



Cobb County...Expect the Best!

COBB COUNTY BOARD OF COMMISSIONERS

ZONING HEARING SUMMARY AGENDA

March 20, 2018

Withdrawn Case			
District	Case	Applicant	Pages
4	Z-81-2017	TODD LAVELLE <i>(Previously continued by the Planning Commission from their December 5, 2017 hearing and February 6, 2018 hearing until the March 6, 2018 hearing)</i> Withdrawn Without Prejudice	55-74

Continued or Held cases by Planning or Staff- not to be heard			
District	Case	Applicant	Pages
3	Z-56-2017	OAK HALL COMPANIES, LLC <i>(Previously continued by Staff from the September 7, 2017, October 3, 2017, November 7, 2017, December 5, 2017, and February 6, 2018 Planning Commission hearings until the April 3, 2018 Planning Commission hearing)</i>	19-33
4	Z-3-2018	PUNKY POOH, LLC <i>(Previously continued by the Planning Commission from their February 6, 2018 hearing until the April 3, 2018 Planning Commission hearing)</i>	127-143
2	Z-7-2018	3103 ND, LLC <i>(Continued by Staff until the April 3, 2018 Planning Commission hearing)</i>	177-193
1	Z-8-2018	LOYD DEVELOPMENT SERVICES <i>(Continued by Staff until the April 3, 2018 Planning Commission hearing)</i>	195-210
4	Z-11-2018	AZIZ FARISTA <i>(Continued by Staff until the April 3, 2018 Planning Commission hearing)</i>	243-257
3	Z-12-2018	LOYD DEVELOPMENT SERVICES <i>(Continued by the Planning Commission until the April 3, 2018 Planning Commission hearing)</i>	259-276
2	Z-16-2018	VININGS STORAGE, LLC <i>(Continued by Staff until the April 3, 2018 Planning Commission hearing)</i>	309-324
3	SLUP-2-2018	3103 ND, LLC <i>(Continued by Staff until the April 3, 2018 Planning Commission hearing)</i>	353-365
2	SLUP-4-2018	VININGS STORAGE, LLC <i>(Continued by Staff until the April 3, 2018 Planning Commission hearing)</i>	367-381

Consent Agenda				
District	Case	Applicant	Oppose/ Support	Pages
3	Z-87-2017	PETROPLEX JOINT VENTURE <i>(Previously continued by the Board of Commissioners from their December 19, 2017 hearing until the February 20, 2018 Board of Commissioners hearing)</i>		109-125
3	Z-6-2018	CHASTAIN SELF-STORAGE		163-176
3	Z-9-2018	GREEN PARK PCH, INCORPORATED		211-226
3	Z-10-2018	ATLANTA ROAD PROPERTY, LLC		227-242
3	SLUP-1-2018	CHASTAIN SELF-STORAGE		339-352
2	OB-03-2018	JOSEPH JOSEY <i>(Previously continued by the Board of Commissioners from the February 20, 2018 hearing)</i>		N/A
4	OB-012-2018	UNITED SIGN ADVERTISING, LLC		N/A

Continued and Held cases- To Be Heard				
District	Case	Applicant	Oppose/ Support	Pages
2	Z-77-2017	ASHTON ATLANTA, LLC <i>(Previously continued by the Planning Commission from their December 5, 2017 hearing until the February 6, 2018 Planning Commission hearing)</i>		35-53
4	Z-84-2017	RANDY E. PIMSLER <i>(Previously continued by the Planning Commission from their December 5, 2017 hearing; Held until the March 6, 2018 hearing)</i>		75-90
4	Z-85-2017	RAHIM JASANI <i>(Previously continued by Staff from the December 19, 2017 and February 20, 2018 hearings, until the March 20, 2018 hearing)</i>		91-108

