

**COBB COUNTY PLANNING COMMISSION  
ZONING HEARING SUMMARY AGENDA  
SEPTEMBER 8, 2016**

**CONSENT CASES**

- Z-61**            **VICTOR OKEREKE** *(Previously continued by Staff from the August 2, 2016 Planning Commission hearing)*
- Z-65**            **OLYMBEC USA, LLC, by its attorney, Anderson, Tate & Carr, PC** *(Previously continued by Staff from the August 2, 2016 Planning Commission hearing)*
- Z-74**            **HYUNG SEOK SUH**
- Z-76**            **NEW OAK PROPERTIES LLC**
- LUP-17**        **ERIN O' DRISCOLL**
- LUP-18**        **UNO GRANDE MASTIFFS**
- LUP-19**        **TRINITY CHAPEL, INC**
- LUP-20**        **EAST COBB CHURCH OF CHRIST, INC**
- LUP-21**        **MARIE MCCLESKEY**
- LUP-22**        **WEST COBB OFFICE INVESTORS, LLC**
- SLUP-11**      **VISION HOSPITALITY GROUP**
- SLUP-13**      **JOHNSON DEVELOPMENT ASSOCIATES, INC.**
- OSC-16-01**   **BEVERLY L. MCAFEE**

**CONTINUED AND HELD CASES – TO BE HEARD**

- Z-58**            **LIDL US** *(Previously continued by Staff from the July 7, 2016 and August 2, 2016 Planning Commission hearing until the September 8, 2016 Planning Commission hearing)*
- Z-68**            **CALATLANTIC GROUP, INC.** *(Previously continued by Staff until the September 8, 2016 Planning Commission hearing)*
- Z-70**            **FRONT DOOR COMMUNITIES, LLC, a GEORGIA LIMITED LIABILITY COMPANY** *(Previously continued by Staff until the September 8, 2016 Planning Commission hearing)*

**REGULAR CASES**

- Z-72**            **AKEEM AKANGI**
- Z-75**            **WINDSONG PROPERTIES, LLC**
- Z-78**            **VANQUISH PROPERTY PARTNERS, LLC**
- Z-79**            **KJT PROPERTIES, LLC**
- Z-80**            **FIRST CENTER, INC.**
- LUP-16**        **EDWARD LEE KENNEDY**
- SLUP-12**      **MUNICIPAL COMMUNICATIONS, LLC**

**WITHDRAWN CASE**

**Z-73 PULTE HOME CORPORATION**

**CONTINUED OR HELD CASES BY PLANNING COMMISSION OR STAFF-NOT TO BE HEARD**

- Z-18 POPE & LAND ENTERPRISES, INC.** *(Continued by Staff from the March 1, 2016, April 1, 2016, May 3, 2016, June 7, 2016, July 7, 2016, August 2, 2016 and September 8, 2016 Planning Commission hearings until the October 4, 2016 hearing)*
- Z-47 PEBBLEBROOK DEVELOPMENT, LLC** *(Continued by Staff from the June 7, 2016, and July 7, 2016 Planning Commission hearings; held by staff from the August 2, 2016 Planning Commission hearing and continued by staff until the October 4, 2016 hearing)*
- Z-77 PAC GALLERIA 75, LLC** *(Continued by Staff until the October 4, 2016 Planning Commission hearing)*
- Z-81 JOHN OKOOBOH** *(Continued by Staff until the October 4, 2016 Planning Commission hearing)*
- Z-82 GOLDEN ANCHOR BOAT STORAGE, LLC** *(Continued by Staff until the October 4, 2016 Planning Commission hearing)*

**COBB COUNTY PLANNING COMMISSION  
ZONING HEARING *CONSENT* AGENDA  
SEPTEMBER 8, 2016**

**Zoning Cases**

**Z-61**     **VICTOR OKEREKE** (Victory Okereke, owner) requesting Rezoning from **GC** to **NRC** for the purpose of Professional Office Use in Land Lot 59 of the 17<sup>th</sup> District. Located on the southeast side of Austell Road, north of Arkose Drive (2317 Austell Road). Staff recommends **APPROVAL** to the NRC zoning district subject to:

1. Site plan received in Zoning Division on May 25, 2016, with District Commissioner approving minor modifications;
2. Parking lot to be striped with Zoning Division Manager approving parking plan;
3. Applicant to install a 10 foot landscape buffer adjacent to residentially zoned property;
4. No outdoor storage or display or merchandise;
5. No automotive uses or light automotive repair;
6. Stormwater Management Division comments and recommendations;
7. Department of Transportation comments and recommendations;
8. Fire Department comments and recommendations;
9. Water and Sewer Division comments and recommendations.

