

**COBB COUNTY PLANNING COMMISSION
ZONING HEARING SUMMARY AGENDA
MAY 6, 2014**

CONSENT CASE

- 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-24** **RACETRAC PETROLEUM, INC.**
- 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 CASE

- Z-2** **ISAKSON LIVING COMMUNITIES, LLC** *(Previously continued by Staff until the May 6, 2014 Planning Commission hearing)*

REGULAR CASES

- Z-26** **TANGLEWOOD DEVELOPMENT, INC.**
- Z-27** **BROOKS CHADWICK, LLC**

HELD CASES

- Z-9** **QUIK TRIP CORPORATION** *(Previously held by the Planning Commission from their March 4, 2014 and April 1, 2014 hearings)*

WITHDRAWN CASE

- Z-18** **PRIME INTEREST, INC.** – *WITHDRAWN WITHOUT PREJUDICE*
- Z-21** **ENOCH APPIAH** – *WITHDRAWN WITHOUT PREJUDICE*
- SLUP-5** **ENOCH APPIAH** – *WITHDRAWN WITHOUT PREJUDICE*

CONTINUED OR HELD CASES BY PLANNING COMMISSION OR STAFF

- Z-22** **3700 ROSWELL ROAD, LLC** (*Continued by Staff; therefore will not be considered at this hearing*)
- Z-28** **MUNICIPAL COMMUNICATIONS, LLC** (*Continued by Staff; 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; therefore will not be considered at this hearing*)

**COBB COUNTY PLANNING COMMISSION
ZONING HEARING *CONSENT* AGENDA
MAY 6, 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*) Staff recommends **APPROVAL** subject to the following conditions:

- **Revised site plan received by the Zoning Division on February 19, 2014, with the District Commissioner approving minor modifications**
- **Atlanta Regional Commission and Georgia Regional Transportation Authority comments and recommendations**
- **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**

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, southwest side of Old 41 Highway, southeasterly of McCollum Parkway (2390 Cobb Parkway). Staff recommends **APPROVAL** subject to the following conditions:

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Z-19 JIM AND JULIA TIDWELL (Continued)

- **Site plan received by the Zoning Division on March 3, 2014, with the District Commissioner approving minor modifications**
- **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**

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). Staff recommends **APPROVAL** subject to the following conditions:

- **Site plan submitted to the Zoning Division on March 5, 2014, with the District Commissioner approving minor modifications**
- **Water and Sewer Division comments and recommendations**
- **Cobb DOT comments and recommendations**

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). Staff recommends **APPROVAL** subject to the following conditions:

- **Site Plan received by the Zoning Division on March 6, 2014, with the District Commissioner approving minor modifications**
- **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**

Z-24 **RACETRAC PETROLEUM, INC.** (owner) requesting Rezoning from **TS** to **CRC** for the purpose of Parking Improvements for Existing Convenience Store with Fuel Sales in Land Lot 753 of the 17th District. Located on the northeast side of South Cobb Drive, north of Tibarron Parkway (5191 South Cobb Drive). Staff recommends **APPROVAL** subject to the following conditions:

- **Site plan received by the Zoning Division on March 6, 2014, with the District Commissioner approving minor modifications**
- **Water and Sewer Division comments and recommendations**
- **Stormwater Management Division comments and recommendations**
- **Cobb DOT comments and recommendations**

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). Staff recommends **APPROVAL** subject to the following conditions:

- **Site plan and recreation area plan submitted to the Zoning Division on March 6, 2014, with the District Commissioner approving minor modifications**
- **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**

Land Use Permit

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). Staff recommends **APPROVAL** for 24 months subject to:

- **Site Plan received by Zoning Division on March 6, 2014;**
- **All parking to be within the driveway or at KSU**
- **Signage to match other house-to-office conversions on this side of Campus Loop Road, if a free standing sign is needed**
- **Fire Departments comments and recommendations**
- **Cobb DOT comments and recommendations**

Special Land Use Permit

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. Staff recommends **APPROVAL** subject to the following conditions:

- **Site plan in general conformity with that received by the Zoning Division March 6, 2014 with final approval by the District Commissioner after review in the Plan Review process**
- **Landscape plan, with particular regard to parking areas, to be approved by the District Commissioner after review by County Arborist**
- **Cobb DOT comments and recommendations**
- **Fire Department comments and recommendations**
- **Sewer and Water Division comments and recommendations**
- **Stormwater Management Division comments and recommendations**