

**COBB COUNTY BOARD OF COMMISSIONERS
ZONING HEARING SUMMARY AGENDA
JUNE 19, 2012**

CONSENT CASES

- Z-22 CALVERT INVESTMENTS, LLLP**
Z-23 LUTHER WASHINGTON
Z-24 MONICA T. MADDEN
Z-25 NEDA INVESTMENTS, LLC
LUP-12 TREVOR L. TUTHEROW
LUP-14 JEFFERY C. SMITH

REGULAR CASES

- Z-20 ALTERMAN WOODLAWN, LLC** *(Previously continued by the Planning Commission from their May 1, 2012 hearing)*
Z-26 BROOKS CHADWICK CAPITAL, LLC
LUP-13 GHEORGHE POPESCU
LUP-15 J. A. PACE

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

- Z-21 CHAD MCMILLEN** *(Continued by the Planning Commission from their June 5, 2012 hearing until their August 7, 2012 hearing; therefore will not be considered at this hearing)*
SLUP-2 SELMA, LLC *(Continued by the Planning Commission from their June 5, 2012 hearing; therefore will not be considered at this hearing)*

OTHER BUSINESS

ITEM #1

To consider amending the site plan for Mr. Fareed Sevani regarding rezoning application Z-76 (Fareed Sevani) of 2000, for property located in Land Lot 35 of the 17th District, at the northeast intersection of Old Floyd Road and Fontaine Road.

ITEM #2

To consider a stipulation and site plan amendment for Walton Communities, LLC regarding rezoning application Z-61 of 2005 (TI Riverwood, LLC), for property located at the northwest intersection of Cobb Parkway and Cumberland Boulevard in Land Lot 977, 978, 1015 and 1016 of the 17th District.

ITEM #3

To consider amending the site plan and stipulations for Lennar Georgia, Inc. regarding rezoning application Z-28 (Brooks Chadwick Capital, LLC) of 2011, for property located in Land Lot 172 of the 16th District, on the northeasterly side of Wigley Road, northwest of Sandy Plains Road.

COBB COUNTY BOARD OF COMMISSIONERS
ZONING HEARING *CONSENT* AGENDA
JUNE 19, 2012

Rezoning

Z-22 **CALVERT INVESTMENTS, LLLP** (owner) requesting Rezoning from **LI** to **R-20** for the purpose of a Single-Family House in Land Lot 1216 of the 19th District. Located on the south side of South Cobb School Road, south of Linda Vista Drive (5126 South Cobb School Road). The Planning Commission recommended **approval** of Rezoning to the **R-20** zoning district **subject to:**

- record new plat for division of proposed 0.933 tract showing the house
- Water and Sewer 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 June 19, 2012

Z-23 **LUTHER WASHINGTON** (Community Bank of the South, owner) requesting Rezoning from **GC** to **GC with Stipulations** for the purpose of a Banquet Hall, Storage, Ministry, Retail and Men's Assessment Program in Land Lot 270 of the 18th District. Located on the southwest side of Mableton Parkway, southwest of Twain Circle (6328 Mableton Parkway). The Planning Commission recommended **deletion** of Rezoning to the **NRC** zoning district **subject to:**

- site plan received by the Zoning Division April 4, 2012, with the District Commissioner approving minor modifications (on file in the Zoning Division)
- proposed uses *only*, with Banquet Hall use to be changed to Meeting Hall
- allow existing parking to remain; upon redevelopment parking standards to be met
- no outside storage
- landscaping to be approved by County Arborist
- Water and Sewer Division comments and recommendations
- Stormwater Management Division comments and recommendations
- Cobb DOT comments and recommendations, *with the deletion of the requirement to install sidewalks until such time sidewalks are installed on adjacent property*

Z-23 continued on next page

Z-23 LUTHER WASHINGTON (Continued)

- 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 June 19, 2012

Z-24 MONICA T. MADDEN (Joan Pletch Clayton, owner) requesting Rezoning from **LRO** to **NRC** for the purpose of a Hair Salon in Land Lot 149 of the 16th District. Located on the north side of Hawkins Store Road, east of Bells Ferry Road (222 Hawkins Store Road). The Planning Commission recommended **approval** of Rezoning to the **NRC** zoning district **subject to:**

- site plan received by the Zoning Division on April 4, 2012, with the District Commissioner approving minor modifications (on file in the Zoning Division)
- for this use *only* and by appointment *only*, with the District Commissioner to approve any change in use
- Water and Sewer 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 June 19, 2012

Z-25 NEDA INVESTMENTS, LLC (Stephanie L. Wyant, Douglas P. Brown and Kevin L. Smith, owners) requesting Rezoning from **R-20** to **R-15** for the purpose of a Single-Family Subdivision in Land Lot 529 of the 16th District. Located on the west side of Holly Springs Road, northwest of Paul's Way (2975 and 2985 Holly Springs Road). The Planning Commission recommended **approval** of Rezoning to the **R-20 with Stipulations** zoning district **subject to:**

Z-25 continued on next page

Z-25 NEDA INVESTMENTS, LLC (Continued)

- specific to *revised* site plan received by the Zoning Division June 1, 2012 (on file in the Zoning Division)
- email correspondence from Mr. Jonathan Adams dated June 1, 2012 (on file in the Zoning Division)
- elevations presented as guidance for architecture (on file in the Zoning Division)
- size of houses to be a minimum of 2,800 square feet
- houses to be three (3) sided brick or masonry with the fourth being hardiplank and architectural style to be approved by the District Commissioner
- Fire Department comments and recommendations
- Water and Sewer Division 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 June 19, 2012

Land Use Permits

LUP-12 TREVOR L. TUTHEROW (Trevor L. Tutherow and Jacquelyn C. Tutherow, owners) requesting a **Land Use Permit** for the purpose of a General Contractor's Office in Land Lot 75 of the 20th District. Located on the north side of Silver Lace Lane, northwest of Acworth Dallas Highway (6034 Silver Lace Lane). The Planning Commission recommended **approval** of Land Use Permit for **12 months subject to:**

- office use *only* and all business activity must be invisible to neighborhood
- bookkeeper to work a maximum of three (3) days a week with four (4) hour shifts
- deliveries of paperwork by subcontractors or sales representatives limited to once a day, five (5) days per week
- one work related vehicle (maximum gross weight of 12,500 pounds) allowed as provided in the Cobb County Code
- no signs
- no business related storage or equipment
- no on-street parking of business related vehicles
- inclusion on the Consent Agenda for the Board of Commissioners' zoning hearing of June 19, 2012

LUP-14 **JEFFERY C. SMITH** (Jeffery C. Smith and Julian W. Smith, owners) requesting a **Land Use Permit** for the purpose of Produce Sales in Land Lot 1054 of the 19th District. Located on the northeast side of Austell Powder Springs Road, southeast of Furr Avenue (4509 Austell Powder Springs Road). The Planning Commission recommended **approval** of Land Use Permit for **24 months subject to:**

- **fruit stand to be maintained at the side of the primary structure**
- **off-street parking and turn-around space to be provided to the side and rear of the existing structures**
- **business activity limited to Spring and Summer months *only***
- **Cobb DOT comments and recommendations**
- **inclusion on the Consent Agenda for the Board of Commissioners' zoning hearing of June 19, 2012**