

Application for "Other Business"

Cobb County, Georgia

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



OB-61

BOC Hearing Date Requested: 12-19-2023

Applicant: Leopold Pinestraw (applicant's name printed) Phone #: 470 883-4980

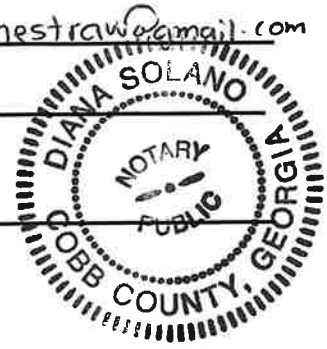
Address: 740 Veterans Mem Hwy SE Mableton GA 30126 E-Mail: leopardpinestraw@gmail.com

Jocelyn Martinez Address: _____ (representative's name, printed)

[Signature] Phone #: 505-453-4830 E-Mail: _____ (representative's signature)

Signed, sealed and delivered in presence of:

[Signature] My commission expires: 10/29/2025
Notary Public



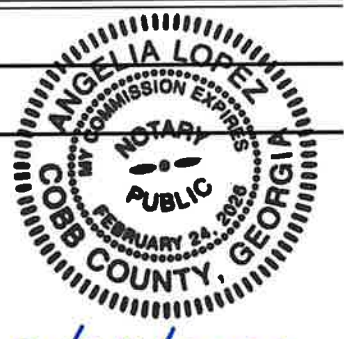
Titleholder(s): Gursharan S. Pannu Phone #: _____ (property owner's name printed)

Address: _____ E-Mail: _____

[Signature]
(Property owner's signature)

Signed, sealed and delivered in presence of:

[Signature] My commission expires: 2/24/2026
Notary Public



Commission District: _____ Zoning Case: Z-57

Size of property in acres: 6 Original Date of Hearing: 1997

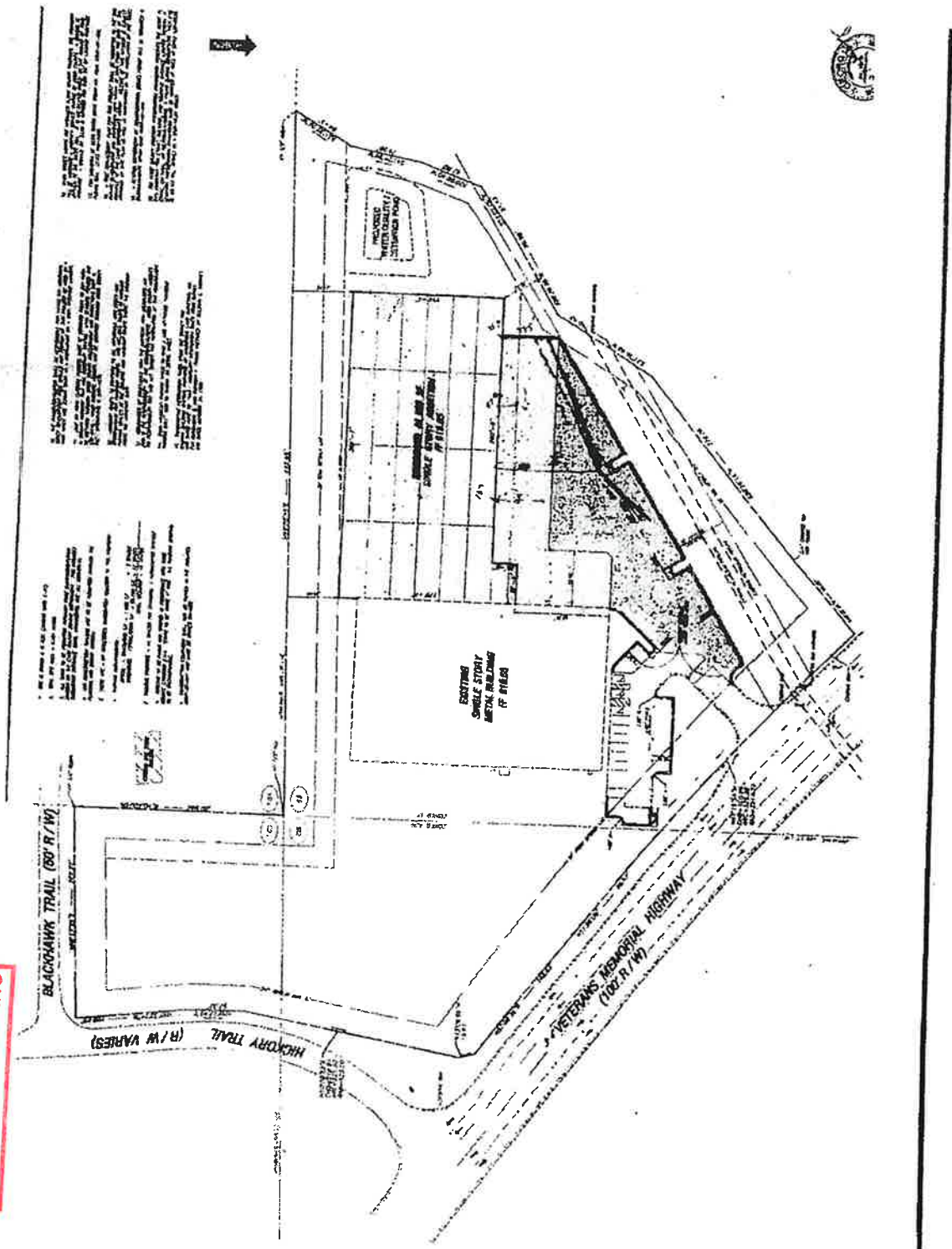
Location: 740 Veterans Mem Hwy SE Mableton, GA 30126
(street address, if applicable; nearest intersection, etc.)

Land Lot(s): 68 + 69 District(s): 18

State specifically the need or reason(s) for Other Business: At that location we are trying to sell pine straw to our community. Will be parking four trailer on the rear side of the building. The trailers are going to be use to storage the pine straw.

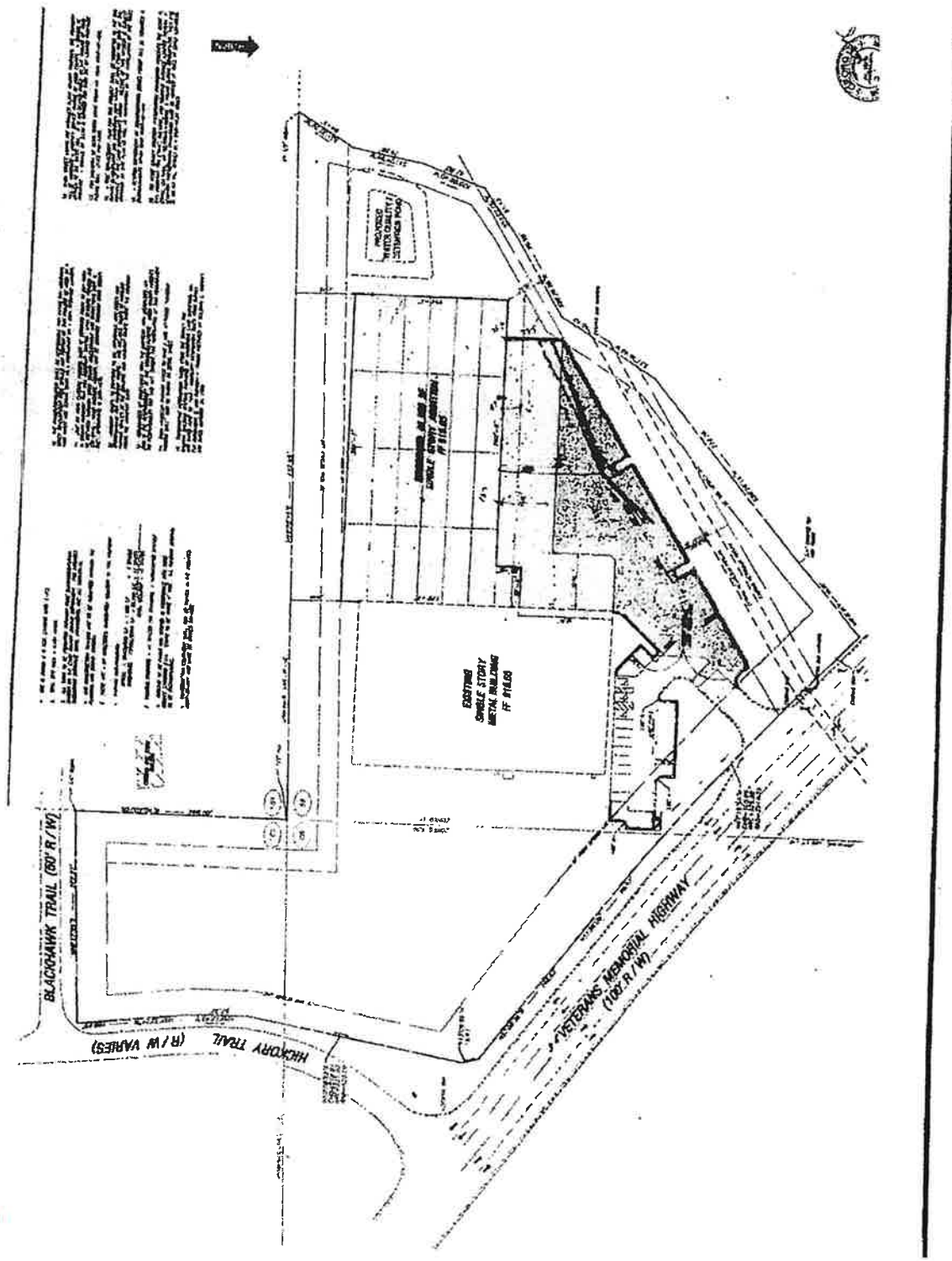
(List or attach additional information if needed)

