

**COBB COUNTY BOARD OF COMMISSIONERS
ZONING HEARING SUMMARY AGENDA
SEPTEMBER 20, 2016**

CONSENT CASES

- Z-61 VICTOR OKEREKE**
Z-65 OLYMBEC USA, LLC, by its attorney, Anderson, Tate & Carr, PC
Z-74 HYUNG SEOK SUH
Z-76 NEW OAK PROPERTIES LLC
Z-78 VANQUISH PROPERTY PARTNERS, LLC
Z-79 KJT 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.
OB-47 ATLANTIC REALTY DEVELOPMENT, LLC
OB-50 HENRY C. NYGREN III.
OB-51 THE BLUFFS AT JAMERSON, LLC
OB-55 ISOKEN JOY ONAIWU
OB-56 RED DEER MOUNTAIN, LLC
OB-57 KC PROPCO, LLC
OB-58 AUDUBON COMMUNITIES
OB-59 THE PROVIDENCE GROUP OF GEORGIA CUSTON HOMES

CONTINUED OR HELD CASES BY PLANNING COMMISSION, BOARD OF COMMISSIONERS OR STAFF (TO BE HEARD)

- Z-35 ADVENTUR LIVING LLC** *(Previously continued by the Board of Commissioners at the June 21, 2016 hearing until their July 19, 2016 hearing: Continued by staff from the July 19, 2016 and August 16, 2016 and hearing dates until the September 20, 2016 hearing date)*
Z-40 ELITE AUTO COLLISION & SALES *(Previously continued by Staff until the September 20, 2016 Board of Commissioners hearing)*

- 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-70** **FRONT DOOR COMMUNITIES, LLC, a GEORGIA LIMITED LIABILITY COMPANY** *(Previously continued by Staff until the September 8, 2016 Planning Commission hearing)*
- LUP-13** **MARIETTA AFFORDABLE HOUSING** *(Previously continued by the Board of Commissioners until the September 20, 2016 hearing)*
- LUP-14** **PINEAPPLE LUXE LLC** *(Previously continued by the Board of Commissioners until the September 20, 2016 hearing)*

REGULAR CASES

- Z-72** **AKEEM AKANBI**
- Z-75** **WINDSONG PROPERTIES, LLC**
- LUP-16** **EDWARD LEE KENNEDY**
- SLUP-12** **MUNICIPAL COMMUNICATIONS, LLC**

WITHDRAWN CASES

- Z-49** **JANAAL COLEMAN**
- Z-73** **PULTE HOME CORPORATION**
- OB-48** **RIVERVIEW ASSOCIATES, LTD.**
- OB-52** **BREAKING BREAD CORPORATION**

CONTINUED OR HELD CASES BY PLANNING COMMISSION, BOARD OF COMMISSIONERS 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-68** **CALATLANTIC GROUP, INC** *(Continued by Staff until the September 8, 2016 Planning Commission hearing; Held by the Planning Commission until their October 4, 2016 hearing)*
- Z-77** **PAC GALLERIA 75, LLC** *(Continued by Staff until the October 4, 2016 Planning Commission hearing)*

- Z-80** **FIRST CENTER, INC.** *(Continued by the Planning Commission until the October 4, 2016 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)*
- OB-53** **GRAYCO PARTNERS, LLC** *(Continued by Staff until the October 18, 2016 Board of Commissioners hearing)*

OPEN SPACE COMMUNITY CASE

OSC- 16-01

To consider approval of an R-20 Open Space Community Overlay application for Beverly L. McAfee, regarding Application OSC 16-01 filed July 7, 2016, for property located at 693 Tarpley Road in Land Lot 279 of the 20th District.

OTHER BUSINESS CASES

ITEM OB-042

To consider a stipulation amendment and site plan amendment for D.R. Horton- Crown LLC regarding rezoning application Z-210 of 2005 (W&H Properties, LLC), for property located on the east side of Maxham Road and on the west end of Apple Orchard Way, in Land Lots 87, 88 and 145 of the 18th District (2191, 2210 and 2194 Apple Orchard Way). *(Held by the Board of Commissioners from the August 16, 2016 hearing until their September 20, 2016 hearing)*

ITEM OB-047

To consider amending the zoning stipulations and site plan relating for Atlantic Realty Development, LLC regarding rezoning application Z-116 of 2004 (B. F. Saul Real Estate Investment Trust), for property located on the south side of Crescent Parkway, southeasterly of Herodian Way Land Lots 878 and 916 of the 17th District. *(Continued by the Board of Commissioners from the August 16, 2016 hearing until their September 20, 2016 hearing)*

