



Cobb County...Expect the Best!

COBB COUNTY BOARD OF COMMISSIONERS

ZONING HEARING SUMMARY AGENDA

February 20, 2018

Withdrawn Cases			
District	Case	Applicant	Pages
3	Z-15	TRATON HOMES	293-306
3	OB-2	DARDEN RESTAURANTS	N/A
2	OB-6	BROADSTONE WINDY RIDGE, LLC	N/A

Continued or Held cases by Planning or Staff- not to be heard			
District	Case	Applicant	Pages
3	Z-56-2017	OAK HALL COMPANIES, LLC <i>(Previously continued by Staff from the September 7, 2017, October 3, 2017, November 7, 2017, December 5, 2017, and February 6, 2018 Planning Commission hearings until the March 6, 2018 Planning Commission hearing; therefore, this case will not be considered in February)</i>	59-73
4	Z-81-2017	TODD LAVELLE <i>(Previously continued by the Planning Commission from their December 5, 2017 hearing and February 6, 2018 hearing until the March 6, 2018 hearing)</i>	115-134
4	Z-84-2017	RANDY E. PIMSLER <i>(Previously continued by the Planning Commission from their December 5, 2017 hearing; Held until the March 6, 2018 hearing)</i>	151-166
4	Z-85-2017	RAHIM JASANI <i>(Previously continued by Staff from the December 19, 2017 and February 20, 2018 hearings, until the March 20, 2018 hearing)</i>	167-184
4	Z-3-2018	PUNKY POOH, LLC <i>(Continued by the Planning Commission until the March 6, 2018 hearing)</i>	259-276

Consent Agenda				
District	Case	Applicant	Oppose/Support	Pages
3	Z-83-2017	LOYD DEVELOPMENT SERVICES <i>(Previously held by the Planning Commission from their December 5, 2017 hearing until the February 6, 2018 Planning Commission hearing)</i>		135-150
3	Z-1-2018	MAG TRADING, LLC		227-242
3	Z-18-2018	COBB COUNTY BOARD OF COMMISSIONERS		307-320
3	Z-19-2018	COBB COUNTY BOARD OF COMMISSIONERS		321-334
4	LUP-1-2018	SHIRLEY STREETMAN		337-346
4	OB-5	ALDI, INC.		N/A
1	OB-8	BLACK BUILDERS, LLC		N/A

Continued and Held cases- To Be Heard				
District	Case	Applicant	Oppose/ Support	Pages
2	Z-12-2017	SSP BLUE RIDGE, LLC (Previously continued by Staff from the April 4, 2017 zoning hearing until the December 5, 2017 Planning Commission hearing; held by the Planning Commission until the February 6, 2018 Planning Commission hearing)		19-58
1	Z-75-2017	PROVINCE HOMES, LLC (Previously held by the Planning Commission from their November 7, 2017 Planning Commission hearing until the December 5, 2017 Planning Commission hearing; continued by the Planning Commission until the February 6, 2018 Planning Commission hearing)		75-93
2	Z-77-2017	ASHTON ATLANTA, LLC (Previously continued by the Planning Commission from their December 5, 2017 hearing until the February 6, 2018 Planning Commission hearing)		95-113
2	SLUP-8-2017	SSP BLUE RIDGE, LLC (Previously continued by Staff from the, September 7, 2017 and November 7, 2017 Planning Commission hearings until the December 5, 2017 Planning Commission hearing; continued by the Planning Commission until the February 6, 2018 Planning Commission hearing)		203-224
3	Z-87-2018	PETROPLEX JOINT VENTURE (Previously continued by the Board of Commissioners from their December 19, 2017 hearing until the February 20, 2018 Board of Commissioners hearing)		185-201

Regular cases				
District	Case	Applicant	Oppose/ Support	Pages
4	Z-2-2018	K & L ASSOCIATES, LLC		243-258
2	Z-4-2018	ROBERT M. LICATA		277-291
3	SLUP-3-2018	BROOKS CHADWICK CAPITAL, LLC		349-362

Other Business				
District	Case	Applicant	Oppose/ Support	Pages
2	OB-1 (CP-2-7)	Cobb County Planning Division		N/A
2	OB-3	Joseph Josey		N/A
3	OB-4	Brooks Chadwick Capital, LLC		N/A
3	OB-7	Duncan Land Investments, LLC		N/A
4	OB-9	Josh Thompson		N/A

Amend Something Previously Adopted				
District	Case	Applicant	Oppose/ Support	Page
4	Z-34-2017	N/A		12



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COBB COUNTY BOARD OF COMMISSIONERS