**Z-65**     **OLYMBEC USA, LLC, by its attorney, Anderson, Tate & Carr, PC** (Olymbec USA LLC, owner) requesting Rezoning from **O&I** to **CRC** for the purpose of Commercial and Retail Uses in Land Lots 877 and 878 of the 17<sup>th</sup> District. Located on the west side of Herodian Way, south of Crescent Pkwy (2400 Herodian Way). Staff recommends **APPROVAL** to the CRC zoning district subject to:

1. Site plan received by the Zoning Division on June 2, 2016, with the District Commissioner approving minor modifications;
2. Water and Sewer Division comments and recommendations;
3. Fire Department comments and recommendations;
4. Stormwater Management Division comments and recommendations;
5. Department of Transportation comments and recommendations; and
6. 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**      **HYUNG SEOK SUH** (Southeast Mortgage of Georgia, Inc., owner) requesting Rezoning from **NS** to **NRC** for the purpose of a Church in Land Lot 1244 of the 16<sup>th</sup> District. Located on the south side of Lower Roswell Road and on the east side of Shawnee Lane (2040 Lower Roswell Road). Staff recommends **APPROVAL** to the NRC zoning district subject to:

1. Letters from Adam Rozen dated August 26, 2016 and September 1, 2016.
2. Site plan received by the Zoning Division on July 7, 2016 with District Commissioner approving minor modifications;
3. Church use with District Commissioner approving other uses
4. Water and Sewer Division comments and recommendations;
5. Stormwater Management Division comments and recommendations;
6. Department of Transportation comments and recommendations; and
7. 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-76**      **NEW OAK PROPERTIES LLC** (New Oak Properties LLC, owner) requesting Rezoning from **R-20** to **RA-5** for the purpose of a Single-Family House in Land Lot 694 of the 17<sup>th</sup> District. Located on the west side of Maner Street, north of Cooper Lake Road (4232 Maner St). Staff recommends **APPROVAL** to the RA-5 zoning district subject to:

1. Letter of agreeable conditions from Hanoch Dombek dated August 26, 2016 which includes a site plan and house elevations;
2. District Commissioner approve the final site plan and house elevations;
3. Stipulations of previous RA-5 cases for this subdivision (Z-71 and Z-148 of 2006), not otherwise in conflict;
4. Maximum impervious coverage to be 40%;
5. Fire Department comments and recommendations;
6. Water and Sewer Division comments and recommendations;
7. Stormwater Management Division comments and recommendations;
8. Department of Transportation comments and recommendations; and
9. 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 Cases**

**LUP-17 ERIN O' DRISCOLL** (Erin O' Driscoll, owner) requesting a **Land Use Permit** for the purpose of Child Care in Land Lot 258 of the 20<sup>th</sup> District. Located on the northeast side of Wyntuck Drive, north of Butterfield Drive (3753 Wyntuck Circle). Staff recommends **APPROVAL** for 24 months subject to:

1. Maximum of 12 children;
2. No employees;
3. No signs, and
4. No on-street parking.

**LUP-18 UNO GRANDE MASTIFFS** (Stephen J. Edwards and Martha G. Edwards, owners) requesting a **Land Use Permit (Renewal)** for the purpose of Breeding Dogs in Land Lots 894 and 895 of the 19<sup>th</sup> District. Located on the east side of Hiram Lithia Springs Road, south of Story Road (3955 Hiram Lithia Springs Road). Staff recommends **APPROVAL** for 24 months subject to:

1. Maximum of 20 dogs;
2. Applicant to take measures to control barking so as not to create a nuisance.

**LUP-19 TRINITY CHAPEL, INC** (Trinity Chapel, Inc., owner) requesting a **Land Use Permit** for the purpose of a Pre-school in Land Lots 456, 457, and 507 of the 19<sup>th</sup> District. Located on the south side of Macland Road, west side of Old Lost Mountain Road, and on the north side of Gaydon Road (4665 Macland Road). Staff recommends **APPROVAL** for 24 months subject to:

1. Fire Department comments and recommendations;
2. Department of Transportation comments and recommendations;
3. Water and Sewer Division comments and recommendations;
4. Stormwater Management Division comments and recommendations.

