

FOCUS
 REALTY INC.
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 (913) 778-2211

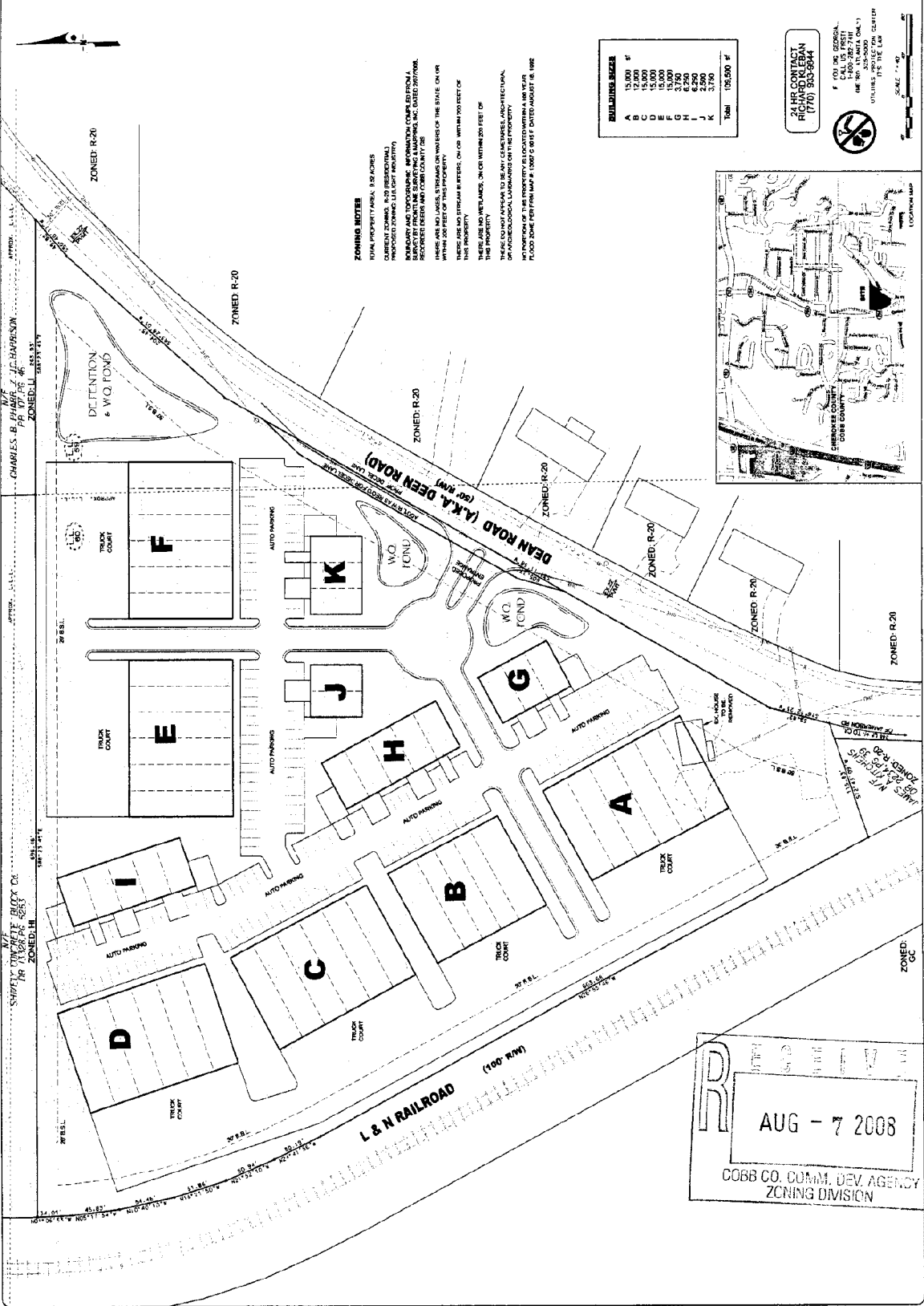
K* COMMERCIAL REAL ESTATE
 OWNER/DEVELOPER:
 CONTACT:
 (913) 778-2211

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Z-47 (2008)
 DEAN ROAD TRACT



NO.	1
DATE	08/07/08
PROJECT	Z-47
PREPARED BY	...
CHECKED BY	...
APPROVED BY	...
DATE	...



