Land Lot 41 of the 18th District. Located on the south side of Veterans Memorial Highway, and on the north side of Lee Road, east of Glore Drive, west of Garner Road (381 Veterans Memorial Highway). *(Previously held by the Planning Commission from their July 8, 2013 hearing and previously continued by the Board of Commissioners from their August 20, 2013 hearing)*

The public hearing was opened and Mr. A. J. Rehmani, Mr. Joe Song, and Ms. Sonya Wheatley addressed the Board. Following presentation and discussion, the following motion was made:

MOTION: Motion by Cupid, second by Ott, to delete Rezoning to the CRC zoning district **subject to:**

MINUTES OF ZONING HEARING
COBB COUNTY BOARD OF COMMISSIONERS
SEPTEMBER 17, 2013
PAGE 10

REGULAR CASES (CONT.)

Z-40

A. J. REHMANI (CONT.)

- **Specific to site plan submitted August 6, 2013 (attached and made a part of these minutes) *with the following changes:***
 - **Strike all references to “future soccer field,” “existing drive” and “existing drive approach” on Garner Road**
 - **Landscape buffer shall extend across area denoted as “existing driveway” near Garner Road so as to provide a continuous buffer along Garner Road**
- **Installation of 30 foot continuous landscape buffer on all portions of Lee Road, Garner Road, and Glone Drive as shown on the site plan; subject to minor changes being approved by the County Arborist; buffer to provide a visual and sound barrier for the residentially zoned properties; buffer to be installed within 90 days of this decision; a certificate of compliance shall be issued by the County Arborist prior to any occupancy permits being issued; buffer to be maintained in perpetuity, with dead plants replaced within 90 days and the boundary kept free of invasive weeds and vines**
- **Code Enforcement issues to be resolved prior to issuance of any occupancy permits or 60 days of this decision, whichever comes first, with the exception of the semi-truck and trailer operations to cease operations within 120 days of this decision and any request for time extensions to come back before the Board as an Other Business Item**
- **No public assembly use allowed without written approval from the District Commissioner except for three indoor soccer fields**
- **No outdoor storage or outdoor display of merchandise**
- **Parking allowed in paved and striped spaces only; paving and striping shown on site plan to be maintained as long as buildings are occupied; all parking spaces to be properly striped prior to issuance of Certificate of Occupancy**
- **All banners and signs to be properly permitted and comply with Sign Ordinance**
- **No outdoor speakers allowed; doors to building to be closed while buildings are in use, except as required to comply with Safety Regulations**

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REGULAR CASES (CONT.)

Z-40

A. J. REHMANI (CONT.)

- All businesses, operated by the owner and/or tenants, must operate between the hours of 7:00 a.m. to 10:00 p.m. Monday through Sunday; late and overnight operating hours are not permitted; signs of at least one foot by one foot are to be posted at the entrance to each business on the site stating the following: *“By county ordinance, business hours restricted to 7:00 am to 10:00 pm Monday through Sunday. No alcohol allowed on premises. No outdoor speakers or outdoor display of merchandise allowed. Outdoor banners require a county permit.”*
- Dumpsters and trash receptacles are required for all businesses and trash must be removed at least weekly; dumpsters shall be emptied more frequently if necessary to avoid overflowing of trash; no trash shall be allowed to accumulate around the dumpster
- No alcohol to be sold, consumed, or present on the property
- Certificates of occupancy and business licenses shall be obtained for all businesses operated on the premises
- The following uses are prohibited:
 - Tattoo parlors
 - Public assembly halls
 - Cash checking businesses
 - Gold or precious metal dealers
 - Sale of guns, knives or weapons
 - Pawn, title pawn, thrift stores or second-hand stores
 - Adult entertainment
 - Nightclubs
 - Free-standing emissions inspection stations
 - Hotels, motels or rooming houses
 - Taxi dispatching services
 - No bulk warehousing
 - Used tire sales
- Gate on Garner Road to be removed and access to be closed and replaced with continuous fencing within 60 days of this decision
- Stormwater Management to perform an environmental compliance study on this site and all findings to be resolved prior to issuance of business license to address issues with the detention pond

MINUTES OF ZONING HEARING
COBB COUNTY BOARD OF COMMISSIONERS
SEPTEMBER 17, 2013
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REGULAR CASES (CONT.)

