

**MINUTES OF ZONING HEARING
COBB COUNTY PLANNING COMMISSION
AUGUST 7, 2018
9:00 A.M.**

The Planning Commission Zoning Hearing was held on Tuesday, August 7, 2018, in the second floor public meeting room of Cobb County Building A, 100 Cherokee Street, Marietta, Georgia. Present and comprising a quorum of the Commission were:

Judy Williams, Chairman
Skip Gunther
Thea Powell
Galt Porter
Andy Smith

CALL TO ORDER – CHAIRMAN WILLIAMS

Chairman Williams called the hearing to order at 9:01 a.m., and Ms. Powell addressed the Commission and those attending the hearing.

Mr. John Pederson, Zoning Division Manager, reviewed the hearing procedures and announced the following cases which were withdrawn or continued.

WITHDRAWN AND CONTINUED CASES

Z-20 **ELEVATION DEVELOPMENT GROUP, LLC** (Overlook Partners, LLC, owner) requesting Rezoning from **O&I** to **RRC** for the purpose of a Mixed-Use Development in Land Lots 782 and 783 of the 17th District. Located on the southeast side of Terrell Mill Road, across from Waterfall Village Drive, and the west side and west terminus of Water Place. *(Previously continued by Staff from the April 3, 2018, and May 1, 2018, Planning Commission (PC) hearings until the August 7, 2018, PC hearing)*
WITHDRAWN WITHOUT PREJUDICE

Z-37 **WINCHESTER PARKWAY, LLC** (Winchester Partners, L.P, owner) requesting Rezoning from **O&I** and **UVC** for the purpose of Mixed-Use/Retail and Residential in Land Lot 765 of the 17th District. Located on the east side of Winchester Parkway, north of Atlanta Road, and on the west side of I-285. *(Previously held by the Planning Commission (PC) hearing from their July 3, 2018, hearing until the August 7, 2018, PC hearing; continued by Staff until the September 4, 2018, PC hearing; therefore, was not considered at this hearing)*

**MINUTES OF ZONING HEARING
COBB COUNTY PLANNING COMMISSION
AUGUST 7, 2018
PAGE 2**

WITHDRAWN AND CONTINUED CASES (CONT.)

- Z-40** **JIM CHAPMAN COMMUNITIES** (Multiple Titleholders on file in the Zoning Division) requesting Rezoning from **R-20** to **RSL (Non-Supportive)** for the purpose of Age Restricted/Independent Senior Living in Land Lots 284 and 285 of the 16th District. Located on the north side of North Booth Road, the west side of Bells Ferry Road, and the southeasterly side of I-575. *(Previously continued by Staff from the July 3, 2018, Planning Commission (PC) hearing until the September 4, 2018, PC hearing; therefore, was not considered at this hearing)*
- Z-49** **KO MANAGEMENT, INC.** (KO Management, Inc., owner) requesting rezoning from **NRC** to **RA-5** for the purpose of a Single-Family Residential Community in Land Lots 37 and 39 of the 17th and 18th District. Located at the northwest intersection of Mableton Parkway and Wood Valley Road. *(Continued by Staff from the August 7, 2018, Planning Commission (PC) hearing until the September 4, 2018, PC hearing; therefore, was not considered at this hearing)*
- LUP-9** **CECILE FERGUSON** (Cecile E. Ferguson, owner) requesting a **Land Use Permit** for the purpose of Backyard Chickens/Poultry in Land Lot 344 of the 16th District. Located on the south side of Blackwell Road, west of Knight Road. *(Continued by Staff from the August 7, 2018, Planning Commission (PC) hearing until the September 4, 2018, PC hearing; therefore, was not considered at this hearing)*

Mr. Pederson made the following announcements:

CAMPAIGN DISCLOSURE

All speakers who have made a campaign contribution totaling \$250.00 or more, within the last two years, to a local government official considering a zoning case are required to complete the "Campaign Disclosure Form" prior to speaking.

INFORMATION REGARDING ZONING CASES

All information regarding zoning cases must be turned in to the Zoning Office on the Wednesday prior to the zoning hearing for consideration. If said information is turned in past the deadline, then it is at the Planning Commission's discretion as to whether the information will be considered.

