

**COBB COUNTY BOARD OF COMMISSIONERS
ZONING HEARING SUMMARY AGENDA
NOVEMBER 20, 2012**

CONSENT CASES

- Z-43** **THE CALVIN CURTIS LEE REVOCABLE TRUST & THE
LORAIN HIGGINBOTHAM LEE REVOCABLE TRUST**
- Z-45** **LAST STAND FITNESS, LLC**
- LUP-24** **BETTY JO WHELAN**

CONTINUED CASE

- SLUP-6** **RITTNER B. NESBITT** *(Previously continued by the Planning Commission from their September 6, 2012 hearing and previously continued by the Board of Commissioners from their October 16, 2012 hearing)*

REGULAR CASES

- Z-44** **MAHMOUD A. ABDIRAHMAN**
- Z-46** **VANQUISH PROPERTY PARTNERS, LLC**

WITHDRAWN CASE

- LUP-25** **TOWNE VIEW BAPTIST CHURCH – WITHDRAWN BY STAFF**

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

- Z-38** **LUIS URIZAR** *(Continued by the Planning Commission from their September 6, 2012, October 2, 2012 and November 6, 2012 hearings; therefore will not be considered at this hearing)*
- Z-39** **BANK OF AMERICA, N.A.** *(Continued by Staff from the September 6, 2012, October 2, 2012 and November 6, 2012 Planning Commission hearings; therefore will not be considered at this hearing)*

OTHER BUSINESS

ITEM #1

To consider a site plan amendment for Chuy's restaurant regarding rezoning application Z-42 of 1996 (Hendon Property Associates), for property located on the southerly side of Barrett Parkway, west of Cobb Place Boulevard in Land Lots 650 and 719 of the 16th District.

ITEM #2

To consider a site plan amendment for the Devereux Foundation regarding Special Land Use Permit application SLUP-1 of 2002 (Devereux Foundation, Inc), for property located on the southerly side of Stanley Road, and on the north side of Barrett Parkway in Land Lots 242 and 243 of the 20th District.

ITEM #3

To consider a site plan amendment for Pollo Operations, Inc. regarding rezoning application #15 of 1985 (Carter and Associates, Inc.), for property located on the north side of Barrett Parkway, east of Barrett Lakes Boulevard in Land Lot 720 of the 16th District.

ITEM #4

To consider a site plan and stipulation amendment for GRIN Incorporated regarding rezoning application Z-197 of 2005 (Springhill Properties, LLC), for property located on the west side of Barrett Parkway, north of Dallas Highway in Land Lots 317 and 329 of the 20th District.

ITEM #5 CONTINUED BY STAFF

To consider site plan and stipulation amendments for Tri-Kell Investments, Inc. regarding rezoning application Z-49 of 2008 (Tri-Kell Investments, Inc.), for property located at the northwesterly intersection of Paces Mill Road and U.S. Highway 41 in Land Lots 976, 977, 1016 and 1017 of the 17th 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 October 10, 2012 Variance Hearing regarding Variance Application:

V-78 RJM LANDSCAPING SERVICES, INC.

ITEM #7

To consider a site plan amendment for Steak Properties, LLC regarding rezoning application Z-8 of 2010 (Steak Properties, LLC), for property located on the east side of Canton Road, and on the north side of Chesterfield Drive in Land Lot 588 of the 16th District.

ITEM #8

To consider a site plan and stipulation amendment for Brock Built Homes, LLC regarding rezoning application Z-40 of 2005 (Priske-Jones Southeast), for property located on the east side of Prado Lane, north of Barrett Parkway in Land Lot 571 of the 16th District.

ITEM #9

To consider a stipulation amendment for the Arylessence, Inc. regarding rezoning application Z-155 of 2004 (Arylessence, Inc.), for property located on the north and west sides of Lake Drive, south of Jamerson Road in Land Lot 86 of the 16th District.

ITEM #10

To consider a site plan amendment for the Retail Planning Corporation regarding rezoning application Z-124 of 1999 (Spectrum Realty Advisors, Inc.), for property located at the southeast intersection of Johnson Ferry Road and Shallowford Road in Land Lots 467, 468, 469 and 470 of the 16th District.

COBB COUNTY BOARD OF COMMISSIONERS
ZONING HEARING *CONSENT* AGENDA
NOVEMBER 20, 2012

Rezoning

Z-43 **THE CALVIN CURTIS LEE REVOCABLE TRUST & THE LORAIN HIGGINBOTHAM LEE REVOCABLE TRUST** (owners) requesting Rezoning from **GC** to **GC with Stipulations** for the purpose of Retail, Automobile Service and Repair, and Ancillary Uses in Land Lot 370 of the 17th District. Located on the southwesterly side of Atlanta Road, northwesterly of Mozley Drive (1782 Atlanta Road). The Planning Commission recommended **deletion** of Rezoning to the **TS** zoning district **subject to:**

- Letter from Mr. Garvis L., Sams, Jr. dated October 12, 2012 (on file in the Zoning Division) with the following changes:
 - Item No. 5 - add to end: “*Signage to be brought into compliance upon redevelopment.*”
 - Item No. 8, subset d. – add to end: “*check cashing and title pawn stores*”
 - Item No. 8, subset h. – add to end: “*child daycare centers*”
 - Item No. 8 add subset n.: “*flea markets or thrift stores*”
- All work to be conducted inside the building
- No outside storage
- Building to be painted and parking lot to be cleaned up within 90 days of final approval
- Cobb DOT comments and recommendations *to be completed upon redevelopment*
- District Commissioner to approve minor modifications or changes in use
- Inclusion on the Consent Agenda for the Board of Commissioners’ Zoning Hearing of November 20, 2012

Z-45 **LAST STAND FITNESS, LLC** (Lewyn-Atlanta Road Partnership, owners) requesting Rezoning from **LI** to **LI with Stipulations** for the purpose of Additional Use As A Fitness Facility in Land Lot 763 of the 17th District. Located on the west side of Atlanta Road at Brownwood Lane; and on the east side of Interstate 285, south of Atlanta Road (4620 Atlanta Road). The Planning Commission recommended **approval** of Rezoning to the **LI with Stipulations** zoning district subject to:

Z-45 continued on next page

Z-45 LAST STAND FITNESS, LLC (Continued)

- **Site plan received by the Zoning Division on September 6, 2012, with the District Commissioner approving minor modifications (on file in the Zoning Division)**
- **Letter from Mr. Parks Huff dated November 1, 2012 (on file in the Zoning Division)**
- **For this use *only***
- **Water and Sewer Division comments and recommendations**
- **Cobb DOT comments and recommendations**
- **inclusion on the Consent Agenda for the Board of Commissioners' Zoning Hearing of November 20, 2012**

Land Use Permits

LUP-24 BETTY JO WHELAN (Brian and Betty Jo Whelan, owners) requesting a **Land Use Permit** for the purpose of Baking Dog Treats in Land Lot 182 of the 20th District. Located at the southwest intersection of Northbrook Ridge and Northbrook Bend (4135 Northbrook Bend). The Planning Commission recommended **approval** of Land Use Permit for **24 months subject to:**

- **No exterior evidence of business except for deliveries made in personal vehicle**
- **Business intensity not to exceed conditions listed in application worksheet (on file in the Zoning Division)**
- **inclusion on the Consent Agenda for the Board of Commissioners' Zoning Hearing of November 20, 2012**