SURVEY-SITE PLAN



RECEIVED
 NOV 06 2023
 COBB COUNTY ZONING

SURVEY-SITE PLAN

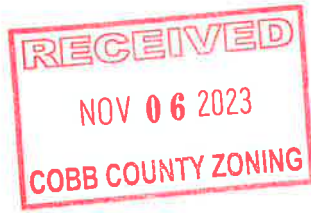


RECEIVED
 NOV 06 2023
 COBB COUNTY ZONING



CARLA JACKSON
HEATHER WALKER
Phone:
Fax:

TAX COMMISSIONER
CHIEF DEPUTY
770-528-8600
770-528-8679



Printed: 11/2/2023

Cobb County Online Tax Receipt

Thank you for your payment!

Payer:
Gursharan Pannu

PANNU GURSHARAN S

Payment Date: 8/22/2023

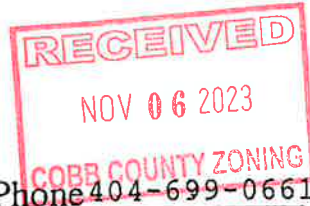
Tax Year	Parcel ID	Due Date	Appeal Amount			Taxes Due
2023	18006900070	10/15/2023	Pay:	N/A	or	\$0.00
Interest	Penalty	Fees	Total Due	Amount Paid	Balance	
\$0.00	\$0.00	\$0.00	\$0.00	\$51,849.55	\$0.00	



Scan this code with your mobile phone to view this bill!

Application for Rezoning Cobb County

Application No. 257
PC Hearing: SL
BOC Hearing: 5-20-97



Applicant MC UNIVERSAL ART LN Business Phone 404-699-0661 Home Phone 770-732-6282

Bill Pannu Address 4290 Wendell Dr. SW, Atl., Ga. 30336
(representative's name, printed)

[Signature] Business Phone 404-699-0661
(representative's signature)

Signed, sealed and delivered in presence of:

[Signature]
Notary Public

My commission expires: Notary Public, Fulton County, Georgia
My Commission Expires Aug. 18, 1997

Titleholder Gursharan S. Pannu Business Phone 404-699-0661 Home Phone 770-732-6282
Parkash K. Pannu

Signature [Signature] Address 5145 Stoney Fork Ct. Mabelton, Ga. 30059
(attach additional signatures, if needed)

Signed, sealed and delivered in presence of:

[Signature]
Notary Public

My commission expires: Notary Public, Fulton County, Georgia
My Commission Expires Aug. 18, 1997

Zoning Request From Residential R-20 to Light Industrial
(present zoning) (proposed zoning)

For the Purpose of Office/Warehouse Size of Tract 6.039 Acre(s)
(subdivision, restaurant, warehouse, apt., etc.)

Location 740 Bankhead Hwy. Mabelton, Ga. 30059
(street address, if applicable; nearest intersection, etc.)

Land Lot(s) 69 District 18th

We have investigated the site as to the existence of archeological and/or architectural landmarks. I hereby certify that there are no such assets. If any, they are as follows:

[Signature]
(applicant's signature)

We have investigated the site as to the existence of any cemetery located on the above property. I hereby certify that there is not such a cemetery. If any, they are as follows:

[Signature]
(applicant's signature)

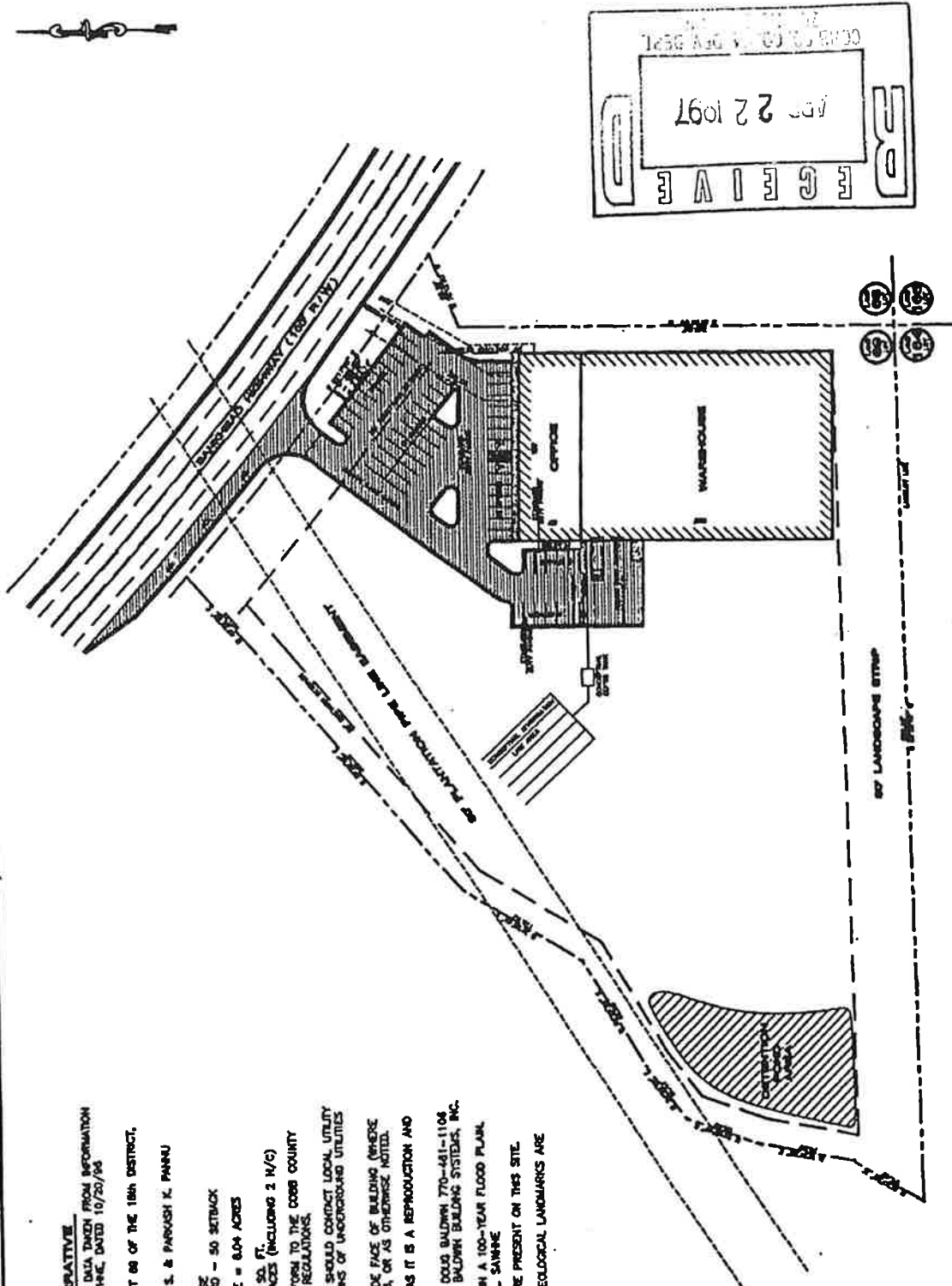
ORIGINAL DATE OF APPLICATION: 5/97

APPLICANTS NAME: MC UNIVERSAL ART, INC.

