

**COBB COUNTY BOARD OF COMMISSIONERS  
ZONING HEARING SUMMARY AGENDA  
SEPTEMBER 16, 2014**

**MORNING SESSION 9:00 a.m.**

**CONSENT CASES**

- Z-58            HABITAT FOR HUMANITY OF NORTHWEST METRO  
ATLANTA, INC.**
- Z-59            COMPASS SELF STORAGE**
- Z-62            EDDIE E. MOON**
- Z-63            SHALLOWFORD HARDWARE, LLC**
- LUP-28        MARIE MCCLESKEY**
- LUP-29        EAST COBB CHURCH OF CHRIST, INC.**

**OTHER BUSINESS**

**ITEM OB-35**

To consider amending the stipulations for the North Atlanta Soccer Association regarding Special Land Use Permit application LUP-3 of 1990 (Metro North Youth Soccer Association, Inc.), for property located on the north side of Paper Mill Road, west of Johnson Ferry Road in Land Lots 5, 6, 73 of the 1st District. *(Continued by Staff until the October 21, 2014 Zoning Hearing; therefore will not be considered at this hearing)*

**ITEM OB-48**

To consider a site plan and stipulation amendment for Captain Ashok K. Sagar regarding rezoning application Z-114 of 2002 (Captain Ashok K. Sagar), for property located on the south side of Veterans Memorial Highway, east of North Allen Road in Land Lot 45 of the 18 District. *(Previously continued by Staff from the August 19, 2014 Board of Commissioners hearing)*

**ITEM OB-55**

To consider a site plan and stipulation amendment for Suncap Property Group regarding rezoning application Z-94 of 2006 (B. Jadow & Sons, Inc.), for property located at the southwesterly intersection of Factory Shoals Road and White Road, and on the north side of Third Flags Parkway in Land Lots 681,682, 702, 703, 704, 775 and 776 of the 18<sup>th</sup> District.

**ITEM OB-56**

To consider a stipulation amendment for The Space Atlanta, LLC regarding rezoning application Z-45 of 2012 (Last Stand Fitness, LLC), for property located on the west side of Atlanta Road at Brownwood Lane, and on the east side of I-285, south of Atlanta Road in Land Lot 763 of the 17<sup>th</sup> District.

**ITEM OB-57**

To consider a site plan and stipulation amendment for Mount Bethel Christian Academy, Inc. regarding application SLUP-11 of 2013 (Mt. Bethel United Methodist Church, Inc.), for property located on the north side of Post Oak Tritt Road, west of Holly Springs Road in Land Lots 599, 600, 625 and 626 of the 16<sup>th</sup> District.

**ITEM OB-58**

To consider a site plan amendment for NEDA Investments, LLC regarding rezoning application Z-25 of 2012 (NEDA Investments), for property located on the west side of Holly Springs Road, northwest of Paul's Way in Land Lots 529 of the 16<sup>th</sup> District.

**ITEM OB-59**

To consider a site plan amendment for Hedgerose Development regarding rezoning application Z-86 of 1999 (Jack E. Wilson), for property located on the south side of Stilesboro Road, east of Mars Hill Road in Land Lots 223 and 224 of the 20<sup>th</sup> District.

**AFTERNOON SESSION 1:30 p.m.**

**REGULAR CASES**

**Z-60            WEST COBB SENIOR LIVING, LLC  
LUP-27        MARIA CLAUDIA ORTEGA**

**WITHDRAWN CASES**

- Z-40**      **FEEDING GOD’S CHILDREN MINISTRY** *(Previously continued by Staff from the June 17, 2014 and July 15, 2014 Board of Commissioners hearings) – WITHDRAWN WITHOUT PREJUDICE*
- LUP-30**    **DONNA L. PARKER – WITHDRAWN WITHOUT PREJUDICE**

**CONTINUED OR HELD CASES BY PLANNING COMMISSION OR STAFF**

- Z-2**      **ISAKSON LIVING COMMUNITIES, LLC** *(Continued by Staff until the November 4, 2014 Planning Commission hearing; therefore will not be considered at this hearing)*
- Z-45**    **MCP-ACKERMAN CORPORATE FORUM, LLC** *(Continued by Staff until the October 7, 2014 Planning Commission hearing; therefore will not be considered at this hearing)*
- Z-46**    **JW HOMES, LLC** *(Continued by Staff; therefore will not be considered at this hearing)*
- Z-48**    **DAVID PEARSON COMMUNITIES, INC.** *(Continued by the Planning Commission from their July 1, 2014 hearing, continued by Staff from the August 5, 2014 and held by the Planning Commission from their September 4, 2014 hearings; therefore will not be considered at this hearing)*
- Z-50**    **GEORGIA KIDS PROJECT, LLC** *(Continued by Staff until the October 7, 2014 Planning Commission hearing; therefore will not be considered at this hearing)*
- Z-54**    **BELMONT ASSOCIATES, LLC** *(Continued by Staff until the October 7, 2014 Planning Commission hearing; therefore will not be considered at this hearing)*
- Z-56**    **BROOKS CHADWICK, LLC** *(Continued by Staff until the October 7, 2014 Planning Commission hearing; therefore will not be considered at this hearing)*
- Z-61**    **CAPITAL CITY VIEW HOMES, LLC** *(Continued by Staff until the October 7, 2014 Planning Commission hearing; therefore will not be considered at this hearing)*
- SLUP-14** **MUNICIPAL COMMUNICATIONS, LLC** *(Continued by Staff; therefore will not be considered at this hearing)*
- SLUP-17** **JUBILEE CHRISTIAN CHURCH INTL. GLORY AND TABERNACLE, INC.** *(Continued by Staff until the October 7, 2014 Planning Commission hearing; therefore will not be considered at this hearing)*
- SLUP-18** **CENTRAL CITY TOWING** *(Continued by Staff until the October 21, 2014 Board of Commissioners’ hearing; therefore will not be considered at this hearing)*

