

**COBB COUNTY BOARD OF COMMISSIONERS  
ZONING HEARING SUMMARY AGENDA  
OCTOBER 20, 2015**

**CONSENT CASES**

- Z-86 TRINITY CHAPEL**  
**Z-89 KAPLAN ACQUISITIONS, LLC**  
**LUP-26 WORD OF FAITH FAMILY WORSHIP CENTER, INC.**  
*(Previously continued by the Planning Commission from the September 1, 2015 hearing.)*  
**LUP-27 PRAISE TABERNACLE CHURCH**  
**LUP-31 CHRISTOPHER BERNASKI**  
**LUP-32 CHARLES W. RIMERT**

**CONTINUED CASES**

- Z-44 621 PROPERTY INVESTMENTS, LLC** *(Previously continued by Staff until the June, 2, 2015 Planning Commission hearing and by the Board of Commissioners until October 20, 2015 hearing.)*  
**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 and continued by the Board of Commissioners until the October 20, 2015 hearing.)*  
**Z-82 VENTURE HOMES, INC.** *(Previously continued by the Board of Commissioners until October 20, 2015 hearing.)*  
**SLUP-8 THE SAE SCHOOL, INC.** *(Continued by Staff until the October 20, 2015 Board of Commissioners hearing.)*

**REGULAR CASES**

- Z-85 POMA GLASS & SPECIALTY WINDOWS, INC.**  
**Z-88 DUNCAN LAND INVESTMENTS, LLC**  
**Z-90 DAVID PEARSON COMMUNITIES, INC.**  
**Z-91 MICHAEL B. KENNEDY**  
**Z-92 E-ROCK DEVELOPMENT, LLC**  
**LUP-28 SCOTT ROBICHAU**  
**LUP-29 TERRY SCHREPFER**  
**LUP-30 JOHN S. HYLE**  
**LUP-33 COURTNEY HUGHES**

**HELD CASE**

- Z-66**            **825 MARS HILLS LLC** (*Previously continued by the Planning Commission until their August 4, 2015 hearing and held by the Board of Commissioners at September 15, 2015 hearing until October 20, 2015 zoning hearing.*)

**CONTINUED OR HELD CASES BY PLANNING COMMISSION OR STAFF**

- Z-80**            **THE CHURCH OF PENTECOST U.S.A., INC.** (*Continued by the Planning Commission until their November 3, 2015 zoning hearing; therefore, will not be considered at this hearing.*)

- Z-87**            **FUQUA ACQUISITIONS II, LLC** (*Continued by staff until November 3, 2015 Planning Commissioners' zoning hearing; therefore, will not be considered at this hearing.*)

**OTHER BUSINESS CASES**

**ITEM OB-036**

To consider amending the site plan and stipulations for Paradise Concepts, Inc. d/b/a Nature Supply Centre regarding rezoning application Z-80 (Paradise Concepts, Inc. d/b/a Nature Supply Centre) of 2014, for property located on the northeast side of Floyd Road, north of Concord Road in Land Lots 1000 and 1001 of the 19<sup>th</sup> District. (*Continued until the October 20, 2015 Board of Commissioners' zoning hearing.*)

**ITEM OB-039**

To consider amending the site plan for Marty Williamson regarding rezoning application Z-138 (Marty Williamson) of 2005, for property located on the east side of Canton Road, north of Hiawasse Drive in Land Lot 637 of the 16<sup>th</sup> District. (*Held until the October 20, 2015 Board of Commissioners' zoning hearing.*)

**ITEM OB-041**

To consider amending the site plan and stipulations for Pulte Home Corporation regarding rezoning application Z-88 (Wooten Lake, LLC) of 2014, for property located on the north side of Wooten Lake Road, west of Shiloh Road in Land Lot 57 of the 20<sup>th</sup> District.

**ITEM OB-042**

To consider amending the site plan and stipulations for Atlantic Realty Development, LLC regarding rezoning application Z-116 (B.F. Saul) of 2004, for property located on the westerly side of Circle 75 Parkway, northerly side of Windy Ridge Parkway, southerly side of Herodian Way in Land Lots 877, 878, 916 and 917 of the 17<sup>th</sup> District.

**ITEM OB-043**

To consider amending the site plan and stipulations for Art Frame, LLC regarding rezoning application Z-93(Art Frame, LLC) of 2004, for property located on the south side of Veterans Memorial Highway, east of Lakeshore Drive in Land Lot 47 of the 18<sup>th</sup> District.

**ITEM OB-044**

To consider amending the site plan and stipulations for David Pearson Communities, Inc. regarding rezoning application Z-14 (David Pearson Communities, Inc.) of 2014, for property located on the south side of First Drive, east of Sandy Plains Road in Land Lots 629 and 630 of the 16<sup>th</sup> District.

**ITEM OB-045**

To consider amending the site plan and stipulations for Poma Glass & Specialty Windows, Inc. regarding rezoning application #217 of 1978, for property located on the west side of Austell Road and on the south side of Pair Road in Land Lot 706 of the 19<sup>th</sup> District.

**ITEM OB-046**

To consider amending the site plan and stipulations for JW Homes, LLC regarding rezoning application Z-38 of 2007, for property located at the southeast intersection of Veterans Memorial Highway and Queens Mill Road in Land Lots 166 and 180 of the 18<sup>th</sup> District.