Regular cases				
District	Case	Applicant	Oppose/ Support	Pages
2	Z-5-2018	PULTE HOME COMPANY, LLC		147-162
3	Z-13-2018	DUNCAN LAND INVESTMENTS, LLC		277-292
2	Z-14-2018	EAH ACQUISITIONS, L.L.C.		293-308
3	LUP-2-2018	RICHARD AND ROBIN DE LE LLAMA		327-336

Other Business				
District	Case	Applicant	Oppose/ Support	Pages
3	OB-10-2018	Duncan Land Investments, LLC		N/A
3	OB-11-2018	Nick and Anna Letsos		N/A
2	OB-13-2018	Bass Development Corp		N/A

Amend Something Previously Adopted				
District	Case	Applicant	Oppose/ Support	Page
3	OB-4 and SLUP-3 of 2018	Cobb County		N/A



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ZONING HEARING CONSENT AGENDA

March 20, 2018

Zoning Cases

Z-87'17

PETROPLEX JOINT VENTURE (Petroplex Joint Venture, LLC, owner) requesting Rezoning from **GC** to **NRC** for the purpose of a Kitchen and Cabinet Showroom in Land Lot 708 of the 16th District. Located on the east side of Canton Road, south of Powell Wright Road (*Previously continued by the Board of Commissioners from their December 19, 2017 and February 20, 2018 hearings until the March 20, 2018 Board of Commissioners hearing*). The staff recommends **DELETION** to the **LRO** zoning district subject to:

- 1) Letter from Canton Road Neighbors dated March 13, 2018 with the following amendments:
 - A. Add to #4: No backup signals permitted.
 - B. Change #14 to read: Prohibited uses to include pawn, title pawn, check cashing, adult entertainment establishments and massage parlors.
 - C. Add # 18: Applicant agrees to the Pedestrian Streetlight Affidavit.
 - D. Add #19: Final site plan including paint colors, building exteriors, architectural style to be approved by the District Commissioner.
 - E. Add #20: Applicant agrees to construct monument-based sign that will match the building's exterior as exemplified in Exhibit A.
- 2) Water and Sewer comments and recommendations
- 3) Stormwater Management comments and recommendations
- 4) Cobb D.O.T. comments and recommendations
- 5) Site plan dated March 8, 2018 with the District Commissioner approving the final plan
- 6) Elevation plan dated March 8, 2018 with the District Commissioner approving the final plan
- 7) Email from Mr. Tom Mitchell dated March 13, 2018 regarding the monument based sign

Z-6 CHASTAIN SELF STORAGE (Chastain Gates, LLC, owner) requesting Rezoning from **GC with stipulations** to **GC with stipulations** for the purpose of a Climate-Controlled Self-Service Storage Facility in Land Lot 364 of the 16th District. Located on the south side of Chastain Road, east of the I-75 ramp. The Planning Commission recommends **APPROVAL** to the **GC** zoning district subject to:

- 1) **Site plan received by the Zoning Division on December 6, 2017, with the District Commissioner approving minor modifications (on file in the Zoning Division)**
- 2) **Letter of agreeable conditions from Mr. James Balli dated March 1, 2018 (on file in the Zoning Division)**
- 3) **Variance to waive the required 40-foot landscape buffer abutting residentially zoned properties**
- 4) **Applicant to adhere to the 70% impervious surface**
- 5) **Landscape plan to include landscaping around the wrought iron fence around the front of the building**
- 6) **Rear of the building to be a combination of brick and stucco, with final approval by the District Commissioner**
- 7) **Fire Department comments and recommendations**
- 8) **Water and Sewer Division comments and recommendations**
- 9) **Stormwater Management Division comments and recommendations**
- 10) **Department of Transportation comments and recommendations**
- 11) **Inclusion on the Consent Agenda for the Board of Commissioners' Zoning Hearing on March 20, 2018**

Z-9 GREEN PARK PCH, INCORPORATED (Edward Infanzon and Julie Infanzon, owners) requesting Rezoning from **LRO** to **O&I** for the purpose of Residential Senior Living (Supportive) in Land Lot 525 of the 16th District. Located on the northwest side of Sandy Plains Road, north of Ebenezer Road. The Planning Commission recommends **DELETION** to the **O&I** zoning district subject to:

- 1) **Letter of agreeable conditions from Mr. Garvis L. Sams, Jr. dated January 10, 2018 (on file in the Zoning Division)**
- 2) **For this use only**
- 3) **District Commissioner to have final approval on the design of the one story building**
- 4) **Inclusion on the Consent Agenda for the Board of Commissioners' Zoning Hearing on March 20, 2018**

Z-10 **ATLANTA ROAD PROPERTY, LLC** (Atlanta Road Property, LLC, owner) requesting Rezoning from **GC** to **LI** for the purpose of a Specialized Contractors Office in Land Lot 352 of the 17th District. Located on the southwest side of Atlanta Road, south of Miller Avenue. The Planning Commission recommends **APPROVAL** to the **LI** zoning district subject to:

- 1) **Site plan received by the Zoning Division on February 16, 2018, with the District Commissioner to approve minor modifications (on file with the Zoning Division)**
- 2) **Landscape office use only**
- 3) **District Commissioner to approve the building color and landscape plan**
- 4) **Variances as outlined in the Zoning Division comments and recommendations**
- 5) **No heavy equipment kept onsite**
- 6) **No outdoor storage to the front of the building, with outside storage behind the building to be approved by the Zoning Division Manager**
- 7) **Owner/developer/applicant to install paved driveway aprons, which are to be approved by Cobb D.O.T.**
- 8) **The existing sign to be removed fronting Atlanta Road and be replaced with a new ground based monument style sign at least one foot off the right-of-way**
- 9) **Fire Department comments and recommendations**
- 10) **Water and Sewer Division comments and recommendations**
- 11) **Stormwater Management Division comments and recommendations**
- 12) **Department of Transportation comments and recommendations**
- 13) **Inclusion on the Consent Agenda for the Board of Commissioners' Zoning Hearing on March 20, 2018**

SLUP-1 CHASTAIN SELF STORAGE (Chastain Gates, LLC, owner) requesting a **Special Land Use Permit** for the purpose of a Climate-Controlled Self-Service Storage Facility in Land Lot 364 of the 16th District. Located on the southeast corner of Chastain Road and the ramp from I-575. The Planning Commission recommends **APPROVAL** subject to:

- 1) **Site plan received by the Zoning Division on December 6, 2017, with the District Commissioner approving minor modifications (on file in the Zoning Division)**
- 2) **Letter of agreeable conditions from Mr. James Balli dated March 1, 2018 (on file in the Zoning Division)**
- 3) **Variance to waive the required 40-foot landscape buffer abutting residentially zoned properties**
- 4) **Fire Department comments and recommendations**
- 5) **Water and Sewer Division comments and recommendations**
- 6) **Stormwater Management Division comments and recommendations**
- 7) **Department of Transportation comments and recommendations**
- 8) **Inclusion on the Consent Agenda for the Board of Commissioners' Zoning Hearing on March 20, 2018**

ITEM OB-03

To consider a stipulation amendment for Joseph Josey regarding rezoning application Z-44 of 2016 for property located on the east side of Johnson Ferry Road, at Waterfront Drive, in Land Lot 470 of the 16th District (3120 Johnson Ferry Road). Staff recommends approval subject to:

1. **Proposed elevations received by the Zoning Division March 16, 2018, with the District Commissioner approving changes.**
2. **All previous stipulations not in conflict with this amendment remain intact.**

ITEM OB-12

To consider amending the zoning stipulations for United Sign Advertising, LLC regarding rezoning application Z-104 of 1997, for property located on the north side of the East West Connector, east of Powder Springs Road in Land Lot 788 of the 19th District (2760 East West Connector). Staff recommends approval subject to:

1. **Proposed sign renderings contained in the Other Business packet, with the District Commissioner approving changes.**
2. **All previous stipulations not in conflict with this amendment remain intact.**