

**COBB COUNTY PLANNING COMMISSION  
ZONING HEARING SUMMARY AGENDA  
AUGUST 4, 2015**

**CONSENT CASES**

- Z-54**      **WILLIE A. POLSTON, JR.** *(Previously continued by the Planning Commission until their August 4, 2015 hearing)*
- Z-70**      **KW, LLC**
- Z-72**      **GREENHOUSE PROPERTIES OF ATLANTA**
- Z-74**      **PAUL EDJUA (POPOL, LLC)**
- Z-75**      **MARICEL G. VARGAS**
- Z-76**      **GOFF 10, LLC**
- Z-78**      **FRANK WARD**
- Z-79**      **SANFORD C. BENNETT**
- LUP-22**    **KATHLEEN E. TAYLOR**

**CONTINUED CASES**

- Z-86<sup>'14</sup>**    **ZERO ONE, LLC** *(Previously continued by the Planning Commission from their December 2, 2014 and February 3, 2015 hearings and previously continued by Staff until the August 4, 2015 Planning Commission hearing)*
- Z-66**      **825 MARS HILLS LLC** *(Previously continued by the Planning Commission until their August 4, 2015 hearing)*
- Z-67**      **BLACK BUILDERS, LLC** *(Previously continued by Staff until the August 4, 2015 Planning Commission hearing)*

**REGULAR CASES**

- Z-71**      **PULTE HOME CORPORATION**
- Z-73**      **QUIKTRIP CORPORATION**

**WITHDRAWN CASE**

- LUP-23**    **LEGACY CHRISTIAN SCHOOL, INC. - WITHDRAWN  
WITHOUT PREJUDICE**

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

- Z-59**      **ART FRAME, LLC** *(Continued by the Planning Commission until their August 4, 2015 hearing and continued by Staff until the September 1, 2015 Planning Commission hearing; therefore will not be considered at this hearing)*
- Z-77**      **SEVEN SPRINGS DEVELOPMENT CO, INC.** *(Continued by Staff until the September 1, 2015 Planning Commission hearing; therefore will not be considered at this hearing)*

**COBB COUNTY PLANNING COMMISSION  
ZONING HEARING *CONSENT* AGENDA  
AUGUST 4, 2015**

**Rezoning**

**Z-54**      **WILLIE A. POLSTON, JR.** (owner) requesting Rezoning from **PSC** and **R-20** to **CRC** for the purpose of an Automotive Paint and Body Shop in Land Lot 34 of the 18<sup>th</sup> District. Located on the east side of Powell Drive, south of Veterans Memorial Highway (5751 Powell Drive). (*Previously continued by the Planning Commission until their August 4, 2015 hearing*) Staff recommends **DELETION TO NRC** subject to the following conditions:

- Letter from Mr. Parks Huff
- Site plan received by the Zoning Division on April 2, 2015, with District Commissioner approving minor modifications
- Light auto repair only (no paint or body shop)
- No outdoor storage or outdoor display of merchandise
- Parking lot to be striped and paved to county standards
- District Commissioner approve paint colors on the exterior of the building
- Water and Sewer Division comments and recommendations
- Stormwater Management Division comments and recommendations
- Fire Department comments and recommendations
- Cobb DOT comments and recommendations

**Z-70**      **KW, LLC** (Georgia 5, LLC, owner) requesting Rezoning from **GC** to **LI** for the purpose of an Auto Repair Shop in Land Lot 295 of the 17<sup>th</sup> District. Located on the west side of Atlanta Road, south of Austell Road (1336 Atlanta Road). Staff recommends **APPROVAL** subject to the following conditions:

- Revised site plan received by the Zoning Division on June 25, 2015 with District Commissioner approving minor modifications
- Letter of Agreeable Stipulations from Mr. Garvis L. Sams, Jr. dated June 25, 2015
- Spill/Pollution Prevention Plan and Protocol to be approved by Stormwater Management Division
- Fire Department comments and recommendations
- Water and Sewer Division comments and recommendations
- Stormwater Management Division comments and recommendations
- Cobb DOT comments and recommendations

