

**COBB COUNTY PLANNING COMMISSION  
ZONING HEARING SUMMARY AGENDA**

**December 6, 2016**

*(revised December 2, 2016)*

**CONSENT CASES**

**Z-105 PRIME COLLISION REPAIR  
Z-106 IUEC LOCAL 32 BUILDING CORPORATION  
Z-107 DISCOUNT TIRE COMPANY, INC  
Z-108 RUSSELL LANDSCAPE, LLC  
Z-109 MELO INVESTMENTS, LLC  
Z-110 TIMOTHY W. GRUBAUGH  
LUP-35 JESSICA MOORE  
LUP-37 KARLA L. OWENS  
SLUP-16 MUNICIPAL COMMUNICATIONS, LLC  
SLUP-17 TAYLOR/THEUS HOLDINGS, INC.**

**CONTINUED AND HELD CASES – TO BE HEARD**

**Z-84 JAMES C. LANE, JR.  
Z-86 WINDSONG PROPERTIES, LLC  
Z-97 ROYAL RESIDENTIAL, INC**

**REGULAR CASES**

**Z-103 CAPITAL CITY VIEW HOMES, LLC  
Z-104 ENGINEERING DESIGN TECHNOLOGIES  
Z-111 RSDC1, LLC  
Z-113 HABITAT FOR HUMANITY OF NORTHWEST METRO  
ATLANTA, INC.  
Z-116 ST. CLAIR HOLDINGS, LLC  
Z-117 HICKS BUSINESS ENTERPRISES, LLC  
Z-118 CII HOLDINGS, LLC  
Z-120 SOUTH COBB REDEVELOPMENT AUTHORITY;  
STEPHEN C. YANCEY; JANET N. YANCEY  
LUP-36 FRANK MARRONE**

**CONTINUED OR HELD CASES BY PLANNING COMMISSION OR  
STAFF-NOT TO BE HEARD**

- Z-18** POPE & LAND ENTERPRISES, INC. (Continued by Staff until the February 7, 2017 Planning Commission hearing)
- Z-93** KAPLAN MORGAN VININGS DEVELOPMENT, LLC (Continued by staff until the February 7, 2017 Planning Commission hearing)
- Z-101** PROVINCE HOMES, LLC (Held by the Planning Commission from their November 1, 2016 hearing and continued by staff until the February 7, 2017 Planning Commission hearing)
- Z-112** DUNCAN LAND INVESTMENTS, LLC (Continued by Staff until the February 7, 2017 Planning Commission hearing)
- Z-114** CAPKEY REAL ESTATE ADVISORS (Continued by staff until the February 7, 2017 Planning Commission hearing)
- Z-115** BROOKS CHADWICK CAPITAL, LLC (Continued by staff until the February 7, 2017 Planning Commission hearing)
- Z-119** MAYWEATHER ENTERPRISE (Continued by staff until the February 7, 2017 Planning Commission hearing)
- LUP-29** SM LIVING, LLC (Continued by Staff until the February 7, 2017 Planning Commission hearing)
- LUP-30** SM LIVING, LLC (Continued by Staff until the February 7, 2017 Planning Commission hearing)
- LUP-31** SM LIVING, LLC (Continued by Staff until the February 7, 2017 Planning Commission hearing)
- LUP-32** SM LIVING, LLC (Continued by Staff until the February 7, 2017 Planning Commission hearing)
- LUP-33** SM LIVING, LLC (Continued by Staff until the February 7, 2017 Planning Commission hearing)

**COBB COUNTY PLANNING COMMISSION  
ZONING HEARING *CONSENT* AGENDA  
DECEMBER 6, 2016**

**Zoning Cases**

**Z-105 PRIME COLLISION REPAIR** (Pruett Family, LP, owner) requesting Rezoning from **GC** to **CRC** for the purpose of an Automotive Paint and Body Repair Shop in Land Lot 132 of the 16<sup>th</sup> District. Located off a private easement on the west side of Canton Road, north of Dover Street. Staff recommends **APPROVAL** to the **CRC** zoning district subject to:

1. Site plan received in Zoning on October 6, 2016, with the District Commissioner approving minor modifications;
2. Letters of agreeable conditions from Adam Rozen dated November 2, 2016 and December 1, 2016;
3. All variances listed in the analysis;
4. Applicant to install a 20 foot landscape buffer along the southern property line;
5. No outside storage or outdoor display of merchandise;
6. Fire Department comments and recommendations;
7. Water and Sewer comments and recommendations;
8. Stormwater Management comments and recommendations;
9. Department of Transportation comments and recommendations; and
10. 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.

