

**COBB COUNTY PLANNING COMMISSION
ZONING HEARING SUMMARY AGENDA
DECEMBER 1, 2015**

CONSENT CASES

Z-99 RANDY P. WOLPIN
Z-101 KNOWLEDGE UNIVERSE EDUCATION, LLC
Z-103 MARC SIMMONS
Z-104 TYLER CHANDLER HOMES, INC
LUP-36 MARLENE GRAHAM AND CLENTON DAYES
SLUP-12 J.D.H. DEVELOPERS

CONTINUED CASES

Z-80 THE CHURCH OF PENTECOST U.S.A., INC. *(Previously continued by the Planning Commission from their September 1, 2015, October 6, 2015 and November 3, 2015 hearings)*
Z-95 RACETRAC PETROLEUM, INC. *(Previously continued by Staff until the December 1, 2015 Planning Commission hearing)*

REGULAR CASES

Z-97 SUNSPRING LAND INVESTORS
Z-100 JOSHUA AND LAUREN POWELL
Z-107 ZENAS COLLETT
LUP-35 JESSICA MOORE
SLUP-11 BRILLIANT AUTOMOTIVE
SLUP-13 CHRISTA THOMAS

CONTINUED OR HELD CASES BY PLANNING COMMISSION OR STAFF

- Z-87** **FUQUA ACQUISITIONS II, LLC** *(Continued by Staff until the February 2, 2016 Planning Commission hearing; therefore will not be considered at this hearing)*
- Z-98** **COLUMBIA PROPERTIES CAPITAL, LLC** *(Continued by Staff until the February 2, 2016 Planning Commission hearing; therefore will not be considered at this hearing)*
- Z-102** **GRIFFIN REAL ESTATE MANAGEMENT LLC** *(Continued by Staff until the February 2, 2016 Planning Commission hearing; therefore will not be considered at this hearing)*
- Z-105** **EAH ACQUISITIONS, L.L.C.** *(Continued by Staff until the February 2, 2016 Planning Commission hearing; therefore will not be considered at this hearing)*
- Z-106** **CRP OAKMONT SKYLINE II, L.L.C.** *(Continued by Staff until the February 2, 2016 Planning Commission zoning hearing; therefore will not be considered at this hearing)*
- SLUP-9** **SOUTHERN LINC WIRELESS** *(Continued by Staff until the February 2, 2016 Planning Commission hearing; therefore will not be considered at this hearing)*

OTHER BUSINESS

ITEM OB-2

Adoption of Resolution for establishment of dates, time, and place of the Planning Commission Zoning Hearings for 2016.

**COBB COUNTY PLANNING COMMISSION
ZONING HEARING *CONSENT* AGENDA
DECEMBER 1, 2015**

Z-99 **RANDY P. WOLPIN** (Randy Wolpin, owner) requesting rezoning from **RSL** to **R-20** for the purpose of Single Family Residential in Land Lots 621 and 638 of the 19th District. Located on the southwest side of Bankstone Drive, north side of Horseshoe Bend Road (2790 Bankstone Drive, SW). Staff recommends **APPROVAL** subject to the following conditions:

- Site plan received in zoning dated September 28, 2015
- Any improvements to the property must get Cobb County Historic Preservation Commission approval prior to issuance of any permits
- Fire Department comments and recommendations
- Water and Sewer Department comments and recommendations
- Stormwater Management Division comments and recommendations
- Cobb DOT comments and recommendations

Z-101 **KNOWLEDGE UNIVERSE EDUCATION, LLC** (KC Propco, LLC, owner) requesting Rezoning from **NS** to **NRC** for the purpose of a Daycare Facility in Land Lot 694 of the 19th District. Located on the northwest side of Powder Springs Road, northeast of Horseshoe Bend Road (2380 Powder Springs Road). Staff recommends **APPROVAL** subject to the following conditions:

- Site plan received in Zoning dated September 30, 2015
- Signage to comply with current code including freestanding sign to be made ground based monument style
- Fire Department comments and recommendations
- Water and Sewer Department comments and recommendations
- Stormwater Management Division comments and recommendations
- Cobb DOT comments and recommendations

Z-103 **MARC SIMMONS** (Kennesaw Mountain Business Park, LLC, owner) requesting Rezoning from **HI** to **HI with Stipulations** for the purpose of allowing an additional use of Commercial Indoor Recreation in Land Lot 940 of the 2nd District. Located on the south side of Old 41 Highway, west side of Torras Drive, north side of Marble Mill Road (1349 Old 41 Highway, NW). Staff recommends **APPROVAL** subject to the following conditions:

- Allowance of “commercial indoor recreation use” as a permitted use within the HI heavy industrial district for this applicant only
- 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-104 **TYLER CHANDLER HOMES, LLC** (Estate of Thomas Eugene Holbrook, owner) requesting Rezoning from **R-20** to **RM-8** for the purpose of Attached Residential in Land Lot 209 of the 17th District. Located at the northeast corner of Sandtown Road and Osborne Road, and at the western terminus of Pair Street. The Planning Commission recommends **DELETION** to **RA-6** subject to the following conditions:

- Site plan received by Zoning Division on October 1, 2015, with the District Commissioner approving the final site plan
- Architecture to be substantially similar to the rendering in the Zoning Analysis, received by the Zoning Division October 21, 2015
- Maximum 6 units per acre
- Maximum 10% rental
- Fire Department comments and recommendations
- Sewer and Water Division comments and recommendations
- Stormwater Management Division comments and recommendations
- Cobb DOT comments and recommendations

LUP-36 **MARLENE GRAHAM AND CLENTON DAYES**, owners, requesting a **Land Use Permit** for the purpose of an Increasing the Capacity from 6 residents to 10 Residents in Land Lot 561 of the 16th District. Located on the northeast side of Piedmont Road, northwest of Shaw Road (1371 Piedmont Road). Staff recommends **APPROVAL** of the applicants request for 24 months subject to:

- Maximum of 10 residents
- Fire Department comments and recommendations
- Water and Sewer Division comments and recommendations
- Stormwater Management Division comments and recommendations
- Cobb DOT comments and recommendations

SLUP-12 **J.D.H. DEVELOPERS** (Akash Investment Group, Inc., owner) requesting a **Special Land Use Permit** for the purpose of Suite Hotel in Land Lots 651 and 718 of the 16th District. Located at the southeastern terminus of Cobb Place Boulevard, on the northwest side of Greers Chapel Road, and on the west side of I-75 (750 and 760 Cobb Place Boulevard). Staff recommends approval **APPROVAL** subject to the following:

- Site plan received by the Zoning Division on October 1, 2015, 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