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

BOC DECISION OF 5-20-97 ZONING HEARING: The Board of Commissioners approved requested Rezoning to the LI zoning district subject to: 1) this use only (office/warehouse for wholesale art sales and storage - with any future use to be approved by the Board of Commissioners); 2) no outside storage or display; 3) landscaping to be installed along property frontage (to be approved by Staff); 4) 50 foot landscape buffer along southern property line to be approved by Staff; 5) revised site plan submitted, dated April 22, 1997 (reduced copy attached and made a part hereof); 6) project subject to Stormwater Management Division comments and recommendations; 7) Water and Sewer comments and recommendations; 8) project subject to Cobb DOT comments and recommendations; 9) Planning Division to study area for a possible Comprehensive Land Use Plan/Map amendment (from NAC to CAC designation); 10) office portion of building to be constructed with split-block facade with mansard roof line; 11) owner/developer required to meet all Cobb County development requirements and ordinances related to project improvements. Motion by W. Thompson, second by Wysong, carried 4-0, Cooper absent at time of vote.

copy of 11-11-97 plan w/ zoning minutes of 5-20-97. Ken Black



PAGE 3 OF 3

CONCEPTUAL SITE DEVELOPMENT PLAN
 GRAPHIC SCALE
 1" = 50' 0"

SITE NARRATIVE

1. BOUNDARY AND TOPOGRAPHICAL DATA TAKEN FROM INFORMATION PREPARED BY: OLSHIAN L. SAWHIE, DATED 10/20/96
2. PROPERTY LOCATED IN LAND LOT 68 OF THE 10th DISTRICT, COBB COUNTY, GEORGIA.
3. PROPERTY OWNER: GURSHAMAN S. & PARVATHI K. PANNU
 CURRENT ZONING: R
 PROPOSED ZONING: U
 SITE USAGE: OFFICE/WAREHOUSE
 BUILDING SETBACKS: FRONT YARD - 50 SETBACK
4. TOTAL AREA OF DEVELOPED SITE = 6.04 ACRES
5. PROPOSED BUILDING = 37,500 SQ. FT.
 PROPOSED PARKING = 136 SPACES (INCLUDING 2 H/C)
6. ALL CONSTRUCTION SHALL CONFORM TO THE COBB COUNTY STANDARD SPECIFICATIONS AND REGULATIONS.
7. PERSONS USING THIS DRAWING SHOULD CONTACT LOCAL UTILITY COMPANIES FOR EXACT LOCATIONS OF UNDERGROUND UTILITIES PRIOR TO CONSTRUCTION.
8. ALL DIMENSIONS ARE TO OUTSIDE FACE OF BUILDING (WHERE APPLICABLE) TO FACE OF CURB, OR AS OTHERWISE NOTED.
9. DO NOT SCALE THIS DRAWING AS IT IS A REPRODUCTION AND SUBJECT TO DISTORTION.
10. OWNER/DEVELOPER CONTACT: DOUG BALDWIN 770-441-1106
 BALDWIN BUILDING SYSTEMS, INC.
11. THIS SITE DOES NOT LIE WITHIN A 100-YEAR FLOOD PLAIN AS PER PLAT BY: OLSHIAN L. SAWHIE
12. NO APPARENT OBSTACLES ARE PRESENT ON THIS SITE.
13. NO ARCHITECTURAL OR ARCHAEOLOGICAL LANDMARKS ARE PRESENT ON THIS SITE.

Large Plan in Zoning
 File

APPLICANT: MC Universal Art, Inc.

Bill Pannu (404) 699-0661

REPRESENTATIVE: Same

TITLEHOLDER: Gursharan S. Pannu, Parkash K.

Pannu (404) 699-0661

PROPERTY LOCATION: Located on the south side of Bankhead Highway west of Hickory Trail.

ACCESS TO PROPERTY: Bankhead Highway

PHYSICAL CHARACTERISTICS OF SITE: Single family home on site

PETITION NO.: Z-57

HEARING DATE (PC): 5-06-97

HEARING DATE (BOC): 5-20-97

PRESENT ZONING: R-20

PROPOSED ZONING: LI

PROPOSED USE: Office/warehouse

SIZE OF TRACT: 6.039 acres

DISTRICT: 18th

LAND LOT(S): 69

PARCEL(S): 7

TAXES: PAID x DUE _____

COMMISSION DISTRICT: 4

CONTIGUOUS ZONING/DEVELOPMENT

NORTH: OI/Graphics Communication Union Local 527-5

SOUTH: R-15/Blackhawk Hills Subdivision

EAST: R-20/Wooded and undeveloped

WEST: GC/Heavy equipment storage lot

OPPOSITION: NO. OPPOSED PETITION NO. _____ SPOKESMAN _____

PLANNING COMMISSION RECOMMENDATION

APPROVED _____ MOTION BY _____

REJECTED _____ SECONDED _____

HELD _____ CARRIED _____

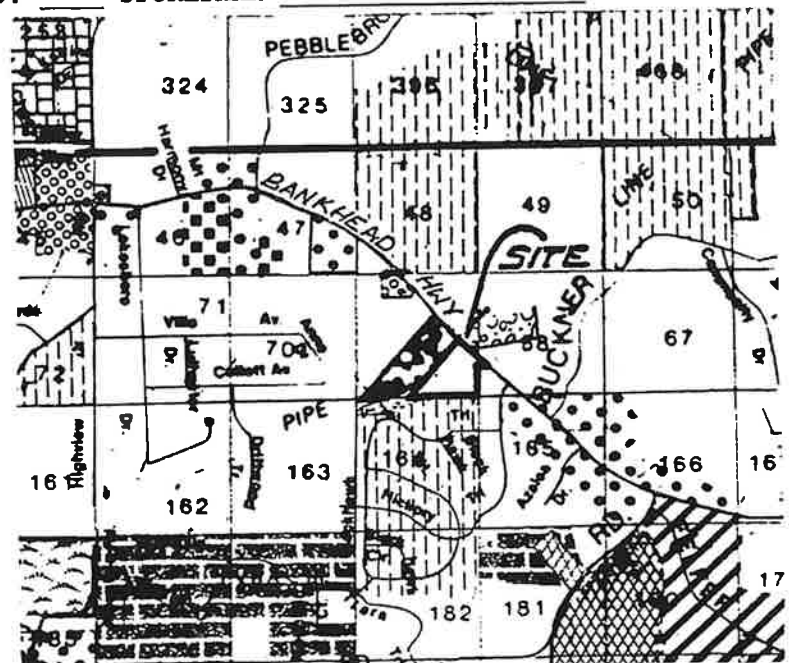
BOARD OF COMMISSIONERS DECISION

APPROVED _____ MOTION BY _____

REJECTED _____ SECONDED _____

HELD _____ CARRIED _____

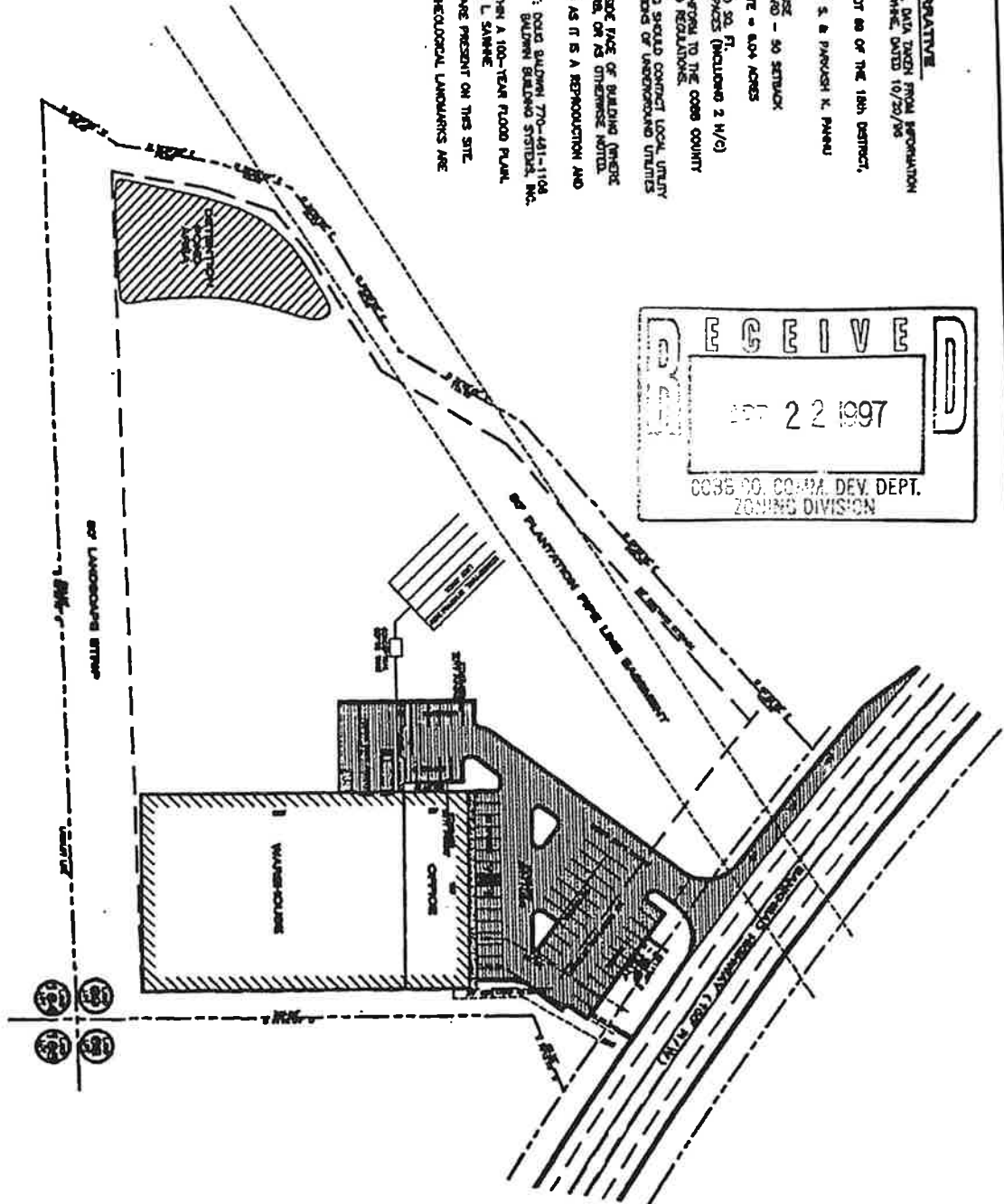
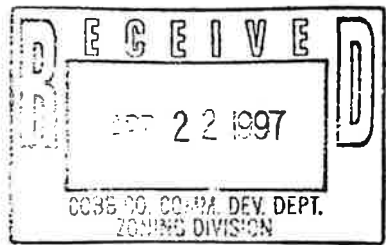
STIPULATIONS:



Z-57

SITE NARRATIVE

1. BOUNDARY AND TOPOGRAPHICAL DATA TAKEN FROM INFORMATION PROVIDED BY: GILSON L. SANCHEZ, DATED 10/20/95
2. PROPERTY LOCATED IN LAND LOT 88 OF THE 18th DISTRICT, COBB COUNTY, GEORGIA
3. PROPERTY OWNER: GURSHAW S. & PAVUSH K. PINEAU
4. PROPOSED ZONING: U
5. PROPOSED OFFICE/WAREHOUSE BUILDING SETBACK FROM YARD - 50 SETBACK
6. TOTAL AREA OF DEVELOPED SITE = 8.04 ACRES
7. PROPOSED BUILDING = 37,500 SQ. FT.
8. PROPOSED PARKING = 136 SPACES (BUILDINGS 2 N/C)
9. ALL CONSTRUCTION SHALL CONFORM TO THE COBB COUNTY SITESPEC SPECIFICATIONS AND REGULATIONS.
10. PERSONS USING THIS PLANNING SHOULD CONTACT LOCAL UTILITIES COMPANIES FOR EXACT LOCATIONS OF UNDERGROUND UTILITIES PRIOR TO CONSTRUCTION.
11. ALL DIMENSIONS ARE TO OUTSIDE FACE OF BUILDING (WHERE APPLICABLE) TO FACE OF CURB, OR AS OTHERWISE NOTED.
12. DO NOT SCALE THIS DRAWING AS IT IS A REPRODUCTION AND SUBJECT TO CUSTOMER.
13. OWNER/DEVELOPER CONTACT: BOB BUDWIN 770-481-1104, BOBWIN BUILDING SYSTEMS, INC.
14. THIS SITE DOES NOT LIE WITHIN A 100-YEAR FLOOD PLAIN, AS PER PLAT BY GILSON L. SANCHEZ
15. NO APPARENT CONFLICTS ARE PRESENT ON THIS SITE
16. NO ARCHITECTURAL OR ARCHAEOLOGICAL LANDMARKS ARE PRESENT ON THIS SITE



CONCEPTUAL SITE DEVELOPMENT PLAN



NO. OF SHEETS	1
TOTAL SHEETS	1
DATE	10/22/97
BY	SE
CHECKED BY	SE
APPROVED BY	SE

C-1

SITE DEVELOPMENT PLAN FOR MC UNIVERSAL ARTS

LOCATED IN LANDLOT 88 OF THE 18th DISTRICT, COBB COUNTY, GEORGIA
 ATLANTA, GEORGIA P.O. BOX 965
 ATLANTA, GEORGIA P.O. BOX 965
 TEL. (770) 481-1104 FAX (770) 481-1104



Z-57

NS

R-20

R-20

GC

SITE

O1

R-20

R-15

BANKHEAD

HICKORY TRL

Hwy

BUCKNER RD



APPLICANT MC Universal Art, Inc.

PETITION NO. Z-57

PRESENT ZONING R-20

PETITION FOR LI

PLANNING COMMENTS:

Staff Member Responsible: Ed Thomas

Land Use Plan Recommendation: Neighborhood Activity Center

Proposed Number of Buildings 1 Total Square Footage of Development 37,500

F.A.R. 6,209 Square Footage/Acre

Parking Spaces Required 45 Parking Spaces Provided 65

Revised site plan included in Zoning Analysis.

Building will have approximately 7,500 square feet of office space and 30,000 square feet of warehouse space.

The office and warehouse will be used for wholesale art sales and storage.

The business has sixteen employees and operates Monday through Friday from 8:00am to 5:00pm.

The office building facade will be split block brick with a mansard roof line.

Warehouse will have metal panels.

The southern property line will have a 50 foot landscape buffer.

Historic Preservation: No comment.

Cemetery Preservation: No comment.

Archaeology:

APPLICANT MC Universal Art, Inc.

PETITION NO. Z-57

PRESENT ZONING R-20

PETITION FOR LI

FIRE COMMENTS:

<u>Station No. & Location</u>	<u>Response Time</u>		
1. <u>Engine #1 Mableton Parkway</u>	<u>4</u>	<u>x</u> adequate	<u>inadequate</u>
2. <u>Ladder #1 Mableton Parkway</u>	<u>5</u>	<u>x</u> adequate	<u>inadequate</u>
3. <u>Rescue #9 Hillcrest Road</u>	<u>6</u>	<u>x</u> adequate	<u>inadequate</u>

GPM Requirements 1,500

Water Main Size Required: 12"

Additional Comments:

DRAINAGE COMMENTS:

 No FEMA Flood Plain or
County Ordinance Flood Hazard

Basin Affected Queen Mill Cr., Nickajack Cr. Within FEMA 100 Yr. Flood Plain

Is Project Located Within MRPA Yes x No x Within Co. Ordinance Flood Hazard

Percentage & Location of Floodplain undefined at detention facility

Additional Comments:

Control site stormwater discharges so as not to exceed the capacity of downstream storm drainage systems. Minimize stormwater runoff into public roads. Minimize the effect of the concentrated stormwater discharges from the proposed project onto adjacent properties. Developer must secure from downstream property owner(s) any rights-of-way required to receive the concentrated stormwater discharges from the proposed development. This project is subject to the Cobb County Flood Damage Prevention Ordinance requirements. The existing lake downstream will require extra sensitivity to erosion and sediment controls. Submit all proposed site improvements to Plan Review at the Community Development Department. Stormwater discharges from this site through an older subdivision downstream. Project should comply with the water quality requirements of the CWA-NPDES-NPS Permit. Site is cut north to south by major ravine. Elevation change from center of south property line to north corner is approximately 50 VF according to USGS map. Applicant says site is to be cut and filled to create level plateau. This will require written explanation of compliance with Georgia Law and County Ordinance. BMP limited development to natural terrain with minimum cut and fill. Applicants representative indicates that the rectangular block of parking west of the entrance drive is not really needed to support operations. We have recommended that it be deleted at Plan Review to reduce impervious runoff and to reduce pollution collection. As it is now located the detention pond shown is separated from the site improvements by a major ravine. Should the ravine not be filled the detention must be moved in order to receive site improvement runoff.

This project is required to meet the provisions of the Cobb County Tree Preservation and Replacement Ordinance. (effective date - April 3, 1989)

APPLICANT MC Universal Art, Inc.

PETITION NO. Z-57

PRESENT ZONING R-20

PETITION FOR LI

WATER COMMENTS:

NOTE: Comments only reflect what facilities are currently in existence at the time of review.

Available at Development: Yes No Fire Flow Test Required: Yes No
Size of Existing Main and Location: 8" on Bankhead Highway

Additional Comments: _____

Developer may be required to install/upgrade water mains, based on fire flow test results or Fire Department Code. This will be resolved in the Plan Review Process.

SEWER COMMENTS:

NOTE: Comments only reflect what facilities are currently in existence at the time of review.

