

**COBB COUNTY BOARD OF COMMISSIONERS  
ZONING HEARING SUMMARY AGENDA  
APRIL 17, 2012**

**CONSENT CASES**

- Z-10**        **CHIH YI LIU** *(Previously held by the Planning Commission from their March 6, 2012 hearing)*
- Z-13**        **NICK LETSOS AND ANNA N. LETSOS**
- Z-14**        **SHIRLEY MISAD**
- Z-15**        **ROBERT L. HOLLIS, JR.**
- Z-16**        **IGRAR, LLC**
- LUP-10**     **MOST REVEREND WILTON D. GREGORY, S.L.D., AS  
ARCHBISHOP OF THE ROMAN CATHOLIC ARCHDIOCESE  
OF ATLANTA AND/OR HIS SUCCESSORS IN OFFICE**

**CONTINUED CASES**

- Z-42<sup>'11</sup>**     **BANKHEAD C & D TRANSFER STATION, LLC** *(Previously continued by Staff from the November 1, 2011 Planning Commission hearing, previously continued by the Board of Commissioners from their December 13, 2011 hearing and previously continued by Staff until the April 17, 2012 Board of Commissioners hearing)*
- Z-4**        **SOUTHEAST REAL ESTATE ACQUISITIONS, LLC** *(Previously continued by the Planning Commission from their February 7, 2012 hearing and previously continued by the Board of Commissioners from their March 20, 2012 hearing)*
- SLUP-10<sup>'11</sup>** **BANKHEAD C & D TRANSFER STATION, LLC** *(Previously continued by Staff from the November 1, 2011 Planning Commission hearing, previously continued by the Board of Commissioners from their December 13, 2011 hearing and previously continued by Staff until the April 17, 2012 Board of Commissioners hearing)*

**REGULAR CASES**

- Z-17**        **AUSTELL COSMETIC DENTISTRY, P.C.**
- LUP-9**       **TRACILLA LYNN LORENS**

## **HELD CASES**

**Z-47<sup>'11</sup>**      **TRINITAS VENTURES, LLC** *(Previously continued by the Planning Commission from their December 5, 2011 hearing, previously held by the Planning Commission from their February 7, 2012 hearing and previously held by the Board of Commissioners from their March 20, 2012 hearing)*

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

**Z-6**            **WILKINS WALK LAND, LP** *(Continued by the Planning Commission from their February 7, 2012, March 6, 2012 and April 3, 2012 hearings; therefore will not be considered at this hearing)*

## **OTHER BUSINESS**

### **ITEM #1**

To consider amending the stipulations for St. Benedict's Episcopal Church regarding Z-21 (St. Benedict's Episcopal Church, LLC) of 2008, for property located in Land Lots 694 and 695 of the 17<sup>th</sup> District, on the east side of Cooper Lake Road, on the west side of Atlanta Road, and on the south side of Daniel Street.

### **ITEM #2**

To consider amending the stipulations for Nick and Anna Letsos regarding SLUP-4 (Nick Letsos and Anna N. Letsos) of 2010, for property located in Land Lot 660 of the 16<sup>th</sup> District, at the northwesterly intersection of Canton Road and Westerly Way.

### **ITEM #3**

To consider a stipulation and site plan amendment for Mr. Rex Horney regarding rezoning application Z-32 (Rex Horney) of 2009, for property located at the northwesterly intersection of Canton Road and Hawkins Store Road in Land Lots 228, 277 and 278 of the 16<sup>th</sup> District.

**ITEM #4**

To consider a request from Mr. Bryan Gaylor representing Clear Channel regarding a billboard placement located at 3284 Canton Road. The property is located on the east side of Canton Road and at the southwesterly intersection of Clara Drive and Ballew Drive in Land Lots 421 and 444 of the 16<sup>th</sup> District.

**ITEM #5**

To consider a request from Mr. Bryan Gaylor representing Clear Channel regarding a billboard placement located at 3205 Canton Road. The property is located on the west side of Canton Road, south of New Chastain Road in Land Lots 443 and 444 of the 16<sup>th</sup> District.

**COBB COUNTY BOARD OF COMMISSIONERS  
ZONING HEARING *CONSENT* AGENDA  
APRIL 17, 2012**

**Rezoning**

**Z-10**      **CHIH YI LIU** (owner) requesting Rezoning from **GC** to **LI** for the purpose of Wholesale in Land Lot 165 of the 18<sup>th</sup> District. Located at the southeast intersection of Veterans Memorial Highway and Azalea Drive (880 Veterans Memorial Highway). *(Previously held by the Planning Commission from their March 6, 2012 hearing)* The Planning Commission recommended **deletion** of Rezoning to the **CRC** zoning district **subject to:**

