

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

CONSENT CASES

- Z-84** **JAMES C. LANE, JR.** *(Continued by the Planning Commission from the October 4, 2016 hearing; continued by staff from the November 1, 2016 hearing until the December 6, 2016 hearing)*
- Z-105** **PRIME COLLISION REPAIR**
- Z-106** **IUEC LOCAL 32 BUILDING CORPORATION**
- Z-107** **DISCOUNT TIRE COMPANY, INC**
- Z-108** **RUSSELL LANDSCAPE, LLC**
- Z-109** **MELO INVESTMENTS, LLC**
- Z-110** **TIMOTHY W. GRUBAUGH**
- Z-118** **CII HOLDINGS, LLC**
- LUP-35** **JESSICA MOORE**
- LUP-37** **KARLA L. OWENS**
- SLUP-16** **MUNICIPAL COMMUNICATIONS, LLC**
- SLUP-17** **TAYLOR/THEUS HOLDINGS, INC.**
- OB-060** **FEROZ ALI**
- OB-077** **CRISP ATHLETIC HOLDING, INC.**
- OB-078** **JOHN CRENSHAW**
- OB-079** **ASAD NEZAMABADI**
- OB-082** **POPE AND LAND ENTERPRISES. INC.**
- OB-083** **LWS, INC.**

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

- Z-35** **ADVENTUR LIVING LLC** *(Held by the Board of Commissioners from their November 15, 2016 hearing)*
- Z-75** **WINDSONG PROPERTIES, LLC.** *(Previously continued by the Board of Commissioners from the September 20, 2016 hearing; and held by the Board of Commissioners from the November 15, 2016 hearing)*
- Z-91** **POLLACK SHORES DEVELOPMENT, LLC** *(Previously continued by Staff until the November 1, 2016 Planning Commission hearing; continued by staff from the November 15, 2016 Board of Commissioners hearing)*

REGULAR CASES

- Z-103** CAPITAL CITY VIEW HOMES, LLC
Z-116 ST. CLAIR HOLDINGS, LLC
Z-120 SOUTH COBB REDEVELOPMENT AUTHORITY;
STEPHEN YANCEY; PHILLIP YANCEY
LUP-36 FRANK MARRONE

WITHDRAWN CASE

- Z-104** ENGINEERING DESIGN TECHNOLOGIES

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

- Z-18** POPE & LAND ENTERPRISES, INC. INC *(Continued by Staff from the March 1, 2016, April 1, 2016, May 3, 2016, June 7, 2016, July 7, 2016, August 2, 2016, September 8, 2016, October 4, 2016, November 1, 2016 and December 6, 2016 Planning Commission hearings until the February 7, 2017 hearing)*
- Z-68** CALATLANTIC GROUP, INC *(Continued by Staff from the September 8, 2016 Planning Commission hearing; Held by the Planning Commission from their October 4, 2016 hearing; and continued by staff from the November 15, 2016 and December 20, 2016 hearing until the February 21, 2017 hearing)*
- Z-82** GOLDEN ANCHOR BOAT STORAGE, LLC *(Continued by Staff from the November 15, and December 20, 2016 hearings until the February 20, 2017 hearing)*
- Z-86** WINDSONG PROPERTIES, LLC *(Continued by Staff from the October 4, 2016 and November 1, 2016 Planning Commission hearings; Held by the Planning Commission from the December 6, 2016 hearing until the February 7, 2017 hearing)*
- Z-93** KAPLAN MORGAN VININGS DEVELOPMENT, LLC *(Continued by Staff from the December 6, 2016 Planning Commission hearing until the February 7, 2017 Planning Commission hearing)*
- Z-97** ROYAL RESIDENTIAL, INC *(Continued by the Planning Commission from their November 1, 2016 hearing; held from the December 6, 2016 Planning Commission hearing until the February 7, 2017 hearing)*
- Z-101** PROVINCE HOMES, LLC *(Held by the Planning Commission from their November 1, 2016 hearing and continued by staff from the December 6, 2016 Planning Commission hearing until their February 7, 2017 hearing)*