Z-40

A. J. REHMANI (CONT.)

- **Fire Department comments and recommendations, *not otherwise in conflict***
- **Stormwater Management Division comments and recommendations, *not otherwise in conflict***
- **Water and Sewer Division comments and recommendations, *not otherwise in conflict***
- **Cobb DOT comments and recommendations *not otherwise in conflict* with the following changes/additions:**
 - **Installation of curb, gutter, and sidewalks on Garner Road, Lee Road, and Glore Road be delayed until the approval of a new zoning application**
 - **No access to any commercial traffic on Garner Road, Lee Road, and Glore Drive until street and sidewalk improvements are complete**
 - **Access points for commercial use to be determined by Cobb DOT and approved by District Commissioner**
 - **Access to remaining two houses located on Garner Road and one house located on Glore Drive for residential purposes only; if houses are not used for residential purposes, the access points to be removed**
- **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**

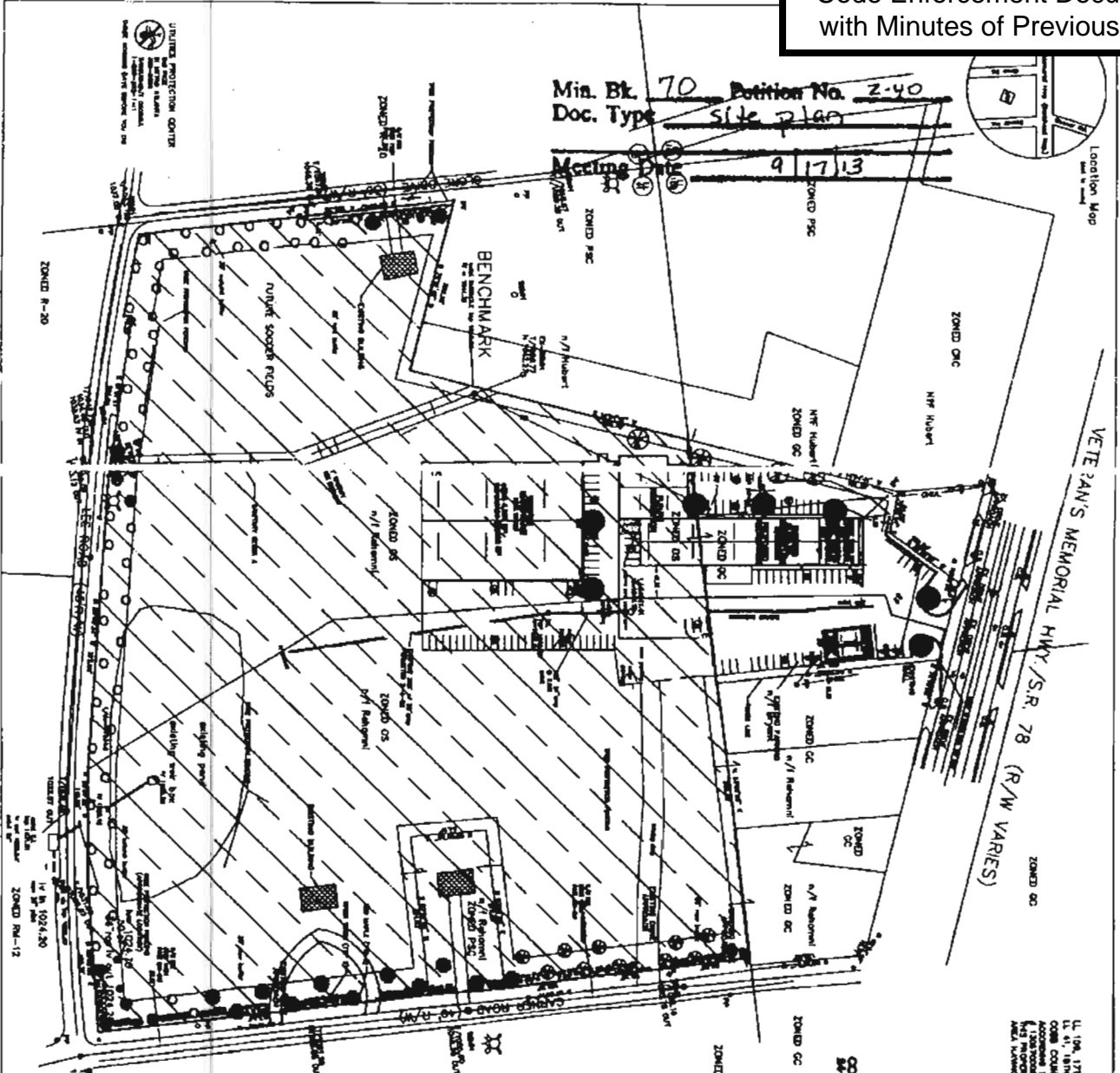
VOTE: ADOPTED 4-0, Chairman Lee absent

SLUP-8

BRILLIANT AUTOMOTIVE, INC. (Sam's Used Parts, Inc., owner) requesting a **Special Land Use Permit** for the purpose of Auto Repair/Auto Broker in Land Lots 37 and 38 of the 17th District. Located at the northwest intersection of Veterans Memorial Highway and Lion's Club Drive, and at the southwesterly intersection of Moss Drive and Lion's Club Drive (700 Veterans Memorial Highway). *(Previously continued by the Planning Commission from their August 6, 2013 hearing)*

