
ZONING ANALYSIS

Planning Commission Public Hearing

December 4, 2018

Hearing Copy

Board of Commissioners' Public Hearing

December 18, 2018

Prepared by:
COBB COUNTY
PLANNING AND ZONING DIVISIONS

COBB COUNTY BOARD OF COMMISSIONERS

**Mike Boyce, Chairman
Bob Weatherford, District 1
Bob Ott, District 2
JoAnn Birrell, District 3
Lisa Cupid, District 4**

COUNTY MANAGER

Rob Hosack

COBB COUNTY PLANNING COMMISSION

**Galt Porter
Skip Gunther
Andy Smith
Judy Williams**

***COBB COUNTY ZONING DIVISION
COMMUNITY DEVELOPMENT DEPARTMENT***

**Dana Johnson, Director, Community Development
John Pederson, Manager, Zoning Division**



Cobb County... Expect the Best!

THIS
PAGE
INTENTIONALLY
LEFT
BLANK

Every application for rezoning involving a request for a non-residential zoning district shall include a complete written, documented analysis of the impact of the proposed rezoning with respect to each of the following matters:

- (a) Whether the zoning proposal will permit a use that is suitable in view of the use and development of adjacent and nearby property;
- (b) Whether the zoning proposal will adversely affect the existing use or usability of adjacent property or nearby property;
- (c) Whether the property to be affected by the zoning proposal has a reasonable economic use as currently zoned; and
- (d) Whether the zoning proposal will result in a use which will or could cause an excessive or burdensome use of existing streets, transportation facilities, utilities or schools.
- (e) Whether the zoning proposal is in conformity with the policy and intent of the land use plan; and
- (f) Whether there are other existing or changing conditions affecting the use and development of the property which give supporting grounds for either approval or disapproval of the zoning proposal.

THIS
PAGE
INTENTIONALLY
LEFT
BLANK

**A
G
E
N
D
A
S**

**COBB COUNTY-
ZONING HEARING AGENDA
Planning Commission–December 04, 2018**

NOTE: *The applicant/property owner(s), prior to hearing date, may withdraw petitions contained in this agenda; therefore, the Planning Commission will not consider those cases.*

CONTINUED CASES

- Z-37** **WINCHESTER PARKWAY, LLC** (Winchester Partners, L.P, owner) requesting Rezoning from **O&I to 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 hearing from their July 3, 2018 hearing until the August 7, 2018 Planning Commission hearing; continued by Staff from the August 7, 2018, September 4, 2018 and October 2, 2018 hearings until the November 6, 2018 Planning Commission hearing; Continued by Staff until the February 5, 2019 Planning Commission 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 Lot 37 of the 17th District and Land Lot and 39 of the 18th District. Located at the northwest intersection of Mableton Parkway and Wood Valley Road. *(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).*
- Z-61** **EMAE, LLC** (America’s Home Place, Inc., owner) requesting rezoning from **RA-5 to RA-5** for the purpose of a Single-Family Attached Subdivision in Land Lots 384 and 385 of the 18th District. Located on the west side of Factory Shoals Road, north of South Gordon Road. *(Continued by the Planning Commission until the December 4, 2018 hearing).*