ITEM OB-048

To consider site plan and stipulation amendment for Riverview Associates, Ltd. regarding rezoning application Z-49 of 2008 (Tri-Kell Investments, Inc.), for property located at the northwesterly intersection of Paces Mill Road and U.S. Highway 41 in Land Lots 976, 977, 1016 and 1017 of the 17th District. *(Continued by Staff from the August 16, 2016 hearing)*
WITHDRAWN WITHOUT PREJUDICE

ITEM OB-050

To consider granting a Special Exception for a reduction of public road frontage as recommended by the Board of Zoning Appeals from their August 10, 2016 Variance Hearing regarding Variance Application V-113 HENRY C. NYGREN III.

ITEM OB-051

To consider a site plan and stipulation amendment for The Bluffs at Jamerson, LLC. regarding rezoning application Z-35 of 2014 (O'Dwyer Properties, LLC), for property located on the northeast side of Jamerson Road, west of Wigley Road in Land Lots 48 and 97 of the 16th District.

ITEM OB-052

To consider a site plan and stipulation amendment for Breaking Bread Corporation regarding rezoning application Z-123 of 2004 (Cousins Properties Incorporated), for property located on the south side of Dallas Highway, east of Casteel Road in Land Lot 333 of the 20th District.
WITHDRAWN WITHOUT PREJUDICE

ITEM OB-053

To consider a site plan and stipulation amendment for Grayco Partners, LLC regarding rezoning application Z-8 of 2012 (Pope & Land Enterprises, Inc.), for property located at the southeast intersection of Cumberland Boulevard and Stillhouse Lane in Land Lot 949 of the 17th District. *(Continued by Staff until the October 18, 2016 hearing)*

ITEM OB-054

To consider a stipulation amendment for Five-K, Inc. regarding rezoning application Z-46 of 2016 (Five-K, Inc), for property located on the east side of Canton Road, south of Rosedale Drive Land Lot 588 of the 16th District (2568 Canton Road).

ITEM OB-055

To consider a site plan and stipulation amendment for Isoken Joy Onaiwu regarding rezoning application Z-55 of 2015 (Green Park PCH, Incorporated), for property located on the west side of Canton Road, south of Shallowford Road in Land Lot 132 of the 16th District (4561 Canton Road).

ITEM OB-056

To consider a site plan and stipulation amendment for Red Deer Mt., LLC regarding rezoning application Z-103 of 1997 (Piedmont Properties, Inc.), for property located on the east side of Kennesaw Due West Road, north of Stileboro Road in Land Lot 216 of the 20th District.

ITEM OB-057

To consider a site plan and stipulation amendment for KC Propco, LLC regarding rezoning application Z-101 of 2015 (Knowledge Universe Education, LLC), for property located on the northwest side of Powder Springs Road, northeast of Horseshoe Bend Road in Land Lot 694 of the 19th District.

ITEM OB-058

To consider a stipulation amendment for Audubon Communities regarding rezoning application Z-12 of 2012 (Highland Place Properties, LLC), for property located on the southwest side of Parkwood Circle, west of Windy Ridge Parkway in Land Lots 943 and 984 of the 17th District.

ITEM OB-059

To consider amending the stipulations for The Providence Group of Georgia Custom Homes, LLC regarding rezoning application Z-24 of 2013 (Cotter Properties & Development, LLC), for property located on the west side of Spring Hill Parkway, north of Spring Hill Road, in Land Lots 772, 813 and 814 of the 17th District.

COBB COUNTY BOARD OF COMMISSIONERS
ZONING HEARING *CONSENT* AGENDA
SEPTEMBER 20, 2016

Rezoning

Z-61 VICTOR OKEREKE (Victory Okereke, owner) requesting Rezoning from **GC** to **NRC** for the purpose of a Professional Office Use in Land Lot 59 of the 17th District. Located on the southeast side of Austell Road, north of Arkose Drive (2317 Austell Road). The Planning Commission recommends **APPROVAL** to **NRC** subject to the following conditions:

1. **Site plan received by the Zoning Division on May 25, 2016, with District Commissioner approving minor modifications (on file in the Zoning Division)**
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 of merchandise**
5. **No automotive uses or light automotive repair**
6. **Fire Department comments and recommendations**
7. **Water and Sewer Division comments and recommendations**
8. **Stormwater Management Division comments and recommendations**
9. **Department of Transportation comments and recommendations**
10. **Inclusion on the Consent Agenda for the Board of Commissioners' Zoning Hearing on September 20, 2016**

