

**COBB COUNTY BOARD OF COMMISSIONERS  
ZONING HEARING SUMMARY AGENDA  
DECEMBER 18, 2012**

**CONSENT CASES**

- Z-47**      **LINFORD D. MEADOR**  
**Z-48**      **URBANUS K. AND PATRICIA NDUNGE KIOKO MBINDA**  
**Z-55**      **DOLORES CASAL**  
**LUP-26**    **KAREN STEWART**

**CONTINUED CASE**

- SLUP-6**    **RITTNER B. NESBITT** *(Previously continued by the Planning Commission from their September 6, 2012 hearing and previously continued by the Board of Commissioners from their October 16, 2012 and November 20, 2012 hearings)*

**REGULAR CASES**

- Z-38**      **LUIS URIZAR** *(Previously continued by the Planning Commission from their September 6, 2012, October 2, 2012 and November 6, 2012 hearings)*  
**Z-39**      **BANK OF AMERICA, N.A.** *(Previously continued by Staff from the September 6, 2012, October 2, 2012 and November 6, 2012 Planning Commission hearings)*  
**Z-49**      **PATRICIA F. MCGINTY**  
**Z-54**      **BALLANTRY HOMES (WESTCOBB) INC.**  
**Z-55**      **DOLORES CASAL**  
**LUP-27**    **RENATO BESSA**  
**LUP-28**    **SIMON FOWLER**

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

- Z-50**      **ARROWHEAD REAL ESTATE PARTNERS,** *(Continued by the Planning Commission from their December 4, 2012 hearing; therefore will not be considered at this hearing)*  
**Z-51**      **ARROWHEAD REAL ESTATE PARTNERS, LLC** *(Continued by the Planning Commission from their December 4, 2012 hearing; therefore will not be considered at this hearing)*

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

- Z-52**      **MAXINE LONG MINCHEW REVOCABLE LIVING TRUST**  
*(Continued by the Planning Commission from their December 4, 2012 hearing; therefore will not be considered at this hearing)*
- Z-53**      **NEW LIFE MISSIONARY BAPTIST CHURCH** *(Continued by the Planning Commission from their December 4, 2012 hearing; therefore will not be considered at this hearing)*

**OTHER BUSINESS**

**ITEM #1**

To consider a stipulation and site plan clarification for Madison Hills Apartments, LLC regarding rezoning application Z-22 of 2010 (Madison Hills, LLC), for property located on the south side of Delk Road, west of Bentley Road in Land Lots 799, 800, 856 and 857 of the 17th District.

**ITEM #2**

To consider a stipulation amendment for the Robert Feldberg regarding rezoning application Z-70 of 2005 (Robert Feldberg), for property located on the northeasterly side of Atlanta Road and on the northern side of Winchester Parkway in Land Lot 748 of the 17th District.

**ITEM #3**

To consider site plan and stipulation amendments for Tri-Kell Investments, Inc. regarding rezoning application Z-49 of 2008 (Tri-Kell Investments, Inc.), for property located at the northwesterly intersection of Paces Mill Road and U.S. Highway 41 in Land Lots 976, 977, 1016 and 1017 of the 17th District.

**COBB COUNTY BOARD OF COMMISSIONERS  
ZONING HEARING *CONSENT* AGENDA  
DECEMBER 18, 2012**

**Rezoning**

**Z-47**      **LINFORD D. MEADOR** (owner) requesting Rezoning from **R-20** to **HI** for the purpose of Parking Equipment And Two Trucks in Land Lot 67 of the 20<sup>th</sup> District. Located on the south side of New McEver Road, west of Old McEver Road (3661 New McEver Road). The Planning Commission recommended **deletion** of Rezoning to the **LI** zoning district **subject to:**

- **Site plan received by Zoning Division on October 12, 2012, with District Commissioner approving minor modifications (on file in the Zoning Division)**
- **For this use *only***
- **Fire Department comments and recommendations**
- **Stormwater Management Division comments and recommendations**
- **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 December 18, 2012**

**Z-48**      **URBANUS K. AND PATRICIA NDUNGE KIOKO MBINDA** (Urbanus K. Mbinda and Patricia Ndunge Kioko, owners) requesting Rezoning from **GC** and **R-20** to **R-20** for the purpose of a Group Home in Land Lot 136 of the 18<sup>th</sup> District. Located on the north side of Humphries Hill Road, west of C. H. James Parkway (6194 Humphries Hill Road). The Planning Commission recommended **approval** of Rezoning to the **R-20** zoning district **subject to:**

- **Site plan received by the Zoning Division on October 4, 2012, with District Commissioner approving minor modifications (on file in the Zoning Division)**
- **Maximum of three adults**

*Z-48 continued on next page*

**Z-48            URBANUS K. AND PATRICIA NDUNGE KIOKO MBINDA  
(Continued)**

- **Water and Sewer Division comments and recommendations**
- **Fire Department 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 December 18, 2012**

**Z-55            DOLORES CASAL (owner) requesting Rezoning from GC to NRC  
for the purpose of a Furniture Store in Land Lot 637 of the 16<sup>th</sup>  
District. Located on the east side of Canton Road, north of Hiawassee  
Drive (2410 Canton Road). The Planning Commission recommended  
approval of Rezoning to the NRC zoning district **subject to:****

- **Site plan received by the Zoning Division on October 5, 2012 (on file in the Zoning Division)**
- **Letter from Ms. Carol Brown dated November 28, 2012 (on file in the Zoning Division)**
- **All improvements to the exterior of the building be in compliance with the Canton Road Design Guidelines**
- **Planning Division 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 December 18, 201**

**Land Use Permits**

**LUP-26 KAREN STEWART** (Jeremy R. Stewart and Karen M. Stewart, owners) requesting a **Land Use Permit** for the purpose of a Cottage Food Business in Land Lot 185 of the 17<sup>th</sup> District. Located on the west side of Collins Lake Drive, north of Fontaine Road (4855 Collins Lake Drive). The Planning Commission recommended **approval** of Land Use Permit for **24 months, with inclusion on the Consent Agenda for the Board of Commissioners' Zoning Hearing of December 18, 2012.**