

**COBB COUNTY BOARD OF COMMISSIONERS  
ZONING HEARING SUMMARY AGENDA  
JULY 20, 2010**

**CONSENT CASES**

- Z-18**      **RANDAL LOWE PLUMBING, LLC**  
**Z-19**      **KENNESAW STATE UNIVERSITY FOUNDATION, INC.**  
**LUP-17**    **CHATFIELD CONTRACTING, INC.** *(Previously held by the Planning Commission from their June 3, 2010 hearing)*  
**LUP-21**    **JUBILEE CHRISTIAN CHURCH INTERNATIONAL (GLORY TABERNACLE), INC.**  
**LUP-24**    **ERIN O'DRISCOLL**

**REGULAR CASES**

- Z-12**      **COMMUNITY BANK OF THE SOUTH** *(Previously held by the Planning Commission from their May 4, 2010 and June 3, 2010 hearings)*  
**Z-20**      **LARRY D. NEESE**  
**LUP-20**    **SANDRA D. BOSHAK**  
**LUP-23**    **TEMPLE KOL EMETH**  
**LUP-25**    **PEDRO ARREOLA**

**HELD CASE**

- Z-17**      **METRO GROUP DEVELOPMENT II, LLC** *(Previously held by the Board of Commissioners from their June 15, 2010 hearing)*

**HELD OR CONTINUED CASES BY STAFF, THE PLANNING COMMISSION OR THE BOARD OF COMMISSIONERS**

- LUP-22**    **STEVEN K. CRONIC** *(Held by the Planning Commission from their July 8, 2010 hearing; therefore will not be considered at this hearing)*

**OTHER BUSINESS**

**ITEM#1**

To consider a site plan amendment for Trilogy Development Group, Inc. regarding International House of Pancakes. This request concerns application Z-80 (Home Depot USA, Inc.) of July 15, 1997, for property located on the north side of Dallas Highway, east of Barrett Parkway in Land Lot 329 of the 20<sup>th</sup> District.

**ITEM #2**

To consider a site plan amendment for Atlanta Signature Homes, Inc. regarding application Z-71 and Z-148 (Atlanta Real Estate Acquisitions, LLC) of 2006, for property located on the east side of Maner Street, north of Copper Lake Road in Land Lot 694 of the 17<sup>th</sup> District.

**ITEM #3**

To consider a stipulation amendment for Keheley Partners, LLC regarding application Z-58 (Orion Development Group, LLC) of May 16, 2006, for property located at the northeasterly side of Keheley Road and Keheley Drive in Land Lot 235 of the 16<sup>th</sup> District.

**ITEM #4**

To consider a site plan amendment for Michael Phillips regarding Chase Bank. This request concerns application #73 (O'Neill Developments, Inc.) of April 21, 1987, for property located on the west side of Powder Springs Road, south of Macland Road in Land Lot 413 of the 19<sup>th</sup> District.

**ITEM #5**

To consider granting a Special Exception for reducing the required lot size as recommended by the Board of Zoning Appeals from their July 14, 2010 Variance Hearing regarding Variance Application:

V-29 ACR ENGINEERING  
V-45 KRISTI A. TRAYLOR

**COBB COUNTY BOARD OF COMMISSIONERS  
ZONING HEARING *CONSENT* AGENDA  
JULY 20, 2010**

**Rezoning**

**Z-18**      **RANDAL LOWE PLUMBING, LLC** (Gayle A. Lowe, owner) requesting Rezoning from **R-20** to **GC** for the purpose of an Office With Outside Storage in Land Lot 939 of the 16<sup>th</sup> District. Located on the south side of Hames Road, east of Kennesaw Avenue. The Planning Commission recommended **deletion** of Rezoning to the **LRO** zoning district **subject to:**

- site plan received by the Zoning Division May 4, 2010, with the District Commissioner approving minor modifications (on file in the Zoning Division)
- letter of agreeable conditions from Mr. Garvis L. Sams, Jr. dated June 30, 2010, *not otherwise in conflict and with the following change* (on file in the Zoning Division):
  - Paragraph No. 4, Item k. – Add to end: *“No finish removal or application outside of building.”*
- all stipulations contained in Exhibit “A” (on file in the Zoning Division)
- District Commissioner may approve minor changes
- Fire Department comments and recommendations
- Water and Sewer Division comments and recommendations
- Stormwater Management Division comments and recommendations
- Cobb DOT comments and recommendations
- 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
- inclusion on the Consent Agenda for the Board of Commissioners zoning hearing of July 20, 2010

