

Application for "Other Business"

OB-58

Cobb County, Georgia

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

BOC Hearing Date Requested: 11-21-2023

Applicant: Bennett Real Estate Holdings LLC Phone #: 770 337 9795
(applicant's name printed) 30126

Address: 10 Veterans Memorial Hwy Marietta GA E-Mail: sandibennett2019@

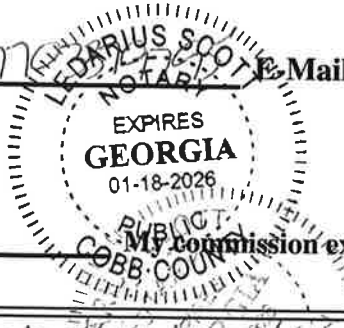
Sandi Bennett Address: gmail.com
(representative's name, printed)

Sandi Bennett Phone #: 770 337 9795 E-Mail: sandi.bennett.2019@
(representative's signature) gmail.com

Signed, sealed and delivered in presence of:

[Signature]

Notary Public



My commission expires: 01-18-2026

Titleholder(s): Bennett Real Estate Holdings LLC Phone #: 770 337 9795
(property owner's name printed) 30126

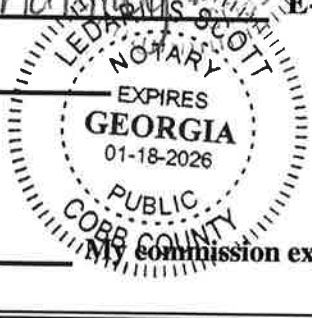
Address: 10 Veterans Memorial Hwy Marietta GA E-Mail: sandibennett2019@

Sandi Bennett
(Property owner's signature)

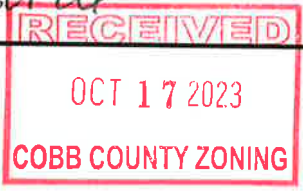
Signed, sealed and delivered in presence of:

[Signature]

Notary Public



My commission expires: 01-18-2026



Commission District: 4 Zoning Case: Z-48-2020

Size of property in acres: 2.341 Original Date of Hearing: 9/15/20

Location: 10 Veterans Memorial Hwy Marietta GA 30126
(street address, if applicable; nearest intersection, etc.)

Land Lot(s): 44 District(s): 18

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

Remove stipulation of adding parking lot. The existing building will not be renovated and therefore not used so parking spaces (12) won't be needed at this time. Landscape buffer to be completed within six months

(List or attach additional information if needed)

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COBB COUNTY BOARD OF COMMISSIONERS
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CONSENT AGENDA (CONT.)

Z-62¹⁹

~~EMBRY DEVELOPMENT COMPANY, LLC (CONT.)~~

- ~~5. The commercial buildings and all townhomes fronting Mableton Parkway shall have three sided architectural features that adhere to the design guidelines, including, *but not limited to*, the requirement of 75% brick on the elevations; the rear elevations not visible from Mableton Parkway are not required to adhere to the design guidelines~~
- ~~6. Applicant to install sidewalks on Milam Road frontage~~
- ~~7. Revised Department of Transportation comments and recommendations, specifically recommendation No. 11 regarding work to be done on Milam Road~~
- ~~8. Staff comments and recommendations, *not otherwise in conflict*~~

Z-47

ALAN P. & CHRISTINE A. STRONG (Alan P. Strong and Christine A. Strong, owners) requesting rezoning from RA-5 to R-20 for a single-family home in land lot 696 of the 17th district. Located on the south side of Lee Road, west of Atlanta Road (2090 Lee Road).

To approve Z-47 to the R-20 zoning district, subject to:

1. Site Plan Review comments and recommendations
2. Water and Sewer Division comments and recommendations
3. Department of Transportation comments and recommendations with the deletion of recommendation No. 1

Z-48

BENNETT REAL ESTATE HOLDINGS, LLC (Bennett Real Estate Holdings, LLC, owner) requesting rezoning from R-20 and NRC to NRC for a child daycare center in land lot 44 of the 18th district. Located on the south side of Veterans Memorial Highway, east of Kitchens Road, and on the north side of Wallace Road (10 Veterans Memorial Highway).

To approve Z-48 to the NRC zoning district, subject to:

1. Site plan received by the Zoning Division on August 31, 2020 (attached and made a part of these minutes)
2. All fencing within 100 feet of the Veterans Memorial Highway right-of-way to meet design guidelines; fences further than 100 feet may be black vinyl coated chain-link or meet design guidelines; all fencing to have landscaping between the fence and the right-of-way
3. The landscape buffer to be approved by the County Arborist; buffer to be installed by November 1, 2020

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CONSENT AGENDA (CONT.)

Z-48 BENNETT REAL ESTATE HOLDINGS, LLC (CONT.)