MINUTES OF ZONING HEARING
COBB COUNTY PLANNING COMMISSION
AUGUST 7, 2018
PAGE 3

CONSENT AGENDA

MOTION: Motion by Gunther, second by Porter, to recommend **approval** of the following cases on the Consent Agenda, *as revised*:

Z-48 **TODD CHAPMAN** (Dolores Cain, Jane A. Shelley and James Glenn Andrews, owners) requesting Rezoning from **R-20 to LI** for the purpose of a Specialty Contractor and Office in Land Lots 84 and 85 of the 16th District. Located on the northeast side of Shallowford Road, northwest of Gettysburg Trail, at the end of the right-of-way of Old Noonday School House Road.

To recommend **deletion** of Z-48 to the **NRC** zoning district, subject to:

1. **Revised site plan dated July 30, 2018 (on file in the Zoning Division)**
2. **Letter of agreeable conditions from Mr. Adam Rozen dated July 30, 2018 (on file in the Zoning Division)**
3. **All tenants of the subject property shall be subject to the heavy equipment restrictions contained in Item No. 6 of the stipulation letter from Mr. Adam Rozen dated July 30, 2018**
4. **No tree grinding on the subject property**
5. **Applicant is prohibited from permitting any planting or side activity to be installed in a way as to block a driveway access to the residential neighbor located at 899 Old Noonday School House Road**
6. **Water and Sewer Division comments and recommendations**
7. **Stormwater Management Division comments and recommendations**
8. **Department of Transportation comments and recommendations**
9. **Inclusion on the Consent Agenda for the Board of Commissioners' Zoning Hearing on August 21, 2018**

Z-50 **TITANZ FITNESS, LLC** (AMC Cobb Holdings, LLC, owner) requesting Rezoning from **HI to HI With Stipulations** for the purpose of Indoor Recreation in Land Lots 619 and 678 of the 17th District. Located on the south side of South Cobb Industrial Boulevard, west of Martin Court.

To recommend **approval** of Z-50 to the **HI** zoning district, subject to:

1. **Site plan received by the Zoning Division on May 3, 2018, with the District Commissioner approving minor modifications (on file in the Zoning Division)**
2. **Variances listed in the Zoning comments and recommendations**
3. **Fire Department comments and recommendations**
4. **Site Plan Review 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 August 21, 2018**

**MINUTES OF ZONING HEARING
COBB COUNTY PLANNING COMMISSION
AUGUST 7, 2018
PAGE 4**

CONSENT AGENDA (CONT.)

SLUP-7 **APSILOH HOTELS, LLC** (Anshasi Properties, Inc., owner) requesting a **Special Land Use Permit** for the purpose of a Suite Hotel in Land Lot 579 of the 16th District. Located on the east side of George Busbee Parkway, west side of Ring Road, south side of Mall 2 Road.

To recommend **approval** of **SLUP-7**, subject to:

- 1. Site Plan to be approved by the Board of Commissioners (on file in the Zoning Division)**
- 2. Variances listed in the Zoning comments and recommendations**
- 3. Fire Department comments and recommendations**
- 4. Site Plan Review 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 August 21, 2018**

Before the Consent Vote, Mr. Porter requested that SLUP-8 (Home Star Storage, LLC) be added to the Consent Agenda. The Applicant for SLUP-8 was present and there was no opposition. The Board was agreeable to Mr. Porter's request; thereafter, SLUP-8 was read into the record.

SLUP-8 **HOME STAR STORAGE, LLC** (MSC Veterans Memorial, LLC., owner) requesting a **Special Land Use Permit** for the purpose of a Climate Controlled Self-Service Storage Facility in Land Lots 41 and 109 of the 17th and 18th District. Located on the south side of Veterans Memorial Highway, on the west side of Garner Road, on the north side of Lee Road, and the east side of Glore Drive.

To recommend **approval** of **SLUP-8**, subject to:

- 1. Letter of agreeable conditions from Mr. Kevin Moore dated August 6, 2018 (on file in the Zoning Division), not otherwise in conflict, with the following changes:**
 - A. Item No. 2 – after sentence ending in May 3, 2018, add the following corrections to the site plan:**
 - i. In the large portion zoned CRC, there is an area of approximately 9000 SF shown as paved with parking that does not exist and is not required for this use; the area is directly behind the parcel with the small office/retail building**

CONSENT AGENDA (CONT.)

