



Cobb County...Expect the Best!

# COBB COUNTY PLANNING COMMISSION

## ZONING HEARING SUMMARY AGENDA

July 03, 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, February 6, 2018, March 6, 2018, April 3, 2018 Planning Commission hearings until the May 1, 2018 Planning Commission hearing; held by the Planning Commission until the July 3, 2018 Planning Commission hearing; continued by staff until the August 7, 2018 Planning Commission hearing)	22-53
1	Z-8-2018	<b>LOYD DEVELOPMENT SERVICES</b> (Previously continued by Staff from the March 6, 2018 through the July 3, 2018 Planning Commission hearings until the August 7, 2018 Planning Commission hearing)	74-88
2	Z-20-2018	<b>ELEVATION DEVELOPMENT GROUP, LLC</b> (Previously continued by Staff from the April 3, 2018 and May 1, 2018 Planning Commission hearings until the August 7, 2018 Planning Commission hearing)	90-109
1	Z-21-2018	<b>W. REED KONIGSMARK</b> (Previously continued by Staff from the April 3, 2018, May 1, 2018, June 5, 2018 and July 3, 2018 Planning Commission hearing until the August 7, 2018 hearing)	112-142
4	Z-26-2018	<b>AUSTELL COSMETIC DENTISTRY LLC</b> (Previously continued by Staff from the May 1, 2018 Planning Commission hearing until the August 7, 2018 Planning Commission hearing)	144-160
4	Z-32-2018	<b>INLINE COMMUNITIES, LLC</b> (Continued by Staff from the June 19, 2018 and the July 3, 2018 Planning Commission hearing until the August 7, 2018 hearing)	198-213
4	Z-39-2018	<b>MABLETON CENTER, INC.</b> (Continued by Staff until the August 7, 2018 Planning Commission hearing)	274-293
3	Z-40-2018	<b>JIM CHAPMAN COMMUNITIES</b> (Continued by Staff until the September 4, 2018 Planning Commission hearing)	296-313
1	Z-43-2018	<b>CENTURY COMMUNITIES OF GEORGIA, LLC</b> (Continued by Staff until the August 7, 2018 Planning Commission hearing)	352-366
1	Z-44-2018	<b>TRATON HOMES, LLC</b> (Continued by Staff until the August 7, 2018 Planning Commission hearing)	368-386

Consent Agenda				
District	Case	Applicant	Oppose/ Support	Pages
2	Z-37-2018	<b>WINCHESTER PARKWAY, LLC</b>		236-253
2	Z-38-2018	<b>MEQUITY ACQUISITIONS, LLC</b>		256-272
2	Z-46-2018	<b>ROB ANAGNOSTIS</b>		406-424
4	LUP-08-2018	<b>JEFFERY C. SMITH</b>		428-440
2	SLUP-06-2018	<b>MEQUITY ACQUISITIONS, LLC</b>		444-462

Continued or Held cases by Planning or Staff- to be heard				
District	Case	Applicant		Pages
4	Z-3-2018	<b>PUNKY POOH, LLC</b> <i>(Previously continued by the Planning Commission from their February 6, 2018 hearing through the May 1, 2018 Planning Commission hearing; held by the Planning Commission until the July 3, 2018 Planning Commission hearing)</i>		56-71
4	Z-30-2018	<b>THE KEY AUTO COLLISION</b> <i>(Continued by Staff until the July 3, 2018 Planning Commission hearing)</i>		180-196

Regular cases				
District	Case	Applicant	Oppose/ Support	Pages
3	Z-36-2018	<b>EDGARDO RIVERA AGUILERA</b>		218-233
4	Z-41-2018	<b>SHREE MANDIR, INC.</b>		316-333
2	Z-42-2018	<b>CHANCE POWERS FERRY, LLC</b>		336-349
1	Z-45-2018	<b>LOST MOUNTAIN NURSERY, INC.</b>		388-403



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## COBB COUNTY PLANNING COMMISSION

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### ZONING HEARING CONSENT AGENDA

July 03, 2018

#### Zoning Cases

**Z-37**      **WINCHESTER PARKWAY, LLC** (Winchester Partners, L.P., owner) requesting Rezoning from **O&I** to **UVC** for the purpose of Mixed-Use/Retail and Residential in Land Lot 765 of the 17<sup>th</sup> District. Located on the east side of Winchester Parkway, north of Atlanta Road, and on the west side of I-285. Staff recommends approval subject to:

1. Letter with exhibits from Mr. Parks Huff dated June 18, 2018;
2. Site plan contained in the June 18, 2018 Parks Huff letter, with the District Commissioner approving minor modifications;
3. Variances listed in the Zoning comments;
4. Fire Department comments and recommendations;
5. Water and Sewer Division comments and recommendations;
6. Stormwater Management Division comments and recommendations; and
7. Department of Transportation comments and recommendations.

