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# ZONING ANALYSIS

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## Planning Commission Public Hearing

September 8, 2016

## Board of Commissioners' Public Hearing

September 20, 2016

Prepared by:  
**COBB COUNTY**  
**PLANNING AND ZONING DIVISIONS**

***COBB COUNTY BOARD OF COMMISSIONERS***

**Tim Lee, Chairman**  
**Bob Weatherford, District 1**  
**Bob Ott, District 2**  
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***COBB COUNTY ZONING DIVISION***  
***COMMUNITY DEVELOPMENT DEPARTMENT***

**Dana Johnson, Director, Community Development**  
**John Pederson, Manager, Zoning Division**



*Cobb County... Expect the Best!*

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**Every application for rezoning involving a request for a non-residential zoning district shall include a complete written, documented analysis of the impact of the proposed rezoning with respect to each of the following matters:**

- (a) Whether the zoning proposal will permit a use that is suitable in view of the use and development of adjacent and nearby property;
- (b) Whether the zoning proposal will adversely affect the existing use or usability of adjacent property or nearby property;
- (c) Whether the property to be affected by the zoning proposal has a reasonable economic use as currently zoned; and
- (d) Whether the zoning proposal will result in a use which will or could cause an excessive or burdensome use of existing streets, transportation facilities, utilities or schools.
- (e) Whether the zoning proposal is in conformity with the policy and intent of the land use plan; and
- (f) Whether there are other existing or changing conditions affecting the use and development of the property which give supporting grounds for either approval or disapproval of the zoning proposal.

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**COBB COUNTY**  
**ZONING HEARING AGENDA**  
**Planning Commission–September 8, 2016**

**NOTE:** *The applicant/property owner(s), prior to hearing date, may withdraw petitions contained in this agenda; therefore, the Planning Commission will not consider those cases.*

**CONTINUED CASES**

- Z-18**      **POPE & LAND ENTERPRISES, INC.** (John M. Struhar, Jr., Edward K. Murphy and Denise D. Murphy, owners) requesting Rezoning from **RM-8** to **RRC** for the purpose of a Mixed Use Development in Land Lot 977, of the 17<sup>th</sup> District. Located on the easterly side of River Oaks Drive, north of Stillhouse Lane. (*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** (Evelyn Joyce Boatright, Kyle Wesley Boatright and Jason Ashley Mauldin, Trustees of the Marital Trust B U/W of THOMAS ALEXANDER ELLIS, owners) requesting Rezoning from **R-20** and **R-80** to **R-15** for the purpose of a Residential Neighborhood in Land Lots 29, 45, 46 and 47 of the 19<sup>th</sup> District. Located on the south side of Old Dallas Road, east of Villa Rica Way, and on the north end of Hickory Stick Lane (no address given). (*Continued by Staff from the June 7, 2016 and July 7, 2016 Planning Commission hearings; Held by Staff until the October 4, 2016 hearing*)
- Z-58**      **LIDL US** (Diane Sue Weldon (4730 Floyd Road, LLC, Betty James Barnes, Estate of Thurston Brown, Joyce Brown, owners) requesting Rezoning from **R-20** to **NRC** for the purpose of a Grocery Store and Retail in Land Lots 30 and 31 of the 17<sup>th</sup> District. Located on the north side of White Boulevard, and on the west side of Floyd Road. (*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-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 17<sup>th</sup> District. Located on the southeast side of Austell Road, north of Arkose Drive (2317 Austell Road). *(Previously continued by Staff until the September 8, 2016 Planning Commission hearing)*
- 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). *(Previously continued by Staff until the September 8, 2016 Planning Commission hearing)*
- Z-68**      **CALATLANTIC GROUP, INC** (THE' TRUE VINE' EXPERIENCE FOUNDATION, INC, HANNA LAND COMPANY, INC, owners) requesting Rezoning from **R-20, LRO & NRC** to **RA-6** for the purpose of Townhomes and Single Family Residential in Land Lots 466, 467, 470 and 471 of the 16<sup>th</sup> District. Located on the south side of Shallowford Road, west side of Johnson Ferry Road, the east and west sides of Waterfront Drive and on the east side of Waterfront Circle (see file for addresses). *(Previously continued by Staff until the September 8, 2016 Planning Commission hearing)*
- Z-70**      **FRONT DOOR COMMUNITIES, LLC, a Georgia limited liability company** (Estate of Dorothy D. Neal, Deceased; The Dorothy D. Neal Family Trust U/A Dated 29, 1997; Christopher A. Neal; and Martha H. Neal, owners) requesting Rezoning from **R-30** to **R-20/OSC** for the purpose of Single-Family Residential in Land Lots 692 and 693 of the 16<sup>th</sup> District. Located on the westerly side of Mitchell Road; south of Casteel Road, and at the eastern terminus of Sumter Lake Drive (2155 and 2157 Mitchell Road). *(Previously continued by Staff until the September 8, 2016 Planning Commission hearing)*