In Drainage Basin: Yes No At Development: Yes No
Approximate Distance To Nearest Sewer: 6000' south to Nickajack Creek inter.
Estimated Waste Generation 500 ADF 1,250 Peak
Treatment Plant: South Cobb
Plant Capacity: Available Not Available
Line Capacity: Available Not Available
Projected Plant Availability: 0-5 years 5-10 years over 10 years.
Dry Sewers Required: Yes No
Off-site Easements Required: Yes No
Flow Test Required: Yes No
LETTER OF ALLOCATION Issued: Yes No

Septic Tank: Not recommended by this Department.
 Subject to Health Department approval.
Additional Comments: Size of site and low wastewater generation estimate allow use of septic tank system with Health Dept. approval.

Developer will be responsible for connecting to the existing County water and sewer systems, installing and/or upgrading all outfalls and water mains, obtaining on and/or off site easements, dedication of on and/or off site water & sewer to Cobb County, as may be required. Rezoning does not insure water/sewer capacity.

APPLICANT MC Universal Art, Inc.

PETITION NO. Z-57

PRESENT ZONING R-20

PETITION FOR LI

* * * * *

TRAFFIC COMMENTS:	Average Daily Trips	Classification	Minimum Right-of-Way Requirements
<u>Bankhead Highway (SR 78)</u>	<u>15,850</u>	<u>Arterial</u>	<u>100'</u>
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____

Additional Comments:

Bankhead Highway (S.R. 78) is classified as an Arterial. According to the available information, the existing right-of-way meets the minimum requirements for this classification.

As necessitated by this development for ingress/egress to the Arterial, a minimum 150' deceleration/acceleration lane will be required.

RECOMMENDATIONS:

- Recommend 150' deceleration/acceleration lane for ingress/egress from the Arterial.
- GDOT permits will be required for all work encroaching upon state right-of-way.
- Recommend applicant be required to meet all Cobb County Development Standards and Ordinances related to the project improvements.

STAFF RECOMMENDATIONS

Z-57 MC UNIVERSAL ART, INC.

- A. It is Staff's opinion that the applicant's rezoning proposal will permit a use that is suitable in view of the use and development of adjacent and nearby properties. This is evidenced by the light industrial and general commercial uses in the area.
- B. It is Staff's opinion that the applicant's rezoning proposal will not have an adverse affect on the usability of adjacent or nearby property. As adjacent and nearby properties are currently zoned for commercial/industrial or being used as commercial and industrial no adverse impact is anticipated.
- C. It is Staff's opinion that the applicant's rezoning proposal will not result in a use which would cause an excessive or burdensome use of existing streets, transportation facilities, utilities, or schools. This opinion can be supported by the departmental comments contained in this analysis.
- D. It is Staff's opinion that the applicant's rezoning proposal is not conformity with the policy and intent of the *Cobb County Comprehensive Plan*, which projects this area to be in a Neighborhood Activity Center, however with LI and GC this proposed use is compatible with the area.
- E. It is Staff's opinion that there are existing and changing conditions affecting the use and development of the property which give supporting grounds for approving the applicant's rezoning proposal. The proposed development is not consistent with the Cobb County Comprehensive Land Use Plan which projects this area to be within a Neighborhood Activity Center. The light industrial and commercial land uses along this section of Bankhead Highway give supporting grounds for approval.

Based on the above analysis, Staff recommends APPROVAL subject to the following conditions:

- Subject to revised site plan dated 4-22-97.
- Subject to Drainage comments.
- Subject to Water and Sewer comments.
- Subject to Cobb DOT recommendations.
- Subject to Planning Division studying area for possible change from NAC to CAC land use classification.
- Subject to office portion of building to have a split block facade with a mansard roof line.

Continued...

- Subject to development meeting all Cobb County Development Standards and Ordinances related to project improvements.

The recommendations 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.

NOTES

March 5, 1997

Cobb County Development Department
100 Cherokee Street
5 th Floor, Suite 500
Marietta, Georgia 30090-9674

RE: Rezoning Application

The following are rebuttals to question #7 of the Rezoning Application for MC Universal Art, Inc.

7 (a) Whether the zoning proposal will permit a use that is suitable in view of the use and development of adjacent and nearby property;

Bankhead Highway, on which the proposed property is located, has recently undergone a major widening. It is our understanding that the widening was performed not only to handle the current growth, but also anticipating the future needs. As traffic has increased on this main road, so has the conversion of single family homes and agricultural property to Commercial, Industrial, and Office and Industrial facilities. Our request to rezone from Residential to Light Industrial coincides with the present, and future changes along Bankhead Highway.

7 (b) Whether the zoning will adversely affect the existing use or usability of adjacent or nearby property.

As stated in 7 (a), a majority of the property along Bankhead Highway has already, is currently, or will be converting from Residential to some type of Commercial use. Although there is a Residential Subdivision adjoining our South property line, we are providing a Fifty (50) foot Landscape Buffer in an effort to control any visual or audible affect that would be deemed as an adverse affect. Our business is not one of a manufacturing nature or will there be a high density site lighting directed toward the adjoining neighbor hood. Based on the changes occurring along Bankhead Highway, our use would **not** adversely affect any adjacent or nearby property.

7 (c) Whether the property to be affected has a reasonable economic use as currently zoned.

Again, based on the changes and heavy traffic occurring along Bankhead Highway and it would not be reasonable to construct a single family dwelling. The only Residential development that would be appropriate might be a subdivision and that would have a negative impact on the County water and sewer system along with increasing traffic. This impact would be above and beyond the impact for the proposed rezoning use.

7 (d) Whether the zoning proposal will result in a use which will or could cause an excessive or burdensome use of existing streets, transportation facilities, utilities, or schools.

There would not be any excessive or burdensome impact on the items mentioned above. As stated in previous rebuttals, Bankhead Highway has already anticipated the increase traffic based on new developments. There is no public sewer available at this location, therefore, a septic system will be used on this property and there will be no impact on the County sewer system. Pebblebrook High School is not in the immediate vicinity of this property so there would be no impact on a school.

7 (e) Whether the zoning proposal is in conformity with the policy and intent of the land use plan.

We have had conversation with both Judy Williams and Michael Hughes of Cobb County Planning and Zoning Department regarding the proposed use of this property. Neither individual had any objection to the immediate or long term land planning.

7 (f) Whether there are other existing or changing conditions affecting the use and development of the property which give supporting grounds for either approval or disapproval of the zoning proposal.

We are unaware of any existing or changing conditions affecting the use and/or development of the proposed property that would support disapproval. The widening of Bankhead highway in conjunction with the existing properties currently being converted or already converted to some type of commercial use would make the proposal conducive to the rezoning of Light Industrial.

McCrary Engineering, Inc.

1190 WINCHESTER PARKWAY, SUITE 210
(770) 431-8431

FAX (770) 431-9363

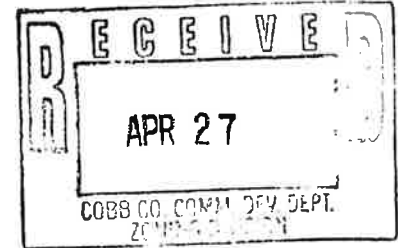
SMYRNA, GA 30080

pete@mccraryengineering.com

April 27, 2001

Mr. Mark Danneman
COBB COUNTY COMMUNITY DEVELOPMENT DEPT
Zoning Division
191 Lawrence Street
Marietta, GA 30060

re: MC Universal Art
Land Lots 68, 69, & 165
18th District, 2nd Section
Cobb County, GA



Dear Mark:

On behalf of our client, Mr. Bill Pannu, we hereby request the Cobb County Board of Commissioners to consider the attached site plan amendment for this property which was originally zoned LI Site Plan Specific(zoning case Z-57, May 20, 1997).

We are proposing to construct a 46,588 sf addition to the existing building for the expansion of Mr. Pannu's business. Sufficient parking will be provided to meet Cobb County Development Code. A combination Water Quality/Detention Pond will be built on the western end of the site as required by the Storm Water Management Division.

As you can see from the existing topographic contours shown on the drawing, we will be filling in and relocating the existing detention pond. This will require a fair amount of fill material. As a condition of this zoning revision, we specifically request that we be allowed to borrow the fill necessary for the construction of this addition from the eastern end of the property Mr. Pannu owns which is currently zoned R20. This borrow area will be regrassed and replanted in accordance with Cobb County Tree Replacement regulations. We feel that this will be a much more environmentally friendly method of filling in this area as opposed to hauling soil from another site along Veterans Memorial Highway.

We have met Commissioner Thompson concerning our proposed zoning revision and he indicated that he is in agreement with our request including borrowing fill material from the eastern end of the site.

Please give me a call if you have any questions. As always, thank you for your assistance and cooperation.

Sincerely,

A handwritten signature in cursive script that reads "Pete McCrary".

Pete McCrary, PE

ORIGINAL DATE OF APPLICATION: 05-20-97APPLICANTS NAME: MC UNIVERSAL ART, INC.