**LUP-20 EAST COBB CHURCH OF CHRIST, INC** (The East Cobb Church of Christ, Inc., owner) requesting a **Land Use Permit (Renewal)** for the purpose of a Church Preschool in Land Lots 165, 166, 205, and 206 of the 1st District. Located on the south side of Roswell Road, and on the east side of Reverie Ridge (5240 Roswell Road). Staff recommends **APPROVAL** for 24 months subject to:

1. Letters from Dr. Rhonda Hawkins dated July 1, 2016
2. Houses behind the church shall not be used for daycare;
3. Continue to use traffic plan previously approved on file with Zoning;
4. Cobb Department of Transportation comments and recommendations;
5. Fire Department comments and recommendations.

**LUP-21 MARIE MCCLESKEY** (Christoper Roy McCleskey and Marie Simpson McCleskey, owners) requesting a **Land Use Permit (Renewal)** for the purpose of a Photo Studio in Land Lot 241 of the 16th District. Located on the north side of Arbor Spring Way, east of Arbor Spring Drive (2673 Arbor Spring Way). Staff recommends **APPROVAL** for 24 months subject to:

1. No employees;
2. No signs;
3. No on-street parking.

**LUP-22 WEST COBB OFFICE INVESTORS, LLC** (West Cobb Office Investors, LLC, owner) requesting a **Land Use Permit** for the purpose of a Dance Studio (Renewal) in Land Lot 241 of the 20<sup>th</sup> District. Located on the west side of Kennesaw Due West Road, south of Stilesboro Road (1483 Kennesaw Due West Road). Staff recommends **APPROVAL** for 24 months subject to:

1. If the dance studio business is discontinued, the LUP ceases;
2. For this applicant only;
3. Cobb Department of Transportation comment and recommendations;
4. Fire Department comments and recommendations.

**Special Land Use Cases**

**SLUP-11 VISION HOSPITALITY GROUP** (TCM Lots LLC, Century 101 Management LLC, owners) requesting a **Special Land Use Permit** for the purpose of a Suite Hotel in Land Lot 574 of the 16<sup>th</sup> District. Located on the southeast intersection of Town Center Drive and George Busbee Parkway and on the northwest side of Ring Road (2700 & 2975 Ring Road).

Staff recommends **APPROVAL** subject to the following:

1. Site plan received by the Zoning Division on July 7, 2016, with the District Commissioner approving minor modifications;
2. Variances mentioned in the Zoning Comments section;
3. Water and Sewer Division comments and recommendations;
4. Stormwater Management Division comments and recommendations;
5. Department of Transportation comments and recommendations.

**SLUP-13 JOHNSON DEVELOPMENT ASSOCIATES, INC.** (Dew Holdings, LLC, owner) requesting a **Special Land Use Permit** for the purpose of a Climate Controlled Self-Service Storage Facility in Land Lot 763 of the 17<sup>th</sup> District. Located on the west side of Atlanta Road, south of Brownwood Lane on the east side of I-285 (4676 Atlanta Road). Staff recommends **APPROVAL** subject to the following:

1. Site plan received by Zoning Division on July 7, 2016, with the District Commissioner approving minor modifications;
2. Letters of stipulations from Mr. Parks F. Huff dated August 29, 2016 and September 1, 2016;
3. Architectural elevations to be approved by the District Commissioner prior to issuance of building permits;
4. Landscape plant to be reviewed by County Arborist and approved by District Commissioner prior to land disturbance;
5. Water and Sewer Division comments and recommendations;
6. Stormwater Management Division comments and recommendations;
7. Fire Department comments and recommendations; and
8. Department of Transportation comments and recommendations.

**Open Space Community Case**

**OSC-16-01 BEVERLY L. MCAFEE** (owner) requesting approval for the purpose of an Open Space Community in Land Lot 279 of the 20<sup>th</sup> District. Located on the west side of Tarpley Road, south of Tarpley Place. Staff recommends **APPROVAL** of the Open Space Community plan subject to the following:

1. Site plan received August 25, 2016 with the District Commissioner approving minor modifications;
2. Planning comments and recommendations;
3. Water and Sewer comments and recommendations;
4. Stormwater Management comments and recommendation;
5. Department of Transportation comments and recommendations; and
6. 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.