- Z-63** **LOYD DEVELOPMENT SERVICES** (The Margaret A. Keheley Living Trust, owner) requesting rezoning from **R-20** to **RSL** for the purpose of a Non-supportive Senior Living Subdivision in Land Lots 458, 479 and 480 of the 16th District. Located on the east side of Holly Springs Road, and on the south side of Davis Road. *(Continued by staff from the November 6, 2018 Planning Commission hearing until the December 4, 2018 Planning Commission hearing).*
- Z-64** **NORTHSIDE HOSPITAL, INC. BY DENTONS US LLP** (Cooper Lake-Daniel, LLC, owner) requesting rezoning from **O&I and R-20** to **O&I** for the purpose of Medical Offices/Clinic in Land Lot 695 of the 17th District. Located on the north and east sides of Daniel Street, and on the west side of Cooper Lake Road. *(Continued by staff from the November 6, 2018 Planning Commission hearing until the February 5, 2019 Planning Commission hearing).*
- Z-67** **KENT AHRENHOLD** (July Homes, Inc., owner) requesting rezoning from **R-20** to **NRC** for the purpose of an Office in Land Lot 109 of the 16th District. Located on the northeast corner of Woodstock Road and York Place. *(Continued by Planning Commission until the February 5, 2019 Planning Commission hearing).*
- Z-68** **TRATON HOMES, LLC** (Martha Sue Daniell, f/k/a Martha Sue Johnson, owner) requesting rezoning from **R-20 and NS** to **RM-8** for the purpose of a Townhouse Community in Land Lots 627, 631 and 632 of the 19th District. Located on the west side of Austell Road, and on the northeast side of Milford Church Road. *(Continued by the Planning Commission until the December 4, 2018 hearing).*
- Z-69** **BROOKS CHADWICK CAPITAL, LLC** (Numerous Titleholders in the Rezoning Application, owners) requesting rezoning from **R-20** to **RM-12** for the purpose of a Townhouse Community in Land Lot 745 of the 17th District. Located on the east side of Atlanta Road, north and south sides of East Lee Road, across from Lee Road. *(Continued by staff from the November 6, 2018 Planning Commission hearing until the December 4, 2018 Planning Commission hearing).*

- Z-70** **THE WASSERMAN GROUP, LLC** (Multiple Titleholders in Rezoning Application, owners) requesting rezoning from **R-30, R-20, and GC** to **RM-8 and RSL Non-supportive** for the purpose of an Age-restricted Residential Community in Land Lots 40 and 75 of the 20th District. Located on the west side of Acworth Dallas Road, south of Cedarcrest Road. *(Continued by the Planning Commission until the December 4, 2018 hearing).*
- Z-71** **POPE & LAND ENTERPRISES, INC.** (McCamy Investments, L.P.; McCamy Properties, LLC; BK Properties, L.P.; and VKEP-T LLC, owners) requesting rezoning from **R-20, RA-4, GC, O&I, and NS** to **RRC** for the purpose of Mixed-Use Development in Land Lots 364, 365, 428, and 429 of the 16th District. Located on the southwest corner of Chastain Road and Chastain Meadows Parkway, east of the I-575 off-ramp. *(Continued by staff from the November 6, 2018 and December 4, 2018 Planning Commission hearings until the February 5, 2019 Planning Commission hearing).*

REGULAR CASES --- NEW BUSINESS

Rezoning

- 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).
- Z-73** **DUNCAN LAND INVESTMENTS, LLC** (Duncan Land Investments, LLC, owner) requesting rezoning from **R-20** to **R-12** for the purpose of a Single-family Residential Subdivision Land Lot 586 of the 16th District. Located at the southwest intersection of Piedmont Road and Cajun Drive (462 Piedmont Road).

- Z-74** **ARENA CONSULTING, LLC** (Corann Mellichamp Kitchen, owner) requesting rezoning from **R-30** to **R-20 OSC** for the purpose of a Single-family Residential Subdivision in Land Lot 527 of the 19th District. Located on the south side of Gordon Road, east of Florence Road (5225 Gaydon Road).
- Z-75** **825 MARS HILL, LLC** (825 Mars Hill, LLC, owner) requesting rezoning from **R-30** to **RSL** for the purpose of a Non-supportive Senior Living Subdivision in Land Lot 269 of the 20th District. Located at the southwest intersection of Hadaway Road and Mars Hill Road, and on the northeast side of Due West Road (825 Mars Hill Road).
- Z-76** **MOHAMMED VASIGH** (Mohammed Vasigh, owner) requesting rezoning from **R-20 and R-30** to **R-15** for the purpose of Single-family Residential Subdivision in Land Lots 5, 6, 73 and 74 of the 1st District. Located on the southeast side of Paper Mill Road, east of Gateside Place (4650 Paper Mill Road).
- Z-77** **ACWORTH BAKER GROVE, LLC** (Scoggins Limited Partnership, owner) requesting rezoning from **NRC, GC and R-20** to **NRC** for the purpose of a Convenience Store with Fuel Sales, and Climate-Controlled Self-Service Storage Facility in Land Lots 25 & 26 of the 20th District. Located at the northeastern intersection of Baker Road and Hickory Grove Road (2552 and 2558 Baker Road, and 2536 Hickory Grove Road).
- Z-78** **DAVID HAMMONTREE** (David Hammontree, owner) requesting rezoning from **RA-5** to **RA-5** for the purpose of Attached Single-family Residential in Land Lot 202 of the 17th District. Located on the east side of Sandtown Road, south of Windy Hill Road (2441 Sandtown Road).

