

**COBB COUNTY PLANNING COMMISSION  
ZONING HEARING SUMMARY AGENDA  
SEPTEMBER 1, 2015**

**CONSENT CASES**

- Z-77**            **SEVEN SPRINGS DEVELOPMENT CO, INC.** *(Previously continued by Staff until the September 1, 2015 Planning Commission hearing)*
- Z-84**            **THOMAS HOMES & COMMUNITIES, LLC**
- LUP-25**        **JAMES R. SIMS**
- LUP-26**        **WORD OF FAITH FAMILY WORSHIP CENTER, INC.**

**CONTINUED CASES**

- Z-59**            **ART FRAME, LLC** *(Previously continued by the Planning Commission until their August 4, 2015 hearing and previously continued by Staff until the September 1, 2015 Planning Commission hearing)*
- Z-72**            **GREENHOUSE PROPERTIES OF ATLANTA** *(Previously continued by Staff until the September 1, 2015 Planning Commission hearing)*

**REGULAR CASES**

- Z-80**            **THE CHURCH OF PENTECOST U.S.A., INC.**
- Z-81**            **ALDI, INC.**
- Z-82**            **VENTURE HOMES, INC.**
- Z-83**            **JUAN REYES**
- LUP-24**        **UNO GRANDE MASTIFFS**
- SLUP-8**        **THE SAE SCHOOL, INC.**

**HELD CASES**

- Z-86**<sup>14</sup>        **ZERO ONE, LLC** *(Previously continued by the Planning Commission from their December 2, 2014 and February 3, 2015 hearings, previously continued by Staff until the August 4, 2015 Planning Commission hearing and previously held by the Planning Commission until their September 1, 2015 hearing)*
- Z-66**            **825 MARS HILLS LLC** *(Previously continued by the Planning Commission until their August 4, 2015 hearing and previously held by the Planning Commission until their September 1, 2015 hearing)*

**COBB COUNTY PLANNING COMMISSION  
ZONING HEARING *CONSENT* AGENDA  
SEPTEMBER 1, 2015**

**Rezoning**

**Z-77**      **SEVEN SPRINGS DEVELOPMENT CO, INC.** (Charles C. Tinsley, Sr., owner) requesting Rezoning from **R-20** to **RSL** for the purpose of Residential Senior Living (Nonsupportive) in Land Lots 694, 695 and 713 of the 19<sup>th</sup> District. Located on the southeast side of Powder Springs Road, south of Pair Road. *(Previously continued by Staff until the September 1, 2015 Planning Commission hearing)*. Staff recommends **APPROVAL** subject to the following conditions:

- Letter from Mr. John Moore dated August 26, 2015
- Site plan received June 4, 2015, with the District Commissioner approving minor modifications
- Water and Sewer Division comments and recommendations
- Stormwater Management Division comments and recommendations
- Department of Transportation comments and recommendations

**Z-84**      **THOMAS HOMES & COMMUNITIES, LLC** (David J. Weise, owner) requesting Rezoning from **R-20** to **RSL** for the purpose of Residential Senior Living in Land Lot 669 of the 16<sup>th</sup> District. Located on the west side of East Piedmont Road, and on the east side of Pinkney Drive (2411 East Piedmont Road). Staff recommends **APPROVAL** subject to the following conditions:

- Site plan received July 2, 2015, with the District Commissioner approving minor modifications
- Detached units
- Fire Department comments and recommendations
- Water and Sewer Division comments and recommendations
- Stormwater Management Division comments and recommendations
- Department of Transportation comments and recommendations
- 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-25**      **JAMES R. SIMS** (James R. Sims and Cecile C. Sims, owners) requesting a **Land Use Permit (Renewal)** for the purpose of Parking a Dump Truck and Grading Equipment in Land Lots 82 and 151 of the 18<sup>th</sup> District. Located on the south side of Old Alabama Road, east of Thunderwood Road (1347 Old Alabama Road). Staff recommends **APPROVAL** for **24 months** subject to the following conditions:

- no signs
- no customers or clients on site
- no on-street parking
- no deliveries
- one dump truck and two graders only

**LUP-26**      **WORD OF FAITH FAMILY WORSHIP CENTER, INC.** (owner) requesting a Land Use Permit (Renewal) for the purpose of a Daycare Facility in Land Lots 697 and 698 of the 18<sup>th</sup> District. Located at the northwest intersection of The Bluffs and Riverside Parkway (7680 The Bluffs). Staff recommends **APPROVAL** for **24 months** subject to the following conditions:

- Site Plan received May 11, 2011 with District Commissioner approving minor modifications
- D.O.T. to approve traffic circulation plan
- Traffic comments