

**COBB COUNTY PLANNING COMMISSION  
ZONING HEARING SUMMARY AGENDA  
FEBRUARY 3, 2015**

**CONSENT CASES**

**Z-3 PAUL AMINA AND PRADEEP GUTTA  
Z-7 INGA AUTO CENTER  
Z-11 DESTINY DEVELOPMENT CORPORATION  
Z-13 THE VEST HOUSE, LLC  
Z-14 DAVIS ICE CREAM D/B/A ICE CREAM WAREHOUSE  
Z-15 MARIA FIORILLO  
Z-19 THUAN THI LAM  
Z-21 DDR CORPORATION  
LUP-5 SHILOH HILLS CHRISTIAN SCHOOL  
SLUP-2 INGA AUTO CENTER**

**CONTINUED CASES**

**Z-86<sup>'14</sup> ZERO ONE, LLC** *(Previously continued by the Planning Commission from their December 2, 2014 hearing)*  
**SLUP-14<sup>'14</sup> MUNICIPAL COMMUNICATIONS, LLC** *(Previously continued by Staff until the February 3, 2015 Planning Commission hearing)*

**REGULAR CASES**

**Z-1 FORESTAR (USA) REAL ESTATE GROUP, INC.  
Z-2 VICTOR NWALA NGON  
Z-4 MEHRI SANAYEI  
Z-5 WENDELL L. FOWLER  
Z-6 3700 ROSWELL ROAD, LLC  
Z-8 WINDSONG PROPERTIES  
Z-9 PIEDMONT LAND GROUP OF GEORGIA 2, LLC  
Z-10 CORNERSTONE ASSOCIATES, INC.  
Z-12 MICHAEL B. KENNEDY  
Z-18 VANQUISH PROPERTY PARTNERS, LLC  
Z-22 BUTLER BROTHERS TIRE COMPANY**

*Regular cases continued on next page*

**REGULAR CASES (Continued)**

- LUP-2 HELEN JACKSON**  
**LUP-3 CHRISTINA MARIE AND RAYFORD CLINTON**  
**KENNEDY, JR.**  
**LUP-4 JOSE GARCIA**  
**LUP-6 DATHAN JOHNSON**  
**SLUP-1 3700 ROSWELL ROAD, LLC**  
**SLUP-3 BUTLER BROTHERS TIRE COMPANY**

**WITHDRAWN CASE**

- LUP-1 JAMES A. KISER – WITHDRAWN WITHOUT PREJUDICE**

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

- Z-2<sup>'14</sup> ISAKSON LIVING COMMUNITIES, LLC** *(Previously continued by Staff until the November 4, 2014 Planning Commission hearing and previously held by the Planning Commission from their November 4, 2014 hearing. Continued by Staff until the March 3, 2015 Planning Commission Hearing; therefore will not be considered at this hearing)*
- Z-16 GEORGIA KIDS PROJECT, LLC** *(Continued by Staff until the March 3, 2015 Planning Commission hearing; therefore will not be considered at this hearing)*
- Z-17 E-ROCK DEVELOPMENT, LLC** *(Continued by Staff until the March 3, 2015 Planning Commission hearing; therefore will not be considered at this hearing)*
- Z-20 BK PROPERTIES, LP** *(Continued by Staff until the March 3, 2015 Planning Commission hearing; therefore will not be considered at this hearing)*

**OTHER BUSINESS**

**ITEM #1**

Consider a recommendation to the Board of Commissioners regarding the 2015 Code Amendments for section 134 of the Cobb County Code.

**ITEM #2**

Consider a recommendation to the Board of Commissioners regarding the Dobbins Joint Land Use Study.

**COBB COUNTY PLANNING COMMISSION  
ZONING HEARING *CONSENT* AGENDA  
FEBRUARY 3, 2015**

**Rezoning**

**Z-3**      **PAUL AMINA AND PRADEEP GUTTA** (owners) requesting Rezoning from **R-20** to **R-15** for the purpose of Three Single Family Houses in Land Lot 196 of the 16<sup>th</sup> District. Located at the southwest intersection of Trickum Road and Brandon Court. Staff recommends **APPROVAL** subject to the following conditions:

- Site plan received by Zoning Division on December 1, 2014
- Stormwater Management Division comments and recommendations
- Fire Department comments and recommendations
- Cobb DOT comments and recommendations

**Z-7**      **INGA AUTO CENTER** (Inga Auto Center, Inc. and Uladislaos Inga, owners) requesting Rezoning from **GC** and **R-20** to **GC** for the purpose of Auto Sales/Auto Service in Land Lots 211, 212, 221 and 222 of the 17<sup>th</sup> District. Located on the north side of Leader Road, west of South Cobb Drive (50 Leader Road). Staff recommends **DELETING TO CRC** subject to the following conditions:

- Site plan received by the Zoning Division on December, 4, 2014, with District Commissioner approving minor modifications
- Used vehicle sales and repair for the applicant only (any other user to be approved by the Board of Commissioners)
- Parking lot trees and 35 foot landscape buffer adjacent to the apartment property to the north be installed per County standards, and approved by the County Arborist at Plan Review
- No junk or inoperative vehicles on site
- No repossessed vehicles kept on site
- No outdoor storage (except for used vehicles)
- No parking or unloading vehicles on the right-of-way
- All vehicle repairs to be done inside building
- All exterior lighting to be designed to eliminate any stray light onto adjacent properties
- No outdoor speakers or pagers
- Fire Department comments and recommendations
- Stormwater Management comments and recommendations
- Water and Sewer 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-11**            **DESTINY DEVELOPMENT CORPORATION** (Richard L. Yancey, owner) requesting Rezoning from **R-80** to **R-40** for the purpose of a Second Single-Family Lot in Land Lot 1001 of the 17<sup>th</sup> District. Located north of the terminus of Timberland Drive, north of Hallmark Drive (1070 Timberland Drive). Staff recommends **APPROVAL** subject to the following conditions:

- Allowance of no public road frontage for the two lots
- Water and Sewer comments and recommendations
- Stormwater Management comments and recommendations
- Cobb DOT comments and recommendations

**Z-13**            **THE VEST HOUSE, LLC** (owner) requesting Rezoning from **NS** to **NRC** for the purpose of Retail, Restaurants, and Offices in Land Lots 909 and 952 of the 17<sup>th</sup> District. Located on the west side of Mountain Street between Paces Ferry Road and Spring Street (2949 Paces Ferry Road and 5 Mountain Street). Staff recommends **APPROVAL** subject to the following conditions:

- Site plan received by the Zoning Division on December 4, 2014, with the District Commissioner approving minor modifications
- Letter from Mr. Garvis L. Sams Jr. dated January 27, 2015
- Historic Preservation 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-14**            **DAVIS ICE CREAM D/B/A ICE CREAM WAREHOUSE** (Ronald H. Loveless, owner) requesting Rezoning from **NS** to **NRC** for the purpose of an Ice Cream Warehouse in Land Lot 15 of the 17<sup>th</sup> District. Located on the west side of Austell Road, across from Hicks Road (2532 Austell Road). Staff recommends **APPROVAL** subject to the following conditions:

*Z-14 continued on next page*

**Z-14            DAVIS ICE CREAM D/B/A ICE CREAM WAREHOUSE  
(Continued)**

- Site plan received by the Zoning Division on December 4, 2014, with the District Commissioner approving minor modifications
- Fire Department comments and recommendations
- Water and Sewer Division comments and recommendations
- Stormwater Management Division comments and recommendations
- Cobb DOT comments and recommendations

**Z-15            MARIA FIORILLO** (Scott A. Dameron and James L. Dameron III, owners) requesting Rezoning from **R-20** to **O&I** for the purpose of a Veterinary Hospital in Land Lots 167 and 179 of the 18<sup>th</sup> District. Located on the south side of Veterans Memorial Highway, west of Nickajack Creek (1092 Veterans Memorial Highway). Staff recommends **APPROVAL** subject to the following conditions:

- Site plan received by the Zoning Division December 4, 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-19            THUAN THI LAM** (Thuan Thi Lam and Thang Thi Lam, owners) requesting Rezoning from **NS** to **NRC** for the purpose of Office/Retail in Land Lot 1006 of the 19<sup>th</sup> District. Located at the northeast intersection of Elmwood Drive and Austell Road (4399 Austell Road). Staff recommends **APPROVAL** subject to the following conditions:

- Site plan received December 4, 2014
- Applicant to submit a parking lot plan that meets county standards prior to any new business using this property, to be approved by the District Commissioner after review from Zoning Staff
- No outdoor storage or displays
- No auto repair establishments or tire shops

*Z-19 continued on next page*

**Z-19 THUAN THI LAM (Continued)**

- 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-21 DDR CORPORATION** (DDR Southseat SP Outlet 1, LLC, owner) requesting Rezoning from **NRC with Stipulations** to **NRC with Stipulations** for the purpose of Neighborhood Retail in Land Lot 107 of the 16<sup>th</sup> District. Located on the south side of Sandy Plains Road, west of State Route 92 (4674 Sandy Plains Road). Staff recommends **APPROVAL** subject to the following conditions:

- Site plan received by the Zoning Division December 4, 2014, with the District Commissioner approving minor modifications
- District Commissioner approve the building architecture
- Water and Sewer comments and recommendations
- Stormwater Management comments
- Cobb DOT comments and recommendations

**Land Use Permits**

**LUP-5 SHILOH HILLS CHRISTIAN SCHOOL** (Shiloh Hills Baptist Church of Cobb County, owner) requesting a **Land Use Permit** for the purpose of an Educational Program in Land Lots 210 and 211 of the 16<sup>th</sup> District. Located on the south side of Hawkins Store Road and on the north side of I-575 (260 Hawkins Store Road). Staff recommends **APPROVAL** for 24 months subject to the following conditions:

- Site plan received by the Zoning Division on December 1, 2014
- Fire Department comments and recommendations
- Stormwater Management Division comments and recommendations
- Water and Sewer Division comments and recommendations
- Cobb DOT comments and recommendations

## **Special Land Use Permits**

**SLUP-2**     **INGA AUTO CENTER** (Inga Auto Center, Inc. and Uladislao Inga, owners) requesting a **Special Land Use Permit** for the purpose of Used Auto Sales in Land Lots 211, 212, 221, and 222 of the 17<sup>th</sup> District. Located on the north side of Leader Road, west of South Cobb Drive (50 Leader Road). Staff recommends **APPROVAL** subject to the following conditions:

- Site plan received by the Zoning Division on December, 4, 2014, with District Commissioner approving minor modifications
- Used vehicle sales and repair for the applicant only (any other user to be approved by the Board of Commissioners)
- Parking lot trees and 35 foot landscape buffer adjacent to the apartment property to the north be installed per County standards, and approved by the County Arborist at Plan Review
- No junk or inoperative vehicles on site
- No repossessed vehicles kept on site
- No outdoor storage (except for used vehicles)
- No parking or unloading vehicles on the right-of-way
- All vehicle repairs to be done inside building
- All exterior lighting to be designed to eliminate any stray light onto adjacent properties
- No outdoor speakers or pagers
- Fire Department comments and recommendations
- Stormwater Management comments and recommendations
- Water and Sewer 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