



Cobb County...Expect the Best!

## COBB COUNTY PLANNING COMMISSION

### ZONING HEARING SUMMARY AGENDA

May 1, 2018

Continued or Held cases by Planning or Staff- not to be heard			
District	Case	Applicant	Pages
1	Z-8-2018	<b>LOYD DEVELOPMENT SERVICES</b> <i>(Previously continued by Staff from the March 6, 2018 until the June 5, 2018 Planning Commission hearing)</i>	105-120
2	Z-20-2018	<b>ELEVATION DEVELOPMENT GROUP, LLC</b> <i>(Continued by Staff until the June 5, 2018 Planning Commission hearing)</i>	137-157
1	Z-21-2018	<b>W. REED KONIGSMARK</b> <i>(Previously continued by Staff from the April 3, 2018 Planning Commission hearing until the June 5, 2018 Planning Commission hearing)</i>	159-177
4	Z-26-2018	<b>AUSTELL COSMETIC DENTISTRY LLC</b> <i>(Continued by Staff until the August 7, 2018 Planning Commission hearing)</i>	255-272

Consent Agenda				
District	Case	Applicant	Oppose/ Support	Pages
3	Z-23-2018	<b>BOBBY D. MCCLURE, ON BEHALF OF COLUMBUS J. MCCLURE</b>		195-211
2	Z-25-2018	<b>GREENHOUSE PROPERTIES OF ATLANTA, LLC</b>		231-253
3	Z-27-2018	<b>WALTON COMMUNITIES, LLC</b>		273-290
4	Z-28-2018	<b>TYLER CHANDLER HOMES, LLC</b>		291-307
3	LUP-4-2018	<b>MARIA CLAUDIA ORTEGA</b>		325-336
4	LUP-5-2018	<b>DATHAN JOHNSON AND MARIE JOHNSON</b>		337-348
3	SLUP-5-2018	<b>3013ND, LLC C/O BATTLE LAW, P.C.</b>		351-368

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Continued and Held cases- To Be Heard				
District	Case	Applicant	Oppose/ Support	Pages
3	Z-56-2017	<b>OAK HALL COMPANIES, LLC</b> <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 May 1, 2018 Planning Commission hearing)</i>		19-51
4	Z-3-2018	<b>PUNKY POOH, LLC</b> <i>(Previously continued by the Planning Commission from their February 6, 2018 hearing until the May 1, 2018 Planning Commission hearing)</i>		69-86
4	Z-11-2018	<b>AZIZ FARISTA</b> <i>(Continued by the Planning Commission until the May 1, 2018 Planning Commission hearing)</i>		121-136

Regular cases				
District	Case	Applicant	Oppose/ Support	Pages
2	Z-24-2018	<b>CK MULTIFAMILY CHARLOTTE, LLC</b>		213-230
2	LUP-3-2018	<b>AMANDA STOCKTON</b>		311-324



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## COBB COUNTY PLANNING COMMISSION

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### ZONING HEARING CONSENT AGENDA

May 1, 2018

#### Zoning Cases

**Z-23**      **BOBBY D. MCCLURE, ON BEHALF OF COLUMBUS J. MCCLURE** (C.J. McClure, owner) requesting Rezoning from **R-20** to **R-12 and RD** for the purpose of a Single-Family House and a Duplex in Land Lot 220 of the 17<sup>th</sup> District. Located on the west side of Carnes Drive, on the east side of Lakewood Road. The staff recommends **APPROVAL** to the **R-12** zoning district for tract 1 and to the **RD** zoning district for tract 2 subject to:

- 1) **Variances identified in the Zoning Division comments**
- 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-25**      **GREENHOUSE PROPERTIES OF ATLANTA, LLC** (Evelyn H. Dinkins II, owner) requesting Rezoning from **R-20** to **R-12** for the purpose of Single Family Detached Homes in Land Lot 696 of the 17<sup>th</sup> District. Located on the north side of Lee Road, east of Pineridge Road. The staff recommends **APPROVAL** to the **R-12** zoning districts subject to:

- 1) **Lot 6 to have a 7.5' side setback on the west property line**
- 2) **Letters of agreeable stipulations from Garvis L. Sams, Jr. dated April 10, 2018 and April 11, 2018**
- 3) **District Commissioner to approve final driveway location**
- 4) **Variances identified in the Zoning Division comments**
- 5) **Water and Sewer Division comments and recommendations**
- 6) **Stormwater Management Division comments and recommendations**
- 7) **Department of Transportation comments and recommendations**

**Z-27**      **WALTON COMMUNITIES, LLC** (Paradise Group Kennesaw, Inc, owner) requesting Rezoning from **OMR** to **RSL** for the purpose of an Expansion of an Existing Attached Residential Senior Living Community in Land Lot 581 of the 16<sup>th</sup> District. Located easterly of Interstate 575, westerly of Chastain Meadows Parkway and northerly of Roberts Trail. The staff recommends **APPROVAL** to the **RSL** zoning districts subject to:

- 1) Site plan received by the Zoning Division on February 1, 2018, with the District Commissioner approving minor modifications**
- 2) Variances in the Zoning Division Comments**
- 3) Water and Sewer Division comments and recommendations**
- 4) Stormwater Management Division comments and recommendations**
- 5) Department of Transportation comments and recommendations**

**Z-28**      **TYLER CHANDLER HOMES, LLC** (Richard J. Schuster PHD Psychologist PC and Charles C. Tinsley Sr., owners) requesting Rezoning from **NS and R-20** to **RSL** for the purpose of an Non-Supportive, Detached Residential Senior Living Community in Land Lots 693 and 694 of the 19<sup>th</sup> District. Located on the northwesterly side of Powder Springs Road, northeasterly of Horseshoe Bend Road, and on the north side of Applewood Drive and Cider Mill Court. The staff recommends **APPROVAL** to the **RSL** zoning districts subject to:

- 1) Letter of stipulations from Kevin Moore dated April 25, 2018**
- 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) Site plan revised February 1, 2018, with the District Commissioner approving minor modifications**

**LUP-4**      **MARIA CLAUDIA ORTEGA** (Maria Claudia Ortega, owner) requesting a **Land Use Permit (Renewal)** for the purpose of a Daycare in Land Lot 949 of the 16<sup>th</sup> District. Located on the east side of Allgood Road recommends **APPROVAL** for 24 months subject to:

- 1) Maximum of 20 children**
- 2) Maximum of 3 employees**
- 3) No signs**
- 4) No parking in the right of way**

**LUP-5**      **DATHAN JOHNSON AND MARIE JOHNSON** (Dathan J. Johnson and Marie L. Johnson, owners) requesting a **Land Use Permit (Renewal)** for the purpose of an Pet Dealer in Land Lots 769 and 770 of the 19<sup>th</sup> District. Located on the east side of Shadyside Road, north of Hurt Road. The staff recommends **APPROVAL** for 24 months subject to:

- 1) Maximum of one customer per week on site**
- 2) Maximum of 15 dogs on the property**
- 3) Maximum of three litters per year**
- 4) Stormwater Management Division comments and recommendations**

**SLUP-5**      **3103ND, LLC C/O BATTLE LAW, P.C.** (John S. Thombley, James E. Leake, M.D. and Georgianna Jan K. Valentino, owner) requesting a **Special Land Use Permit** for the purpose of a Freestanding Climate Controlled Self-Service Storage Facility in Land Lot 364 of the 16<sup>th</sup> District. Located on the west end of Barrett Corners Drive, west of Vaughn Road. The staff recommends **APPROVAL** subject to:

- 1) Letter of stipulations from Michele Battle dated April 24, 2018**
- 2) Site plan prepared by Westbrook Engineering last revised April 23, 2018**
- 3) District Commissioner to approve final architecture**
- 4) Fire Department comments and recommendations**
- 5) Planning Division comments and recommendations**
- 6) Water and Sewer Division comments and recommendations**
- 7) Stormwater Management Division comments and recommendations**
- 8) Department of Transportation comments and recommendations**