SLUP-8 HOME STAR STORAGE, LLC (CONT.)

- ii. There is existing paving to the west of the two warehouse buildings that are not shown on the site plan
- iii. The existing building on the site plan in the southeast portion of the property has been demolished; additionally, the circular driveway that served that building is to be removed
- B. Item No. 4 – add to the end: *“The exterior of the buildings to be renovated. Particular attention is to be paid to the front of the buildings that front Veterans Memorial, the western wall of the office/retail building, and the eastern wall of the first warehouse building. At a minimum, brick or stacked stone to be used on the front elevations, architectural features on the referenced side walls and a new façade to conceal the existing roof line to be installed on the office/retail building. Renovations to be completed prior to certificate of occupancy being issued.”*
- C. Item No. 10, second sentence – replace: *“Stormwater Management will perform”*, with: *“Applicant shall have a qualified professional engineer perform”*
- D. Item No. 13, subset (f) – replace: *“rezoning”*, with *“special land use permit”*
- E. Item No. 20 – add to the end: *“The Architectural Review Committee shall review, with the District Commissioner having approval, any fencing or gates on the small parcels which front Veterans Memorial Highway.”*
- F. Item No. 23 – revise to read: *“...the Site Plan, as corrected in Item No. 2, to be...”*
- 2. Staff comments and recommendations, *not otherwise in conflict*
- 3. Inclusion on the Consent Agenda for the Board of Commissioners’ Zoning Hearing on August 21, 2018

CONSENT VOTE: ADOPTED 5-0

MINUTES OF ZONING HEARING
COBB COUNTY PLANNING COMMISSION
AUGUST 7, 2018
PAGE 6

REGULAR AGENDA

Z-56¹⁷ **OAK HALL COMPANIES, LLC** (Audrey Mae Wigley, By Gloria Wigley as Administrator for the Estate of Audrey Wigley, owner) requesting Rezoning from **R-30** to **R-20/OSC** for the purpose of a Single-family Subdivision in Land Lots 26, 27, 46 and 47 of the 16th District. Located on the east and west sides of Wigley Road, north of Summitop Road. *(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 (PC) hearings until the May 1, 2018, PC hearing; held by the Planning Commission until the July 3, 2018, PC hearing; continued by Staff until the August 7, 2018, PC hearing)*

The public hearing was opened, and Mr. Parks Huff, Ms. Deborah Joyce, Mr. Tony Lacey, and Mr. Peter Desmond addressed the Commission. Following presentation and discussion, the following motion was made:

MOTION: Motion by Williams, second by Gunther, to recommend **deletion** of Z-56¹⁷ to the **R-30/OSC** zoning district, subject to:

1. **Site plan received by the Zoning Division on June 14, 2018 (on file in the Zoning Division), with the following changes:**
 - A. **Eliminate Lots 1, 2, 3, and 80, which would become part of the open space**
 - B. **Require 20 feet between homes**
2. **Letter of agreeable conditions from Mr. Parks Huff dated June 14, 2018 (on file in the Zoning Division), *not otherwise in conflict***
3. **Detention ponds to be landscaped, via a Landscape plan, that are adjacent to the homes; Landscape plan to be approved by staff and the County Arborist**
4. **Homes to have side-entry garages**
5. **Applicant to work with Department of Transportation regarding a 3-way stop where Summit Road and Wigley Road connect**
6. **Applicant to work with staff and the Wigley Road residents regarding speed humps to help slow down traffic coming down the hill**
7. **Department of Transportation comments and recommendations**
8. **Staff comments and recommendations**

Clerk's note: Applicant is asked to revise the straight R-30 site plan before the Board of Commissioners' Zoning Hearing to include detention and items that would be required.

VOTE: **ADOPTED** 4-1, Powell opposed

**MINUTES OF ZONING HEARING
COBB COUNTY PLANNING COMMISSION
AUGUST 7, 2018
PAGE 7**

REGULAR AGENDA (CONT.)