- 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).
- Z-80** **EMBRY DEVELOPMENT COMPANY, LLC** (E.E. Beavers Family Partnership, L.P. and Estate of Edgar C. Long, owners) requesting rezoning from **GC and PSC** to **RM-8** for the purpose of Townhouses in Land Lots 35 and 36 of the 18th District, and Land lot 1297 of the 19th District. Located on the northwest side of Old Bankhead Highway, south side of Veterans Memorial Highway, east of Old Powder Springs Road (1140 Old Bankhead Highway).
- Z-81** **WESLEY C. STAGGS** (Multiple titleholders on file in the Zoning Division, owners) requesting rezoning from **R-30** to **UVC** for the purpose of a Mixed-Use Development in Land Lots 431 and 432 of the 19th District. Located on the northeast corner of Macland Road and Old Lost Mountain (4450, 4460, 4510, and 4530 Macland Road, and 2005 and 2091 Old Lost Mountain Road).
- Z-82** **IGBO UNION ATLANTA** (IGBO Union Atlanta, USA, Inc., owner) requesting rezoning from **O&I and PSC** to **CRC** for the purpose of an Assembly Hall in Land Lot 78 of the 18th District. Located on the north side of Old Powder Springs Road, and on the west side of Mableton Parkway (5912 Mableton Parkway, 612, 622, and 648 Old Powder Springs Road).
- Z-83** **BLAKE-WILDER STRATEGIES, LLC** (Multiple titleholders on file in the Zoning Division, owners) requesting rezoning from **R-80** to **R-15 OSC** for the purpose of a Single-family Residential Subdivision in Land Lots 427 and 462 of the 19th District. Located at the northeast corner of Macland Road and Villa Rica Road, and on the west side of Wilkins Circle (3731 Macland Road and 1975 Villa Rica Road).

- Z-84** **TIPPINS FAMILY PROPERTIES, LLC** (Tippins Family Properties, LLC, owner) requesting rezoning from **R-30** to **LRO** for the purpose of Professional Offices in Land Lot 15 of the 19th District and in Land Lot 335 of the 20th District. Located at the northeast corner of Dallas Highway and County Road (4220 Dallas Highway).

LAND USE PERMIT

- 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).
- 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).

SPECIAL LAND USE PERMIT

- 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).
- SLUP-12** **ACWORTH BAKER GROVE, LLC** (Scoggins Limited Partnership, owner) requesting a **Special Land Use Permit** for the purpose of a Climate-controlled Self-Service Storage Facility in Land Lots 25 and 26 of the 20th District. Located on the north side of Hickory Grove Road, east of Baker Road (2536 Hickory Grove Road).

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).

OTHER BUSINESS

OB-06 To adopt the dates and time of the Planning Commission Zoning Hearings for the Calendar Year 2019.

NOTE: **“Pursuant to the Official Code of Cobb County, Zoning – Section 134-124(b) the Cobb County Board of Commissioners is authorized to consider and may consider all constitutionally permissible zoning classification(s), including, but not limited to, intervening classification(s) and/or the classification(s) sought by the applicant.”**

The exact description of the property sought to be rezoned is on file in the office of the Cobb County Community Development, Zoning Division, 1150 Powder Springs Street, Suite 400, Marietta, Georgia 30064 and available for inspection by interested citizens between the hours of 8:00 a.m. and 5:00 p.m. Monday through Friday.

Hearing on said petitions will be heard by the Cobb County Planning Commission at 9:00 a.m. on the prescribed hearing date. The public hearing will be held in the Second Floor Commissioners’ Meeting Room, Cobb County Building, 100 Cherokee Street, Marietta, Georgia, 30090.

