

**COBB COUNTY BOARD OF COMMISSIONERS  
ZONING HEARING SUMMARY AGENDA  
JUNE 18, 2013**

**CONSENT CASES**

- Z-21        ACKERMAN EAST WEST, LLC**
- Z-22        ACKERMAN EAST WEST, LLC**
- Z-26        3148 JOHNSON FERRY, LLC**
- Z-29        PAIGE MURPHY**
- LUP-17     SANDY CLOUGH**
- SLUP-4     3148 JOHNSON FERRY, LLC**
- SLUP-5     T-MOBILE SOUTH LLC**

**CONTINUED CASE**

- Z-13        MICHAEL MCMILLEN AND JUSTIN MCMILLEN** *(Previously continued by Staff from the May 21, 2013 Board of Commissioners hearing)*

**REGULAR CASES**

- Z-24        COTTER PROPERTIES & DEVELOPMENT, LLC**
- Z-25        EAST LAKE ASSET MANAGEMENT, LLC**

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

- Z-23        LENNAR GEORGIA, INC.** *(Continued by the Planning Commission from their June 4, 2013 hearing; therefore will not be considered at this hearing)*
- Z-27        RICHARD DUNCAN** *(Continued by the Planning Commission until their August 6, 2013 hearing; therefore will not be considered at this hearing)*
- Z-28        RICHARD DUNCAN** *(Continued by the Planning Commission from their June 4, 2013 hearing; therefore will not be considered at this hearing)*

**OTHER BUSINESS**

**ITEM #1**

To consider amending the stipulations relating to Special Land Use Permits #147 of 1987 and #97 of 1988 (R. Leroy Moffitt and Barbara J. Moffitt), for property located on the east side of Covered Bridge Place, south of Russell Drive in Land Lots 97 and 120 of the 17<sup>th</sup> District.

**ITEM #2**

To consider granting a Special Exception for backyard chickens as recommended by the Board of Zoning Appeals from their May 8, 2013 Variance Hearing regarding Variance Application:

V-51 Jeremy Rzentkowski

**ITEM #3**

To consider granting a Special Exception for reducing the required lot size as recommended by the Board of Zoning Appeals from their May 8, 2013 Variance Hearing regarding Variance Application:

V-59 Havoline Express Lube

**ITEM #4 CONTINUED BY STAFF**

To consider clarifying and amending zoning stipulations relating to Z-28 of 2010 (Greenstreet Properties/ Marthasville Development/ Jamestown Properties), for property located on the easterly and westerly sides of Riverview Road, on the south side of Dickerson Drive, on the north, south and east sides of Nichols Drive, and on the southerly and easterly sides of Armstrong Place in Land Lots 58, 171, 172, 174, 175 and 284 of the 18<sup>th</sup> District.

**COBB COUNTY BOARD OF COMMISSIONERS**  
**ZONING HEARING *CONSENT* AGENDA**  
**JUNE 18, 2013**

**Rezoning**

**Z-21**      **ACKERMAN EAST WEST, LLC** (owner) requesting Rezoning from **CRC** to **LI** for the purpose of Shop/Training in Land Lot 861 of the 19<sup>th</sup> District. Located on the east side of Tramore Pointe Parkway, southwest of the East-West Connector. The Planning Commission recommended to **approve** Rezoning to the **LI** zoning district **subject to:**

- **Site plan received by Zoning Division June 4, 2013 with District Commissioner approving minor modifications (on file in the Zoning Division)**
- **Fire Department comments and recommendations**
- **Stormwater Management Division comments and recommendations**
- **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 June 18, 2013**

**Z-22**      **ACKERMAN EAST WEST, LLC** (owner) requesting Rezoning from **CRC** to **LI** for the purpose of Shop/Training in Land Lot 861 of the 19<sup>th</sup> District. Located on the east side of Tramore Pointe Parkway, southwest of the East-West Connector. The Planning Commission recommended to **approve** Rezoning to the **LI** zoning district **subject to:**

- **Site plan received by Zoning Division on June 4, 2013 with District Commissioner approving minor modifications (on file in the Zoning Division)**
- **Fire Department comments and recommendations**
- **Stormwater Management Division comments and recommendations**
- **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 June 18, 2013**

**Z-26**      **3148 JOHNSON FERRY, LLC** (Mack & Abe, Inc., owner) requesting Rezoning from **NRC With Stipulations** to **NRC With Stipulations** for the purpose of a Climate-Controlled Self-Service Storage Facility in Land Lots 469 and 470 of the 16<sup>th</sup> District. Located on the east side of Johnson Ferry Road, south of Shallowford Road (3148 Johnson Ferry Road). The Planning Commission recommended to **approve** Rezoning to the **NRC With Stipulations** zoning district **subject to:**