Mr. Pederson announced that the Applicant for Z-51 (The Silver Manor, LLC) requested a continuance; thereafter, the following motion was made:

Z-51 **THE SILVER MANOR, LLC** (Silver Comet Enterprises, LLC., owner) requesting rezoning from **NRC to CRC** for the purpose of an Assembly Hall for Special Events with Ancillary Offices in Land Lots 1000 and 1001 of the 19th District. Located on the northeast side of Floyd Road, southeast of Floyd Drive.

MOTION: Motion by Porter, second by Powell, to **continue** Z-51 until the September 4, 2018, Planning Commission Zoning Hearing.

VOTE: **ADOPTED 5-0**

Z-8 **LOYD DEVELOPMENT SERVICES** (Item Six Residuary Trust, owner) requesting Rezoning from **SC to RA-5 (detached)** for the purpose of a Residential Subdivision in Land Lots 339 and 402 of the 19th District. Located off a private easement on the east side of John Ward Road, west of Powder Springs Road, and on the north side of Macland Road. *(Previously continued by Staff from the March 6, 2018, through the July 3, 2018, Planning Commission (PC) hearings until the August 7, 2018, PC hearing)*

The public hearing was opened, and Mr. Garvis L. Sams, Jr., Ms. Staci Pineda, and Ms. Sharon McGuire addressed the Commission. Following presentation and discussion, the following motion was made:

MOTION: Motion by Gunther, second by Porter, to recommend **approval** of Z-8 to the **RA-5** zoning district, subject to:

1. **Revised site plan dated July 31, 2018 (on file in the Zoning Division)**
2. **Letter of agreeable conditions from Mr. Garvis L. Sams, Jr. dated July 20, 2018 (on file in the Zoning Division)**
3. **Detention pond that is facing the lots in the Battle Creek subdivision to be fenced and landscaped in an attractive way**
4. **Applicant to meet all RA-5 setback requirements; no setback variances on the overall parcel**
5. **Add a 20' enhanced buffer along the southeastern edge of the parcel where it interfaces with the shopping center and the Macadoo house**
6. **Applicant to provide a copy of the previous archeological survey to Historic Preservation Staff**
7. **Staff comments and recommendations**

VOTE: **ADOPTED 5-0**

**MINUTES OF ZONING HEARING
COBB COUNTY PLANNING COMMISSION
AUGUST 7, 2018
PAGE 8**

REGULAR AGENDA (CONT.)

Chairman Williams called for a brief recess from 10:47 a.m. until 10:59 a.m.

Z-21 **W. REED KONIGSMARK** (Jaynie B. Pickens, Isaac Watson, owners) requesting Rezoning from **R-30** to **R-20/OSC** for the purpose of a Single-Family Subdivision in Land Lots 80, 143 and 144 of the 19th District. Located on the southeast side of Dallas Highway, and on the northwest side of Poplar Springs Road. *((Previously continued by Staff from the April 3, 2018, May 1, 2018, June 5, 2018, and July 3, 2018, Planning Commission (PC) hearings until the August 7, 2018, PC hearing))*

The public hearing was opened, and Mr. Garvis L. Sams, Jr., Mr. Richard Hallford, and Mr. Kenneth McCurley addressed the Commission. Following presentation and discussion, the following motion was made:

MOTION: Motion by Gunther, second by Porter, to recommend **approval** of Z-21 to the **R-20/OSC** zoning district, subject to:

- 1. Site plan received by the Zoning Division on May 18, 2018 (on file in the Zoning Division)**
- 2. Letter of agreeable conditions from Mr. Garvis L. Sams, Jr. received by the Zoning Division on May 18, 2018 (on file in the Zoning Division)**
- 3. Staff comments and recommendations**

VOTE: **ADOPTED 5-0**

At the call for Z-26 (Austell Cosmetic Dentistry), the Applicant was not present and there was no opposition. Following further discussion by the Commission, the decision was made to continue the case. Thereafter, the subsequent motion was made.

