



Cobb County...Expect the Best!

COBB COUNTY PLANNING COMMISSION

ZONING HEARING SUMMARY AGENDA

December 4, 2018

Continued or Held case by Staff- not to be heard			
District	Case	Applicant	Pages
2	Z-37-2018	WINCHESTER PARKWAY, LLC (Previously held by the Planning Commission hearing from their July 3, 2018 hearing until the August 7, 2018 Planning Commission hearing; continued by Staff from the August 7, 2018 through December 4, 2018 Planning Commission hearings until the February 5, 2019 hearing)	28-45
4	Z-49-2018	KO MANAGEMENT, INC. (Previously continued by Staff from the August 7, 2018 Planning Commission hearing until the September 4, 2018 Planning Commission hearing; held by the Planning Commission from the September 4, 2018 hearing until their October 2, 2018 hearing; continued by staff from the November 6, 2018 hearing until the December 4, 2018 hearing; continued by staff until the February 5, 2019 Planning Commission hearing).	48-64
2	Z-64-2018	NORTHSIDE HOSPITAL, INC. BY DENTONS US LLP (continued by staff until the February 5, 2019 Planning Commission hearing).	118-139
2	Z-67-2018	KENT AHRENHOLD (continued by staff until the February 5, 2019 Planning Commission hearing).	142-156
3	Z-71-2018	POPE & LAND ENTERPRISES, INC. (continued by staff until the February 5, 2019 Planning Commission hearing).	222-223
2	Z-76-2018	MOHAMMED VASIGH (continued by staff until the February 5, 2019 Planning Commission hearing).	336-353
4	Z-82-2018	IGBO UNION ATLANTA (continued by staff until the February 5, 2019 Planning Commission hearing).	462-490
1	Z-83-2018	BLAKE-WILDER STRATEGIES, LLC (continued by staff until the February 5, 2019 Planning Commission hearing).	492-511

Consent Agenda				
District	Case	Applicant	Oppose/Support	Pages
3	Z-72	JOSE R. MEDINA		248-266
2	Z-79	PORTICO PROPERTIES, INC.		400-413
1	LUP-13	GARFIELD MCCOOK		534-546
4	LUP-14	RENEIKA ROGAN		548-557
3	SLUP-11	VENUE HOLDINGS, LLC		562-572
3	SLUP-13	KENNESAW JEWISH CENTER INC.		598-608

Continued or Held cases by Planning or Staff- to be heard			
District	Case	Applicant	Pages
4	Z-61-2018	EMAE, LLC <i>(Continued by the Planning Commission until the December 4, 2018 hearing).</i>	66-80
3	Z-63-2018	LOYD DEVELOPMENT SERVICES <i>(Continued by staff from the November 6, 2018 Planning Commission hearing until the December 4, 2018 Planning Commission hearing).</i>	100-116
2	Z-68-2018	TRATON HOMES, LLC <i>(Continued by the Planning Commission until the December 4, 2018 hearing).</i>	158-175
2	Z-69-2018	BROOKS CHADWICK CAPITAL, LLC <i>(Continued by staff from the November 6, 2018 Planning Commission hearing until the December 4, 2018 Planning Commission hearing).</i>	178-198
1	Z-70-2018	THE WASSERMAN GROUP, LLC <i>(Continued by the Planning Commission from the November 20, 2018 Planning Commission hearing until the December 4, 2018 hearing).</i>	200-219

Regular cases				
District	Case	Applicant	Oppose/ Support	Pages
3	Z-73	DUNCAN LAND INVESTMENTS, LLC		268-283
4	Z-74	ARENA CONSULTING, LLC		286-312
1	Z-75	825 MARS HILL, LLC		314-334
1	Z-77	ACWORTH BAKER GROVE, LLC		356-379
4	Z-78	DAVID HAMMONTREE		382-397
4	Z-80	EMBRY DEVELOPMENT COMPANY, LLC		416-435
1	Z-81	WESLEY C. STAGGS		438-459
1	Z-84	TIPPINS FAMILY PROPERTIES, LLC		514-529
1	SLUP-12	ACWORTH BAKER GROVE, LLC		574-595

Other Business case			
Case	Item	Oppose/Support	Pages
OB-06	ADOPT 2019 HEARING DATES		N/A



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ZONING HEARING CONSENT AGENDA