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

- Z-111** **RSDC1, LLC** *(Held by the Planning Commission until the February 7, 2017 Planning Commission hearing)*
- Z-112** **DUNCAN LAND INVESTMENTS, LLC** *(Continued by Staff until the February 7, 2017 Planning Commission hearing)*
- Z-113** **HABITAT FOR HUMANITY OF NORTHWEST METRO ATLANTA, INC. LLC** *(Held by the Planning Commission until the February 7, 2017 Planning Commission hearing)*
- Z-114** **CAPKEY REAL ESTATE ADVISORS** *(Continued by staff until the February 7, 2017 Planning Commission hearing)*
- Z-115** **BROOKS CHADWICK CAPITAL, LLC** *(Continued by staff until the February 7, 2017 Planning Commission hearing)*
- Z-117** **HICKS BUSINESS ENTERPRISES, LLC** *(Continued by the Planning Commission until the February 7, 2017 Planning Commission hearing)*
- Z-119** **MAYWEATHER ENTERPRISE** *(Continued by Staff until the February 7, 2017 Planning Commission hearing)*
- LUP-29** **SM LIVING, LLC** *(Continued by Staff until the February 7, 2017 Planning Commission hearing)*
- LUP-30** **SM LIVING, LLC** *(Continued by Staff until the February 7, 2017 Planning Commission hearing)*
- LUP-31** **SM LIVING, LLC** *(Continued by Staff until the February 7, 2017 Planning Commission hearing)*
- LUP-32** **SM LIVING, LLC** *(Continued by Staff until the February 7, 2017 Planning Commission hearing)*
- LUP-33** **SM LIVING, LLC** *(Continued by Staff until the February 7, 2017 Planning Commission hearing)*

OTHER BUSINESS

ITEM OB-060

To consider a stipulation amendment and site plan amendment for Feroz Ali regarding rezoning application Z-159 of 2003 (HRS, INC.), for property located on the east side of Powers Ferry Road, south of Terrell Mill Road, in Land Lots 923 and 938 of the 17th District (1445 Powers Ferry Road).
(Continued by Staff from the October 18 and November 15, 2016 Board of Commissioners hearings until the December 20, 2016 hearing)

ITEM OB-068

To consider a Settlement of Litigation for Municipal Communications, LLC regarding Special Land Use Permit application SLUP-9 (Municipal Communications, LLC) of 2015, for property located on the west side of Wade Green Road, south of Clearview Drive in Land Lot 18 of the 20th District (4801 Wade Green Road). *(Continued by Staff from the November 15, 2016 Board of Commissioners hearing)*

ITEM OB-077

To consider a stipulation amendment and site plan amendment for Crisp Athletic Holdings, Inc. regarding rezoning application Z-32 of 2009 (Rex E. Horney), for property located on the northwest intersection of Canton Road and Hawkins Store Road, in Land Lots 228 and 277 of the 16th District (775 Hawkins Store Road).

ITEM OB-078

To consider granting a Special Exception for a reduction of lot size and public road frontage as recommended by the Board of Zoning Appeals from their November 9, 2016 Variance Hearing regarding Variance Application V-150 John Crenshaw.

ITEM OB-079

To consider granting a Special Exception for a reduction of lot size as recommended by the Board of Zoning Appeals from their November 9, 2016 Variance Hearing regarding Variance Application V-159 Asad Nezamabadi.

ITEM OB-080

To consider a Settlement of Litigation for Columbia Properties Capital, LLC regarding rezoning application Z-98 (Columbia Properties Capital, LLC) of 2015, for property located at the northwest intersection of Dallas Highway and Garrison Commons in Land Lots 330 and 331 of the 20th District.

ITEM OB-081

To consider a site plan amendment and stipulation amendment for Cedarcrest Church, Inc regarding rezoning application Z-164 of 2006 (Johnson Ferry Baptist Church, Inc. and Wellstar Health System, Inc.), for property located on the east side of Cobb Parkway, north of Awtrey Church Road, in Land Lots 36 and 37 of the 20th District (4600 Cobb Parkway).

ITEM OB-082

To consider a site plan amendment and stipulation amendment for Pope and Land Enterprises, Inc regarding rezoning application Z-181 of 1998 (R & A Land Holdings, Inc.), for property located on the south side of Cumberland Boulevard and on the west side of River Oaks Drive , in Land Lots 949, 977 and 978 of the 17th District.

ITEM OB-083

To consider a site plan amendment for LWS, LLC regarding rezoning application Z-20 of 2011 (Austell Road Development Associates), for property located on the north side of the East West Connector, east of Austell Road, in Land Lots 930 and 931 of the 19th District.