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

BOC DECISION OF 05-15-01 ZONING HEARING:**OTHER BUSINESS ITEM #5 – TO CONSIDER A SITE PLAN AMENDMENT
REGARDING Z-57 (MC UNIVERSAL ART, INC) OF MAY 20, 1997**

To consider a site plan amendment regarding Z-57 (MC Universal Art, Inc) of May 20, 1997, for property located on the south side of Veterans Memorial Highway, west of Hickory Trail in Land Lot 69 of the 18th District.

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

MOTION: Motion by W. Thompson, second by Byrne, to **approve** the following regarding Z-57 (MC Universal Art, Inc) of May 20, 1997, for property located on the south side of Veterans Memorial Highway, west of Hickory Trail in Land Lot 69 of the 18th District:

- **approve site plan as presented authorizing the construction of a 46,586 square foot expansion to the existing building (copy of site plan attached and made a part of these minutes)**
- **authorize the applicant/developer to use the R-20 portion of property as a “borrow” site for fill material for the construction of the expansion**
- **direct owner/applicant to re-grass, re-plant, and stabilize the borrow site (as required by Cobb County staff)**
- **all previously approved conditions/stipulations are to remain in full force and effect**

VOTE: **ADOPTED** unanimously

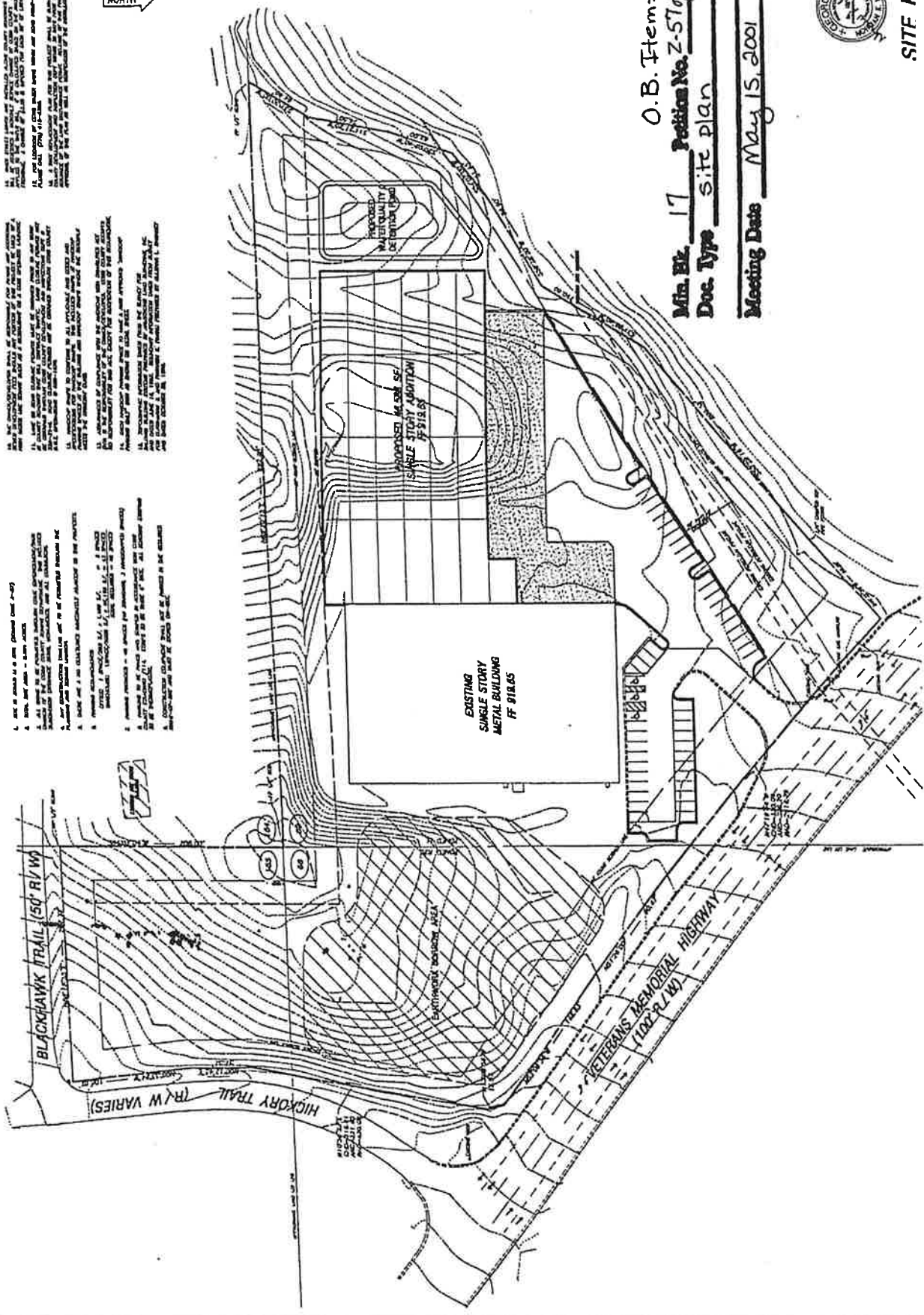
NO.	DATE	REVISIONS

M.C. UNIVERSAL ART
 LAND LOTS 68, 69, & 165
 18th DISTRICT, 2ND SECTION
 COBB COUNTY, GEORGIA

1. ALL CONSTRUCTION SHALL BE ACCORDING TO THE LATEST EDITION OF THE INTERNATIONAL BUILDING CODE (IBC) AND THE LATEST EDITION OF THE INTERNATIONAL MECHANICAL AND ELECTRICAL CODE (IMC).
2. ALL CONSTRUCTION SHALL BE ACCORDING TO THE LATEST EDITION OF THE GEORGIA CONSTRUCTION CODE (GCC).
3. ALL CONSTRUCTION SHALL BE ACCORDING TO THE LATEST EDITION OF THE GEORGIA ELECTRICAL CODE (GEC).
4. ALL CONSTRUCTION SHALL BE ACCORDING TO THE LATEST EDITION OF THE GEORGIA MECHANICAL AND PLUMBING CODE (GMP).
5. ALL CONSTRUCTION SHALL BE ACCORDING TO THE LATEST EDITION OF THE GEORGIA FIRE AND ALARM CODE (GFA).
6. ALL CONSTRUCTION SHALL BE ACCORDING TO THE LATEST EDITION OF THE GEORGIA SAFETY CODE (GSC).
7. ALL CONSTRUCTION SHALL BE ACCORDING TO THE LATEST EDITION OF THE GEORGIA ENVIRONMENTAL CODE (GEC).
8. ALL CONSTRUCTION SHALL BE ACCORDING TO THE LATEST EDITION OF THE GEORGIA HEALTH CARE CODE (GHC).
9. ALL CONSTRUCTION SHALL BE ACCORDING TO THE LATEST EDITION OF THE GEORGIA EDUCATION CODE (GEC).
10. ALL CONSTRUCTION SHALL BE ACCORDING TO THE LATEST EDITION OF THE GEORGIA PROFESSIONAL SERVICES CODE (GPS).
11. ALL CONSTRUCTION SHALL BE ACCORDING TO THE LATEST EDITION OF THE GEORGIA PUBLIC UTILITIES CODE (GPU).
12. ALL CONSTRUCTION SHALL BE ACCORDING TO THE LATEST EDITION OF THE GEORGIA TRANSPORTATION CODE (GTC).
13. ALL CONSTRUCTION SHALL BE ACCORDING TO THE LATEST EDITION OF THE GEORGIA WATER AND SEWERAGE CODE (GWS).
14. ALL CONSTRUCTION SHALL BE ACCORDING TO THE LATEST EDITION OF THE GEORGIA WASTE MANAGEMENT CODE (GWM).
15. ALL CONSTRUCTION SHALL BE ACCORDING TO THE LATEST EDITION OF THE GEORGIA AIR POLLUTION CONTROL CODE (GAPCC).
16. ALL CONSTRUCTION SHALL BE ACCORDING TO THE LATEST EDITION OF THE GEORGIA SOIL CONSERVATION CODE (GSC).
17. ALL CONSTRUCTION SHALL BE ACCORDING TO THE LATEST EDITION OF THE GEORGIA FORESTRY CODE (GFC).
18. ALL CONSTRUCTION SHALL BE ACCORDING TO THE LATEST EDITION OF THE GEORGIA FISH AND WILDLIFE CODE (GFW).
19. ALL CONSTRUCTION SHALL BE ACCORDING TO THE LATEST EDITION OF THE GEORGIA HISTORIC PRESERVATION CODE (GHP).
20. ALL CONSTRUCTION SHALL BE ACCORDING TO THE LATEST EDITION OF THE GEORGIA ARCHITECTURAL CODE (GAC).