**Z-72 GREENHOUSE PROPERTIES OF ATLANTA** (Greenhouse Properties of Atlanta, LLC, owner) requesting Rezoning from **R-20** to **RA-5** for the purpose of a Single Family Home in Land Lot 694 of the 17<sup>th</sup> District. Located on the west side of Maner Street, north of Cooper Lake Road (4250 Maner Street). Staff recommends **APPROVAL** subject to the following conditions:

- Site plan received by the Zoning Division on June 4, 2015 with the District Commissioner approving minor modifications
- Stipulations of previous RA-5 rezonings for this subdivision (Z-71 and Z-148 of 2006), not otherwise in conflict
- Maximum impervious surface to be 40%
- 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-74 PAUL EDJUA (POPOL, LLC)** (Popol, LLC, owner) requesting Rezoning from **GC** to **NRC** for the purpose of a Medical Office in Land Lot 1140 of the 19<sup>th</sup> District. Located on the west side of Austell Road, south of Warren Drive (4898 Austell Road). Staff recommends **APPROVAL** subject to the following conditions:

- Site plan received by the Zoning Division on June 4, 2015 with District Commissioner approving minor modifications
- Landscape screening buffer measuring 20 feet in depth to be planted adjacent to the residential neighbor to the north located within Warren Subdivision, 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
- Cobb DOT comments and recommendations

**Z-75**            **MARICEL G. VARGAS** (Nester Ariel Valeri and Maricel Gladys Vargas, owner) requesting Rezoning from **PSC** and **R-15** to **R-15** for the purpose of a Single Family Home in Land Lots 695 and 696 of the 19<sup>th</sup> District. Located on the northwest side of Redbud Court, northeast of Pair Road (2100 Redbud Court). Staff recommends **APPROVAL** subject to the following conditions:

- Apply for permit for carport
- Variances approved for existing buildings only, any new variances will go to the Board of Zoning Appeals
- Water and Sewer Division comments and recommendations
- Cobb DOT comments and recommendations
- Stormwater Management Division comments and recommendations
- Development and Inspections comments and recommendations

**Z-76**            **GOFF 10, LLC** (Emory-Adventist, Inc. f/k/a Smyrna Hospital, Inc, owner) requesting Rezoning from O&I to NRC for the purpose of a Restaurant with Drive-Thru in Land Lot 7 of 17<sup>th</sup> District. Located on the southeast side of Powder Springs Street, northeast of Cunningham Road (1225 Powder Springs Street). Staff recommends **APPROVAL** subject to the following conditions:

- Site plan submitted to the Zoning Division on June 4, 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-78**            **FRANK WARD** (Franklin B. Ward and Brenda K. Ward, owners) requesting Rezoning from **R-80** to **R-30** for the purpose of a Single Family House in Land Lots 365 and 376 of the 19<sup>th</sup> District. Located on the southwest side of Wright Road, east of Poplar Springs Road (5555 Wright Road). Staff recommends **APPROVAL** subject to the following conditions:

- Site plan received June 4, 2015
- Allow additional 35,247 square-foot lot off private easement from Wright Road
- Water and Sewer Division comments and recommendations
- Stormwater Management Division comments and recommendations
- Cobb DOT comments and recommendations

**Z-79**      **SANFORD C. BENNETT** (owner) requesting Rezoning from **GC** to **LRO** for the purpose of Professional Offices in Land Lots 30 and 31 of the 19<sup>th</sup> District, and Land Lot 328 of the 20<sup>th</sup> District. Located on the northwest corner of Dallas Highway and Mount Calvary Road (1940 Dallas Highway). Staff recommends **APPROVAL** subject to the following conditions:

- Applicant or developer to meet all LRO zoning criteria
- No outdoor storage or displays
- All buildings to be demolished within 90 days of the final Board of Commissioners decision
- Site plan to be approved by the District Commissioner
- Water and Sewer Division comments and recommendations
- 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

**Land Use Permits**

**LUP-22**      **KATHLEEN E. TAYLOR** (owner) requesting a **Land Use Permit (Renewal)** for the purpose of Allowing More Unrelated Adults than the County Code Permits in Land Lot 186 of the 20<sup>th</sup> District. Located on the northeast side of Sunbrook Way, east of Sunbrook Drive (5020 Sunbrook Way). Staff recommends **APPROVAL** for **24 MONTHS** subject to the following conditions:

- No on street parking
- Approval for 2 unrelated adults only
- Applicant shall not cause any nuisances to the neighborhood