## **REGULAR CASES --- NEW BUSINESS**

### **Rezoning**

- Z-72**      **AKEEM AKANGI** (William Derek Duke and Jennifer D. Sibley; George W. Thompson Jr.; Truman Travis, owners) requesting Rezoning from **GC** and **NS** to **CRC** for the purpose of truck rental in Land Lot 1300 of the 19<sup>th</sup> District and Land Lot 33 of the 18<sup>th</sup> District. Located on the south side of Veterans Memorial Highway, and on the north side of South Gordon Road (1605, 1608, & 1621 Veterans Memorial Hwy).
- Z-73**      **PULTE HOME CORPORATION** (Post Apartment Homes, LP and Spring Land, LLC, owners) requesting Rezoning from **CRC** and **RMR** to **RM-8** for the purpose of Residential in Land Lot 844 of the 17<sup>th</sup> District. Located on the north side of Mount Wilkinson Parkway, east side of Spring Hill Parkway, and on the west side of I-285. **WITHDRAWN WITHOUT PREJUDICE**
- 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).
- Z-75**      **WINDSONG PROPERTIES, LLC** (Clarence Luther McConnell, Jr.; Gayle L. Norton, a/k/a/ Gayle L. Richards, owners) requesting Rezoning from **R-30** to **RSL** for the purpose of Residential Senior Living (non-supportive) in Land Lots 139, 140, & 157 of the 19<sup>th</sup> District. Located on the northwest corner of Lost Mountain Road and Corner Road, on the east side of McConnell Road, and on the north side of Pickens Road.

- 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).
- Z-77**      **PAC GALLERIA 75, LLC** (BDG Galleria 75, LLC; North Decatur Square Partners, LLC; and Oxford Encore Apartments LLC, owners) requesting Rezoning from **OI** and **RRC** to **RRC** for the purpose of a Mixed-Use Development in Land Lot 1014 of the 17<sup>th</sup> District. Located on the east side of Cobb Galleria Parkway, north of Cumberland Boulevard and on the southwest side of I-75. (*Continued by Staff until the October 4, 2016 Planning Commission hearing*)
- 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 17<sup>th</sup> District. Located on the northwesterly side of Maner Road, south of Plant Atkinson Road.
- 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 16<sup>th</sup> District. Located on the north side of Maybreeze Road, east of Ebenezer Road (3887 Maybreeze Road).
- Z-80**      **FIRST CENTER, INC.** (First Center Inc., David Pearson, Elizabeth Pearson, Gettysburg Business Park LLC, owners) requesting Rezoning from **RA-6**, **R-15**, and **OS** to **RA-6** for the purpose of Residential in Land Lots 83 and 84 of the 16<sup>th</sup> District. Located at the southwest intersection of Shallowford Road and Jamerson Road, north side of Backwoods Court, and at the eastern terminus of Hart Drive (see zoning file for parcels).

- Z-81**      **JOHN OKOBOH** (John Okooboh, owner) requesting Rezoning from **R-20** to **FST** for the purpose of Townhomes in Land Lot 411 of the 18<sup>th</sup> District. Located on the east side of Shenandoah Trail, south of Hillcrest Drive (6837 Shenandoah Trail).
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### **LAND USE PERMITS**

- LUP-16**      **EDWARD LEE KENNEDY** (Edward Lee Kennedy IV, owner) requesting a **Land Use Permit** for the purpose of One-on-One Private Swim Lessons in Land Lot 30 of the 1<sup>st</sup> District. Located on the east side of Glenraven Court, south of Johnson Ferry Road (3905 Glenraven Court).
- 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).
- 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).
- 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).

- 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).
- 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).
- 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).

### **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 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).
- SLUP-12**    **MUNICIPAL COMMUNICATIONS, LLC** (Emmanuel Temple of Cobb County, Inc, owner) requesting a **Special Land Use Permit** for the purpose of a Telecommunications Tower and related Antenna and Equipment in Land Lot 178 of the 20<sup>th</sup> District. Located on the southeast side of Pine Mountain Road, northwest of Shillings Road (2210 Pine Mountain Road).