Z-26 **AUSTELL COSMETIC DENTISTRY** (Austell Cosmetic Dentistry, owner) requesting Rezoning from **NRC and LRO** to **RSL** for the purpose of Senior Independent Living in Land Lots 993 and 1006 of the 19th District. Located on the east side of Austell Road, south of Anderson Mill Road. *(Previously continued by Staff from the May 1, 2018, Planning Commission (PC) hearing until the August 7, 2018, PC hearing)*

MOTION: Motion by Porter, second by Gunther, to **continue** Z-26 until the September 4, 2018, Planning Commission Zoning Hearing.

VOTE: **ADOPTED 5-0**

**MINUTES OF ZONING HEARING
COBB COUNTY PLANNING COMMISSION
AUGUST 7, 2018
PAGE 9**

REGULAR AGENDA (CONT.)

Z-32 **INLINE COMMUNITIES, LLC** (Barbara Brickley Taylor, owner) requesting Rezoning from **R-20** to **RSL** for the purpose of Residential Senior Living (Non-Supportive) in Land Lots 579, 605 and 606 of the 19th District. Located on the east side of Old Lost Mountain Road, on the north side of Meek Road, and south of Gaydon Meadows Drive. *(Previously continued by Staff from the June 19, 2018, and July 3, 2018, Planning Commission (PC) hearings until the August 7, 2018, PC hearing)*

The public hearing was opened, and Mr. James Balli and Mr. Buddy White addressed the Commission. Following presentation and discussion, the following motion was made:

MOTION: Motion by Porter, second by Smith, to recommend **approval** of Z-32 for lots 1 through 121 to the **RSL** zoning district; **and** recommend **denial** of Z-32 for lots 122 & 123, subject to:

- 1. Revised site plan dated July 30, 2018 (on file in the Zoning Division)**
- 2. Letter of agreeable conditions from Mr. James Balli dated August 1, 2018, not otherwise in conflict, (on file in the Zoning Division), with the following change:**
 - A. Item No. 10 – revise to read: “... Old Lost Mountain Road, Meek Road, ...”**
- 3. All streets to be constructed to public standards and all setbacks to be determined as if the streets are public**
- 4. Amenities to include a club house**
- 5. A minimum of a 20’ landscape buffer to be provided at the rear of lot 24 where it is adjacent to Meek Road**
- 6. All front elevations to have a minimum of 50% brick and/or stacked stone; District Commissioner to approve all elevations**
- 7. Staff comments and recommendations, not otherwise in conflict**

VOTE: **ADOPTED** 4-1, Powell opposed

Chairman Williams called for a lunch break at 12:23 p.m. The hearing reconvened at 1:31 p.m.

MINUTES OF ZONING HEARING
COBB COUNTY PLANNING COMMISSION
AUGUST 7, 2018
PAGE 10

REGULAR AGENDA (CONT.)

Z-39 **MABLETON CENTER, INC.** (Jimmy D. Hester, owner) requesting Rezoning from **R-20 and GC** to **NRC** for the purpose of a Place of Worship, Retail or Office in Land Lots 189 and 190 of the 18th District. Located on the east side of Mableton Parkway, north of Community Drive. (*Previously continued by Staff from the July 3, 2018, Planning Commission (PC) hearing until the August 7, 2018, PC hearing*)

The public hearing was opened, and Ms. Lisa Morchower, Mr. Nicholas Caratzas, Mr. Mark Sussmann, and Ms. Robin Meyer addressed the Commission. Following presentation and discussion, the following motion was made:

MOTION: Motion by Porter, second by Smith, to recommend **approval** of the GC portion of Z-39 to the **NRC** zoning district; **and** recommend **deletion** of the R-20 portion of Z-39 to the **R-20** zoning district, subject to:

1. **Site plan received by the Zoning Division on April 18, 2018 (on file in the Zoning Division), with the following changes:**
 - A. **The following items identified on the site plan to be removed:**
 - i. **Item C – shed**
 - ii. **Item D – shed**
 - iii. **Item E – concrete pad**
 - iv. **Item H – shed**
 - v. **Item I – dock**
 - B. **On the revised site plan, parking to meet parking requirements; no variances**
 - C. **A 20' landscape buffer to be provided adjacent to all residentially zoned property; County Arborist to determine if any plantings are needed**
2. **Letter of agreeable conditions from Ms. Lisa Morchower dated August 6, 2018, not otherwise in conflict**
3. **Waive the side setback from the required 15' to 10' for the existing building adjacent to the northern property line**
4. **All parking lots and driveways to be repaved and striped**
5. **All exterior lights shall be environmentally sensitive, fitted with non-glare lenses and cut-off shields to prevent light from extending beyond the property line; all lighting shall comply with Cobb County Code requirements and the Mableton Parkway Design Guidelines; any lighting to the east of Building G to be installed no higher than Building G**
6. **All dumpsters to be in masonry enclosures with steel gates that meet Cobb County Development Standards and Ordinances and to be shown on the revised site plan**