ITEM OB-084

To consider a site plan amendment and stipulation amendment for Venture Homes, Inc regarding rezoning application Z-12 of 2001 (Teague Investments, LP), for property located on the south side of Oak Ridge Road, on Walton Reserve Lane (private road), in Land Lots 518 and 519 of the 18th District.

COBB COUNTY BOARD OF COMMISSIONERS
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Rezoning

Z-84 **JAMES C. LANE, JR.** (James C. Lane, Jr., owner) requesting Rezoning from **R-20** to **RA-5** for the purpose of a Subdivision in Land Lots 330 and 331 of the 16th District. Located at the northeast intersection of Fricks Road and Cochran Lake Road (3640 Cochran Lake Road). (*Previously continued by the Planning Commission from the October 4, 2016 and November 1, 2016 Planning Commission hearings*) The Planning Commission recommends **DELETION** to the **R-15** zoning district subject to the following conditions:

1. **Revised Site plan dated October 6, 2016, with minor modifications to be approved by the District Commissioner (on file in the Zoning Division)**
2. **Letter of agreeable conditions from Mr. David Meyer dated December 2, 2016 (on file in the Zoning Division)**
3. **Allowance of flexibility during Plan Review regarding the size of the stormwater management area as long as the adjoining lot remains in compliance with the R-15 district standards**
4. **Zoning Division comments and recommendations**
5. **Water and Sewer Division comments and recommendations**
6. **Stormwater Management Division comments and recommendations**
7. **Department of Transportation comments and recommendations**
8. **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**
9. **Inclusion on the Consent Agenda for the Board of Commissioners' Zoning Hearing on December 20, 2016**

Z-105 **PRIME COLLISION REPAIR** (Pruett Family, LP, owner) requesting Rezoning from **GC** to **CRC** for the purpose of an Automotive Paint and Body Repair Shop in Land Lot 132 of the 16th District. Located off a private easement on the west side of Canton Road, north of Dover Street. The Planning Commission recommends **APPROVAL** to the **CRC** zoning district subject to:

1. **Site plan received by the Zoning Division on October 6, 2016, with the District Commissioner approving minor modifications (on file in the Zoning Division)**

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Z-105 PRIME COLLISION REPAIR (continued)

2. Letters of agreeable conditions from Mr. Adam Rozen dated November 2, 2016 and December 1, 2016 (on file in the Zoning Division)
3. All variances listed in the Zoning Analysis
4. Applicant to install a 20 foot landscape buffer along the southern property line
5. No outside storage or outdoor display of merchandise
6. Fire Department comments and recommendations
7. Water and Sewer comments and recommendations
8. Stormwater Management comments and recommendations
9. Department of Transportation comments and recommendations
10. 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
11. Inclusion on the Consent Agenda for the Board of Commissioners' Zoning Hearing on December 20, 2016

Z-106 IUEC LOCAL 32 BUILDING CORPORATION (Blair Bridge Holding LLC, owner) requesting Rezoning from **GC** to **O&I** for the purpose of a Union Hall and Associated Offices in Land Lot 517 of the 18th District. Located on the north side of Blair Bridge Road, east of Bridgeport Court. The Planning Commission recommends **DELETION** to the **LRO** zoning district subject to:

1. Site plan received by the Zoning Division on November 23, 2016, with District Commissioner approving minor modifications (on file in the Zoning Division)
2. Letter of agreeable stipulations from Mr. Adam Rozen dated November 23, 2016 (on file in the Zoning Division)
3. District Commissioner to approve final building color
4. Parking lot to repaired where needed and striped to County Standards
5. Union Hall and associated offices *only*
6. No outside storage or outside display
7. Water and Sewer Division comments and recommendations
8. Stormwater Management Division comments and recommendations
9. Departments of Transportation comments and recommendation
10. Inclusion on the Consent Agenda for the Board of Commissioners' Zoning Hearing on December 20, 2016

Z-107 **DISCOUNT TIRE COMPANY, INC** (East Cobb Investment Partners, LLC, owners) requesting Rezoning from **NS** to **CRC** for the purpose of Retail and Light Automotive Repair in Land Lot 899 of the 16th District. Located on the south side of Roswell Road, west of East Cobb Drive. The Planning Commission recommends **DELETION** to the **NRC** zoning district subject to:

1. *Revised* site plan received by the Zoning Division on October 25, 2016, with the District Commissioner approving minor modifications (on file in the Zoning Division), with the following change:
 - A. Strike the word, “*Conceptual*”
2. Letter of agreeable conditions from Ms. Kelly J. Wagoner dated December 1, 2016, including landscape plan and building architectural plans (on file in the Zoning Division), with the following change:
 - A. Strike all occurrences of the word, “*Conceptual*”
 - B. Item No. 5 – add to the end: “*Excluded future uses will include billiards, pool halls, and recycling centers.*”
 - C. Add Item No. 14: “*Minor modifications to the plan may be approved by the District Commissioner except for those that:*
 - a. *Increase the overall square footage*
 - b. *Reduce the size of any buffers*
 - c. *Relocate a structure closer to a lot line*
 - d. *Increase the building height from that which was approved*
 - e. *Change the main access location to a different roadway*”
3. District Commissioner to approve final building architecture and landscaping
4. No outdoor display of merchandise
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 December 20, 2016

Z-108 **RUSSELL LANDSCAPE, LLC** (Timothy C. Aldridge, owner) requesting Rezoning from **R-20, GC** to **NRC** for the purpose of a Professional Office in Land Lot 44 of the 18th District. Located at the southwest intersection of Veterans Memorial Highway and Cooks Road. The Planning Commission recommends **APPROVAL** subject to:

Z-108 RUSSELL LANDSCAPE, LLC (Continued)

1. Site plan received by the Zoning Division on October 6, 2016, with the District Commissioner approving minor modifications (on file in the Zoning Division)
2. Letter of agreeable conditions from Mr. Rob Hosack dated November 28, 2016 (on file in the Zoning Division), with the following changes:
 - A. Item No. 2 – revise bullet to read: *“Light automotive repair establishments, ~~providing the building shall not exceed 8,000 square feet in floor area.~~”*
 - B. Item No. 13 – add to end: *“Applicant agrees to maintain all fencing on the property in a similar manner and timeframe.”*
 - C. Add Item No. 15: *“Applicant to be granted a specialized contractor special exception for Applicant’s landscape maintenance business only; any change in specialized contractor will require approval from the Board of Commissioners via an Other Business Item.”*
3. For this use and user *only*; any other use or user must be approved by the Board of Commissioners
4. Variance as mentioned in the Zoning Division comments and recommendations
5. Water and Sewer Division comments and recommendations
6. Stormwater Management Division comments and recommendations
7. Department of Transportation comments and recommendations
8. 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
9. Inclusion on the Consent Agenda for the Board of Commissioners’ Zoning Hearing on December 20, 2016

Z-109 MELO INVESTMENTS, LLC (Melo Investments, LLC, owner) requesting Rezoning from GC to NRC for the purpose of an Office in Land Lot 154 of the 17th District. Located on the southeast side of Austell Road, south of Sandtown Road. The Planning Commission recommends DELETION to the LRO zoning districts subject to:

1. *Revised* site plan received by the Zoning Division on November 1, 2016, with the District Commissioner approving minor modifications (on file in the Zoning Division)
2. Property to be brought up to commercial standards, including parking and striped paving

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Z-109 **MELO INVESTMENTS, LLC** (continued)

3. Chain link and hog-wired fences to be replaced with wooden privacy fencing
4. Applicant to install a 10 foot landscape buffer along the south and east property lines
5. No outdoor storage or outdoor display of merchandise
6. House to be repaired and repainted with District Commissioner approving the final paint color
7. Waive the required lot size from 20,000 square feet to 9,348 square feet
8. Waive the front setback for existing structure from 50 feet to 19 feet as shown on the site plan
9. Waive the side setback for existing structure from 15 feet to 11 feet as shown on the site plan
10. Applicant to install an eight foot landscape enhancement strip adjacent to the right-of-way
11. County Arborist to approve landscape plan
12. Prohibited uses: Designated Recycling Collection Location
13. Fire Department comments and recommendations
14. Water and Sewer Division comments and recommendations
15. Stormwater Management Division comments and recommendations
16. Department of Transportation comments and recommendations
17. Inclusion on the Consent Agenda for the Board of Commissioners' Zoning Hearing on December 20, 2016