Anyone wishing to attend this public hearing may do so and be heard relative thereto. Any person wishing to speak before the Planning Commission must file a contribution disclosure statement if, and only if, the monetary contribution was made within two (2) years immediately preceding the filing of the rezoning request and the contribution aggregates to a sum total of \$250.00 or more.

This disclosure statement must be submitted to the Zoning Division Office by mail to P. O. Box 649, Marietta, Georgia 30061 or in person at 1150 Powder Springs Street, Suite 400, Marietta, Georgia 30064 within five (5) days before the public hearing.

Additionally, if you believe you need any special accommodations in order to attend these public hearings, please contact the County Clerk’s Office at 770-528-3307 no later than 48 hours before the date of the above meeting.

**COBB COUNTY-
ZONING HEARING AGENDA
Board of Commissioners–December 18, 2018**

NOTE: *The applicant/property owner(s), prior to hearing date, may withdraw petitions contained in this agenda; therefore, the Planning Commission will not consider those cases.*

CONTINUED CASES

- Z-37** **WINCHESTER PARKWAY, LLC** (Winchester Partners, L.P, owner) requesting Rezoning from **O&I to 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 hearing from their July 3, 2018 hearing until the August 7, 2018 Planning Commission hearing; continued by Staff from the August 7, 2018, September 4, 2018 and October 2, 2018 hearings until the November 6, 2018 Planning Commission hearing; Continued by Staff until the February 5, 2019 Planning Commission 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 Lot 37 of the 17th District and Land Lot and 39 of the 18th District. Located at the northwest intersection of Mableton Parkway and Wood Valley Road. *(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).*
- Z-61** **EMAE, LLC** (America’s Home Place, Inc., owner) requesting rezoning from **RA-5 to RA-5** for the purpose of a Single-Family Attached Subdivision in Land Lots 384 and 385 of the 18th District. Located on the west side of Factory Shoals Road, north of South Gordon Road. *(Continued by the Planning Commission until the December 4, 2018 hearing).*

- Z-62** **MCCONNELL GREEN II, LLC** (Lisa Spillane, as Executor of the Estate of Jeffrey C. Spillane; Kevin T. Spillane, owners) requesting rezoning from **R-30** to **RSL** for the purpose of Non-supportive Residential Senior Community in Land Lots 83 and 84 of the 19th District. Located on the west side of Lost Mountain Road, south of Dallas Highway. *(Continued by the Board of Commissioners from the November 20, 2018 hearing until the December 18, 2018 hearing).*
- Z-63** **LOYD DEVELOPMENT SERVICES** (The Margaret A. Keheley Living Trust, owner) requesting rezoning from **R-20** to **RSL** for the purpose of a Non-supportive Senior Living Subdivision in Land Lots 458, 479 and 480 of the 16th District. Located on the east side of Holly Springs Road, and on the south side of Davis Road. *(Continued by staff from the November 6, 2018 Planning Commission hearing until the December 4, 2018 Planning Commission hearing).*
- Z-64** **NORTHSIDE HOSPITAL, INC. BY DENTONS US LLP** (Cooper Lake-Daniel, LLC, owner) requesting rezoning from **O&I and R-20** to **O&I** for the purpose of Medical Offices/Clinic in Land Lot 695 of the 17th District. Located on the north and east sides of Daniel Street, and on the west side of Cooper Lake Road. *(Continued by staff from the November 6, 2018 Planning Commission hearing until the February 5, 2019 Planning Commission hearing).*
- Z-67** **KENT AHRENHOLD** (July Homes, Inc., owner) requesting rezoning from **R-20** to **NRC** for the purpose of an Office in Land Lot 109 of the 16th District. Located on the northeast corner of Woodstock Road and York Place. *(Continued by Planning Commission until the February 5, 2019 Planning Commission hearing).*
- Z-68** **TRATON HOMES, LLC** (Martha Sue Daniell, f/k/a Martha Sue Johnson, owner) requesting rezoning from **R-20 and NS** to **RM-8** for the purpose of a Townhouse Community in Land Lots 627, 631 and 632 of the 19th District. Located on the west side of Austell Road, and on the northeast side of Milford Church Road. *(Continued by the Planning Commission until the December 4, 2018 hearing).*