Mr. Pederson presented Applicant's request to continue in order to resolve outstanding issues. Thereafter, the following motion was made:

Z-40 8/6/13



U. 194, 17TH DISTRICT, 2ND SECTION
U. 41, 18TH DISTRICT, 2ND SECTION
OCEAN COUNTY, GEORGIA
ACCORDING TO PLAT BOOK COUNTY PLAT
BOOK 111, PAGE 111, THE PROPERTY IS NOT
PART OF THE 194, 17TH DISTRICT, 2ND SECTION
AREA NAMED WETLAND FIELD NUMBER

CONTACT: JENNIFER JEN A. JEN
3881 VETERANS HWY (R/W VARIES)
MABLETON, GA 30126

Parking
stall
other
orchard= 28000 sf
stall= 4393 sf / 200 sf=22.0 spaces
stall= 15000 sf / 200 sf=75 spaces
stall= 111111 sf / 110 ft
stall= 111111 sf / 110 ft
stall= 111111 sf / 110 ft

LANDSCAPE LEGEND

- RESERVE
- EXISTING
- PROPOSED
- REMOVED

TREE PROTECTION NOTES:
1. ALL TREES TO BE REMOVED SHALL BE IDENTIFIED BY A TREE TAG.
2. ALL TREES TO BE REMOVED SHALL BE IDENTIFIED BY A TREE TAG.
3. ALL TREES TO BE REMOVED SHALL BE IDENTIFIED BY A TREE TAG.
4. ALL TREES TO BE REMOVED SHALL BE IDENTIFIED BY A TREE TAG.
5. ALL TREES TO BE REMOVED SHALL BE IDENTIFIED BY A TREE TAG.
6. ALL TREES TO BE REMOVED SHALL BE IDENTIFIED BY A TREE TAG.
7. ALL TREES TO BE REMOVED SHALL BE IDENTIFIED BY A TREE TAG.
8. ALL TREES TO BE REMOVED SHALL BE IDENTIFIED BY A TREE TAG.
9. ALL TREES TO BE REMOVED SHALL BE IDENTIFIED BY A TREE TAG.
10. ALL TREES TO BE REMOVED SHALL BE IDENTIFIED BY A TREE TAG.

ZONED R-20
PRESENT ZONING: CC, OR, P, DC
TOTAL AREA: 812,410 AC
PROPOSED ZONING: OC
CROPPED AREA TO BE ZONED OC

NO.	DATE	DESCRIPTION	BY	CHKD.
1	8/6/13	PRELIMINARY PLAN	JEN	JEN
2	8/6/13	REVISION	JEN	JEN
3	8/6/13	REVISION	JEN	JEN
4	8/6/13	REVISION	JEN	JEN
5	8/6/13	REVISION	JEN	JEN
6	8/6/13	REVISION	JEN	JEN
7	8/6/13	REVISION	JEN	JEN
8	8/6/13	REVISION	JEN	JEN
9	8/6/13	REVISION	JEN	JEN
10	8/6/13	REVISION	JEN	JEN

DATE: 8/6/13
DRAWN BY: JEN
CHECKED BY: JEN
SHEET NUMBER: C-5

TITLE: ZONING PLAN LANDSCAPE PLAN
PROJECT: I&S PROPERTIES
381 VETERANS MEMORIAL HWY.
CITY OF MABLETON, COBB CO., GA 30126

ACME AMERICAN, LLC.
architects-engineers-planners-surveyors

Planning Commission Decision

NO. OPPOSED: _____ APPROVED _____ DENIED _____ DELETED TO _____

NO. IN SUPPORT _____ MOTION BY: _____ SECONDED: _____ VOTE: _____

Names of those Opposed:

Comments:

_____	_____
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____

Stipulation letter from _____ dated _____
Stipulation letter from _____ dated _____
Stipulation letter from _____ dated _____

Board of Commissioners Decision

NO. OPPOSED: _____ APPROVED _____ DENIED _____ DELETED TO _____

NO. IN SUPPORT _____ MOTION BY: _____ SECONDED: _____ VOTE: _____

Names of those Opposed:

Comments:

_____	_____
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____

Stipulation letter from _____ dated _____
Stipulation letter from _____ dated _____
Stipulation letter from _____ dated _____