

**COBB COUNTY PLANNING COMMISSION
ZONING HEARING SUMMARY AGENDA
MAY 5, 2015**

CONSENT CASES

- Z-41 THE KROGER COMPANY**
- Z-43 MOHAMMED OSMAN**
- Z-45 MCRE MAGNOLIA ESTATES, LP**
- Z-46 CHILDREN'S HEALTHCARE OF ATLANTA, INC.**
- Z-48 GREERS CHAPEL BAPTIST CHURCH**
- LUP-12 MARLENE GRAHAM**
- LUP-13 STILL FAMILY FARM, LLC**

CONTINUED CASES

- Z-17 E-ROCK DEVELOPMENT, LLC** *(Previously continued by Staff until the March 3, 2015 Planning Commission hearing and previously continued by the Planning Commission from their March 3, 2015 and April 7, 2015 hearings)*
- Z-34 THOMAS HOMES & COMMUNITIES, LLC** *(Previously continued by Staff from the April 7, 2015 Planning Commission Hearing)*

REGULAR CASES

- Z-40 SEVEN STAR VENTURES, LLC**
- Z-42 COLUMBIA PROPERTIES CAPITAL 1 LLC**
- Z-47 ROBERT NEAL CASTLEBERRY**
- LUP-10 VIOLET CLARK**
- LUP-11 JOSE URESTI**
- LUP-14 BRANDY HIPPS**
- LUP-15 LOST MOUNTAIN DOG TRAINING, LLC**

HELD CASES

- Z-29 PROVINCE HOMES, LLC** *(Previously held by the Planning Commission from their April 7, 2015 hearing)*
- Z-35 PINNACLE HOMES OF THE SOUTH, LLC** *(Previously held by the Planning Commission from their April 7, 2015 hearing)*

CONTINUED OR HELD CASES BY PLANNING COMMISSION OR STAFF

- Z-86**¹⁴ **ZERO ONE, LLC** (*Continued by the Planning Commission from their December 2, 2014 and February 3, 2015 hearings and previously continued by Staff until the June 2, 2015 Planning Commission hearing; therefore will not be considered at this hearing*)
- Z-33** **JOHN HILLIS** (*Continued by Staff until the June 2, 2015 Planning Commission hearing; therefore will not be considered at this hearing*)
- Z-36** **HERLINDA M. BOTELLO** (*Continued by the Planning Commission from their April 7, 2015 hearing and continued by Staff until the June, 2, 2015 Planning Commission hearing; therefore will not be considered at this hearing*)
- Z-44** **621 PROPERTY INVESTMENTS, LLC** (*Continued by Staff until the June 2, 2015 Planning Commission hearing; therefore will not be considered at this hearing*)

COBB COUNTY PLANNING COMMISSION
ZONING HEARING *CONSENT* AGENDA
MAY 5, 2015

Rezoning

Z-41 **THE KROGER COMPANY** (Sears, Roebuck and Co., owner) requesting Rezoning from **PSC** to **RRC** for the purpose of a Grocery Store and Fuel Center in Land Lots 912, 913, 948 and 949 of the 17th District. Located on the south side of Cobb Parkway, west side of Akers Mill Road, and the north side of Cumberland Boulevard (2940 Cobb Parkway). Staff recommends **APPROVAL** subject to the following conditions:

- Site plan received by the Zoning Division on March 31, 2015
- Building elevation and sign renderings received by the Zoning Division on March 5, 2015, with District Commissioner approving the final plans
- Sewer and Water Division Comments and Recommendations
- Stormwater Management Division Comments and Recommendations
- Fire Department 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-43 **MOHAMMED OSMAN** (owner) requesting Rezoning from **CF** to **GC** for the purpose of a Retail Business in Land Lot 1155 of the 19th District. Located on the westerly side of Austell Road, south of Clay Road, north of Doby Lane. Staff recommends **DELETING to LRC** subject to the following conditions:

- Site plan received on March 30, 2015 with the District Commissioner approving minor modifications
- Landscape plan incorporating a 20 foot screening buffer as well as privacy fencing along the rear property line to be reviewed by County Arborist and approved by District Commissioner
- Letter of agreeable conditions by Mr. William L. Colvin dated March 27, 2015
- Uses limited to Limited Retail Uses, Nonautomotive repair service establishments or professional offices
- Parking plan to be submitted to Zoning Division Manager for approval. All parking to be paved and striped per the approved parking plan. All existing paving to be repaved or removed
- Water and Sewer Division comments and recommendations
- Stormwater Management comments and recommendations
- Fire Department comments and recommendations
- Cobb DOT comments and recommendations

Z-45 **MCRE MAGNOLIA ESTATES, LP** (owner) requesting Rezoning from **NS** to **NRC** for the purpose of an Eating and Drinking Establishment in Land Lot 1214 of the 19th District. Located on the west side of Austell Road, north of Perkerson Mill Road (5150 Austell Road). Staff recommends **APPROVAL** subject to the following conditions:

- Allowance of variances as stated in the Zoning comments
- Restaurant use only
- Site plan received by the Zoning Division on March 6, 2015, with District Commissioner approving minor modifications
- Letter of agreeable stipulations from Mr. Matthew J. Vivian
- District Commissioner to approve proposed building rendering and sign elevations before work has begun
- Sewer and Water Division comments and recommendations
- Stormwater Management Division comments and recommendations
- Fire Department comments and recommendations
- Cobb DOT comments and recommendations

Z-46 **CHILDREN'S HEALTHCARE OF ATLANTA, INC.** (owner) requesting Rezoning from **GC with Stipulations** to **GC** for the purpose of Expanding an Existing Medical Clinic in Land Lots 503 and 506 of the 16th District. Located on the south side of Big Shanty Road, east side of I-75, west of George Busbee Parkway (3005 George Busbee Parkway). Staff recommends **APPROVAL** subject to the following conditions:

- Site plan submitted to the Zoning Division on March 31, 2015, 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-48 **GREERS CHAPEL BAPTIST CHURCH** (Edward Ingram, Doyle Knight, Lee Lawson, James Owenby, Richard Payne, and Jerry Rucker, as Deacons of Greers Chapel Baptist Church, owner) requesting Rezoning from **R-20** to **O&I** for the purpose of a Church with a New LED Sign in Land Lots 208 and 209 of the 20th District. Located at the intersection of Greers Chapel Road and Quarry Road (1848 Greers Chapel Road). Staff recommends **APPROVAL** subject to the following conditions:

- Site plan received by the Zoning Division March 5, 2015, with the District Commissioner approving minor modifications
- Church with LED sign only
- Compliance with Sign Ordinance
- Cobb DOT comments and recommendations

Land Use Permits

LUP-12 **MARLENE GRAHAM** (Marlene Graham and Clenton Dayes, owners) requesting a **Land Use Permit (Renewal)** for the purpose of a Personal Care Home For Six Clients in Land Lot 561 of the 16th District. Located on the easterly side of Piedmont Road, north of Shaw Road (1371 Piedmont Road). Staff recommends **APPROVAL** of the applicant's request for 24 months subject to:

- Fire Department comments and recommendations
- Water and Sewer Division comments and recommendations
- Stormwater Management comments and recommendations
- Cobb DOT comments and recommendations

LUP-13 **STILL FAMILY FARM, LLC** (Glenn C. Still, owner) requesting a **Land Use Permit (Renewal)** for the purpose of a Corn Maze and Agritourism Destination in Land Lot 439 of the 19th District. Located on the north side of Macland Road, west of Florence Road (5630 Macland Road). Staff recommends **APPROVAL** for 24 months subject to the following:

- Attached parking plan received by the Zoning Division March 5, 2015
- Statement of Proposed Elements received March 5, 2015 by the Zoning Division
- For this applicant only
- For the months of September, October and November only
- Stormwater Management comments and recommendations
- Cobb DOT comments and recommendations