- Z-69** **BROOKS CHADWICK CAPITAL, LLC** (Numerous Titleholders in the Rezoning Application, owners) requesting rezoning from **R-20** to **RM-12** for the purpose of a Townhouse Community in Land Lot 745 of the 17th District. Located on the east side of Atlanta Road, north and south sides of East Lee Road, across from Lee Road. *(Continued by staff from the November 6, 2018 Planning Commission hearing until the December 4, 2018 Planning Commission hearing).*
- Z-70** **THE WASSERMAN GROUP, LLC** (Multiple Titleholders in Rezoning Application, owners) requesting rezoning from **R-30, R-20, and GC** to **RM-8 and RSL Non-supportive** for the purpose of an Age-restricted Residential Community in Land Lots 40 and 75 of the 20th District. Located on the west side of Acworth Dallas Road, south of Cedarcrest Road. *(Continued by the Planning Commission until the December 4, 2018 hearing).*
- Z-71** **POPE & LAND ENTERPRISES, INC.** (McCamy Investments, L.P.; McCamy Properties, LLC; BK Properties, L.P.; and VKEP-T LLC, owners) requesting rezoning from **R-20, RA-4, GC, O&I, and NS** to **RRC** for the purpose of Mixed-Use Development in Land Lots 364, 365, 428, and 429 of the 16th District. Located on the southwest corner of Chastain Road and Chastain Meadows Parkway, east of the I-575 off-ramp. *(Continued by staff from the November 6, 2018 and December 4, 2018 Planning Commission hearings until the February 5, 2019 Planning Commission hearing).*
- OSC-01** **PROVINCE HOMES, LLC** (Wardlyn Mills Bassler and Wanda Mills Rademacher, owners) requesting a rezoning from **R-20** to **R-20/OSC** for the purpose of a Single-Family Subdivision in Land Lot 209 of the 19th District. Located on the north side of Luther Ward Road, and on the northwest and southeast sides of Midway Road. *(Held by the Planning Commission until the November 6, 2018 hearing; Continued by the Board of Commissioners from the November 20, 2018 Board of Commissioners hearing).*

REGULAR CASES --- NEW BUSINESS

Rezoning

- 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).
- Z-73** **DUNCAN LAND INVESTMENTS, LLC** (Duncan Land Investments, LLC, owner) requesting rezoning from **R-20** to **R-12** for the purpose of a Single-family Residential Subdivision Land Lot 586 of the 16th District. Located at the southwest intersection of Piedmont Road and Cajun Drive (462 Piedmont Road).
- Z-74** **ARENA CONSULTING, LLC** (Corann Mellichamp Kitchen, owner) requesting rezoning from **R-30** to **R-20 OSC** for the purpose of a Single-family Residential Subdivision in Land Lot 527 of the 19th District. Located on the south side of Gordon Road, east of Florence Road (5225 Gaydon Road).
- Z-75** **825 MARS HILL LLC** (825 Mars Hill LLC, owner) requesting rezoning from **R-30** to **RSL** for the purpose of a Non-supportive Senior Living Subdivision in Land Lot 269 of the 20th District. Located at the southwest intersection of Hadaway Road and Mars Hill Road, and on the northeast side of Due West Road (825 Mars Hill Road).
- Z-76** **MOHAMMED VASIGH** (Mohammed Vasigh, owner) requesting rezoning from **R-20 and R-30** to **R-15** for the purpose of Single-family Residential Subdivision in Land Lots 5, 6, 73 and 74 of the 1st District. Located on the southeast side of Paper Mill Road, east of Gateside Place (4650 Paper Mill Road).