Z-110 **TIMOTHY W. GRUBAUGH** (Carolyn L. Grubaugh and Timothy W. Grubaugh, owners) requesting Rezoning from **R-80** to **R-40** for the purpose of Single-family Residential in Land Lot 1002 of the 17th District. Located on the east side of Timberland Drive, south of Hallmark Drive. The Planning Commission recommends **APPROVAL** subject to:

1. Granting necessary variances for existing improvements as shown on survey received by the Zoning Division on October 6, 2016, with the District Commissioner approving minor changes (on file in the Zoning Division)
2. Proposed garage to be architecturally compatible with existing home
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. Inclusion on the Consent Agenda for the Board of Commissioners' Zoning Hearing on December 20, 2016

Z-118 **CII HOLDINGS, LLC** (CII Holdings, LLC, owner) requesting Rezoning from **LI and R-20** to **HI** for the purpose of an Industrial Steel Fabrication and Offices in Land Lots 794 and 863 of the 16th District. Located on the southeast side of White Circle, east of Cobb Parkway. The Planning Commission recommends **DELETION** to the **O&I** zoning district subject to the following conditions:

1. Site plan received by the Zoning Division on October 6, 2016, with District Commissioner approving minor modifications (on file in the Zoning Division)
2. Restricted access between the subject property and the adjoining LI property (property to the south) after 7:00 p.m.
3. Applicant to work with Cobb County Cemetery Preservation Commission to maintain access to the Noonday Cemetery
4. Uses restricted to parking lot and access *only*
5. No parking of heavy equipment or semi-tractor trailers on the site
6. Hours of truck delivery and parking will be Monday through Friday from 7:00 a.m. until 7:00 p.m., Saturday from 8:00 a.m. until 1:00 p.m., and closed on Sunday
7. Residential buffer reduced to 20 feet
8. Water and Sewer Division comments and recommendations
9. Stormwater Management Division comments and recommendations
10. Department of Transportation comments and recommendations
11. 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
12. Inclusion on the Consent Agenda for the Board of Commissioners' Zoning Hearing on December 20, 2016

Temporary Land Use Permit Cases

LUP-35 **JESSICA MOORE** (Julia Frost, owner) requesting a **Land Use Permit (Renewal)** for the purpose of a Daycare in Land Lot 411 of the 18th District. Located on the west side of Shenandoah Trail, south of Landmark Trail. The Planning Commission recommends **APPROVAL** for 24 months subject to:

1. Maximum of nine children
2. One additional employee
3. No signs
4. Inclusion on the Consent Agenda for the Board of Commissioners' Zoning Hearing on December 20, 2016

LUP-37 KARLA L. OWENS (Clyde A. Owens and Karla L. Owens, owners) requesting a **Land Use Permit** for the purpose of Operating an Online Craft Business from Home in Land Lot 15 of the 20th District. Located on the southeast corner of Soft Pine Lane and Heards Forest Drive. The Planning Commission recommends **APPROVAL** for 24 months subject to:

1. **No employees**
2. **No signs**
3. **No deliveries or pickups**
4. **Fire Department comments and recommendations**
5. **Water and Sewer Division comments and recommendations**
6. **Stormwater Management Division comments and recommendations**
7. **Department of Transportation comments and recommendations**
8. **Inclusion on the Consent Agenda for the Board of Commissioners' Zoning Hearing on December 20, 2016**

Special Land Use Cases

SLUP-16 MUNICIPAL COMMUNICATIONS, LLC (McCamy Properties, LLC, owner) requesting a **Special Land Use Permit** for the purpose of a Wireless Telecommunications Facility and Related Antenna and Equipment in Land Lots 365 and 428 of the 16th District. Located on the south side of Chastain Road, west of Chastain Meadow Parkway. Staff recommends **APPROVAL** subject to:

1. **Final site plan and landscape plan to be approved by District Commissioner, with construction location and screening of compound site**
2. **Letter of agreeable conditions from Mr. Garvis L. Sams, Jr. dated November 22, 2016 (on file in the Zoning Division)**
3. **Provide the exact representation of the proposed monopine structure for approval by District Commissioner (all feed lines shall be within the structure and not visible and sealed to prevent access by birds and other wildlife)**
4. **Provide a certified structure design**
5. **Provide satisfactory SHPO and NEPA documentation; and provide FAA study**
6. **Inclusion on the Consent Agenda for the Board of Commissioners' Zoning Hearing on December 20, 2016**