4. The parking lot to be completed within 180 days of the Board of Commissioners' final zoning decision
5. No access to Wallace Road
6. The District Commissioner may approve minor modifications, *except* for those that:
 - A. increase overall building square footage
 - B. cause a reduction in the size of an approved buffer
 - C. change an access location to a different roadway
 - D. change that is in conflict with an expressed stipulation or condition of zoning
 - E. requires a variance or violates Cobb County Ordinance
7. Staff comments and recommendations, *not otherwise in conflict*

LUP-15 ~~KRISTINE MYERS (Kristine A. Myers and Brad Dropping, owners) requesting a **Temporary Land Use Permit** for an in-home hair salon in land lot 547 of the 16th district. Located on the north side of Tritt Springs Way, west of Tritt Springs Drive (3539 Tritt Springs Way). *(Previously continued by Staff from the August 4, 2020, Planning Commission (PC) hearing until the September 1, 2020, PC hearing).*~~

To approve LUP-15 for 24 months, subject to:

1. No more than five customers per day
2. No signs
3. No parking in the right-of-way
4. All customers by appointment *only*

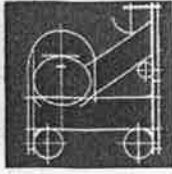
LUP-16 ~~DEVEREUX ADVANCED BEHAVIORAL HEALTH - GEORGIA (The Devereux Foundation, Inc., owner) requesting a **Temporary Land Use Permit** for foster care administrative offices in land lot 621 of the 19th district. Located on the southeast side of Powder Springs Road, southwest of Tiffany Drive (2740 Tiffany Drive).~~

To approve LUP-16 for 12 months, subject to:

1. Site plan contained in the Zoning Analysis (attached and made a part of these minutes)
2. Maximum sign size of 2' x 4' to be attached to the building
3. Maximum of six vehicles to be parked on the property at any given time
4. At no time, shall there be any parking on the right-of-way