- Z-77** **ACWORTH BAKER GROVE, LLC** (Scoggins Limited Partnership, owner) requesting rezoning from **NRC, GC and R-20** to **NRC** for the purpose of a Convenience Store with Fuel Sales, and Climate-Controlled Self-Service Storage Facility in Land Lots 25 & 26 of the 20th District. Located at the northeastern intersection of Baker Road and Hickory Grove Road (2552 and 2558 Baker Road, and 2536 Hickory Grove Road).
- Z-78** **DAVID HAMMONTREE** (David Hammontree, owner) requesting rezoning from **RA-5** to **RA-5** for the purpose of Attached Single-family Residential in Land Lot 202 of the 17th District. Located on the east side of Sandtown Road, south of Windy Hill Road (2441 Sandtown Road).
- 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).
- Z-80** **EMBRY DEVELOPMENT COMPANY LLC** (E.E. Beavers Family Partnership, L.P. and Estate of Edgar C. Long, owners) requesting rezoning from **GC and PSC** to **RM-8** for the purpose of Townhouses in Land Lots 35 and 36 of the 18th District, and Land lot 1297 of the 19th District. Located on the northwest side of Old Bankhead Highway, south side of Veterans Memorial Highway, east of Old Powder Springs Road (1140 Old Bankhead Highway).

- Z-81** **WESLEY C. STAGGS** (Multiple titleholders on file in the Zoning Division, owners) requesting rezoning from **R-30** to **UVC** for the purpose of a Mixed-Use Development in Land Lots 431 and 432 of the 19th District. Located on the northeast corner of Macland Road and Old Lost Mountain (4450, 4460, 4510, and 4530 Macland Road, and 2005 and 2091 Old Lost Mountain Road).
- Z-82** **IGBO UNION ATLANTA** (IGBO Union Atlanta, USA, Inc., owner) requesting rezoning from **O&I and PSC** to **CRC** for the purpose of an Assembly Hall in Land Lot 78 of the 18th District. Located on the north side of Old Powder Springs Road, and on the west side of Mableton Parkway (5912 Mableton Parkway, 612, 622, and 648 Old Powder Springs Road).
- Z-83** **BLAKE-WILDER STRATEGIES, LLC** (Multiple titleholders on file in the Zoning Division, owners) requesting rezoning from **R-80** to **R-15 OSC** for the purpose of a Single-family Residential Subdivision in Land Lots 427 and 462 of the 19th District. Located at the northeast corner of Macland Road and Villa Rica Road, and on the west side of Wilkins Circle (3731 Macland Road and 1975 Villa Rica Road)
- Z-84** **TIPPINS FAMILY PROPERTIES, LLC** (Tippins Family Properties, LLC, owner) requesting rezoning from **R-30** to **LRO** for the purpose of Professional Offices in Land Lot 15 of the 19th District and in Land Lot 335 of the 20th District. Located at the northeast corner of Dallas Highway and County Road (4220 Dallas Highway).

LAND USE PERMIT

- 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).

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).

SPECIAL LAND USE PERMIT

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).

SLUP-12 **ACWORTH BAKER GROVE, LLC** (Scoggins Limited Partnership, owner) requesting a **Special Land Use Permit** for the purpose of a Climate-controlled Self-Service Storage Facility in Land Lots 25 and 26 of the 20th District. Located on the north side of Hickory Grove Road, east of Baker Road (2536 Hickory Grove Road).

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).

OTHER BUSINESS CASES

ITEM OB-040

To consider a reduction of public road frontage for proposed lots 1-3 from 75' to 7' per lot for John and Mona Loyd for property located on the south side of Hadaway Road, east of Oak Mountain Road, in Land Lots 270 and 271 of the 20th District (5257 Hadaway Road). *(Continued by Staff from the August 21, 2018 hearing until the September 18, 2018 hearing date; Due to a tie vote (2-2) at the September 18, 2018 Board of Commissioners hearing, this case was pending until the October 16, 2018 Board of Commissioners zoning hearing; the Board of Commissioners continued this pending case until the November 20, 2018 zoning hearing; Continued by Staff from the November 20, 2018 hearing).*

ITEM OB-050

To consider a reduction of minimum lot size and a reduction of public road frontage for proposed lots #5 and #6, for 6M properties, LLC for property located on the west side of Acworth Due West Road, north of Brigade Trail, in Land Lot 259 of the 20th District. *(Continued by the Board of Commissioners from the October 16, 2018 Board of Commissioners hearing; Continued by Staff from the November 20, 2018 hearing).*

ITEM OB-064

To consider a reduction of minimum lot size for Higor Diniz for property located on the eastern side of Woodland Brook Drive, south of Rebel Valley View, in Land Lot 892 of the 17th District (4641 Woodland Brook Drive).

