



Cobb County...Expect the Best!

COBB COUNTY BOARD OF COMMISSIONERS

ZONING HEARING SUMMARY AGENDA

June 19, 2018

Withdrawn Cases			
District	Case	Applicant	Pages
1	Z-31-2018	JOYCE HOLLETT AND SCOTT HOLLETT – Withdrawn Without Prejudice by Staff	187-189
2	Z-34-2018	MAVERICK SOUTHEAST, LLC– Withdrawn Without Prejudice by Staff	229-231

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, February 6, 2018, March 6, 2018, April 3, 2018 Planning Commission hearings until the May 1, 2018 Planning Commission hearing; held by the Planning Commission until the July 3, 2018 Planning Commission hearing)</i>	19-51
4	Z-3-2018	PUNKY POOH, LLC <i>(Previously continued by the Planning Commission from their February 6, 2018 hearing through the May 1, 2018 Planning Commission hearing; held by the Planning Commission until the July 3, 2018 Planning Commission hearing)</i>	53-70
1	Z-8-2018	LOYD DEVELOPMENT SERVICES <i>(Previously continued by Staff from the March 6, 2018 through the May 1, 2018 Planning Commission hearings until the July 3, 2018 Planning Commission hearing)</i>	71-86
2	Z-20-2018	ELEVATION DEVELOPMENT GROUP, LLC <i>(Previously continued by Staff from the April 3, 2018 and May 1, 2018 Planning Commission hearings until the August 7, 2018 Planning Commission hearing)</i>	87-107
1	Z-21-2018	W. REED KONIGSMARK <i>(Previously continued by Staff from the April 3, 2018 and May 1, 2018 Planning Commission hearings until the July 3, 2018 Planning Commission hearing)</i>	109-127
4	Z-26-2018	AUSTELL COSMETIC DENTISTRY LLC <i>(Previously continued by Staff from the May 1, 2018 Planning Commission hearing until the August 7, 2018 Planning Commission hearing)</i>	129-146
4	Z-30-2018	THE KEY AUTO COLLISION <i>(Continued by Staff until the July 3, 2018 Planning Commission hearing)</i>	169-186
4	Z-32-2018	INLINE COMMUNITIES, LLC <i>(Continued by Staff until the July 3, 2018 Planning Commission hearing)</i>	191-209
2	OB-028-2018	REYES MORALES <i>(Continued by Staff until the July 17, 2018 hearing)</i>	N/A

Consent Agenda				
District	Case	Applicant	Oppose/ Support	Pages
4	LUP-6-2018	EARLY EDUCATION, LLC		261-270
3	LUP-7-2018	MOST REVEREND WILTON D. GREGORY, S.L.D., as ARCHBISHOP OF THE ROMAN CATHOLIC ARCHDIOCESE OF ATLANTA and/or HIS SUCCESSORS IN OFFICE		271-281
1	OB-025-2018	GM ACWORTH, LLC		N/A
4	OB-026-2018	MERITAGE HOMES OF GEORGIA, INC.		N/A
3	OB-027-2018	CII HOLDINGS, LLC		N/A
1	OB-029-2018	CARL BLEDSOE FOR NEW HORIZON HOMES INCORPORATED		N/A
1	OB-030-2018	NATHANAEL TYSON		N/A
2	OB-031-2018	BROADSTONE WINDY RIDGE, LLC		N/A

Regular cases				
District	Case	Applicant	Oppose/ Support	Pages
3	Z-29-2018	ANE INVESTMENTS, LLC		149-167
3	Z-33-2018	DUNCAN LAND INVESTMENTS, LLC		211-227
2	Z-35-2018	THE KROGER CO.		233-258



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ZONING HEARING CONSENT AGENDA

June 19, 2018

Land Use Permit Cases

LUP-6 EARLY EDUCATION, LLC (Early Education, LLC, owner) requesting a **Land Use Permit (Renewal)** for the purpose of a Daycare in Land Lots 50, 51, 94 and 95 of the 17th District. Located on the west side of Hurt Road, north of Plantation Road. The staff recommends **APPROVAL** for 24 months subject to:

- 1) The maximum number of students permitted by state and fire codes.**
- 2) Inclusion on the Consent Agenda for the Board of Commissioners' Zoning Hearing on June 19, 2018.**

