

**COBB COUNTY BOARD OF COMMISSIONERS
ZONING HEARING SUMMARY AGENDA
NOVEMBER 16, 2010**

CONSENT CASES

- Z-24** **EAST COBB UNITED METHODIST CHURCH, INC.** *(Previously continued by the Planning Commission from their September 9, 2010 and October 5, 2010 hearings)*
- Z-34** **SHIBU P. KOZHIKATTU**
- Z-35** **FOXTELL, A GEORGIA GENERAL PARTNERSHIP**
- Z-36** **SERAH ENTERPRISES, INC.**

REGULAR CASES

- Z-37** **GOVERNORS TOWNE SQUARE, LLC**

HELD CASE

- Z-30** **STEVE B. WADLEY** *(Previously held by the Board of Commissioners from their October 19, 2010 hearing)*

HELD OR CONTINUED CASES BY STAFF, THE PLANNING COMMISSION OR THE BOARD OF COMMISSIONERS

- Z-28** **GREEN STREET PROPERTIES/MARTHASVILLE DEVELOPMENT/JAMESTOWN PROPERTIES** *(Continued by Staff, therefore will not be considered at this hearing)*
- Z-33** **JEFFREY H. WEARING** *(Continued by the Planning Commission from their November 2, 2010 hearing; therefore will not be considered at this hearing)*

OTHER BUSINESS:

ITEM#1

To consider a stipulation amendment for Willoughby & Sewell Development regarding application Z-204 (Willoughby & Sewell Development Company, Inc.) of 2004, for property located on the south side of Burnt Hickory Road, west of County Line Road; and on the north side of Fernstone Drive in Land Lots 191 and 228 of the 20th District.

ITEM#2

To consider a stipulation amendment for Southeast Real Estate Acquisitions, LLC regarding application Z-59 (Presley Property Development) of 2006, for property located on the northwesterly side of Hembree Road, north of Creek Park Drive in Land Lots 532 and 533 of the 16th District.

ITEM#3

To consider a site plan and stipulation amendment for Ashley Ocampo regarding application OSC-03-01 (Travis Pruitt & Associates) of 2003, for property located on the south side of Blackwell Park Drive, east of Johnson Ferry Road in Land Lot 688 of the 16th District.

ITEM#4

To consider a stipulation amendment for BILFIF Inc. regarding International House of Pancakes. This request concerns application Z-80 (Home Depot USA, Inc.) of July 15, 1997, for property located on the north side of Dallas Highway, east of Barrett Parkway in Land Lot 329 of the 20th District.

ITEM#5

To consider an application for an Open Space Community Overlay District (OSC-10-02) for First Citizens Bank and Trust Company, Inc., for property located on the south side of Friendship Church Road and on the west side of West Sandtown Road in Land Lots 320 and 347 of the 19th District.

ITEM#6

To consider granting a Special Exception for reducing the required lot size as recommended by the Board of Zoning Appeals from their November 10, 2010 Variance Hearing regarding Variance Application:

COBB COUNTY BOARD OF COMMISSIONERS
ZONING HEARING *CONSENT* AGENDA
NOVEMBER 16, 2010

Z-24 **EAST COBB UNITED METHODIST CHURCH, INC.** (Trustees of Camp Ground United Methodist Church f/k/a Trustees of Marietta Camp Ground Methodist Church, owner) requesting Rezoning from **R-20** to **NRC** for the purpose of Religious Facility With An Electronic Reader Board Sign in Land Lot 987 of the 16th District. Located on the north side of Roswell Road, easterly of Sewell Mill Road. (*Previously continued by the Planning Commission from their September 9, 2010 and October 5, 2010 hearings*) The Planning Commission recommended **deletion** of Rezoning to the **NRC** and **R-20** zoning districts **subject to:**