**Z-38**      **MEQUITY ACQUISITIONS, LLC** (2141 PF, LLC, owner) requesting Rezoning from **O&I** to **RRC** for the purpose of a Climate-Controlled Self-Service Storage Facility in Land Lots 1056 and 1057 of the 17<sup>th</sup> District. Located off a private easement on the northeast side of Powers Ferry Road, on the north side of Interstate North Parkway. Staff recommends approval subject to:

1. Site plan received by the Zoning Division on May 11, 2018, with the District Commissioner approving minor modifications;
2. Letters of stipulations from Mr. Garvis L. Sams, Jr. dated May 11, 2018 and June 25, 2018;
3. Use is limited to a Climate-Controlled Self-Service Storage Facility only;
4. Variances mentioned in the Zoning comments;
5. Water and Sewer Division comments and recommendations;
6. Stormwater Management Division comments and recommendations; and
7. Department of Transportation comments and recommendations.

**Z-46 ROB ANAGNOSTIS** (Irving C. Hoffman and Barbie Spear Hoffman; Tabacon, LLC, owners) requesting Rezoning from **R-20** to **RA-5** for the purpose of Single-Family Residential Subdivision in Land Lot 694 of the 17<sup>th</sup> District. Located on the northwest corner of Cooper Lake Road and Weaver Street. Staff recommends approval subject to:

1. Site plan received by the Zoning Division on May 2, 2018, with the District Commissioner approving minor modifications;
2. Variances as stated in the Zoning comments (except the impervious surface limitation requirement of 40% to be adhered to by the developer/builder);
3. The homes will have a minimum of a two-car garage and shall have a minimum of 2,500 square feet of heated and cooled living area;
4. The lots will be no less than 50 feet in width at the building line;
5. The lots will be a minimum of 7,000 square feet;
6. The applicant and/or developer contribute to the county \$8,000 per lot which represents a proportional share of the cost of improvements Cobb County has made to the right of way;
7. Landscape plan to be reviewed by the County Arborist which includes fencing and plantings sufficient to screen proposed alley from adjacent neighbors to the west, with final approval by the District Commissioner;
8. When a house is vacated, the owner will immediately place a "no trespassing" sign on the property and will board the house within 30 days;
9. All septic tanks will be pumped out by a plumbing company before grading the lots;
10. The applicant agrees to adhere to the Noise Ordinance in relation to construction;
11. Fire Department comments and recommendations, *not otherwise in conflict with approved site plan*;
12. Water and Sewer Division comments and recommendations;
13. Stormwater Management Division comments and recommendations;
14. Historic Preservation comments;
15. Department of Transportation comments and recommendations; and
16. Detention pond wall(s), if required are to be faced with stone or other decorative material compatible with the home exteriors. If fence is required around all or part of the detention pond it shall be constructed of decorative wrought iron or cast aluminum.
17. Individual home driveways (between the common driveway and each home) to be constructed of permeable pavers to reduce the project impervious surface.
18. The final home elevations including the maximum height of the houses to be subject to the approval of the District Commissioner.

## **LAND USE PERMIT**

**LUP-8**      **JEFFERY C. SMITH** (Jeffery C. Smith and Julian W. Smith, owners) requesting a **Land Use Permit (Renewal)** for the purpose of Selling Produce in Land Lot 1054 of the 19<sup>th</sup> District. Located on the northeast side of Austell Powder Springs Road, south of Mckay Road. Staff recommends approval for 24 months subject to:

1. Fruit stand to be maintained at the side of the primary structure;
2. Off-street parking and turn around space to be provided to the side and rear of the existing structures;
3. Business activity limited to spring and summer months; and
4. Department of Transportation comments and recommendations.

## **SPECIAL LAND USE PERMIT**

**SLUP-6**      **MEQUITY ACQUISITIONS, LLC** (2141 PF, LLC, owner) requesting a **Special Land Use Permit** for the purpose of a Climate-Controlled Self-Service Storage Facility in Land Lots 1056 and 1057 of the 17<sup>th</sup> District. Located off a private easement on the northeast side of Powers Ferry Road, on the north side of Interstate North Parkway. Staff recommends approval subject to:

1. Site plan received by the Zoning Division on May 11, 2018, with the District Commissioner approving minor modifications;
2. Letters of stipulations from Mr. Garvis L. Sams, Jr. dated May 11, 2018 and June 25, 2018;
3. Use is limited to a Climate-Controlled Self-Service Storage Facility only;
4. District Commissioner to approve final architecture;
5. Water and Sewer Division comments and recommendations;
6. Stormwater Management Division comments and recommendations; and
7. Department of Transportation comments and recommendations.