**Z-106 IUEC LOCAL 32 BUILDING CORPORATION** (Blair Bridge Holding LLC, owner) requesting Rezoning from **GC** to **O&I** for the purpose of a Union Hall and Associated Offices in Land Lot 517 of the 18<sup>th</sup> District. Located on the north side of Blair Bridge Road, east of Bridgeport Court. Staff recommends **DELETION** to the **LRO** zoning district subject to:

1. Site plan received by the Zoning Division November 23, 2016 with District Commissioner approving minor modifications;
2. Letter of agreeable stipulations from Adam Rozen dated November 23, 2016;
3. District Commissioner to approve final building color;
4. Parking lot to repaired where needed and striped to County Standards;
5. Union Hall and offices associated with Union Hall only;
6. No outside storage or outside display;
7. Water and Sewer comments and recommendations;
8. Stormwater Management Division comments and recommendations;
9. Departments of Transportation comments and recommendation.

**Z-107 DISCOUNT TIRE COMPANY, INC** (East Cobb Investment Partners, LLC, owners) requesting Rezoning from **NS** to **CRC** for the purpose of Retail and Light Automotive Repair in Land Lot 899 of the 16<sup>th</sup> District. Located on the south side of Roswell Road, west of East Cobb Drive. Staff recommends **APPROVAL** to the **NRC** zoning district subject to:

1. Revised site plan received in Zoning on October 25, 2016, with the District Commissioner approving minor modifications;
2. Letter from Kelly J. Wagoner dated December 1, 2016 which includes the landscape plan and building architectural plans;
3. District Commissioner to approve final building architecture and landscaping;
4. No outdoor display of merchandise;
5. Fire Department comments and recommendations;
6. Water and Sewer Division comments and recommendations;
7. Stormwater Management Division comments and recommendations; and
8. Department of Transportation comments and recommendations.

**Z-108 RUSSELL LANDSCAPE, LLC** (Timothy C. Aldridge, owner) requesting Rezoning from **R-20, GC** to **NRC** for the purpose of a Professional Office in Land Lot 44 of the 18<sup>th</sup> District. Located at the southwest intersection of Veterans Memorial Highway and Cooks Road. Staff recommends **APPROVAL** to the **NRC** zoning district subject to:

1. Site plan received by the Zoning Division on October 6, 2016, with the District Commissioner approving minor modifications;
2. Letter of agreeable stipulations from Rob Hosack dated November 28, 2016;
3. This use and user only, any other use or user be approved by the Board of Commissioners;
4. Variance mentioned in the Zoning Comments section;
5. Water and Sewer Division comments and recommendations;
6. Stormwater Management Division comments and recommendations;
7. Department of Transportation comments and recommendations; and
8. 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.

**Z-109 MELO INVESTMENTS, LLC** (Melo Investments, LLC, owner) requesting Rezoning from **GC** to **NRC** for the purpose of an Office in Land Lot 154 of the 17<sup>th</sup> District. Located on the southeast side of Austell Road, south of Sandtown Road. Staff recommends **DELETION** to the **LRO** zoning district subject to:

1. Property to brought up to commercial standards, including parking and striped paving;
2. Revised site plan received by Zoning on November 1, 2016, with the District Commissioner approving minor modifications;
3. Chain link and hog-wired fences to be replaced with wooden privacy fencing;
4. Applicant to install a 10 foot landscape buffer along the south and east property lines;
5. No outdoor storage or outdoor display of merchandise;
6. House to be repaired and repainted with District Commissioner approving the final paint color;
7. Waive required lot size from 20,000 square feet to 9,348 square feet;
8. Waive the front setback for existing structure from 50 feet to 19 feet as shown on site plan;
9. Waive the side setback for existing structure from 15 feet to 11 feet as shown on site plan;
10. Applicant to install an 8 foot landscape enhancement strip adjacent to the right-of-way;
11. County Arborist to approve landscape plan;
12. Prohibited uses: Designated Recycling Collection Location;
13. Fire Department comments and recommendations;
14. Water and Sewer Division commends and recommendations;
15. Stormwater Management Division comments and recommendations;
16. Department of Transportation comments and recommendations;