December 4, 2018

Zoning Cases

Z-72 **JOSE R. MEDINA** (Jose R. Medina, owner) requesting rezoning from **TS** to **LI** for the purpose of a Contractor (Pool Maintenance Company) in Land Lots 370 and 423 of the 17th District. Located on the southwest side of Atlanta Road, northwest of Mozley Drive (1782 Atlanta Road). Staff recommends approval subject to:

1. Landscape buffer/ privacy fencing to be installed on rear southwest portion of property adjacent to residentially zoned properties subject to County Arborist approval;
2. Parking plan to be approved by the Zoning Division and striped within 90 days of the BOC final decision;
3. Pool maintenance company only, with the District Commissioner approving other uses;
4. No outdoor storage and no outdoor display of merchandise;
5. No automotive repair uses, or tire stores;
6. Fire Department comments and recommendations;
7. Stormwater Management Division comments and recommendations;
8. Water and Sewer Division comments and recommendations; and
9. Department of Transportation comments and recommendations.

Z-79 **PORTICO PROPERTIES, INC.** (Sheri C. Veal and Randy A. Veal, owners) requesting rezoning from **R-20** to **R-15** for the purpose of Two Single-family houses in Land Lots 698 & 699 of the 17th District. Located on the southeast side of Carson Lane and on the east side of Wheeler Road (3617 Carson Lane). Staff recommends approval subject to:

1. Stormwater Management Division comments and recommendations;
2. Water and Sewer Division comments and recommendations; and
3. Department of Transportation comments and recommendations.

Land Use Permits

LUP-13 **GARFIELD MCCOOK** (Garfield McCook and Andrea McCook, owners) requesting a **Land Use Permit (Renewal)** for the purpose of a Personal Care Home in Land Lot 222 of the 20th District. Located on the south side of Stilesboro Road, west of Allatoona Lane (4549 Stilesboro Road). The Planning Commission recommends approval for 12 months subject to:

1. Maximum of 10 residents;
2. Maintain turn around capabilities of driveway so that vehicles can exit the property frontwards;
3. No exterior signs;
4. Maintain all State and County required permits;
5. Maintain size of the lot as it exists currently;
6. Site Plan review comments and recommendations; and
7. Department of Transportation comments and recommendations.

LUP-14 **RENEIKA ROGAN** (Bavan Properties, Inc., owner) requesting a **Land Use Permit (Renewal)** for the purpose of a Personal Care Home in Land Lot 1142 of the 19th District. Located at the northeast corner of Clay Road and Golden Circle (4945 Golden Circle). The Planning Commission recommends approval for 12 months subject to:

1. Maximum of six residents;
2. Carport for vehicle parking only;
3. Staff comments and recommendations, not otherwise in conflict;
4. Landscaping to be provided for beautification of the property. Landscaping to include robust landscape beds around the house, including the front and rear, with scrubs and other landscaping. Landscape plan to be submitted for approval by the County Arborist and District Commissioner; and
5. The property grounds to be kept neat, maintained and free of debris. Dead plants, trees or scrubs to be replaced within 90 days.

Special Land Use Permits

SLUP-11 **VENUE HOLDINGS, LLC** (JCB, Inc., owner) requesting a **Special Land Use Permit** for the purpose of a Used Automobile Dealership in Land Lot 171 of the 20th District. Located on the west side of Barrett Lakes Boulevard, north of Cobb Place Boulevard (2679 Barrett Lakes Boulevard). Staff recommends approval subject to:

1. Stormwater Management Division comments and recommendations; and
2. Department of Transportation comments and recommendations.

SLUP-13 **KENNESAW JEWISH CENTER INC.** (Kennesaw Jewish Center Inc., owner) requesting a **Special Land Use Permit** for the purpose of a Student Center for Students of the Jewish Faith Attending Kennesaw State University in Land Lots 94 and 97 of the 20th District. Located on the east side of Frey Lake Road, northwest of Campus Loop Road (3590 Frey Lake Road). Staff recommends approval subject to:

1. Site plan received by the Zoning Division on September 6, 2018, with the District Commissioner approving minor modifications that will ensure the tree ordinance is met;
2. Applicant install a 10-foot landscape buffer along Frey Lake Road;
3. District Commissioner to approve landscape plan;
4. District Commissioner to approve building architecture and colors of the building;
5. Hours of operation are to be consistent with Kennesaw State University operating hours;
6. No outside speakers or amplified sound;
7. No access to Frey Lake Road;
8. Fire Department's comments and recommendations;
9. Site Plan Review Division's comments and recommendations;
10. Stormwater Management Division's comments and recommendations; and
11. Department of Transportation's comments and recommendations.