- Site plan received by the Zoning Division April 4, 2013, with the District Commissioner approving minor modifications (on file in the Zoning Division)
- Final site plan, architectural design, and landscape plan to be approved by the District Commissioner
- Letter of agreeable conditions from Mr. Garvis L. Sams, Jr. dated May 15, 2013 (attached and made a part of these minutes) *with the following change:*
  - Item No. 5 – add to end: *“Lighting shall be approved by the District Commissioner, including a photometric diagram to address night time illumination.”*
- No vehicles for the purpose of advertising be parked in view of Johnson Ferry Road
- If permits for construction are not issued within 18 months of the date of approval by the Board of Commissioners, the zoning of the subject property shall revert to its previous classification without any action being required by Cobb County or the property owner
- No interior banners or signage to be visible from the exterior
- Windows tinted so that interior of building not visible
- 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 June 18, 2013

**Z-29**      **PAIGE MURPHY** (Paige Covington a/k/a Paige Covington Murphy, owner) requesting Rezoning from **GC** to **RA-5** for the purpose of Addition Of Property To Previous RA-5 (Single-Family) in Land Lot 694 of the 17<sup>th</sup> District. Located on the east side of Weaver Street, north of Cooper Lake Road (4259 Weaver Street). The Planning Commission recommended To **approve** Rezoning to the **RA-5** zoning district **subject to:**

- **Plat received by the Zoning Division April 5, 2013 (on file in the Zoning Division)**
- **Stipulations of previous RA-5 rezonings for this subdivision (Z-71 and Z-148 of 2006), not otherwise in conflict with the Board of Commissioners' decision (on file in the Zoning Division)**
- **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 June 18, 2013**

**Land Use Permit**

**LUP-17**      **SANDY CLOUGH** (Sandra L. Clough and Richard C. Clough, owners) requesting a **Land Use Permit (Renewal)** for the purpose of an Artist's Studio in Land Lot 336 of the 20<sup>th</sup> District. Located on the west side of Trail Road, west of Midway Road (25 Trail Road). The Planning Commission recommended to **approve** Land Use Permit for **24 months subject to:**

- **No signs**
- **No outdoor storage**
- **Two seasonal employees**
- **No on-street parking**
- **Inclusion on the Consent Agenda for the Board of Commissioners' Zoning Hearing of June 18, 2013**

### **Special Land Use Permit**

**SLUP-4 3148 JOHNSON FERRY, LLC** (Mack & Abe, Inc., owner) requesting a **Special Land Use Permit** for the purpose of a Climate-Controlled Self-Service Storage Facility in Land Lots 469 and 470 of the 16<sup>th</sup> District. Located on the east side of Johnson Ferry Road, south of Shallowford Road (3148 Johnson Ferry Road). The Planning Commission recommended to **approve** Special Land Use Permit **subject to:**

- Site plan received by the Zoning Division April 4, 2013, with the District Commissioner approving minor modifications (on file in the Zoning Division)
- Final site plan, architectural design, and landscape plan to be approved by the District Commissioner
- Letter of agreeable conditions from Mr. Garvis L. Sams, Jr. dated May 15, 2013 (attached and made a part of these minutes) *with the following change:*
  - Item No. 5 – add to end: *“Lighting shall be approved by the District Commissioner, including a photometric diagram to address night time illumination.”*
- No vehicles for the purpose of advertising be parked in view of Johnson Ferry Road
- If permits for construction are not issued within 18 months of the date of approval by the Board of Commissioners, the zoning of the subject property shall revert to its previous classification without any action being required by Cobb County or the property owner
- No interior banners or signage to be visible from the exterior
- Windows tinted so that interior of building not visible
- 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 June 18, 2013

**SLUP-5 T-MOBILE SOUTH LLC** (William Wade Coots, owner) requesting a Special Land Use Permit for the purpose of Expansion Of Fenced Equipment Area in Land Lot 297 of the 18<sup>th</sup> District. Located on the southwest side of Mableton Parkway, northwest of South Gordon Road (6462 Mableton Parkway). The Planning Commission recommended to **approve** Special Land Use Permit **subject to:**

- **Site plan and the enlarged site plan showing landscaping received by the Zoning Division April 4, 2013 (on file in the Zoning Division)**
- **Certificate of Compliance to be issued by the County Arborist for 15-foot landscape buffer between all residentially zoned properties and the tower prior to any building permits being issued**
- **Fence to be relocated inside the subject property**
- **40 foot setback from residentially zoned property**
- **Barbed strand fence or other appropriate devices to prevent unauthorized access**
- **Fire Department 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 June 18, 2013**