PAGE 5 OF 5



O. B. Item # 5
 Min. Bl. 17 Petition No. Z-57 of 5/20/01
 Doc. Type site plan
 Meeting Date May 15, 2001



SITE PLAN

MINUTES OF ZONING HEARING
COBB COUNTY BOARD OF COMMISSIONERS
AUGUST 21, 2018
PAGE 8

CONSENT AGENDA (CONT.)

SLUP-7 **APLILON HOTELS, LLC** (Anshasi Properties, Inc., owner) requesting a Special Land Use Permit for the purpose of a Suite Hotel in Land Lot 579 of the 16th District. Located on the east side of George Busbee Parkway, west side of Ring Road, south side of Mall 2 Road.

To approve SLUP-7, subject to:

1. Site plan received by the Zoning Division on April 19, 2018, with the District Commissioner approving minor modifications (attached and made a part of these minutes)
2. Variances listed in the Zoning comments and recommendations
3. Fire Department comments and recommendations
4. Site Plan Review comments and recommendations
5. Water and Sewer Division comments and recommendations
6. Stormwater Management Division comments and recommendations
7. Department of Transportation comments and recommendations

At the call for SLUP-8 (Home Star Storage, LLC), opposition was present; therefore, SLUP-8 was pulled from the Consent Agenda and heard on the Regular Agenda in its numerical order (see page 15 of these minutes).

O.B. 32 To consider a stipulation amendment for Gursharan S. Pannu regarding rezoning application Z-57 of 1997 for property located on the southwesterly side of Veterans Memorial Highway, north of Hickory Trail in Land Lot 69 of the 18th District. *(Previously continued by Staff from the July 17, 2018, Board of Commissioners' (BOC) hearing until the August 21, 2018, BOC hearing)*

To approve O.B. 32, subject to:

1. Letter from the Mableton Improvement Coalition dated August 13, 2018 (attached and made a part of these minutes)
2. Allowance of floor and counter business
3. No outdoor storage permitted
4. All previous stipulations and conditions, *not otherwise in conflict*, to remain in effect

Min. Pk. 85 Petition No. OB-32
Doc. Type letter
Meeting Date 8-21-2018



August 13, 2018

Cobb County Board of Commissioners
100 Cherokee Street
Marietta, GA 30090

Re: OB-32, Gursharan Pannu

Dear Mr. Chairman and Commissioners:

The Board of the Mableton Improvement Coalition (MIC) recommends approval of this application for modification of the existing zoning stipulations, and ask that if you do so, you place the conditions listed below on that approval. The property is zoned Light Industrial. However, it is located in a Community Activity Center on Veterans Memorial Highway, a highly visible location. The applicant has indicated his willingness to improve the appearance of the property and we support those efforts.

The conditions we request are:

1. Move trash dumpster away from the front of the building to a less visible location and place it in a masonry enclosure with metal gates.
2. No outside storage or outside display of merchandise, which is a condition of the current zoning, but one that has not been adhered to.
3. Removal of vines and other vegetation from the sides and rear of the building.
4. Clean-up of the detention facility to the west of the building and certification by a professional engineer that the detention facility is operating properly.
5. Development of a Landscape Plan by a professional landscape architect for the Veterans Memorial Highway frontage. Such landscaping must be consistent with the Veterans Memorial Design Guidelines. The Landscape Plan will be reviewed by a Landscape Review Committee comprised of the applicant, MIC and the Community Development department, with final approval by the District Commissioner.
6. The landscaping installed because of the Landscape Plan will be maintained and kept free of invasive vines and weeds. Any dead or damaged plantings will be replaced within 90 days.
7. Grass be kept cut to a height of less than 12 inches.
8. Installation of new fencing compliant with the Veterans Memorial Design Guidelines.
9. Removal of the current signs from the building.

Petition No. O.B. 32
Meeting Date 8-21-2018
Continued

10. Installation of a new sign compliant with the Veterans Memorial Design Guidelines.
11. Items 1, 3, 4, 5, 8, 9, and 10 must be completed before the issuance of any new or the renewal of any current certificates of occupancy or business licenses. The applicant's record of compliance with the current zoning and its stipulations and the current condition of the property make this request especially important.

Please note that this application seeks to add only one additional use to the current allowed use of art fame assembly and sales, and that is granite and floor tile. Mr. Pannu told us that he no longer operates his own business here but is planning to lease space to other businesses. Therefore, we are concerned that the requested modification does not address the future uses of this building.

As always, thank you for the opportunity to be a part of this public comment process. If you have any questions, please feel free to contact me at 770 948-5394.

Sincerely,

Robin Meyer
Chairman of the Board

cc: Gursharan Pannu
John Pederson, Cobb County Zoning Division Manager
Robin Presley, Deputy County Clerk
MIC Board of Directors and Zoning Committee

**AUGUST 21, 2018 ZONING HEARING
"OTHER BUSINESS"
COMMISSION DISTRICT 4**

ITEM OB-032

PURPOSE

To consider a stipulation amendment for Gursharan S. Pannu regarding rezoning application Z-57 of 1997 for property located on the southwesterly side of Veterans Memorial Highway, north of Hickory Trail in Land Lot 69 of the 18th District. *(Continued by staff from the July 17, 2018 hearing)*

BACKGROUND

The subject property was zoned to Light Industrial in 1997 for an office/warehouse for wholesale art sales and storage only. One of the zoning stipulations required any future uses to be approved by the Board of Commissioners. The applicant would like to amend the use to allow a business that sells floor tile and fabricates granite counters. The building and property will be used as they exist today. If approved all other zoning stipulations would remain in effect.

STAFF COMMENTS

No comments.

RECOMMENDATION

The Board of Commissioners conduct a Public Hearing and consider the proposed stipulation amendment.

ATTACHMENTS

Other Business Application, proposed site plan and zoning stipulations.

Application for "Other Business"

OB-032-2018

Cobb County, Georgia

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

BOC Hearing Date Requested: 7-17-18

Applicant: Gursharan S. Pannu
(applicant's name printed)

Phone #: 678-994-5719

Address: 740 Veterans Memorial Hwy SE

E-Mail: maekya@mcuniversaldat.com

Gursharan S. Pannu
(representative's name, printed)

Address: 740 Veterans Memorial Hwy SE

[Signature]
(representative's signature)

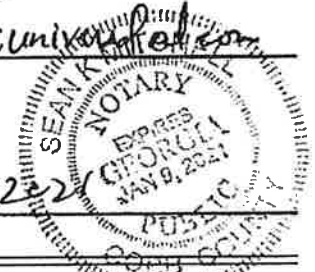
Phone #: 678-994-5719

E-Mail: maekya@mcuniversaldat.com

Signed, sealed and delivered in presence of:

[Signature]
Notary Public

My commission expires: 1-9-2021



Titleholder(s): Gursharan S. Pannu
(property owner's name printed)

Phone #: 678-994-5719

Address: 740 Veterans Memorial Hwy SE

E-Mail: maekya@mcuniversaldat.com

[Signature]
(Property owner's signature)

Signed, sealed and delivered in presence of:

[Signature]
Notary Public

My commission expires: 1-9-2021



Commission District: 4

Zoning Case: Z-57 of 1997

Size of property in acres: 6.039 Acres

Original Date of Hearing: 5-20-97

Location: 740 Veterans Memorial Hwy SE MABLETON GA 30126
(street address, if applicable; nearest intersection, etc.)

Land Lot(s): 69

District(s): 18

State specifically the need or reason(s) for Other Business: Add the use of granite fabrication and sale of floor tile.

RECEIVED
JUN 11 2018

COBB CO. COMM. DEV. AGENCY
ZONING DIVISION

(List or attach additional information if needed)

ORIGINAL DATE OF APPLICATION: 5/97

APPLICANTS NAME: MC UNIVERSAL ART, INC.

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

BOC DECISION OF 5-20-97 ZONING HEARING: The Board of Commissioners approved requested Rezoning to the LI zoning district subject to: 1) this use only (office/warehouse for wholesale art sales and storage - with any future use to be approved by the Board of Commissioners); 2) no outside storage or display; 3) landscaping to be installed along property frontage (to be approved by Staff); 4) 50 foot landscape buffer along southern property line to be approved by Staff; 5) revised site plan submitted, dated April 22, 1997 (reduced copy attached and made a part hereof); 6) project subject to Stormwater Management Division comments and recommendations; 7) Water and Sewer comments and recommendations; 8) project subject to Cobb DOT comments and recommendations; 9) Planning Division to study area for a possible Comprehensive Land Use Plan/Map amendment (from NAC to CAC designation); 10) office portion of building to be constructed with split-block facade with mansard roof line; 11) owner/developer required to meet all Cobb County development requirements and ordinances related to project improvements. Motion by W. Thompson, second by Wysong, carried 4-0, Cooper absent at time of vote.