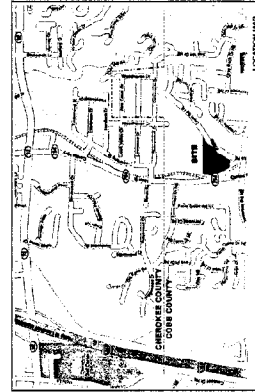
ZONING NOTES
 RURAL PROPERTY (R-20) ZONES
 ZONING DISTRICTS: ZONED R-20
 DEAN ROAD TRACT
 DEAN ROAD (A.K.A. DEAN ROAD)
 L & N RAILROAD (100' R/W)

BUILDING SIZES

A	15,000
B	12,000
C	10,000
D	8,000
E	6,000
F	4,000
G	3,000
H	2,500
I	2,000
J	1,500
K	1,000
TOTAL	105,500

24 HR. CONTACT
 RICHARD KLEBAN
 (770) 933-9844

CALL US TODAY!
 CALL US FIRST!
 1-800-787-7411
 FAX: 770-933-9844
 WE'LL GET YOU THE BEST OFFER!
 OFFERING BY THE LAW



RITZ
 AUG - 7 2008
 COBB CO. COMM. DEV. AGENCY
 ZONING DIVISION

October 2008 Zonings

Petition Z-47

Search Tags <TAK Real Estate Investors, R-20, LI, Deen Road, Jamerson Road, Industrial, Light Manufacturing, Storage, Office>

TAK Real Estate Investors, LLC. 770-933-9844, represented by John H. Moore, Moore Ingram Johnson & Steele, LLP, 770-429-1499, requests rezoning from R-20 to LI for a office/warehouse.

Property is located on the west side of Deen Road, south of Jamerson Road (4879 Deen Road); 16th District, Land Lots 59 & 60, Parcel 1.

Proposed use(s): Industrial, Light Manufacturing, Storage, Office and ancillary uses.

Proposed building architecture: Metal buildings with masonry accents

Proposed hours/days of operation: 7:30 a.m. – 6:30 p.m.; Monday – Sunday.

Requested variance(s): None known at this time.

Current zoning: R-20

Contiguous zoning is: *North*: HI, LI; *East*: R-20; *South*: R-20, GC; *West*: GC, LI.

Current land use is Industrial Compatible.

Contiguous land use is: *North*: IC; *East*: LDR; *South*: LDR, NAC; *West*: NAC.

Case manager is Don Farrell

Planning Commissioner is Christi Trombetti

District Commissioner is Tim Lee

Proposed use: Office/Warehouse.

This Application requests that the developer be allowed to manipulate the proposed building sizes to accommodate the specific needs of future owners and lessees.

Staff Comments:

Please click for [Preliminary Zoning Analysis](#)

Please click for [Final Zoning Analysis](#)

Staff recommends Approval subject to the following conditions:

- *Site plan receive by the Zoning Division August 7, 2008 with the District Commissioner approving minor modifications;*
- *District Commissioner approve and landscape plan and building architecture (with an emphasis on the buildings that face Deen Road);*
- *Fire Department comments;*
- *Water and Sewer comments and recommendations;*
- *Stormwater Management comments and recommendations; and*
- *DOT comments and recommendations*

ECCA position: OPPOSED:

- *Use is too intense to be located adjacent to long term R-20 residential.*

October 2008 Zonings

- *No landscaping or other buffering for residential property directly across the street. Need to provide a non-commercial view across Deen Rd and protection from any noise, lighting and odor problems emanating from the site.*
- *Traffic impact on narrow Deen Rd will probably require road improvements for safety and efficiency.*
- *Storm water issues related to >85% impervious surface proposal*
- *Need more specific proposal – don't favor developer manipulating size and location of building on some arbitrary (flexible) design effort*
- *Compliance with tree ordinance*

Planning Commission Action (October, unofficial): **HOLD** until the November 4, 2008 Planning Commission Zoning Hearing.

Planning Commission Recommendation (November, unofficial): **APPROVE**, subject to:

- *Staff comments and recommendations*
- *John Moore's (stipulation) letter of October 28, 2008*
- *Site must be cleaned of all debris, junk cars, mobile homes, etc. prior to issuing any land disturbance permit.*
- *Limiting left turns exiting the site to trucks 30 feet in length or 2 axles.*
- *Minimum front buffer width of 15 feet.*
- *Landscape plan to be approved by the county arborist.*

Board of Commissioners Action (November): **APPROVED**, subject to:

- *Planning Commission recommendations*
- *Staff comments and recommendations, where not in conflict*
- *Mr. John Moore's letter of October 28, 2008*
- *Mr. John Moore's letter of October 1, 2008, District Commissioner to approve site plan with all portions of the tract visible from Deen Road to be attractively landscaped*