MINUTES OF ZONING HEARING
COBB COUNTY PLANNING COMMISSION
AUGUST 7, 2018
PAGE 11

REGULAR AGENDA (CONT.)

Z-39 MABLETON CENTER, INC. (CONT.)

7. Buildings to be renovated according to plans approved by the District Commissioner
8. An Architectural and Landscape Review Committee shall be formed which is comprised of representatives of the Applicant, Mableton Improvement Coalition, and the Cobb County Community Development Agency, with final approval of architectural, fencing, and landscaping by the District Commissioner
9. The front elevation of the building adjacent to Mableton Parkway to be brick and/or stacked stone
10. Buildings to be renovated, parking to be completed, landscaping installed, items required to be demolished, removed, dumpster enclosures completed and other items deemed appropriate to county staff to be completed prior to any certificates of occupancy being issued
11. Any outdoor activities to the east of Building G shall occur after 9:00 a.m. or before 8:00 p.m.; no amplified sound equipment shall be used in this area at anytime
12. All debris or items stored outside, and the old truck to be removed within 30 days of the Board of Commissioners' final decision
13. The District Commissioner may approve minor modifications, *except* for those that:
 - A. increase the overall building square footage
 - B. cause a reduction in the size of an approved buffer
 - C. cause the relocation of a structure closer to the property line
 - D. increase the height of a building
 - E. change an access location to a different roadway
 - F. change that is in conflict with an expressed stipulation or condition of zoning
 - G. requires a variance or violates Cobb County Ordinance
14. Add an additional prohibitive use of *no daycare use*
15. Any dead or damaged plants to be replaced within 90 days
16. In the portion zoned R-20, no regulation recreation fields, activities such as volleyball, kids playground equipment, or park like setting
17. Adherence to the Mableton Parkway Design Guidelines
18. Staff comments and recommendations, *not otherwise in conflict*

Clerk's Note: Applicant to prepare a revised stipulation letter and site plan prior to the Board of Commissioners' Hearing.

VOTE: ADOPTED 5-0

**MINUTES OF ZONING HEARING
COBB COUNTY PLANNING COMMISSION
AUGUST 7, 2018
PAGE 12**

REGULAR AGENDA (CONT.)

Z-42 **CHANCE POWERS FERRY, LLC** (Powers Ferry Woods Office Limited Partnership, J. Houston Lennard and Celeste Coggin Lennard, owners) requesting Rezoning from **O&I** to **RRC** for the purpose of a Mixed-Use Development in Land Lots 1008 and 1009 of the 17th District. Located on the west side of Shadowood Parkway, south of Powers Ferry Road. (*Previously held by the Planning Commission (PC) hearing from their July 3, 2018, hearing until the August 7, 2018, PC hearing*)

The public hearing was opened, and Mr. Kevin Moore and Mr. Eric Meadows addressed the Commission. Following presentation and discussion, the following motion was made:

MOTION: Motion by Smith, second by Porter, to recommend **approval** of Z-42 to the **RRC** zoning district, subject to:

1. **Letters of agreeable conditions from Mr. Kevin Moore dated June 27, 2018, and August 6, 2018 (on file in the Zoning Division), *not otherwise in conflict***
2. **The office component be limited in use to office *only*; office size limited to 20,000 net square feet**
3. **The lighting be shielded and hooded with particular attention to any lighting escaping vertically from the project**
4. **The architectural treatment consistent with the exterior elevations of the apartment component be applied to the parking deck in a manner determined by the developer and approved by the District Commissioner**
5. **Staff comments and recommendations, *not otherwise in conflict***

VOTE: **ADOPTED 5-0**

**MINUTES OF ZONING HEARING
COBB COUNTY PLANNING COMMISSION
AUGUST 7, 2018
PAGE 13**

REGULAR AGENDA (CONT.)

