

**COBB COUNTY BOARD OF COMMISSIONERS
ZONING HEARING SUMMARY AGENDA
MAY 20, 2014**

CONSENT CASES

- Z-16** **CRP OAKMONT HARTMAN ROAD, L.L.C.** *(Previously continued by Staff)*
- Z-19** **JIM AND JULIA TIDWELL**
- Z-20** **CHARLES YANTIS**
- Z-23** **TROIX PROPERTIES, LLC**
- Z-25** **THE CENTER FOR CHILDREN AND YOUNG ADULTS, INC.**
- LUP-15** **MOST REVEREND WILTON D. GREGORY, S.L.D., AS ARCHBISHOP OF THE ROMAN CATHOLIC ARCHDIOCESE OF ATLANTA AND/OR HIS SUCCESSORS IN OFFICE**
- SLUP-7** **CUMBERLAND CHRISTIAN ACADEMY, INC.**

CONTINUED CASES

- Z-4** **NORTHLAKE STORAGE, LLC** *(Previously continued by Staff from the February 18, 2014, March 18, 2014 and April 15, 2014 Board of Commissioners hearings)*
- Z-14** **CAN NGUYEN** *(Previously continued by the Board of Commissioners from their April 15, 2014 hearing)*
- SLUP-13**¹³ **PEGASUS TOWER COMPANY, LLC** *(Previously continued by Staff)*
- SLUP-1** **NORTHLAKE STORAGE, LLC** *(Previously continued by Staff from the February 18, 2014, March 18, 2014 and April 15, 2014 Board of Commissioners hearings)*

REGULAR CASES

- Z-9** **QUIK TRIP CORPORATION** *(Previously held by the Planning Commission from their March 4, 2014 and April 1, 2014 hearings)*
- Z-24** **RACETRAC PETROLEUM, INC.**
- Z-27** **BROOKS CHADWICK, LLC**

WITHDRAWN CASES

- Z-18** **PRIME INTEREST, INC. - WITHDRAWN WITHOUT PREJUDICE**
- Z-21** **ENOCH APPIAH - WITHDRAWN WITHOUT PREJUDICE**
- SLUP-5** **ENOCH APPIAH - WITHDRAWN WITHOUT PREJUDICE**

HELD OR CONTINUED CASES BY STAFF OR THE PLANNING COMMISSION

- Z-2** **ISAKSON LIVING COMMUNITIES, LLC** *(Continued by Staff until the September 4, 2014 Planning Commission hearing; therefore will not be considered at this hearing)*
- Z-22** **3700 ROSWELL ROAD, LLC** *(Continued by Staff; therefore will not be considered at this hearing)*
- Z-26** **TANGLEWOOD DEVELOPMENT, INC.** *(Held by the Planning Commission from their May 6, 2014 hearing; therefore will not be considered at this hearing)*
- Z-28** **MUNICIPAL COMMUNICATIONS, LLC** *(Continued by Staff until the July 1, 2014 Planning Commission hearing; therefore will not be considered at this hearing)*
- SLUP-6** **3700 ROSWELL ROAD, LLC** *(Continued by Staff; therefore will not be considered at this hearing)*
- SLUP-8** **COSMO VENTURES COBB, LLC** *(Continued by Staff; therefore will not be considered at this hearing)*
- SLUP-9** **MUNICIPAL COMMUNICATIONS, LLC** *(Continued by Staff until the July 1, 2014 Planning Commission hearing; therefore will not be considered at this hearing)*

OTHER BUSINESS

ITEM OB-24

To consider a site plan amendment for Pebblebrook Development, LLC regarding rezoning application Z-61 of 2006 (Talley Development), for property located on the east side of Veterans Memorial Highway, west of Buckner Road in Land Lots 68 and 69 of the 18th District.

ITEM OB-25

To consider a stipulation amendment for J & H Property Leasing 2, LLC regarding rezoning application Z-38 of 2010 (J & H Property Leasing, LLC), for property located at the southwest intersection of Delk Road and Powers Ferry Road in Land Lot 925 of the 17th District.

