



Cobb County...Expect the Best!

# COBB COUNTY BOARD OF COMMISSIONERS

## ZONING HEARING SUMMARY AGENDA

April 17, 2018

Continued or Held cases by Planning or Staff- not to be heard				
District	Case	Applicant		Pages
3	Z-56-2017	<b>OAK HALL COMPANIES, LLC</b> (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 May 1, 2018 Planning Commission hearing)		18-31
4	Z-3-2018	<b>PUNKY POOH, LLC</b> (Previously continued by the Planning Commission from their February 6, 2018 hearing until the May 1, 2018 Planning Commission hearing)		70-86
2	Z-7-2018	<b>3103 ND, LLC</b> (Continued by Staff until the May 15, 2018 Board of Commissioners hearing)		104-120
1	Z-8-2018	<b>LOYD DEVELOPMENT SERVICES</b> (Previously continued by Staff from the March 6, 2018 until the May 1, 2018 Planning Commission hearing)		122-136
4	Z-11-2018	<b>AZIZ FARISTA</b> (Continued by the Planning Commission until the May 1, 2018 Planning Commission hearing)		138-152
2	Z-20-2018	<b>ELEVATION DEVELOPMENT GROUP, LLC</b> (Continued by Staff until the May 1, 2018 Planning Commission hearing)		236-255
1	Z-21-2018	<b>W. REED KONIGSMARK</b> (Continued by Staff until the May 1, 2018 Planning Commission hearing)		258-275
2	SLUP-2-2018	<b>3103 ND, LLC</b> (Continued by Staff until the May 15, 2018 Board of Commissioners hearing)		188-200

Consent cases				
District	Case	Applicant	Oppose/Support	Pages
3	Z-12-2018	<b>LOYD DEVELOPMENT SERVICES</b> (Continued by the Planning Commission until the April 3, 2018 Planning Commission hearing)		154-170
4	Z-17-2018	<b>PETINOS LLC</b>		220-234
3	OB-15-2018	<b>PALLADIAN, INC.</b>		N/A

Continued and Held cases- To Be Heard				
District	Case	Applicant	Oppose/ Support	Pages
2	Z-77-2017	<b>ASHTON ATLANTA, LLC</b> (Previously continued by the Planning Commission from their December 5, 2017 hearing until the February 6, 2018 Planning Commission hearing; Held by the Board of Commissioners from their February 20, 2018 hearing until the March 20, 2018 Board of Commissioners hearing; continued by the Board of Commissioners until the April 17, 2018 Board of Commissioners hearing)		34-51
4	Z-84-2017	<b>RANDY E. PIMSLER</b> (Previously continued by the Planning Commission from their December 5, 2017 hearing; Held by the Board of Commissioners from the March 20, 2018)		54-68
2	Z-5-2018	<b>PULTE HOME COMPANY, LLC</b> (Previously continued by the Board of Commissioners from their March 20, 2018 hearing until the April 17, 2018 Board of Commissioners hearing)		88-102
2	Z-16-2018	<b>VININGS STORAGE, LLC</b> (Continued by Staff until the April 3, 2018 Planning Commission hearing)		172-194
2	SLUP-4-2018	<b>VININGS STORAGE, LLC</b> (Continued by Staff until the April 3, 2018 Planning Commission hearing)		202-215

Regular case				
District	Case	Applicant	Oppose/ Support	Pages
4	Z-22-2018	<b>FORTRESS BUILDERS, LLC</b>		278-295

Other Business cases				
District	Case	Applicant	Oppose/ Support	Pages
3	OB-14-2018	<b>EDISON CHASTAIN OFFICE, LLC</b>		N/A
4	OB-16-2018	<b>WORSHIP WITH WONDERS CHURCH</b>		N/A
2	OB-17-2018	<b>ST. BENEDICTS EPISCOPAL CHURCH, LLC</b>		N/A
2	OB-18-2018	<b>BATTERY HOTEL GROUP, LLC</b>		N/A