- site plan received by the Zoning Division on January 4, 2012, with the District Commissioner approving minor modifications (on file in the Zoning Division)
- Applicant to tie into sewer within three (3) months from final approval by the Board of Commissioners
- Wholesale and Retail with showroom use *only*
- Fire Department comments and recommendations
- 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 April 17, 2012

**Z-13**      **NICK LETSOS AND ANNA N. LETSOS** (owners) requesting Rezoning from **NS** to **CRC** for the purpose of a Restaurant and Retail in Land Lot 660 of the 16<sup>th</sup> District. Located on the west side of Canton Road, north of Westerly Way (2389 Canton Road). The Planning Commission recommended **deletion** of Rezoning to the **NRC** zoning district **subject to:**

- Applicant to submit plans to Plan Review for necessary site improvements and with final approval by District Commissioner
- letter of agreeable conditions from Mr. Garvis L. Sams, Jr. dated March 13, 2012 (on file in the Zoning Division), *and with the following changes:*

*Z-13 continued on next page*

**Z-13 NICK LETSOS AND ANNA N. LETSOS (Continued)**

- all references to CRC throughout the entire letter to be changed to NRC
- Item No. 8 – add subset e: *“no title or pawn shops, no discount or used tire establishments, and no convenience stores with fuel sales”*
- no vehicles parked on site for the purpose of advertising
- specimen hardwood tree to be preserved
- sidewalks to be installed 120 days from the date of Board of Commissioners’ final approval
- Planning Division comments and recommendations
- Fire Department comments and recommendations
- Stormwater Management Division comments and recommendations
- Water and Sewer 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 April 17, 2012

**Z-14 SHIRLEY MISAD** (Manuel Guerrero and Shirley Misad, owners) requesting Rezoning from **R-20** to **R-30** for the purpose of Removing Previous Stipulations To Allow A Single House in Land Lots 1118 and 1177 of the 19<sup>th</sup> District. Located on the southeast curve of Brownsville Road, east of McEachern Way (4885 Brownsville Road). The Planning Commission recommended approval of Rezoning to the **R-30** zoning district **subject to:**

- all R-30 zoning requirements to be met
- 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 April 17, 2012

**Z-15**      **ROBERT L. HOLLIS, JR.** (owner) requesting Rezoning from **PSC** and **R-20** to **NRC** for the purpose of Retail in Land Lot 413 of the 18<sup>th</sup> District. Located on the east side of Factory Shoals Road, south of South Gordon Road (6821 Factory Shoals Road). The Planning Commission recommended **approval** of Rezoning to the **NRC** zoning district **subject to:**

- site plan received by the Zoning Division on January 25, 2012, with the District Commissioner approving minor modifications (on file in the Zoning Division)
- letter from Mr. Don DeFoor dated March 27, 2012 (on file in the Zoning Division), *and with the following changes:*
  - Item No. 9 – Add to end: “...or for advertising purposes”
  - Add Item No. 10 – “No thrift stores”
- 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 April 17, 2012

**Z-16**      **IGRAR, LLC** (owner) requesting Rezoning from **NS** to **NRC** for the purpose of a Retail Jewelry Store in Land Lot 539 of the 16<sup>th</sup> District. Located on the northwest side of Johnson Ferry Road, north of Lassiter Road (2965 Johnson Ferry Road). The Planning Commission recommended **approval** of Rezoning to the **NRC** zoning district **subject to:**

- site plan received by the Zoning Division dated June 1, 2011, with the District Commissioner approving minor modifications (on file in the Zoning Division)
- letter of agreeable conditions from Mr. Shashank Anand dated April 2, 2012 (on file in the Zoning Division)
  - Item No. 7 – Add to end: “..., check cashing facilities, discount tire sales, or video arcades.”
  - Item No. 11 – Add to end: “and landscaping to be maintained.”
- 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 April 17, 2012

**Land Use Permits**

**LUP-10 MOST REVEREND WILTON D. GREGORY, S.L.D., AS ARCHBISHOP OF THE ROMAN CATHOLIC ARCHDIOCESE OF ATLANTA AND/OR HIS SUCCESSORS IN OFFICE** (owner) requesting a **Land Use Permit (Renewal)** for the purpose of a Catholic Campus Ministry in Land Lot 97 of the 20<sup>th</sup> District. Located on the west side of Campus Loop Road, across from Paulding Avenue (3487 Campus Loop Road). The Planning Commission recommended **approval** of Land Use Permit for **24 months subject to:**

- **site plan received by Zoning Division on February 3, 2012 (on file in the Zoning Division)**
- **all parking to be within the driveway or at the Kennesaw State University campus**
- **signage to match other house-to-office conversions on this side of Campus Loop Road, if a free standing sign is needed**
- **Fire Departments comments and recommendations**
- **Cobb DOT comments and recommendations**
- **inclusion on the Consent Agenda for the Board of Commissioners' zoning hearing of April 17 , 2012**