SLUP-17 TAYLOR/THEUS HOLDINGS, INC. (Aspen Hills Associates, LLC, a Georgia limited liability company and OCP Ashbrook Crossing, LLC, owners) requesting a **Special Land Use Permit** for the purpose of a Climate Controlled Self-Storage Facility in Land Lots 753 and 760 of the 17th District. Located on the northeast intersection of South Cobb Drive and I-285, south of Tibarron Parkway. Staff recommends **APPROVAL** subject to:

1. **Site plan received by the Zoning Division on November 22, 2016, with the District Commissioner approving minor modifications (on file in the Zoning Division)**
2. **Letter of agreeable conditions from Mr. John Moore dated November 22, 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**
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 December 20, 2016**

Other Business Cases

ITEM OB-060

To consider a stipulation amendment and site plan amendment for Feroz Ali regarding rezoning application Z-159 of 2003 (HRS, INC.), for property located on the east side of Powers Ferry Road, south of Terrell Mill Road, in Land Lots 923 and 938 of the 17th District (1445 Powers Ferry Road).

(Continued by Staff from the October 18 and November 15, 2016 Board of Commissioners hearings until the December 20, 2016 hearing). Staff recommends **APPROVAL** subject to:

1. **Letter from Parks Huff dated December 12, 2016.**
2. **Stormwater Management comments.**
3. **All previous stipulations not in conflict with this amendment.**

ITEM OB-077

To consider a stipulation amendment and site plan amendment for Crisp Athletic Holdings, Inc. regarding rezoning application Z-32 of 2009 (Rex E. Horney), for property located on the northwest intersection of Canton Road and Hawkins Store Road, in Land Lots 228 and 277 of the 16th District (775 Hawkins Store Road). Staff recommends **APPROVAL** subject to:

- 1. Letter from Rob Hosack dated December 6, 2016.**
- 2. Use to be an athletic training facility for softball and baseball only.**
- 3. Site plan received November 15, 2016, with the District Commissioner approving the final site plan.**
- 4. Stormwater Management comments.**
- 5. All previous stipulation not in conflict with this amendment.**

ITEM OB-078

To consider granting a Special Exception for a reduction of lot size and public road frontage as recommended by the Board of Zoning Appeals from their November 9, 2016 Variance Hearing regarding Variance Application V-150 John Crenshaw. Staff recommends **APPROVAL** subject to:

- 1. The Board of Zoning Appeals minutes from November 15, 2016 from case V-150.**

ITEM OB-079

To consider granting a Special Exception for a reduction of lot size as recommended by the Board of Zoning Appeals from their November 9, 2016 Variance Hearing regarding Variance Application V-159 Asad Nezamabadi. Staff recommends **APPROVAL** subject to:

- 1. The Board of Zoning Appeals minutes from November 15, 2016 from case V-159.**

ITEM OB-082

To consider a site plan amendment and stipulation amendment for Pope and Land Enterprises, Inc regarding rezoning application Z-181 of 1998 (R & A Land Holdings, Inc.), for property located on the south side of Cumberland Boulevard and on the west side of River Oaks Drive , in Land Lots 949, 977 and 978 of the 17th District. Staff recommends **APPROVAL** subject to:

- 1. Site plan received November 15, 2016 with the District Commissioner approving minor modifications.**
- 2. Exhibit “B” received November 15, 2016.**
- 3. Cobb D.O.T. comments.**
- 4. Stormwater Management comments.**
- 5. All previous zoning stipulations to remain in effect that are not in conflict with this amendment.**

ITEM OB-083

To consider a site plan amendment for LWS, LLC regarding rezoning application Z-20 of 2011 (Austell Road Development Associates), for property located on the north side of the East West Connector, east of Austell Road, in Land Lots 930 and 931 of the 19th District. Staff recommends **APPROVAL** subject to:

- 1. Proposed site plan received November 15, 2016, with the District Commissioner approving the final site plan.**
- 2. Cobb D.O.T. comments.**
- 3. Stormwater Management comments.**
- 5. All previous zoning stipulations to remain in effect that are 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.