\*All page numbers were taken from the online digital book\*

Planning Division Comprehensive Plan Amendment				
District	Case	Applicant	Oppose/ Support	Pages
4	CP-4-6	<b>COMMISSIONER PROPOSAL</b>		N/A



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### ZONING HEARING CONSENT AGENDA

April 17, 2018

#### Zoning Cases

- Z-17**      **PETINOS, LLC** (Petinos, LLC, owner) requesting Rezoning from **LRO** to **CRC** for the purpose of Retail in Land Lots 787 and 788 of the 19<sup>th</sup> District. Located on the north side of East-West Connector, east of Powder Springs Road. The Planning Commission recommends **APPROVAL** to the **CRC** zoning district subject to:
- 1) Site plan received by the Zoning Division on December 12, 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 March 15, 2018, (on file in the Zoning Division), *not otherwise in conflict*
  - 3) The following uses, *only*, shall be allowed:
    - A. Bank & Financial Institutions
    - B. Clinics
    - C. Community retail uses
    - D. Corporate or Administrative Offices
    - E. Eating establishments
    - F. Laundry and dry cleaning pickup establishments
    - G. Neighborhood retail uses
    - H. Offices, not elsewhere classified
    - I. Professional offices
  - 4) The list of prohibited uses found in the *stipulation letter* apply
  - 5) The building to have four sided architectural features with particular attention paid to the rear elevation due to the proximity to the entrance driveway; elevations of all four sides to be approved by the District Commissioner
  - 6) The location of the building can be adjusted during Plan Review if necessary due to sewer easement requirements; any move more than 30 feet requires approval by the District Commissioner; for this stipulation, the minor modification restrictions do *not* apply
  - 7) Alcohol sales *only* in conjunction with a restaurant; no more than 33% of the business sales to be from alcohol sales and no alcohol sales after 11:00 p.m. NOTE: This zoning does *not* grant the Applicant the right to sell alcohol, and any business would need to follow the standard licensing requirements.
  - 8) Variance as outlined in the Zoning Division comments and recommendations (on file in the Zoning Division)
  - 9) Water and Sewer Division comments and recommendations
  - 10) Stormwater Management Division comments and recommendations
  - 11) Department of Transportation comments and recommendations
  - 12) Inclusion on the Consent Agenda for the Board of Commissioners' Zoning Hearing on April 17, 2018

**Z-12**      **LOYD DEVELOPMENT SERVICES** (Linda J. Medlin, Troy Edward Glass, Jr. and Kelly Renee Anderson Glass, owners) requesting Rezoning from **R-30** to **RA-5** for the purpose of a Residential Subdivision in Land Lots 66, 67 and 68 of the 16<sup>th</sup> District. Located on the northwest side of Shallowford Road, north of Shallow Ridge 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 March 22, 2018 (on file in the Zoning Division)**
2. **Installation of a six-foot opaque decorative privacy fence to be placed on the western property line**
3. **Installation of a 10-foot undisturbed buffer behind lot 6 through lot 10**
4. **Landscape plan around the detention pond**
5. **Subdivision entrance to be approved by the District Commissioner**
6. **Staff comments and recommendations**
7. **Add to the Consent Agenda for the Board of Commissioners' Zoning Hearing on April 17, 2018**

### **Other Business Cases**

**OB-015**      To consider a site plan and stipulation amendment for Palladian, Inc. regarding rezoning application Z-93 of 2005 for property located at the southwesterly intersection of Morgan Road and Piedmont Road, in Land Lot 563 of the 16<sup>th</sup> District. Staff recommends **APPROVAL** subject to:

1. **Proposed site plan contained in the Other Business packet with the District Commissioner approving the final site plan.**
2. **Water and Sewer comments.**
3. **Stormwater Management comments.**
4. **Cobb DOT comments, with the District Commissioner approving the final design of the decel lane/taper and the final entrance plan and site plan.**
5. **All previous stipulations not in conflict with this amendment to remain in effect.**