Zoning Cases-continued

**Z-110 TIMOTHY W. GRUBAUGH** (Carolyn L. Grubaugh and Timothy W. Grubaugh, owners) requesting Rezoning from **R-80** to **R-40** for the purpose of Single-family Residential in Land Lot 1002 of the 17<sup>th</sup> District. Located on the east side of Timberland Drive, south of Hallmark Drive. Staff recommends **APPROVAL** to the **R-40** zoning district subject to:

1. Granting necessary variances for improvements existing as shown on survey received by the Zoning Division on October 6, 2016, with the District Commissioner approving minor changes;
2. Proposed garage to be architecturally compatible with existing home;
3. Fire Department comments and recommendations;
4. Water and Sewer Division comments and recommendations;
5. Stormwater Management Division comments and recommendations; and
6. Department of Transportation comments and recommendations.

Temporary Land Use Cases

**LUP-35 JESSICA MOORE** (Julia Frost, owner) requesting a **Land Use Permit (Renewal)** for the purpose of a Daycare in Land Lot 411 of the 18<sup>th</sup> District. Located on the west side of Shenandoah Trail, south of Landmark Trail. Staff recommends **APPROVAL** for 24 months subject to:

1. Maximum of nine children;
2. One additional employee;
3. No signs.

**LUP-37 KARLA L. OWENS** (Clyde A. Owens and Karla L. Owens, owners) requesting a **Land Use Permit** for the purpose of Operating an Online Craft Business from Home in Land Lot 15 of the 20<sup>th</sup> District. Located on the southeast corner of Soft Pine Lane and Heards Forest Drive. Staff recommends **APPROVAL** for 24 months subject to:

1. No employees;
2. No signs;
3. No Deliveries or pickups;
4. Fire Department comments and recommendations;
5. Department of Transportation comments and recommendations;
6. Water and Sewer Division comments and recommendations;
7. Stormwater Management Division comments and recommendations.

**Special Land Use Cases**

**SLUP-16 MUNICIPAL COMMUNICATIONS, LLC** (McCamy Properties, LLC, owner) requesting a **Special Land Use Permit** for the purpose of a Wireless Telecommunications Facility and Related Antenna and Equipment in Land Lots 365 and 428 of the 16<sup>th</sup> District. Located on the south side of Chastain Road, west of Chastain Meadow Parkway. Staff recommends **APPROVAL** subject to:

1. Letter of agreeable stipulation from Garvis L. Sams, Jr. dated November 22, 2016;
2. Final site plan and landscape plan to be approved by District Commissioner with consideration to location and screening of compound site;
3. Provide the exact representation of the proposed monopine structure for approval by District Commissioner (all feed lines shall be within the structure and not visible and sealed to prevent access by birds and other wildlife);
4. Provide a certified structure design;
5. Provide satisfactory SHPO and NEPA documentation; and provide FAA study.

**SLUP-17 TAYLOR/THEUS HOLDINGS, INC.** (Aspen Hills Associates, LLC, a Georgia limited liability company and OCP Ashbrook Crossing, LLC, owners) requesting a **Special Land Use Permit** for the purpose of a Climate Controlled Self-Storage Facility in Land Lots 753 and 760 of the 17<sup>th</sup> District. Located on the northeast intersection of South Cobb Drive and I-285, south of Tibarron Parkway. Staff recommends **APPROVAL** subject to:

1. Site plan received by the Zoning Division on October 6, 2016, with the District Commissioner approving minor modifications;
2. Letter of agreeable stipulations from John Moore dated November 22, 2016;
3. Architectural elevations to be approved by the District Commissioner prior to issuance of building permits;
4. Landscape plan to be reviewed by County Arborist and approved by District Commissioner prior to land disturbance;
5. Water and Sewer Division comments and recommendations;
6. Stormwater Management Division comments and recommendations;
7. Fire Department comments and recommendations; and
8. Department of Transportation comments and recommendations.