ITEM OB-26

To consider a site plan amendment for Primrose Schools regarding rezoning application Z-110 of 1984 (Marett Properties, Inc.), for property located on the east side of Johnson Ferry Road, south of Little Willeo Road in Land Lot 67 of the 1st District.

ITEM OB-27

To consider a site plan amendment for JLL Retail regarding rezoning application Z-14 of 1995 (SFERS, a Real Estate Corp.), for property located on the north side of Roswell Road and on the south side of Providence Road in Land Lots 898, 903 and 904 of the 16th District.

ITEM OB-28

To consider a stipulation amendment for S & B Investments, Inc. regarding property located at the northwest intersection of Johnson Ferry Road and Paper Mill Road, in Land Lots 73 and 81 of the 1st District.

ITEM OB-29

To consider a stipulation amendment for Village Center, Inc. regarding rezoning application Z-176 of 2004 (Village Center, Inc) for property located on the west side of Johnson Ferry Road, north of Paper Mill Road, in Land Lots 73 and 81 of the 1st District.

ITEM OB-30

To consider a stipulation amendment for The Ryland Group, Inc. regarding rezoning application Z-132 of 2003 (Larry B. Thompson) for property located on the east side of Knight Road, north of Ebenezer Road, in Land Lots 379 and 414 of the 16th District.

ITEM OB-31

To consider a request from Whiteway Neon-AD, Inc. regarding a billboard placement located on the easterly side of I-285 and the north side of Church Road. The property is located Land Lot 761 of the 17th District.

**COBB COUNTY BOARD OF COMMISSIONERS
ZONING HEARING *CONSENT* AGENDA
MAY 20, 2014**

Rezoning

Z-16 **CRP OAKMONT HARTMAN ROAD, L.L.C.** (J&E Bob White Associates, LLC; Savta & Saba, LLC; and The Minor's Trust for the Benefit of Frederick Michael Lansky dated July 29, 1993, owners) requesting Rezoning from **HI** and **R-20** to **HI** for the purpose of Office/Warehouse in Land Lots 684 and 702 of the 18th District. Located on the northeast side of White Road, south of Factory Shoals Road. (*Previously continued by Staff*) Planning Commission recommended **approval** of Rezoning to the **HI** zoning district **subject to:**

- **Revised site plan received by the Zoning Division February 19, 2014, with the District Commissioner approving minor modifications (on file in the Zoning Division)**
- **Atlanta Regional Commission and Georgia Regional Transportation Authority comments and recommendations (on file in the Zoning Division)**
- **Applicant agrees to plant a staggered row of Leyland Cypress, a minimum of six feet in height, on ten foot centers, along the property frontage with White Road**
- **In the event the closing of the subject property has not been consummated within 12 months of the final zoning approval, the property shall revert to its existing R-20 and HI zoning classifications and the stipulations applicable thereto**
- **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 May 20, 2014**

Z-19 **JIM AND JULIA TIDWELL** (Tidwell North Cobb LLC, owner) requesting Rezoning from **GC** to **LI** for the purpose of Equipment Leasing and Trailer Sales and Service in Land Lots 175 and 176 of the 20th District. Located on the northeast side of Cobb Parkway, and southwest side of Old 41 Highway, southeasterly of McCollum Parkway (2390 Cobb Parkway). Planning Commission recommended **approval** of Rezoning to the **LI** zoning district **subject to:**

- **Site plan received by the Zoning Division March 3, 2014, with the District Commissioner approving minor modifications (on file in the Zoning Division)**
- **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 the dedication of system improvements to mitigate traffic concerns**
- **Inclusion on the Consent Agenda for the Board of Commissioners' Zoning Hearing of May 20, 2014**

Z-20 **CHARLES YANTIS** (Charles W. Yantis and Melna L. Yantis, owners) requesting Rezoning from **IF** to **R-15** for the purpose of a Single-Family House in Land Lot 1053 of the 19th District. Located on the west side of Doss Circle, north of Oglesby Road (4570 Doss Circle). Planning Commission recommended **approval** of Rezoning to the **R-15** zoning district **subject to:**

- **Site plan received by the Zoning Division March 5, 2014, with the District Commissioner approving minor modifications (on file in the Zoning Division)**
- **Water and Sewer Division comments and recommendations**
- **Cobb DOT comments and recommendations**
- **Inclusion on the Consent Agenda for the Board of Commissioners' Zoning Hearing of May 20, 2014**

