

**COBB COUNTY PLANNING COMMISSION  
ZONING HEARING SUMMARY AGENDA  
December 5, 2017**

**CONSENT CASES**

- Z-76 QIN ZHANG**  
**Z-78 TIFANY B. VASQUEZ AND NAYELI CASTILLO DIAZ**  
**Z-79 DANIEL MOSTELLER AND OLIVIA MOSTELLER**  
**Z-82 INTERPLAN LLC C/O CHICK-FIL-A, INC.**  
**LUP-25 MARLENE GRAHAM**  
**LUP-27 KOSTA AT SMYRNA**  
**LUP-28 OPEN ARMS GROUP HOME**

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

- Z-12 SSP BLUE RIDGE, LLC** *(Previously continued by Staff from the April 4, 2017, May 2, 2017, June 6, 2017, July 6, 2017, August 1, 2017, September 7, 2017 and November 7, 2017 Planning Commission hearings until the December 5, 2017 Planning Commission hearing)*
- Z-64 BRANCH ACQUISITION COMPANY, LLC** *(Previously continued by Staff from the October 3, 2017 and November 7, 2017 Planning Commission hearings until the December 5, 2017 Planning Commission hearing)*
- Z-70 JOE A. MCHARG** *(Previously continued by Staff from the November 7, 2017 Planning Commission hearing until the December 5, 2017 Planning Commission hearing)*
- Z-75 PROVINCE HOMES, LLC** *(Previously held by the Planning Commission from their November 7, 2017 hearing until the December 5, 2017 Planning Commission hearing)*
- SLUP-8 SSP BLUE RIDGE, LLC** *(Previously continued by Staff from the, September 7, 2017 and November 7, 2017 Planning Commission hearings until the December 5, 2017 Planning Commission hearing)*

**REGULAR CASES**

- Z-77 ASHTON ATLANTA, LLC**  
**Z-80 SOFIA JUAREZ**  
**Z-81 TODD LAVELLE**  
**Z-83 LOYD DEVELOPMENT SERVICES**  
**Z-84 RANDY E. PIMSLER**  
**Z-85 RAHIM JASANI**  
**Z-86 WALTON RIVERBEND, LLC**  
**Z-87 PETROPLEX JOINT VENTURE**  
**LUP-26 BERTILIA MALDONADO**

**OTHER BUSINESS**

- OB-05** To adopt the dates and time of the Planning Commission Zoning Hearings for the Calendar Year 2018.

**WITHDRAWN CASES**

- Z-65** **VICTOR NWALA** (*Previously continued by Staff from the October 3, 2017 Planning Commission hearing, until the November 7, 2017 Planning Commission hearing; continued by Staff until the December 5, 2017 Planning Commission hearing*) - **WITHDRAWN WITHOUT PREJUDICE BY STAFF**
- Z-71** **LOYD DEVELOPMENT SERVICES** (*Previously continued by Staff from the November 7, 2017 Planning Commission hearing until the December 5, 2017 Planning Commission hearing*) - **WITHDRAWN WITHOUT PREJUDICE BY STAFF**

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

- Z-56** **OAK HALL COMPANIES, LLC** (*Previously continued by Staff from the September 7, 2017, October 3, 2017 Planning and November 7, 2017 Planning Commission hearings until the February 6, 2018 Planning Commission hearing*)

**COBB COUNTY PLANNING COMMISSION**  
**ZONING HEARING *CONSENT* AGENDA**  
**December 5, 2017**

**Zoning Cases**

**Z-76 QIN ZHANG** (Qin Zhang, owner) requesting Rezoning from **R-20** to **O&I** for the purpose of an Office in Land Lot 1140 of the 19<sup>th</sup> District. Located on the southwest corner of Austell Road and Evergreen Drive. Staff recommends **APPROVAL** to the **O&I** zoning district subject to:

1. Site plan received by the Zoning Division on September 29, 2017 with District Commissioner approving minor modifications.
2. Professional office use only.
3. Fire Department comments and recommendations.
4. Water and Sewer Division comments and recommendations.
5. Stormwater Management Division comments and recommendations.
6. Department of Transportation comments and recommendations.
7. 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.
8. Landscape enhancement along Austell Road to be approved by the District Commissioner.