Min. Blk. 91 Petition No. 2-48
 Doc. Type Site plan

Meeting Date 9-15-2020

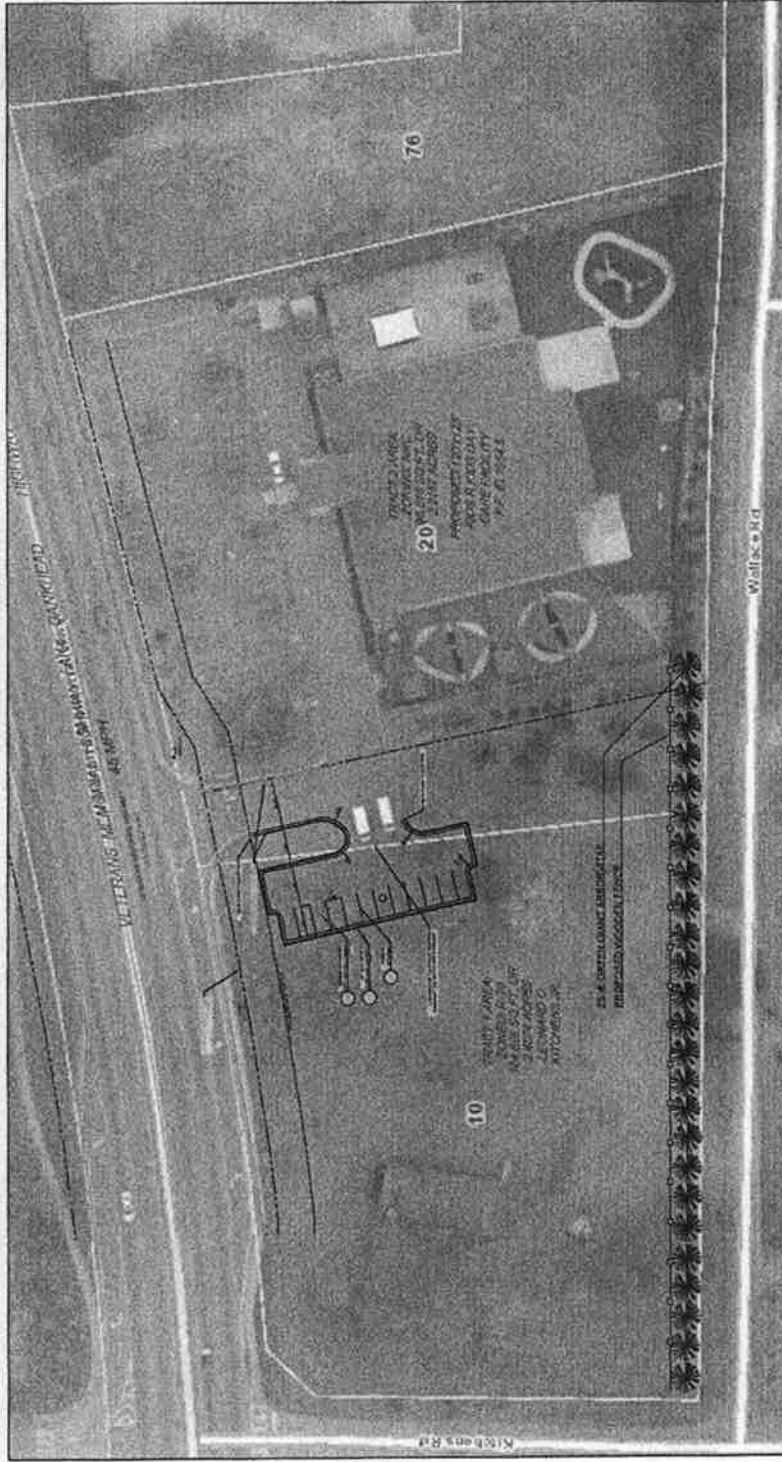


Project: FENCE LINE PLANTING

Prepared For:
 KODS R' HOES
 20 METTOWAS AVE/HERNIMAN, INVA
 BOWELTON, GA 30128



Russell Landscape, LLC
 1100 W. G. ST. #200
 ATLANTA, GA 30338 770-444-6600



GENERAL NOTES

1. THE CONTRACTOR SHALL LOCATE AND VERIFY THE EXISTENCE OF ALL UTILITIES PRIOR TO STARTING WORK.
2. THE CONTRACTOR SHALL SUPPLY ALL PLANT MATERIALS IN QUANTITIES SUFFICIENT TO COMPLETE THE PLANTING SHOWN ON ALL DRAWINGS.
3. ALL MATERIAL SHALL CONFORM TO THE QUALITIES ESTABLISHED BY THE CURRENT AMERICAN STANDARD FOR NURSERY STOCK, PUBLISHED BY THE AMERICAN ASSOCIATION OF NURSERYMEN.
4. NO PLANT SHALL BE SET INTO THE GROUND BEFORE SUFFICIENT GROUNDING HAS BEEN COMPLETED AND APPROVED BY THE PROJECT ARCHITECT OR EQUAL.
5. ALL PLANTS SHALL BE BALLED AND WRAPPED OR CONTAINER GROWN AS SPECIFIED ON THE PLANTS ORIGINAL GRADE BROKER DRAWING.
6. WRAPPING MATERIAL, MADE OF SYNTHETIC OR PLASTIC SHALL BE REMOVED AT TIME OF PLANTING.
7. WITH CONTAINER GROWN STOCK, THE CONTAINER SHALL BE REMOVED AND THE CONTAINER SHALL BE SET THROUGH THE SURFACE IN THE VERTICAL LOCATION.
8. ALL PLANT MATERIAL SHALL BE SELECTED AS THE NUMBERED BY THE PROJECT LANDSCAPE ARCHITECT OR EQUAL.
9. ALL PLANTS SHALL BE INSTALLED AS PER DETAILS AND THE CONTRACT SPECIFICATIONS.
10. ALL PLANTS AND STAKES SHALL BE SET PLUM UNLESS OTHERWISE SPECIFIED.
11. THE LANDSCAPE CONTRACTOR SHALL PROVIDE 12" x 12" x 12" MULCH DURING THE FIRST 3 MONTH PERIOD AFTER PLANTING. ALL PLANTS SHALL THEN BE WATERED WEEKLY IF NECESSARY DURING THE FIRST GROWING SEASON.
12. THE LANDSCAPE CONTRACTOR SHALL REFER TO THE CONTRACT SPECIFICATIONS FOR ADDITIONAL REQUIREMENTS.
13. THE LANDSCAPE CONTRACTOR SHALL REFER TO THE PLANT LIST FOR SEASONAL REQUIREMENTS RELATED TO THE TIME OF PLANTING.
14. THE LANDSCAPE CONTRACTOR SHALL PROVIDE AN AREA LAYER LIST, THE WORK IS ACCEPTED IN TOTAL BY THE LANDSCAPE ARCHITECT ON THE OWNER.
15. ALL PLANTS AND PLANTING AREAS MUST BE COMPLETELY MULCHED AT A MINIMUM DEPTH OF 7".
- 17.

TREE NOTES

1. TREES SPECIFIED FOR PLANTING ALONG WALLAGE ROAD ARE GREEN GRANT ARBOREVITALE.
2. GREEN GRANTS HAVE A GROWTH RATE OF 4' TALL AND 19" PER YEAR.
3. WITH AN INSTALLATION OF HEIGHT OF 8'. THESE TREES WOULD BE APPROXIMATELY 21" - 31" IN HEIGHT AFTER 4.5 YEAR PERIOD.



LANDSCAPE
 PLANTING PLAN

L1