RECEIVED JUN 11 2018

COBB CO. COMM. DEV. AGENCY ZONING DIVISION

2-57 of 1997 - site plan as referenced in
 zoning minutes of 5-20-97. New place

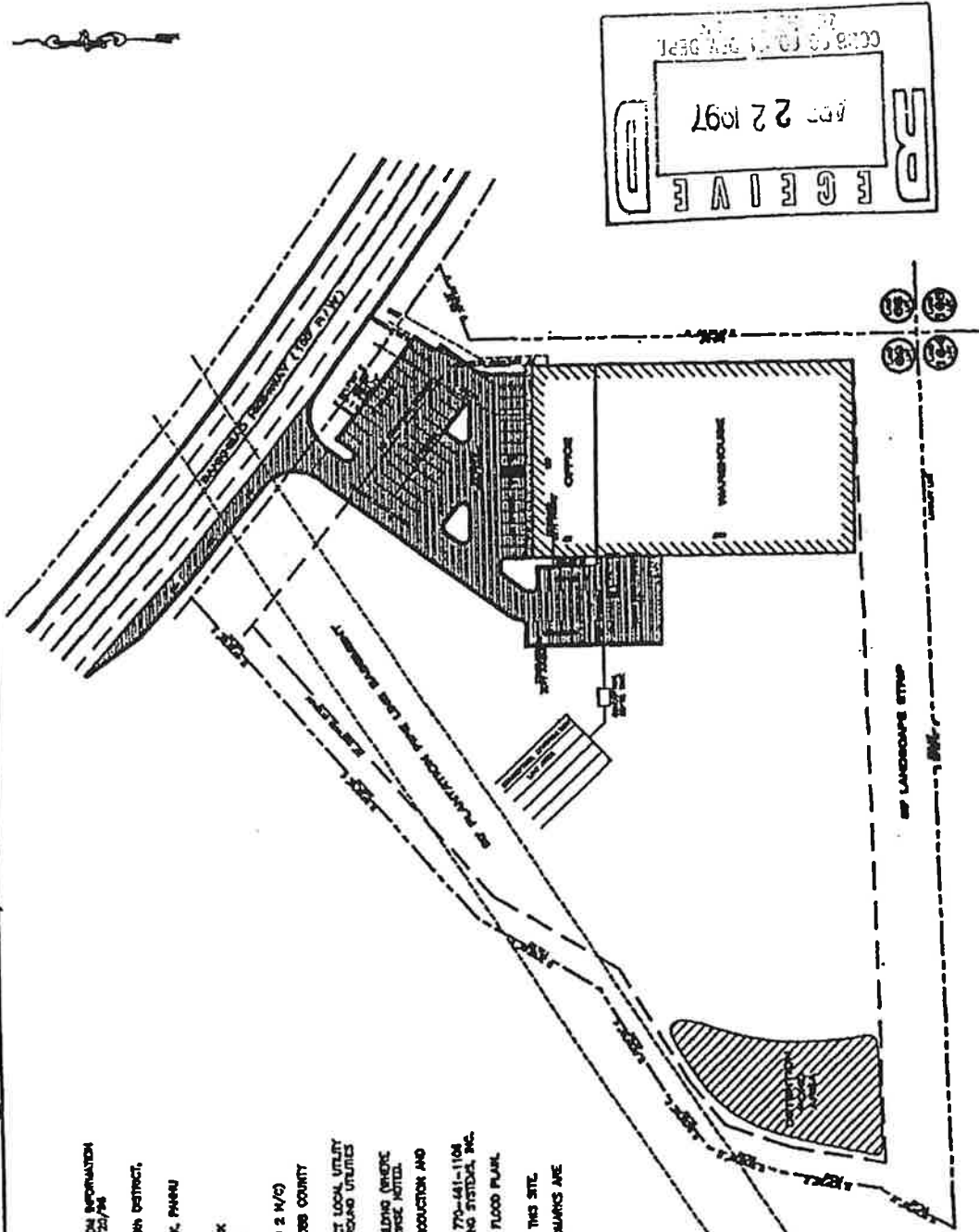
Southeastern ENGINEERS

MC UNIVERSAL ARTS
 SITE DEVELOPMENT PLAN FOR
 LOCATED IN PARCEL 88 OF THE 10th LAND DISTRICT,
 COSS COUNTY, GEORGIA

DATE	1997.12.17
PROJECT NO.	1997.12.17
CLIENT	MC UNIVERSAL ARTS
DESIGNER	SEAN M. MURPHY
SCALE	AS SHOWN

NO.	1
DATE	1997.12.17
DESCRIPTION	CONCEPTUAL SITE DEVELOPMENT PLAN
SCALE	AS SHOWN

PAGE 3 OF 3



SITE NARRATIVE

- BOUNDARY AND TOPOGRAPHICAL DATA TAKEN FROM INFORMATION PROVIDED BY GILSHAN L. SANNE, DATED 10/24/96
- PROPERTY LOCATED IN LAND LOT 88 OF THE 10th DISTRICT, COSS COUNTY, GEORGIA.
- PROPERTY OWNER: GILSHAN L. & PARUSH K. SANNE
 COUNTY ZONING: U
 PROPOSED ZONING: U
 SITE USAGE: OFFICE/WAREHOUSE
 BUILDING SETBACKS: FRONT 100 - 80 SETBACK
- TOTAL AREA OF DEVELOPED SITE = 6.4 ACRES
- PROPOSED BUILDING = 27,000 SQ. FT.
 PROPOSED PAVING = 1.8 ACRES (INCLUDING 2 N/C)
- ALL CONSTRUCTION SHALL CONFORM TO THE COSS COUNTY STANDARDS SPECIFICATIONS AND REGULATIONS.
- PERSONS USING THE DRIVING SHOULD CONDUCT LOCAL UTILITY SURVEYS TO DETERMINE EXACT LOCATIONS OF UNDERGROUND UTILITIES PRIOR TO CONSTRUCTION.
- ALL DIMENSIONS ARE TO OUTSIDE FACE OF BUILDING UNLESS SPECIFIED TO FACE OF CURB, OR AS OTHERWISE NOTED.
- DO NOT SCALE THIS DRAWING AS IT IS A REPRODUCTION AND SUBJECT TO DISTORTION.
- OWNER/DEVELOPER CONTACT: DODD BUILDING 770-641-1104
 BUILDING SYSTEMS, INC.
- THIS SITE DOES NOT LIE WITHIN A 100-YEAR FLOOD PLAIN AS PER PLAT BY: GILSHAN L. SANNE
- NO APPARENT CONDITIONS ARE PRESENT ON THIS SITE.
- NO ARCHITECTURAL OR ARCHAEOLOGICAL LANDMARKS ARE PRESENT ON THIS SITE.

CONCEPTUAL SITE DEVELOPMENT PLAN



Large Plan in zoning

File



ORIGINAL DATE OF APPLICATION: 05-20-97APPLICANTS NAME: MC UNIVERSAL ART, INC.

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

BOC DECISION OF 05-15-01 ZONING HEARING:

**OTHER BUSINESS ITEM #5 - TO CONSIDER A SITE PLAN AMENDMENT
REGARDING Z-57 (MC UNIVERSAL ART, INC) OF MAY 20, 1997**

To consider a site plan amendment regarding Z-57 (MC Universal Art, Inc) of May 20, 1997, for property located on the south side of Veterans Memorial Highway, west of Hickory Trail in Land Lot 69 of the 18th District.

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

MOTION: Motion by W. Thompson, second by Byrne, to approve the following regarding Z-57 (MC Universal Art, Inc) of May 20, 1997, for property located on the south side of Veterans Memorial Highway, west of Hickory Trail in Land Lot 69 of the 18th District:

- approve site plan as presented authorizing the construction of a 46,586 square foot expansion to the existing building (copy of site plan attached and made a part of these minutes)
- authorize the applicant/developer to use the R-20 portion of property as a "borrow" site for fill material for the construction of the expansion
- direct owner/applicant to re-grass, re-plant, and stabilize the borrow site (as required by Cobb County staff)
- all previously approved conditions/stipulations are to remain in full force and effect

VOTE: **ADOPTED** unanimously

MCCREY ENGINEERING, Inc.
 100 W. CENTER STREET
 SUITE 210
 ATLANTA, GEORGIA 30308
 (404) 525-8888

REVISIONS

M.C. UNIVERSAL ART
 LAND LOTS 68, 69, & 165
 18th DISTRICT, 2nd SECTION
 COBB COUNTY, GEORGIA

APPROVED BY
 DATE

71

PAGE 5 OF 5

O.B. Item # 5
 Min. Etc. 17 Petition No. Z-57 of 5/20/87
 Dec. Type site plan
 Meeting Date May 15, 2001



SITE PLAN

1. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.
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