ZONING HEARING CONSENT AGENDA

February 20, 2018

Zoning Cases

- Z-83'17** **LOYD DEVELOPMENT SERVICES** (Anna Prance Hunter as the Executrix of the Estate of Marie Foster Prance, owner) requesting Rezoning from **R-20** to **RA-5** for the purpose of a Single-Family Residential Subdivision in Land Lot 227 of the 16th District. Located on the southwest side of Hawkins Store Road, west of Canton Road. The Planning Commission recommends **DELETION** to the **R-12** zoning district subject to:
1. Letter of agreeable conditions from Mr. Garvis L. Sams, Jr. dated January 29, 2018 (on file in the Zoning Department).
 2. Site Plan Review comments and recommendations.
 3. Planning Department comments and recommendations.
 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 February 20, 2018.
- Z-1** **MAG TRADING, LLC** (MAG Trading, LLC, owner) requesting Rezoning from **GC** to **NRC** for the purpose of a Retail in Land Lot 34 of the 18th District. Located on the south side of Veterans Memorial Highway, west of Powell Drive. The Planning Commission recommends **APPROVAL** to the **NRC** zoning district subject to:
1. Site plan received by the Zoning Division on September 5, 2017, with the District Commissioner approving minor modifications (on file in the Zoning Division)
 2. Letter of agreeable conditions from Mr. Garvis L. Sams, Jr. dated January 22, 2018 (on file in the Zoning Division), with the following changes and additions:
 - A. Item No. 7, subset (c) – at the end of the sentence, remove the text: *“notification to the Property Owner”*
 - B. Item No. 13, add subset (d) – *“Increase the overall square footage of a non-residential project.”*
 - C. Item No. 13, add subset (e) – *“Changes that are in conflict with an expressed stipulation or condition of zoning.”*
 - D. Item No. 13, add subset (f) – *“Requires a variance or violates Cobb County ordinance.”*
 3. Portion of the structure near the eastern property line that appears to be unsafe to be removed within 120 days of Board of Commissioner approval; the unsafe portion appears to be leaning toward the main structure
 4. Existing pylon sign to be removed within 120 days of Board of Commissioner approval.

Z-1 MAG TRADING, LLC (CONT.)

- 5. Fence along Veteran's Memorial Highway right-of-way to be repaired or removed within 120 days of Board of Commissioner approval**
- 6. Removal of all debris on the site to be within 120 days of Board of Commissioner approval**
- 7. No automotive related uses**
- 8. District Commissioner to approve the building's architecture**
- 9. Fire Department comments and recommendations**
- 10. Water and Sewer Division comments and recommendations**
- 11. Stormwater Management Division comments and recommendations**
- 12. Department of Transportation comments and recommendations**
- 13. Inclusion on the Consent Agenda for the Board of Commissioners' Zoning Hearing on February 20, 2018**

Z-18 COBB COUNTY BOARD OF COMMISSIONERS (Cobb County Board of Commissioners, owner) requesting Rezoning from **GC** to **TS** for the purpose of Retail, Restaurant or other TS uses in Land Lot 370 of the 17th District. Located on the southwest side of Atlanta Road, south of Darwin Road. The Planning Commission recommends **APPROVAL** to the **TS** zoning district subject to:

- 1. Final site plan, architecture and landscaping to be approved by the District Commissioner.**
- 2. Zoning Division Manager to provide a letter to Mr. Daniel Frisbie regarding the Grandfather status of his property.**
- 3. Prohibited uses include tattoo shops, pawn shops, massage parlors, check cashing, rooming & boarding houses, hotels, precious metal & gem buying, bail bonds, thrift stores, and motels.**
- 4. Maximum of 35 feet in height for the building.**
- 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 February 20, 2018.**

Z-19 **COBB COUNTY BOARD OF COMMISSIONERS** (Cobb County Board of Commissioners, owner) requesting Rezoning from **GC** to **TS** for the purpose of Retail, Restaurant or other TS uses in Land Lot 422 of the 17th District. Located on the southwest side of Atlanta Road, north of Ledford Street. The Planning Commission recommends **APPROVAL** to the **TS** zoning district subject to:

1. **Final site plan, architecture and landscaping to be approved by the District Commissioner.**
2. **Prohibited uses include tattoo shops, pawn shops, massage parlors, check cashing, rooming & boarding houses, hotels, precious metal & gem buying, bail bonds, thrift stores, and motels.**
3. **Maximum of 35 feet in height for the building.**
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 February 20, 2018.**

LUP-1 **SHIRLEY STREETMAN** (Paul Lamar Streetman, owner) requesting a **Land Use Permit (Renewal)** for the purpose of a Beauty Shop in Land Lot 236 of the 17th District. Located on the east side of Woodview Drive, south of Church Road. The Planning Commission recommends **APPROVAL** for **24 Months** subject to:

1. **No on-street parking.**
2. **Customers by appointment only.**
3. **No employees.**
4. **No signs.**
5. **Inclusion on the Consent Agenda for the Board of Commissioners' Zoning Hearing on February 20, 2018.**

ITEM OB-05

To consider a site plan amendment for ALDI, Inc. regarding rezoning application Z-54 of 2001 for property located at the southeast intersection of Floyd Road and Joseph Club Drive, in Land Lot 32 of the 17th District. Staff recommends approval subject to:

1. **Proposed site plan contained in the Other Business packet, with the District Commissioner approving minor modifications.**
2. **Letter from the Mableton Improvement Coalition dated February 14, 2018.**
3. **Stormwater Management comments.**
4. **All previous stipulations not in conflict with this amendment remain intact.**

ITEM OB-08

To consider amending the zoning stipulations for Black Builders, LLC regarding rezoning application Z-33 of 2013 (Blake Properties, Inc.), for property located on the west side of West Sandtown Road, southwest of Dallas Highway in Land Lots 22 & 23 of the 19th District, and Land Lots 331 & 332 of the 20th District. Staff recommends approval subject to:

- 1. Reversion date extended to August 20, 2019.**
- 2. All previous stipulations not in conflict with this amendment remain intact.**