**Z-19**      **KENNESAW STATE UNIVERSITY FOUNDATION, INC.** (owner) requesting Rezoning from **R-20** to **OI** for the purpose of an Office in Land Lot 97 of the 20<sup>th</sup> District. Located on Campus Loop Road, south of Frey Lake Road. The Planning Commission recommended **deletion** of Rezoning to a **Special Land Use Permit** **subject to:**

*Z-19 continued on next page*

**Z-19 KENNESAW STATE UNIVERSITY FOUNDATION, INC.  
(Continued)**

- site plan received by the Zoning Division May 6, 2010, with the District Commissioner approving minor modifications (on file in the Zoning Division)
- *revised* site plan showing added parking and decks to be filed with the Zoning Division within ninety (90) days of approval by Board of Commissioners and to be approved by the District Commissioner
- property to be used as an office associated with KSU *only*
- pertinent conditions contained in stipulated document from April 16, 2002 Other Business Item No. 2 -- Z-12 of 2002, (on file in the Zoning Division)
- general residential appearance of building to be preserved
- all parking to be in the driveway or at KSU
- signage to match other house-to-office conversions on west side of Campus Loop Road
- District Commissioner may approve minor changes
- Fire Department comments and recommendations
- Stormwater Management Division comments and recommendations
- Cobb DOT comments and recommendations
- inclusion on the Consent Agenda for the Board of Commissioners zoning hearing of July 20, 2010

**Land Use Permits**

**LUP-17 CHATFIELD CONTRACTING, INC.** (Robert Emmett Chatfield and Timothy Scott Higdon, owners) requesting a **Land Use Permit** for the purpose of a General Contractor's Business in Land Lot 934 of the 16<sup>th</sup> District. Located at the southeast intersection of Kennesaw Avenue and Hames Road (1178 Kennesaw Avenue). (*Previously held by the Planning Commission from their June 3, 2010 hearing*) The Planning Commission recommended **approval** of Land Use Permit for 12 months subject to:

*LUP-17 continued on next page*

**LUP-17 CHATFIELD CONTRACTING, INC. (Continued)**

- site plan received by the Zoning Division dated April 1, 2010 *for reference only* (on file in the Zoning Division)
- letter of agreeable conditions from Mr. Garvis L. Sams, Jr., dated May 26, 2010 *not otherwise in conflict and with the following change* (on file in the Zoning Division):
  - Delete Item No. 2 in its entirety
- clients to park in the driveway
- no signs and no deliveries
- applicant to maintain the property in its current residential state
- District Commissioner may approve minor changes
- Fire Department comments and recommendations *not otherwise in conflict*
- Water and Sewer Division comments and recommendations *not otherwise in conflict*
- Stormwater Management Division comments and recommendations *not otherwise in conflict*
- Cobb DOT comments and recommendations *not otherwise in conflict*
- inclusion on the Consent Agenda for the Board of Commissioners zoning hearing of July 20, 2010

**LUP-21 JUBILEE CHRISTIAN CHURCH INTERNATIONAL (GLORY TABERNACLE), INC. (owner) requesting a Land Use Permit (Renewal and Additional Children) for the purpose of a Child Care Learning Center in Land Lot 717 of the 19<sup>th</sup> District. Located on the north side of Macedonia Road, east of Hopkins Road (3000 Macedonia Road). The Planning Commission recommended approval of Land Use Permit for 24 months subject to:**

- site plan received by the Zoning Division dated April 30, 2010, with the District Commissioner approving minor modifications (on file in the Zoning Division)
- maximum of 75 children, with the youngest being infants
- all previous stipulations, not otherwise in conflict with these stipulations, contained in Exhibit A (on file in the Zoning Division)
- Fire Department comments and recommendations
- Water and Sewer Division comments and recommendations
- Cobb-Marietta Water Authority comments and recommendations
- Cobb DOT comments and recommendations
- inclusion on the Consent Agenda for the Board of Commissioners zoning hearing of July 20, 2010

**LUP-24**     **ERIN O'DRISCOLL** (Erin L. Driscoll Hunt a/k/a Erin L. O'Driscoll, owner) requesting a **Land Use Permit (Renewal)** for the purpose of Child Care in Land Lot 258 of the 20<sup>th</sup> District. Located on the north side of Wyntuck Circle, north of Wyntuck Drive (3753 Wyntuck Circle). The Planning Commission recommended **approval** of Land Use Permit for **24 months subject to:**

- **maximum of 12 children**
- **no employees**
- **no signs**
- **no on-street parking**
- **inclusion on the Consent Agenda for the Board of Commissioners zoning hearing of July 20, 2010**