**COBB COUNTY BOARD OF COMMISSIONERS**  
**ZONING HEARING *CONSENT* AGENDA**  
**OCTOBER 20, 2015**

**Z-86**            **TRINITY CHAPEL** (Trinity Chapel, Inc., owner) requesting rezoning from **R-30** to **O&I** for the purpose of a Church with an Electronic Sign in Land Lots 456 and 457 of the 19<sup>th</sup> District. Located on the south side of Macland Road, west of Old Lost Mountain Road (4665 Macland Road).

The Planning Commission recommends **DELETION** of Z-86 to the **R-30** zoning category subject to:

- **Site plan received by the Zoning Division on August 5, 2015 (on file in the Zoning Division), with District Commissioner approving minor modifications**
- **Sign renderings received by the Zoning Division on August 21, 2015 (on file in the Zoning Division), with District Commissioner approving minor modifications**
- **Allowance of an electronic sign**
- **Fire Department comments and recommendations**
- **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 October 20, 2015**

**Z-89**            **KAPLAN ACQUISITIONS, LLC** (Interstate North 5 Acres, LLC, formerly known as SHI Investments Six LLC, owner) requesting Rezoning from **OHR** to **UC** for the purpose of Residential Condominiums in Land Lots 875, 876 and 919 of the 17<sup>th</sup> District. Located on the northeast side of Interstate North Parkway West, south of Windy Hill Road.

The Planning Commission recommends **APPROVAL** of Z-89 to the **UC** zoning category subject to:

- **Letter of agreeable conditions from Mr. Garvis L. Sams, Jr. dated September 11, 2015 (on file in the Zoning Division), with the following changes:**
  - **Item No. 10 – strike in its entirety and revise to read: “Access to the proposed development shall be by means of an existing access point which is located on Interstate Parkway North as approved by Cobb DOT, with the proposed changes to traffic patterns from Windy Hill Road reflected on plan.”**

(Continued on the next page)

**Z-89 KAPLAN ACQUISITIONS, LLC (Continued)**

- **Item No. 14, subset a. – add to end: “...if the on-site pond is utilized for detention, a hydrology study may be required to identify and define the current condition; details of this study will be outlined at Plan Review.”**
- **Item No. 24 – add to end: “The final approval of all landscaping will be given by the District Commissioner.”**
- **Item No. 26 – strike in its entirety and revise to read: “If Kaplan or one of its affiliated companies does not apply for Land Disturbance Permits within 24 months for that proposed residential community from the date of final rezoning, it will revert back to its previous (existing) category, with no further action required on behalf of Cobb County.”**
- **Letter of agreeable conditions from Mr. Garvis L. Sams, Jr. dated October 2, 2015 (on file in the Zoning Division)**
  - **Fire Department comments and recommendations**
  - **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 October 20, 2015**

**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). (*Previously continued by the Planning Commission from the September 1, 2015 hearing.*)

The Planning Commission recommends **APPROVAL** for **24 months** subject to:

- **Site plan received by the Zoning Division on May 11, 2011 (on file in the Zoning Division), with District Commissioner approving minor modifications**
- **Cobb DOT to approve traffic circulation plan**
- **Cobb DOT comments and recommendations**
- **Inclusion on the Consent Agenda for the Board of Commissioners’ Zoning Hearing of October 20, 2015**

**LUP-27 PRAISE TABERNACLE CHURCH** (Praise Tabernacle Church, Inc., owner) requesting a **Land Use Permit (Renewal)** for the purpose of Mobile Classrooms in Land Lots 956 and 957 of the 19<sup>th</sup> District. Located on the west side of Hiram Lithia Springs Road, north of Defoors Farm Drive (4052 Hiram Lithia Springs Road).

To recommend **APPROVAL** for **24 months** subject to:

- **Site plan received by the Zoning Division on September 24, 2015 (on file in the Zoning Division)**
- **Inclusion on the Consent Agenda for the Board of Commissioners' Zoning Hearing of October 20, 2015**

**LUP-31 CHRISTOPHER BERNASKI** (Stephen Mark Daleas, owner) requesting a **Land Use Permit (Renewal)** for the purpose of a Personal Care Home in Land Lot 50 of the 17<sup>th</sup> District. Located on the north side of Hurt Road, east of Fred Walker Drive (688 Hurt Road).

To recommend **APPROVAL** of the applicant's request for **24 months** subject to:

- **Maximum of five residents**
- **Fire Department comments and recommendations**
- **Cobb DOT comments and recommendations**
- **Inclusion on the Consent Agenda for the Board of Commissioners' Zoning Hearing of October 20, 2015**

**LUP-32 CHARLES W. RIMERT** (Charles Winfield Rimert and Sherry Lynn Rimert, owners) requesting a **Land Use Permit** for the purpose of Allowing More Vehicles than Cobb County Code Permits in Land Lot 989 of the 16<sup>th</sup> District. Located on the southwest side of Barnes Mill Road, southeast of Woodmont Drive (2030 Barnes Mill Road).

The Planning Commission recommends **APPROVAL for 12 months** subject to:

- **Approval is for a maximum of five vehicles, noting that the number of vehicles be reduced to four within 12 months of approval by the Board of Commissioners**
- **Inclusion on the Consent Agenda for the Board of Commissioners' Zoning Hearing of October 20, 2015**