**Z-78 TIFANY B. VASQUEZ** (Tifany Vasquez and Nayeli Cedillo Diaz, owners) requesting Rezoning from **RA-5** to **R-20** for the purpose of a Single-Family House (existing) in Land Lots 386 and 412 of the 18<sup>th</sup> District. Located on the north side of South Gordon Road, west of Mitchell Lane. Staff recommends **APPROVAL** to the **R-20** zoning district subject to:

1. Single family residential use only.
2. Fire Department comments and recommendations.
3. Water and Sewer Division comments and recommendations.
4. Stormwater Management Division comments and recommendations.
5. Department of Transportation comments and recommendations.
6. 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-79 DANIEL MOSTELLER AND OLIVIA MOSTELLER** (Cole Mosteller, owner) requesting Rezoning from **LRO** to **R-20** for the purpose of Single-Family House in Land Lot 37 of the 16<sup>th</sup> District. Located on the southeast side of Old Mountain Road, east of Alabama Road. The Planning Commission recommends **APPROVAL** to the **R-20** zoning district subject to:

1. Site plan received by the Zoning Division on October 4, 2017, with the District Commissioner approving all minor modifications.
2. Fire Department comments and recommendations.
3. Water and Sewer Division comments and recommendations.
4. Stormwater Management Division comments and recommendations.
5. Department of Transportation comments and recommendations.

**Z-82 INTERPLAN, LLC C/O CHICK-FIL-A, INC.** (Woodlawn Square Limited Partnership, owner) requesting Rezoning from **NS and CRC** to **NS** for the purpose of a Restaurant in Land Lots 13 and 14 of the 1<sup>st</sup> District. Located on the southwest corner of Johnson Ferry Road and Woodlawn Parkway. The Planning Commission recommends **APPROVAL** to the **NS** zoning district subject to:

1. Site plan received by the Zoning Division on October 5, 2017, with the District Commissioner approving minor modifications.
2. The architecture of the canopy and building to be approved by the District Commissioner.
3. Department of Transportation comments and recommendations.
4. Fire Department comments and recommendations.
5. Sewer and Water Division comments and recommendations.
6. Stormwater Management Division comments and recommendations.
7. All construction equipment to be staged so there is no adverse effect to Johnson Ferry Road and Woodlawn Parkway.

**LUP-25 MARLENE GRAHAM** (Marlene Graham and Clenton Dayes, owners) requesting **Land Use Permit (Renewal)** for the purpose of a Personal Care Home for Ten Residents in Land Lot 561 of the 16<sup>th</sup> District. Located on the northeast side of Piedmont Road, northwest of Shaw Road. Staff recommends **APPROVAL** for **24 months** subject to:

1. **Maximum of 10 residents.**
2. **Fire Department comments and recommendations.**
3. **Water and Sewer Division comments and recommendations.**
4. **Stormwater Management Division comments and recommendations.**
5. **Cobb DOT comments and recommendations.**

**LUP-27 KOSTA AT SMRYNA** (Stephen Mark Daleas, owner) requesting **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 Road. Staff recommends **APPROVAL** for **24 months** subject to:

1. **Maximum of 6 residents.**

**LUP-28 OPEN ARMS GROUP HOME** (James B. Barnes and Terri L. Barnes, owners) requesting **Land Use Permit (Renewal)** for the purpose of a Group Home for up to Six Residents in Land Lot 1272 of the 19<sup>th</sup> District. Located on the west side of Lindsey Drive, north of Jamestowne Court. Staff recommends **APPROVAL** for **24 months** subject to:

1. **Allowed for DFACS children *only*.**
2. **Water and Sewer comments and recommendations.**
3. **Department of Transportation comments and recommendations.**