Z-23 **TROIX PROPERTIES, LLC** (Providence Bank, owner) requesting Rezoning from **R-15** and **R-20** to **LI** for the purpose of a Warehouse and Related Uses in Land Lot 1137 of the 16th District. Located on the west side of Fairview Street, and on the north side of Gresham Road (108 and 409 Fairview Street and two other parcels). Planning Commission recommended **approval** of Rezoning to the **LI** zoning district **subject to:**

- Site plan received by the Zoning Division March 6, 2014, with the District Commissioner approving minor modifications (on file in the Zoning Division)
- Water and Sewer Division comments and recommendations
- Stormwater Management Division comments and recommendations
- Cobb DOT comments and recommendations, *with curb and gutter to be installed at such time that the property on the corner of Fairview and Gresham is redeveloped*
- 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 May 20, 2014

Z-25 **THE CENTER FOR CHILDREN AND YOUNG ADULTS, INC.** (owner) requesting Rezoning from **PSC** and **R-20** to **NRC** for the purpose of Accessory Recreation Use for Existing Center in Land Lots 60 and 85 of the 17th District. Located at the northeast intersection of Austell Road and Schaffer Road (2221 Austell Road). Planning Commission recommended **approval** of Rezoning to the **NRC** zoning district **subject to:**

- Site plan and recreation area plan received by the Zoning Division March 6, 2014, with the District Commissioner approving minor modifications (on file in the Zoning Division)
- Water and Sewer Division comments and recommendations
- Stormwater Management Division comments and recommendations
- Cobb DOT comments and recommendations, *with installation of sidewalk along Schaffer Road delayed until redevelopment/further improvements to the property*
- 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 May 20, 2014

Land Use Permits

LUP-15 MOST REVEREND WILTON D. GREGORY, S.L.D., AS ARCHBISHOP OF THE ROMAN CATHOLIC ARCHDIOCESE OF ATLANTA AND/OR HIS SUCCESSORS IN OFFICE (owner) requesting a **Land Use Permit** for the purpose of a Catholic Campus Ministry in Land Lot 97 of the 20th District. Located on the west side of Campus Loop Road, across from Paulding Avenue (3487 Campus Loop Road). Planning Commission recommended **approval** of Land Use Permit for **24 months subject to:**

- **Site plan received by Zoning Division March 6, 2014 (on file in the Zoning Division)**
- **All parking to be within the driveway or at Kennesaw State University**
- **Signage to match other house-to-office conversions on this side of Campus Loop Road, if a free standing sign is needed**
- **Fire Department comments and recommendations**
- **Cobb DOT comments and recommendations**
- **Inclusion on the Consent Agenda for the Board of Commissioners' Zoning Hearing of May 20, 2014**

Special Land Use Permits

SLUP-7 CUMBERLAND CHRISTIAN ACADEMY, INC. (Sun Valley (Holloman Road) Partners, LLC, owner) requesting a **Special Land Use Permit** for the purpose of a Private School and Its Corporate Offices in Land Lots 1247 and 1248 of the 19th District. Located on the west side of Holloman Road, south of Hiram Lithia Springs Road. Planning Commission recommended **approval** of Special Land Use Permit **subject to:**

- **Site plan in general conformity with plan received by the Zoning Division March 6, 2014, with final approval by the District Commissioner after review in the Plan Review process (on file in the Zoning Division)**
- **Landscape plan, with particular regard to parking areas, to be approved by the District Commissioner after review by County Arborist**

SLUP-7 CUMBERLAND CHRISTIAN ACADEMY, INC. (Continued)

- **Letters of agreeable conditions from Garvis L. Sams, Jr. dated April 2, 2014 and April 29, 2014 (on file in the Zoning Division)**
- **Cobb DOT comments and recommendations**
- **Fire Department comments and recommendations**
- **Sewer and Water Division comments and recommendations**
- **Stormwater Management Division comments and recommendations**
- **Inclusion on the Consent Agenda for the Board of Commissioners' Zoning Hearing of May 20, 2014**