

**COBB COUNTY PLANNING COMMISSION
ZONING HEARING SUMMARY AGENDA
JULY 7, 2015**

CONSENT CASES

Z-63 MACALLAN CAPITAL, LLC
Z-64 MICHAEL HAMBY
LUP-19 KCMA CORPORATION
LUP-20 GARFIELD MCCOOK
LUP-21 BURNT HICKORY CHURCH OF CHRIST, INC.
SLUP-7 DAVID C. KIRK, ON BEHALF OF VERIZON WIRELESS

CONTINUED CASES

Z-86^{'14} ZERO ONE, LLC *(Previously continued by the Planning Commission from their December 2, 2014 and February 3, 2015 hearings and previously continued by Staff until the July 7, 2015 Planning Commission hearing)*
Z-44 621 PROPERTY INVESTMENTS, LLC *(Previously continued by Staff until the July 7, 2015 Planning Commission hearing)*
Z-49 PULTE HOME CORPORATION *(Previously continued by Staff until the July 7, 2015 Planning Commission hearing)*
Z-54 WILLIE A. POLSTON, JR. *(Previously continued by Planning Commission until their July 7, 2015 hearing)*
Z-58 GARY TILLMAN AND ALLEN KENNEDY *(Previously continued by Planning Commission until their July 7, 2015 hearing)*
Z-59 ART FRAME, LLC *(Previously continued by Planning Commission until their July 7, 2015 hearing)*

REGULAR CASES

Z-65 FRANK D'ARIES
Z-67 BLACK BUILDERS, LLC
Z-68 TOWN SQUARE MB ONE, LLC
Z-69 TAKE 5 OIL CHANGE

HELD CASES

- Z-17** **E-ROCK DEVELOPMENT, LLC** (*Previously continued by Staff until the March 3, 2015 Planning Commission hearing, previously continued by the Planning Commission from their March 3, 2015 and April 7, 2015 hearings and previously held by the Planning Commission from their May 5, 2015 hearing and June 2, 2015 hearings*)
- Z-61** **BLAIRS BRIDGE STORAGE, LLC**(*Previously held by the Planning Commission from their June 2, 2015 hearing*)
- SLUP-6** **BLAIRS BRIDGE STORAGE, LLC** (*Previously held by the Planning Commission from their June 2, 2015 hearing*)

WITHDRAWN CASE

- Z-53** **VENKAT SAI TATITURI AND PRIYA HARSHINI BANDARU**
(*Previously continued by Planning Commission until their July 7, 2015 hearing*)

CONTINUED OR HELD CASES BY PLANNING COMMISSION OR STAFF

- Z-66** **825 MARS HILLS LLC** (*Continued by the Staff from the until the August 4, 2015 Planning Commission hearing; therefore will not be considered at this hearing*)

OTHER BUSINESS

ITEM #1

Consider a recommendation to the Board of Commissioners regarding the July 2015 Code Amendments for section 134 of the Cobb County Code.

COBB COUNTY PLANNING COMMISSION
ZONING HEARING *CONSENT* AGENDA
JULY 7, 2015

Rezoning

Z-63 **MACALLAN CAPITAL, LLC** (Emerson Unitarian Universalist Congregation, Inc., owner) requesting Rezoning from **R-20** to **R-15** for the purpose of a Single-Family Subdivision in Land Lot 552 of the 16th District. Located on the west side of Holly Springs Road, south of Frankie Lane (2715 Holly Springs Road). Staff recommends **APPROVAL** subject to the following conditions:

- Site plan received by the Zoning Division on April 20, 2015, with the District Commissioner approving minor modifications;
- Variances permitted as described in the Zoning Comments;
- Cemetery Preservation comments with the District commissioner approving the final cemetery preservation plan;
- Water and Sewer Division comments and recommendations;
- Stormwater Management Division comments and recommendations; and
- Department of Transportation comments and recommendations.

Z-64 **MICHAEL HAMBY** (Meilyn Marino, owner) requesting Rezoning from **R-20** to **LI** for the purpose of a HVAC Office in Land Lot 824 of the 17th District. Located at the southwest corner of Church Road and Holland Road (2400 Church Road). Staff recommends **APPROVAL** subject to the following conditions:

- Approval of 20 foot front setback from Church Road for existing building;
- Waiver of 50 foot landscaped screening buffer adjacent to residential property to the west;
- Contractor use only;
- Appropriate paved and striped parking to be installed with a minimum of five parking spaces;
- Allowance of variances contained in the Zoning comments;
- Final site plan to be approved by District Commissioner;
- No outside storage of materials;
- Fire Department comments and recommendations;
- Sewer and Water Department comments and recommendations;
- Stormwater Management Division comments and recommendations;
- Department of Transportation comments and recommendations; and
- Owner/developer to enter into a Development Agreement pursuant to §36-71-13 for dedication of system improvements to mitigate traffic concerns.

Land Use Permits

LUP-19 KCMA CORPORATION (LIT/Hodges Industrial Trust, owner) requesting a **Land Use Permit (Renewal)** for the purpose of Two Temporary Storage Tents in Land Lot 174 of the 20th District. Located at the southwest intersection of Airport Road and Barrett Park Drive (2140 Barrett Park Drive). Staff recommends **APPROVAL** subject to the following conditions:

- Site plan received by the Zoning Division on April 28, 2015, indicating location of the two proposed tents, with the District Commissioner approving minor modifications;
- Fire Department comments and recommendations; and
- DOT comments and recommendations.

LUP-20 GARFIELD MCCOOK (owner) requesting a **Land Use Permit (Renewal)** for the purpose of a Group Home in Land Lot 222 of the 20th District. Located on the south side of Stilesboro Road, west of Allatoona Lane (4549 Stilesboro Road). Staff recommends **APPROVAL** subject to the following conditions:

- Maximum of six (6) residents;
- Maintain turn around capabilities of driveway so that vehicles can exit the property frontwards;
- No exterior signs;
- Maintain all State and County required permits;
- Maintain size of the lot as it exists currently;
- Fire Department comments and recommendations and;
- Cobb DOT comments and recommendations.

LUP-21 BURNT HICKORY CHURCH OF CHRIST, INC. (owner) requesting a **Land Use Permit (Renewal)** for the purpose of a Daycare Facility in Land Lot 291 of 20th District. Located on the north side of Burnt Hickory Road, west of New Salem Road (2330 Burnt Hickory Road). Staff recommends **APPROVAL** subject to the following conditions:

- Site Plan received May 7, 2015 with District Commissioner approving minor modifications;
- Daycare related sign to be no larger than 3 feet by 5 feet;
- D.O.T. to approve traffic circulation plan; and
- Traffic comments.

Special Land Use Permits

SLUP-7 DAVID C. KIRK, ON BEHALF OF VERIZON WIRELESS (Jefferson Lakeside LP, owner) requesting a **Special Land Use Permit** for the purpose of Expansion of Lease Area and Collocation of Antennas in Land Lot 1061 of the 16th District. Located on the west side of Roswell Road, south of Summit Village Drive (2085 Roswell Road). Staff recommends **APPROVAL** subject to the following conditions:

- Site plan received by the Zoning Division on May 6, 2015, with the District Commissioner approving minor modifications;
- Landscape plan to be approved by the County Arborist; and
- Department of Transportation comments and recommendations.