LUP-7 MOST REVEREND WILTON D. GREGORY, S.L.D., AS ARCHBISHOP OF THE ROMAN CATHOLIC ARCHDIOCESE OF ATLANTA AND/OR HIS SUCCESSORS IN OFFICE (Most Reverend Wilton D. Gregory S.L.D., as Archbishop of the Roman Catholic Archdiocese of Atlanta and/or His Successors in Office, owner) requesting a **Land Use Permit (Renewal)** for the purpose of a Catholic Campus Ministry in Land Lot 97 of the 20th District. Located on the west side of Campus Loop Road, across from Paulding Avenue. The staff recommends **APPROVAL** for 24 months subject to:

- 1) All parking to be within the driveway or at KSU.**
- 2) Inclusion on the Consent Agenda for the Board of Commissioners' Zoning Hearing on June 19, 2018.**

OTHER BUSINESS CASES

ITEM OB-025

To consider a site plan approval for GM Acworth, LLC regarding rezoning application Z-5 of 2018 for property located on the East side of Acworth-Dallas Road, the south side of Cedarcrest Road, and on the west side of North Cobb Parkway in Land Lot 40 of the 20th District. Staff recommends **APPROVAL** subject to:

- 1) Site plan received May 15, 2018, with the District Commissioner approving minor changes.**
- 2) All previous stipulations not in conflict with this amendment.**

ITEM OB-026

To consider a stipulation amendment for Meritage Homes of Georgia, Inc. regarding Z-117 of 2016, for property located on the south side of Hurt Road, east of Tramore Park in Land Lots 784 and 785 the 19th District. Staff recommends **APPROVAL** subject to:

- 1) Subject to lot-by-lot table of maximum allowable coverage to be provided on recorded subdivision final plat showing 45% coverage is met for total combined lot areas. Stormwater Management to approve building permits to ensure impervious surface does not exceed 45% for the total combined lot areas.**
- 2) All previous stipulations not in conflict with this amendment.**

ITEM OB-027

To consider a site plan amendment for CII Holdings, LLC regarding rezoning application Z-118 of 2016 and Z-21 of 2017 for property located on the south side of White Circle, east of Noonday Church Road in Land Lot 794 of the 16th District. Staff recommends **APPROVAL** subject to:

- 1) Site plan received May 15, 2018, with the District Commissioner approving minor changes.**
- 2) Letter from Mr. Kevin Moore dated June 13, 2018.**
- 3) All previous stipulations not in conflict with this amendment.**

ITEM OB-029

To consider a stipulation amendment for Carl Bledsoe for New Horizon Homes Incorporated regarding rezoning application Z-181 of 2006 for property located on the west side of West Sandtown Road, south of Carnegie Way in Land Lots 394 and 395 of the 19th District. Staff recommends **APPROVAL** subject to:

- 1) Proposed house plans contained in the Other Business packet, with the District Commissioner approving minor changes.**
- 2) All previous stipulations not in conflict with this amendment.**

ITEM OB-030

To consider a request from Nathanael Tyson regarding an electronic billboard placement located at 2184 Cobb Parkway NW. The property is located on the west side of Old Highway 41 and on the east side of Cobb Parkway in Land Lot 175 of the 20th District. Staff recommends **APPROVAL** subject to:

- 1) Proposed LED billboard location site plan and Exhibits contained in the Other Business packet.**
- 2) Maximum billboard height to be 25-feet for north facing and south facing billboard faces.**
- 3) Maximum billboard square footage is 240 square feet per billboard.**

ITEM OB-031

To consider a stipulation and a site plan amendment for Broadstone Windy Ridge, LLC regarding rezoning application Z-27 of 2015 for property located at the southwest intersection of Powers Ferry Road and Windy Ridge Parkway, in Land Lots 985 and 1008 of the 17th District (2020 Powers Ferry Road). Staff recommends **APPROVAL** subject to:

- 1) Letter from Kathryn M. Zickert dated June 6, 2018.**
- 2) Explanation letter contained in the Other Business packet (page 4).**
- 3) Exhibits B through F in the Other Business packet.**
- 4) All previous stipulations not in conflict with this amendment.**