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 17th District. Located on the west side of Herodian Way, south of Crescent Pkwy (2400 Herodian Way). The Planning Commission recommends **APPROVAL** to **CRC** subject to the following conditions:

1. **Site plan received by the Zoning Division on June 2, 2016, with the District Commissioner approving minor modifications (on file in the Zoning Division) noting that the existing (submitted) layout will govern the future layout**
2. **Fire Department comments and recommendations**
3. **Water and Sewer Division comments and recommendations**
4. **Stormwater Management Division comments and recommendations**
5. **Department of Transportation comments and recommendations**
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**
7. **Inclusion on the Consent Agenda for the Board of Commissioners' Zoning Hearing on September 20, 2016**

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 16th District. Located on the south side of Lower Roswell Road and on the east side of Shawnee Lane (2040 Lower Roswell Road). The Planning Commission recommends **APPROVAL** to **NRC** subject to the following conditions:

1. **Site plan received by the Zoning Division on July 7, 2016, with District Commissioner approving minor modifications (on file in the Zoning Division)**
2. **Letters of agreeable conditions from Mr. Adam Rozen dated August 26, 2016 and September 1, 2016 (on file in the Zoning Division)**
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**
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**
8. **Inclusion on the Consent Agenda for the Board of Commissioners' Zoning Hearing on September 20, 2016**

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 17th District. Located on the west side of Maner Street, north of Cooper Lake Road (4232 Maner St). The Planning Commission recommends **APPROVAL** to **RA-5** subject to the following conditions:

1. **District Commissioner to approve the final site plan and house elevations prior to commencement of construction**
2. **Letter of agreeable conditions from Mr. Hanoch Dombek dated August 26, 2016, including a site plan and house elevations (on file in the Zoning Division)**
3. **Stipulations of previous RA-5 cases for this subdivision (Z-71 and Z-148 of 2006 and Z-72 of 2015), *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**
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**
10. **Inclusion on the Consent Agenda for the Board of Commissioners' Zoning Hearing on September 20, 2016**

Z-78 VANQUISH PROPERTY PARTNERS, LLC (Rebecca A. Morris, 5130 Maner Road, S.E., LLC and 2483 Maner Road Family Land Trust, Larry Ridgeway as Trustee, owners) requesting Rezoning from **R-20** and **LI** to **RM-8** for the purpose of Attached Residential in Land Lot 825 of the 17th District. Located on the northwesterly side of Maner Road, south of Plant Atkinson Road. Staff recommends **APPROVAL** to the **RM-8** zoning district subject to:

1. Letter of agreeable conditions from Mr. Kevin Moore dated August 26, 2016, including site plan and renderings (on file in the Zoning Division)
 - A. Item No. 3 – add to end: *“All units are offered for sale, with a maximum of no more than 10% rental at any given time; oversight and control of the rental units will be the responsibility of the Homeowners Association.”*
 - B. Item No. 6 – add to end: *“...and up to 2400 square feet.”*
 - C. Add Item No. 25: *“Applicant agrees to inform potential and actual buyers of these units of the nearby industrial businesses.”*
2. Water and Sewer Division comments and recommendations
3. Stormwater Management Division comments and recommendations
4. Department of Transportation comments and recommendations
5. Inclusion on the Consent Agenda for the Board of Commissioners’ Zoning Hearing on September 20, 2016

Z-79 KJT PROPERTIES, LLC (Jane A. Shelly and James Glen Andrews, owners) requesting Rezoning from **R-20** to **R-15** for the purpose of Single Family Residential in Land Lot 273 of the 16th District. Located on the north side of Maybreeze Road, east of Ebenezer Road (3887 Maybreeze Road). Staff recommends **APPROVAL** to the **R-15** zoning district subject to:

1. Letter of agreeable conditions from Mr. Kevin Moore dated September 2, 2016, including site plan (on file in the Zoning Division)
2. Detention facility as shown on the site plan can move as needed during Plan Review but not change the lot count of the subdivision
3. Fire Department comments and recommendations
4. Water and Sewer Division comments and recommendations
5. Stormwater Management Division comments and recommendations
6. Department of Transportation comments and recommendations
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
8. Inclusion on the Consent Agenda for the Board of Commissioners’ Zoning Hearing on September 20, 2016

Land Use Permits

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 20th District. Located on the northeast side of Wyntuck Drive, north of Butterfield Drive (3753 Wyntuck Circle). The Planning Commission recommends **APPROVAL** for **24** months subject to the following:

1. **Maximum of 12 children**
2. **No employees**
3. **No signs**
4. **No on-street parking**
5. **Inclusion on the Consent Agenda for the Board of Commissioners' Zoning Hearing on September 20, 2016**

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 19th District. Located on the east side of Hiram Lithia Springs Road, south of Story Road (3955 Hiram Lithia Springs Road). The Planning Commission recommends **APPROVAL** for **24** months subject to the following:

1. **Maximum of 20 dogs**
2. **Applicant to take measures to control barking so as not to create a nuisance**
3. **Inclusion on the Consent Agenda for the Board of Commissioners' Zoning Hearing on September 20, 2016**

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 19th 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). The Planning Commission recommends **APPROVAL** for **24** months subject to the following:

1. **Fire Department comments and recommendations**
2. **Water and Sewer Division comments and recommendations**
3. **Stormwater Management Division comments and recommendations**
4. **Department of Transportation comments and recommendations**
5. **Inclusion on the Consent Agenda for the Board of Commissioners' Zoning Hearing on September 20, 2016**

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). The Planning Commission recommends **APPROVAL** for **24** months subject to the following:

1. Letter from Dr. Rhonda Hawkins dated July 1, 2016 (on file in the Zoning Division)
2. Houses behind the church shall not be used for daycare
3. Continue to use traffic plan previously approved (on file in the Zoning Division)
4. Fire Department comments and recommendations
5. Department of Transportation comments and recommendations
6. Inclusion on the Consent Agenda for the Board of Commissioners' Zoning Hearing on September 20, 2016

LUP-21 MARIE MCCLESKEY (Christopher 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). The Planning Commission recommends **APPROVAL** for **24** months subject to the following:

1. No employees
2. No signs
3. No on-street parking
4. Inclusion on the Consent Agenda for the Board of Commissioners' Zoning Hearing on September 20, 2016

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 20th District. Located on the west side of Kennesaw Due West Road, south of Stilesboro Road (1483 Kennesaw Due West Road). The Planning Commission recommends **APPROVAL** for **12** months subject to the following:

1. If the dance studio business is discontinued, the LUP ceases
2. For this applicant *only*
3. Fire Department comments and recommendations
4. Department of Transportation comments and recommendations
5. Inclusion on the Consent Agenda for the Board of Commissioners' Zoning Hearing on September 20, 2016

Special Land Use Permits

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 16th 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). The Planning Commission recommends **APPROVAL** subject to:

1. **Site plan received by the Zoning Division on July 7, 2016, with the District Commissioner approving minor modifications (on file in the Zoning Division)**
2. **Variations as mentioned in the Zoning comments**
3. **Water and Sewer Division comments and recommendations**
5. **Stormwater Management Division comments and recommendations**
6. **Department of Transportation comments and recommendations**
7. **Inclusion on the Consent Agenda for the Board of Commissioners' Zoning Hearing on September 20, 2016**

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 17th District. Located on the west side of Atlanta Road, south of Brownwood Lane on the east side of I-285 (4676 Atlanta Road). The Planning Commission recommends **APPROVAL** subject to:

1. **Site plan received by Zoning Division on July 7, 2016, with the District Commissioner approving minor modifications (on file in the Zoning Division)**
2. **Letters of agreeable conditions from Mr. Parks F. Huff dated August 29, 2016 and September 1, 2016 (on file in the Zoning Division)**
3. **Architectural elevations to be approved by the District Commissioner prior to issuance of building permits**
4. **Landscape plan to be reviewed by County Arborist and approved by District Commissioner prior to land disturbance permits**
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**
9. **Inclusion on the Consent Agenda for the Board of Commissioners' Zoning Hearing on September 20, 2016**

Other Business Cases

ITEM OB-047

To consider amending the zoning stipulations and site plan relating for Atlantic Realty Development, LLC regarding rezoning application Z-116 of 2004 (B. F. Saul Real Estate Investment Trust), for property located on the south side of Crescent Parkway, southeasterly of Herodian Way Land Lots 878 and 916 of the 17th District. *(Continued by the Board of Commissioners from the August 16, 2016 hearing until their September 20, 2016 hearing)*. Staff recommends approval subject to:

- 1. Revised Exhibit B received by the Zoning Division September 15, 2016.**
- 2. All previous stipulations not in conflict with this amendment.**

ITEM OB-050

To consider granting a Special Exception for a reduction of public road frontage as recommended by the Board of Zoning Appeals from their August 10, 2016 Variance Hearing regarding Variance Application V-113 HENRY C. NYGREN III. Staff recommends approval subject to:

- 1. The Board of Zoning Appeals minutes for V-113 of 2016.**

ITEM OB-051

To consider a site plan and stipulation amendment for The Bluffs at Jamerson, LLC. regarding rezoning application Z-35 of 2014 (O'Dwyer Properties, LLC), for property located on the northeast side of Jamerson Road, west of Wigley Road in Land Lots 48 and 97 of the 16th District. Staff recommends approval subject to:

- 1. Site plan last revised on July 27, 2016, with the District Commissioner approving minor modifications.**
- 2. All previous stipulations not in conflict with this amendment.**

ITEM OB-055

To consider a site plan and stipulation amendment for Isoken Joy Onaiwu regarding rezoning application Z-55 of 2015 (Green Park PCH, Incorporated), for property located on the west side of Canton Road, south of Shallowford Road in Land Lot 132 of the 16th District (4561 Canton Road). Staff recommends approval subject to:

- 1. Site plan received by the Zoning Division on August 15, 2016, with the District Commissioner approving minor modifications.**
- 2. All previous stipulations not in conflict with this amendment.**

ITEM OB-056

To consider a site plan and stipulation amendment for Red Deer Mt., LLC regarding rezoning application Z-103 of 1997 (Piedmont Properties, Inc.), for property located on the east side of Kennesaw Due West Road, north of Stileboro Road in Land Lot 216 of the 20th District. Staff recommends approval subject to:

- 1. Site plan received by the Zoning Division on August 15, 2016, with the District Commissioner approving minor modifications.**
- 2. All previous stipulations not in conflict with this amendment.**

ITEM OB-057

To consider a site plan and stipulation amendment for KC Propco, LLC regarding rezoning application Z-101 of 2015 (Knowledge Universe Education, LLC), for property located on the northwest side of Powder Springs Road, northeast of Horseshoe Bend Road in Land Lot 694 of the 19th District. Staff recommends approval subject to:

- 1. Deceleration lane to be installed upon redevelopment of the property.**
- 2. All previous stipulations not in conflict with this amendment.**

ITEM OB-058

To consider a stipulation amendment for Audubon Communities regarding rezoning application Z-12 of 2012 (Highland Place Properties, LLC), for property located on the southwest side of Parkwood Circle, west of Windy Ridge Parkway in Land Lots 943 and 984 of the 17th District. Staff recommends approval subject to:

- 1. Exhibit B contained in the Other Business packet.**
- 2. All previous stipulations not in conflict with this amendment.**

ITEM OB-059

To consider amending the stipulations for The Providence Group of Georgia Custom Homes, LLC regarding rezoning application Z-24 of 2013 (Cotter Properties & Development, LLC), for property located on the west side of Spring Hill Parkway, north of Spring Hill Road, in Land Lots 772, 813 and 814 of the 17th District. Staff recommends approval subject to:

- 1. Allowance of houses to be up to 39' in height.**
- 2. All previous stipulations not in conflict with this amendment.**

NOTE: “Pursuant to the Official Code of Cobb County, Zoning – Section 134-124(b) the Cobb County Board of Commissioners is authorized to consider and may consider all constitutionally permissible zoning classification(s), including, but not limited to, intervening classification(s) and/or the classification(s) sought by the applicant.”

The exact description of the property sought to be rezoned is on file in the office of the Cobb County Community Development, Zoning Division, 1150 Powder Springs Street, Suite 400, Marietta, Georgia 30064 and available for inspection by interested citizens between the hours of 8:00 a.m. and 5:00 p.m. Monday through Friday.

Hearing on said petitions will be heard by the Board of Commissioners at 9:00 a.m. on the prescribed hearing date. The public hearing will be held in the Second Floor Commissioners' Meeting Room, Cobb County Building, 100 Cherokee Street, Marietta, Georgia, 30090.

Anyone wishing to attend this public hearing may do so and be heard relative thereto. Any person wishing to speak before the Board of Commissioners must file a contribution disclosure statement if, and only if, the monetary contribution was made within two (2) years immediately preceding the filing of the rezoning request and the contribution aggregates to a sum total of \$250.00 or more.

This disclosure statement must be submitted to the Zoning Division Office by mail to P. O. Box 649, Marietta, Georgia 30061 or in person at 1150 Powder Springs Street, Suite 400, Marietta, Georgia 30064 within five (5) days before the public hearing. Additionally, if you believe you need any special accommodations in order to attend these public hearings, please contact the County Clerk's Office at 770-528-3307 no later than 48 hours before the date of the above meeting.