**COBB COUNTY BOARD OF COMMISSIONERS  
ZONING HEARING *CONSENT* AGENDA  
SEPTEMBER 16, 2014**

**Rezoning**

**Z-58**      **HABITAT FOR HUMANITY OF NORTHWEST METRO ATLANTA, INC.** (owner) requesting Rezoning from NS and **R-20** to **R-20** for the purpose of Two Single-Family Houses in Land Lot 33 of the 18<sup>th</sup> District. Located on the northwest side of South Gordon Road, southwest of Veterans Memorial Highway (5730 South Gordon Road). The Planning Commission recommended **approval** to the **R-20** zoning district subject to the following conditions:

- **Site plan received by the Zoning Division June 26, 2014 (on file in the Zoning Division)**
- **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 September 16, 2014**

**Z-59**      **COMPASS SELF STORAGE** (Amsdell Storage Ventures X, LLC, owner) requesting Rezoning from **LI with Stipulations** to **LI with Stipulations** for the purpose of Self Storage with U-Haul in Land Lot 94 of the 20<sup>th</sup> District. Located on the northeast side of George Busbee Parkway, and on the west side of Frey Road (3885 Frey Road). The Planning Commission recommended **approval** to the **LI with Stipulations** zoning district subject to the following conditions:

- **Applicant to add five parking spaces to accommodate rental trucks**
- **All signage to meet code requirements with verification from Code Enforcement within 60 days of final approval by the Board of Commissioners**
- **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 September 16, 2014**

**Z-62**      **EDDIE E. MOON** (Eddie E. Moon and Howell Shopping Center, Inc., owners) requesting Rezoning from **GC** and **R-20** to **LI** and **CRC** for the purpose of Mechanical Repair of Cars and Trucks, and Community Retail Uses in Land Lot 498 of the 18<sup>th</sup> District. Located at the northeast intersection of Mableton Parkway and Hunnicutt Road (6981 and 7005 Mableton Parkway). The Planning Commission recommended **approval** to the **LI** and **CRC** zoning districts subject to the following conditions:

- **Site plan to be approved by District Commissioner**
- **Letter from Mr. Garvis L. Sams, Jr., dated August 22, 2014 (on file in the Zoning Division) with the following changes:**
  - **Item No. 13 – add to end: h. Palm Reading; i. Fortune Telling; j. Pool halls and billiard parlors**
- **No vehicles with advertising to be parked on the property where they are viewable from public roads for over one hour in a 24 hour period; NAPA branded vehicles used for deliveries are exempt from this requirement**
- **District Commissioner to approve landscape plan**
- **Dumpster enclosure to conform to county standards**
- **Allowance of gravel parking to the rear of buildings, to be screened on Hunnicutt Road with fencing and landscaping**
- **No junk cars**
- **Fire Department comments and recommendations**
- **Planning Division 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 September 16, 2014**

**Z-63**      **SHALLOWFORD HARDWARE, LLC** (Danny W. McCurdy, owner) requesting Rezoning from **R-20** to **NRC** for the purpose of Retail Hardware and Related Uses in Land Lot 338 of the 16<sup>th</sup> District. Located on the south side of Shallowford Road, west of Palladian Village Drive and Steinhauer Road (2510 Shallowford Road). The Planning Commission recommended **approval** to the **NRC** zoning district subject to the following conditions:

**Z-63            SHALLOWFORD HARDWARE, LLC (Continued)**

- **Revised site plan received by the Zoning Division July 29, 2014, with the District Commissioner approving minor modifications (on file in the Zoning Division)**
- **Approval is for current existing uses, to include hardware store and related uses, automobile, truck and trailer lease, and rental facilities as an accessory use**
- **Rental trucks/trailers to be parked in designated area to be approved by Zoning Division Manager**
- **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 September 16, 2014**

**Land Use Permits**

**LUP-28        MARIE MCCLESKEY** (Christopher Roy McCleskey and Marie Simpson McCleskey, owners) requesting a **Land Use Permit (Renewal)** for the purpose of a Portrait Studio in Land Lot 241 of the 16<sup>th</sup> District. Located on the north side of Arbor Spring Way, east of Arbor Spring Drive (2673 Arbor Spring Way). The Planning Commission recommended **approval** of land use permit for **24 months** subject to the following conditions:

- **Cobb DOT comments and recommendations**
- **Inclusion on the Consent Agenda for the Board of Commissioners' Zoning Hearing of September 16, 2014**

**LUP-29**     **EAST COBB CHURCH OF CHRIST, INC.** (owner) requesting a **Land Use Permit** for the purpose of a Morning Preschool in Land Lots 165, 166, 205 and 206 of the 1<sup>st</sup> District. Located on the south side of Roswell Road, east of River Forest Drive (5240 Roswell Road). The Planning Commission recommended **approval** of land use permit for **24 months** subject to the following conditions:

- **Letter from Ms. Rhonda Hawkins dated August 29, 2014 (on file in the Zoning Division)**
- **Maximum 50 children**
- **District Commissioner approve Temporary Banner**
- **Traffic Plan received by the Zoning Division July 30, 2014**
- **Cobb DOT comments and recommendation**
- **Fire Department comments and recommendations**
- **Inclusion on the Consent Agenda for the Board of Commissioners' Zoning Hearing of September 16, 2014**