Z-43 **CENTURY COMMUNITIES OF GEORGIA, LLC** (Estate of Bernard E. Inhulsen; Karen Savage Landers, owners) requesting Rezoning from **R-80** to **RSL (Non-Supportive)** for the purpose of a Residential Senior Living Subdivision in Land Lots 386 and 429 of the 19th District. Located on the northeast side of Lost Mountain Road, north of Macland Road. *(Previously continued by Staff from the July 3, 2018 Planning Commisison (PC) hearing until the August 7, 2018, PC hearing)*

The public hearing was opened, and Mr. Kevin Moore, Mr. Bill Satterfield, and Ms. Cheryl Abrams addressed the Commission. Following presentation and discussion, the following motion was made:

MOTION: Motion by Gunther, second by Powell, to recommend **denial** of Z-43.

VOTE: **ADOPTED** 5-0

Z-44 **TRATON HOMES, LLC** (Estate of Leone Hall Price, a/k/a Leone Hall Johnson, owner) requesting Rezoning from **R-20/OSC and R-30/OSC** to **RSL (Non-Supportive)** for the purpose of a Residential Senior Living Subdivision in Land Lots 195 and 196 of the 20th District. Located on the east side of Mars Hill Road, north of Stilesboro Road. *(Previously continued by Staff from the July 3, 2018, Planning Commission (PC) hearing until the August 7, 2018, PC hearing)*

The public hearing was opened, and Mr. Kevin Moore addressed the Commission. Following presentation and discussion, the following motion was made:

MOTION: Motion by Gunther, second by Porter, to **hold** Z-44 until the September 4, 2018, Planning Commission Zoning Hearing.

VOTE: **ADOPTED** 5-0

**MINUTES OF ZONING HEARING
COBB COUNTY PLANNING COMMISSION
AUGUST 7, 2018
PAGE 14**

REGULAR AGENDA (CONT.)

Z-47 POWERS FERRY ROAD PROJECT, LLC (1927-1931-1935 Powers Ferry Road Investors, LLC; 1945 Powers Ferry Road Investors, LLC, owners) requesting rezoning from **GC** to **RRC** for the purpose of a Mixed-Use Development in Land Lots 941, 942, 985 and 986 of the 17th District. Located on the north side of Powers Ferry Road, on the south side of Windy Ridge Extension, south of Windy Hill Road and on the northwest side of Windy Ridge Parkway.

The public hearing was opened, and Mr. James Balli, Mr. Eric Meadows, and Mr. Scott Chappill addressed the Commission. Following presentation and discussion, the following motion was made:

MOTION: Motion by Smith, second by Gunther, to recommend **approval** of Z-47 to the **RRC** zoning district, subject to:

- 1. Site plan received by the Zoning Division on August 1, 2018 (on file in the Zoning Division)**
- 2. Letter of agreeable conditions from Mr. James Balli dated August 1, 2018 (on file in the Zoning Division)**
- 3. Applicant to request a Crash Data study on Windy Ridge Parkway or elsewhere prior to the Board of Commissioners' Hearing to assess the need for speed bumps or other measures to be taken around the site**
- 4. Staff comments and recommendations, *not otherwise in conflict***

VOTE: **ADOPTED** 4-1, Powell opposed

APPROVAL OF MINUTES

MOTION: Motion by Gunther, second by Williams, to **approve** the following minutes, *as presented*:

July 11, 2018 – Special Called Meeting/To Adopt Minutes

VOTE: **ADOPTED** 3-0, Powell and Smith abstained, due to being absent at the above meeting

MOTION: Motion by Smith, second by Porter, to **approve** the following minutes, *as presented*:

July 30, 2018 - Special Called Meeting/Agenda Review Work Session

VOTE: **ADOPTED** 5-0

**MINUTES OF ZONING HEARING
COBB COUNTY PLANNING COMMISSION
AUGUST 7, 2018
PAGE 15**

ADJOURNMENT

The hearing adjourned at 4:25 p.m.

Robin L. Presley, Deputy County Clerk
Cobb County Planning Commission