

**COBB COUNTY PLANNING COMMISSION
ZONING HEARING SUMMARY AGENDA
DECEMBER 2, 2014**

CONSENT CASES

- Z-89** **KENT AHRENHOLD**
Z-90 **MAGELLAN PIPELINE COMPANY, LP**
Z-93 **GOOD SAMARITAN HELP CENTER OF COBB, INC.**
SLUP-22 **MAGELLAN PIPELINE COMPANY, LP**
SLUP-23 **ZACH FRESHNER/CESO, INC.**

CONTINUED CASES

- Z-82** **KROGER CO.** *(Previously continued by the Planning Commission from their November 4, 2014 hearing)*
LUP-34 **DERRICK W. THOMAS AND TERESA THOMAS**
(Previously continued by Staff until the December 2, 2014 Planning Commission hearing)

REGULAR CASES

- Z-86** **ZERO ONE, LLC**
Z-87 **AUGUSTINA ONYEKE**
Z-88 **WOOTEN LAKE, LLC**
Z-91 **TANGLEWOOD DEVELOPMENT, INC.**
LUP-36 **STACEY ASBY**
LUP-37 **BONNIE PHILLIPS**
LUP-38 **ST. BENEDICT'S EPISCOPAL CHURCH**

HELD CASE

- SLUP-19** **WEST COBB SPORTS COMPLEX** *(Previously held by the Planning Commission until their December 2, 2014 hearing)*

WITHDRAWN CASE

- Z-92** **COTTON STATES PREMIER PROPERTIES, LLC –**
WITHDRAWN WITHOUT PREJUDICE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 and held by the Planning Commission from their November 4, 2014 hearing until their February 3, 2015 hearing; therefore will not be considered at this hearing*)

SLUP-14 **MUNICIPAL COMMUNICATIONS, LLC** (*Continued by Staff until the February 3, 2015 Planning Commission hearing; therefore will not be considered at this hearing*)

OTHER BUSINESS

Adoption of Resolution for establishment of dates, time and place of the Planning Commission Regular Meetings for 2015.

**COBB COUNTY PLANNING COMMISSION
ZONING HEARING *CONSENT* AGENDA
DECEMBER 2, 2014**

Rezoning

Z-89 **KENT AHRENHOLD** (Mei-Ying J. DeShetler, owner) requesting Rezoning from **GC** to **LRO** for the purpose of a Dental Office in Land Lot 595 of the 16th District. Located on the northeast side of Kinjac Drive, west of Sandy Plains Road (2678 Kinjac Drive). Staff recommends **APPROVAL** subject to the following conditions:

- Site plan received by Zoning October 2, 2014, with the District Commissioner approving minor modifications
- Addition to match existing structure in materials and architecture
- Landscape buffer plan to be approved by County Arborist
- Fire Department comments and recommendations
- Water and Sewer Division comments and recommendations
- Stormwater Management Division comments and recommendations
- Department of Transportation comments and recommendations

Z-90 **MAGELLAN PIPELINE COMPANY, LP** (Colonial Pipeline Company, owner) requesting Rezoning from **GC, HI** and **R-20** to **HI** for the purpose of Petroleum Operations in Land Lots 839 and 864 of the 19th District. Located on the west side of Anderson Farm Road, south of Powder Springs Road, on the northerly side of Ewing Road, at the terminus of Elm Street, and at the terminus of Ash Street. Staff recommends **APPROVAL** subject to the following conditions:

- Site plan received by the Zoning Division on October 2, 2014 with District Commissioner approving minor modifications
- Maximum height of storage spheres up to 110 feet
- Storage spheres to be painted muted colors and not used for signage or advertising purposes other than identification or other markings required by federal, state, or local regulations
- Allowance of 24 hour operation and staffing of site
- Spill containment plan, noise and air pollution abatement plans, and fire prevention, evacuation, and safety plan to be approved by staff
- Fire Department comments and recommendations
- Water and Sewer Division comments and recommendations

Z-90 continued on next page

Z-90 MAGELLAN PIPELINE COMPANY, LP (Continued)

- Stormwater Management Division comments and recommendations
- Department of Transportation 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-93 GOOD SAMARITAN HELP CENTER OF COBB, INC.
(AT13 Surplus, LLC, owner) requesting Rezoning from **GC** to **CRC** for the purpose of Flex Office Space Educational/Instructional Space, Potential Retail Component (Pharmacy/Apothecary) in Land Lot 208 of the 17th District. Located at the north intersection of Austell Road and Roberta Drive (1620 Austell Road). Staff recommends **APPROVAL** subject to the following conditions:

- Site plan received by the Zoning Division on October 6, 2014, with the District Commissioner approving minor modifications
- Allowable uses are offices, retail use as a pharmacy, educational or instructional use
- Letter from Mr. Garvis L. Sams, Jr. dated November 18, 2014, not otherwise in conflict with this recommendation
- Water and Sewer Division comments and recommendations
- Stormwater Management Division comments and recommendations
- Department of Transportation comments and recommendations

Special Land Use Permits

SLUP-22 MAGELLAN PIPELINE COMPANY, LP (Colonial Pipeline Company, owner) requesting a **Special Land Use Permit** for the purpose of Complementing Area Petroleum Operations and Enhancing Gasoline Supply in Land Lots 839 and 864 of the 19th District. Located on the west side of Anderson Farm Road, south of Powder Springs Road, on the northerly side of Ewing Road, at the terminus of Elm Street, and at the terminus of Ash Street. Staff recommends **APPROVAL** subject to the following conditions:

SLUP-22 MAGELLAN PIPELINE COMPANY, LP (Continued)

- Site plan received by the Zoning Division on October 2, 2014 with District Commissioner approving minor modifications
- Maximum height of storage spheres up to 110 feet
- Storage spheres to be painted muted colors and not used for signage or advertising purposes other than identification or other markings required by federal, state, or local regulations
- Allowance of 24 hour operation and staffing of site
- Spill containment plan, noise and air pollution abatement plans, and fire prevention, evacuation, and safety plan to be approved by staff
- Fire Department comments and recommendations
- Water and Sewer Division comments and recommendations
- Stormwater Management Division comments and recommendations
- Department of Transportation comments and recommendations

SLUP-23 ZACH FRESHNER/CESO, INC. (Southeastern Transfer & Storage, Inc., owner) requesting a **Special Land Use Permit** for the purpose of Compressed Natural Gas Truck Fueling Station in Land Lot 832 of the 17th District. Located on the north side of Plant Atkinson Road, east of North Church Lane (2561 Plant Atkinson Road). Staff recommends **APPROVAL** subject to the following conditions:

- Site plan received by the Zoning Division on October 10, 2014 with District Commissioner approving minor modifications
- Canopy sign elevations received by the Zoning Division on November 13, 2014
- Stormwater Management Division comments and recommendations
- Department of Transportation comments and recommendations