**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).

### **OTHER BUSINESS #5**

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 20<sup>th</sup> District.

**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 Cobb County Planning Commission 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 Planning Commission 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.

**COBB COUNTY**  
**ZONING HEARING AGENDA**  
**Board of Commissioners–September 20, 2016**

**NOTE:** *Some of these petitions may not be heard by the Board of Commissioners. The Planning Commission may hold or continue some cases at their public hearing, and some cases may be withdrawn by the applicant/owner.*

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

**Rezoning**

- Z-35**      **ADVENTUR LIVING LLC** (T.M. Denome, William Harry Nelson and Glenna S. Nelson, and Harold R. Burtz, owners) requesting Rezoning from **R-20** and **R-80** to **RSL(Non-Supportive)** for the purpose of Senior Living in Land Lots 304 and 345 of the 16<sup>th</sup> District. Located on the east side of Ebenezer Road, north of Blackwell Road, and the western terminus of Cedar Ridge Road (3750, 3860, and 3862 Ebenezer Road). *(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 hearing dates until the September 20, 2016 hearing date.)*
- Z-40**      **ELITE AUTO COLLISION & SALES** (2K Consulting Group LLC, Detong Chen, owners) requesting Rezoning from **LI** to **CRC** for the purpose of Collision and Service Center in Land Lot 46 of the 18<sup>th</sup> District. Located on the south side of Veterans Memorial Highway, east of Lakeshore Drive (380 Veterans Memorial Highway). *(Previously continued by Staff until the September 20, 2016 Board of Commissioners hearing)*
- Z-49**      **JANAAL COLEMAN** (Jasara, Inc., owner) requesting Rezoning from **GC** to **NRC** for the purpose of adding a fruit stand in Land Lots 556 and 557 of the 19<sup>th</sup> District. Located on the northern corner of Austell Road and Callaway Road. (2688 Austell Road). *(Previously continued by the Board of Commissioners from the June 21, 2016 hearing until their July 19, 2016 hearing; continued by the Board of Commissioners from the August 16, 2016)*

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**LUP-13 MARIETTA AFFORDABLE HOUSING** (Marietta Affordable Housing, owner) requesting a **Land Use Permit** for the purpose of Allowing More Unrelated Adults and Vehicles than Permitted by Code in Land Lot 650 of the 17<sup>th</sup> District. Located on the east side of Virginia Place and southwest of Meadowbrook Lane (491 Virginia Place). *(Previously continued by the Board of Commissioners from the August 16, 2016 hearing until their September 20, 2016 hearing)*

**LUP-14 PINEAPPLE LUXE LLC** (Pineapple Luxe Corporation, owner) requesting a **Land Use Permit** for the purpose of Allowing More Unrelated Adults and Vehicles than Permitted by Code in Land Lot 650 of the 17<sup>th</sup> District. Located on the west side of Virginia Place south of South Marietta Pkwy (462 Virginia Place). *(Previously continued by the Board of Commissioners from the August 16, 2016 hearing until their September 20, 2016 hearing)*

**CONTINUED OR HELD CASES BY PLANNING COMMISSION, BOARD OF COMMISSIONERS OR STAFF (NOT TO BE HEARD)**

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### **WITHDRAWN CASE**

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### **LAND USE PERMITS**

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**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).

**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).

**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).

### **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 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).

**SLUP-12**    **MUNICIPAL COMMUNICATIONS, LLC** (Emmanuel Temple of Cobb County, Inc, owner) requesting a **Special Land Use Permit** for the purpose of a Telecommunications Tower and related Antenna and Equipment in Land Lot 178 of the 20<sup>th</sup> District. Located on the southeast side of Pine Mountain Road, northwest of Shillings Road (2210 Pine Mountain Road).

**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).

## **OTHER BUSINESS CASES**

### **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 20<sup>th</sup> District.

### **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 18<sup>th</sup> 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 17<sup>th</sup> 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 17<sup>th</sup> District. *(Continued by Staff from the August 16, 2016 hearing)*

### **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 16<sup>th</sup> 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 20<sup>th</sup> 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 17<sup>th</sup> District.

**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 16<sup>th</sup> 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 16<sup>th</sup> 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 20<sup>th</sup> 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 19<sup>th</sup> 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 17<sup>th</sup> 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 17<sup>th</sup> District.

**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 Cobb County Planning Commission 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 Planning Commission 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.