- existing rear wooded strip with the existing structure on the northeast corner of the property to remain R-20
- property to be used for church related uses *only*
- upon change of primary use or in ownership (*other than to another religious institution*), the property shall be subject to the full rezoning process
- sign to be ground-based monument style, with base material of stone, brick or stacked stone, in general appearance to the photograph submitted to the Clerk, and to be architecturally compatible with the existing church buildings (photograph on file in the Zoning Division)
- sign will be in compliance with the *Cobb County Sign Ordinance*, noting in particular the section related to *digital signs*
- sign to be placed as indicated on the right of way plan submitted to the Clerk (on file in the Zoning Division)
- Water and Sewer Division comments and recommendations
- Stormwater Management Division comments and recommendations
- Cobb DOT comments and recommendations
- inclusion on the Consent Agenda for the Board of Commissioners zoning hearing of November 16, 2010

Z-34 **SHIBU P. KOZHIKATTU** (Cyshal Corporation, owner) requesting Rezoning from **NS** to **NRC** for the purpose of Expanding Canopy for Additional Pumps At Existing Fueling Station in Land Lot 229 of the 17th District. Located at the southeast intersection of Pat Mell Road and Olive Springs Road. The Planning Commission recommended **approval** of Rezoning to the **NRC** zoning district, **subject to:**

Z-34 continued on next page

Z-34 SHIBU P. KOZHIKATTU (Continued)

- site plan received by the Zoning Division on August 31, 2010, with the District Commissioner approving minor modifications (on file in the Zoning Division)
- letter of agreeable conditions from Mr. Parks Huff dated October 27, 2010 (on file in the Zoning Division)
- reduction in the front setback from 50 feet to 45 feet for the canopy
- Water and Sewer Division comments and recommendations, *not otherwise in conflict*
- Stormwater Management Division comments and recommendations, *not otherwise in conflict*
- Cobb DOT comments and recommendations, *not otherwise in conflict*
- 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
- inclusion on the Consent Agenda for the Board of Commissioners zoning hearing of November 16, 2010

Z-35 FOXTELL, A GEORGIA GENERAL PARTNERSHIP (owner) requesting Rezoning from PSC to CRC for the purpose of Medical Offices, Pharmacy And Retail in Land Lots 856 and 921 of the 19th District. Located at the northeast intersection of Austell Road and Mulkey Road. The Planning Commission recommended approval of Rezoning to the CRC zoning district, **subject to:**

- site plan received by Zoning Division on August 31, 2010 with the District Commissioner approving minor modifications (on file in the Zoning Division)
- letter of agreeable conditions from Mr. Garvis L. Sams, Jr. dated October 19, 2010, *superseding where in conflict with Cobb DOT comments and recommendations* (on file in the Zoning Division)
- Stormwater Management Division comments and recommendations
- Water and Sewer Division comments and recommendations
- Cobb DOT comments and recommendations, *not otherwise in conflict*
- 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
- inclusion on the Consent Agenda for the Board of Commissioners zoning hearing of November 16, 2010

Z-36 **SERAH ENTERPRISES, INC.** (owner) requesting Rezoning from **GC** and **R-20** to **GC** for the purpose of an Existing Convenience Store in Land Lots 33 and 34 of the 17th District. Located on the north side of Clay Road, east of Silhouette Lane, west of Old Floyd Road. The Planning Commission recommended **deletion** of Rezoning to the **CRC** zoning district **subject to:**

- letter of agreeable conditions from Mr. Garvis L. Sams, Jr. dated October 19, 2010 *with the following changes* (on file in the Zoning Division):
 - Add Item No. I - *“no carwash allowed on site”*
 - Add Item No. J - *“no auto, truck sales or related product sales to be allowed on subject property”*
 - Add Item No. K - *“owner of property will maintain the fence along the western property line in perpetuity”*
 - *any changes to the above Items to come before the District Commissioner*
- **Water and Sewer Division comments and recommendations**
- **Stormwater Management Division comments and recommendations**
- **Cobb DOT comments and recommendations**
- **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**
- **inclusion on the Consent Agenda for the Board of Commissioners zoning hearing of November 16, 2010**