ITEM OB-065

To consider a reduction of minimum lot size for Vasil Vasilev for property located on the eastern side of Kinjac Drive, north of Ashbury Point Drive, in Land Lot 558 of the 16th District (2728 Kinjac Drive).

ITEM OB-066

To consider amending the stipulations for James C. Lane, Jr. regarding rezoning application Z-84 of 2016, for property located at the northeast intersection of Fricks Road and Cochran Lake Road in Land Lots 330 and 331 of the 16th District (3640 Cochran Lake Road).

ITEM OB-067

To consider a reduction of minimum public road frontage for lots 2-6 for Duncan Land Investments, LLC for property located on the northeastern side of Ebenezer Road at Shaw Road, in Land Lot 377 of the 16th District (3520 Ebenezer Road).

ITEM OB-068

To consider amending the stipulations for Jennifer Paquin regarding rezoning application Z-169 of 2003, for property located on the west side of Chastain Meadows Parkway, north of Ernest Barrett Parkway in Land Lots 571, 572 and 582 of the 16th District (2795 Chastain Meadows Parkway).

ITEM OB-069

To consider a reduction of minimum public road frontage for lot 2 for Preston D. Morris and Catherine R. Morris for property located at the western terminus of Placid Drive, in Land Lots 359 and 382 of the 19th District (4651 Placid Drive).

ITEM OB-070

To consider amending the stipulations for Barrett ALF, LLC regarding rezoning application Z-52 of 2016, for property located on the west side of Ernest Barrett Parkway, south of Zachary Woods Drive in Land Lot 329 of the 20th District (3292, 3312 and 3322 Ernest Barrett Parkway).

ITEM OB-071

To consider a site plan and stipulation amendment for Mt. Bethel Christian Academy, Inc. regarding case SLUP-11 (Mt. Bethel United Methodist Church, Inc.) of 2013. The property is located on the north side of Post Oak Tritt Road, west of Holly Springs Road, in Land Lots 599, 600, 625 and 626 of the 16th District (2509 Post Oak Tritt Road).

ITEM OB-072

To consider a site plan and stipulation amendment for residents in McClure Farms subdivision regarding rezoning application Z-4 of 2013. The properties are located on the north side of Talisker Lane and on northwestern side of Glengyle Park, in Land Lot 146 of the 20th District (4464 Talisker Lane, 4470 Talisker Lane, 4476 Talisker Lane, 2839 Glengyle Park, 2845 Glengyle Park).

ITEM OB-073

To consider a site plan amendment for John Earley (Regions Bank) regarding rezoning application Z-116 of 1996. The property is located on the south side of Shallowford Road, east of Sandy Plains Road, in Land Lot 387 of the 16th District (3028 Shallowford Road).

ITEM OB-074

To consider a site plan amendment for Premier Auto Xpress, Inc. regarding rezoning case Z-41 (Shelby Workman Estate) of 2016. The property is located on the east side of Ridgewood Drive south of Crestview Drive, and on the west side of I-285, in Land Lot 816 of the 17th District.

ITEM OB-075

To consider a reduction of minimum public road frontage for Nestor F. Mendoza for property located on the north side of Stone Harbor Parkway, east of Hicks Road, in Land Lot 21 of the 17th District (788 Stone Harbor Parkway).

ITEM OB-076

To consider a reduction of minimum public road frontage for Richard G. Gabriel and Judith W. Gabriel for property located on the south side of Old Trace Road, in Land Lots 20 and 55 of the 19th District (Old Trace Road).

ITEM OB-077

To consider a site plan and stipulation amendment for Sid and Marla Davis regarding case Z-51 of 2017. The property is located on the east side of Maner Street, north of Cooper Lake Road, in Land Lot 694 of the 17th District (4225 Maner Street).

ITEM OB-078

To consider a stipulation amendment for The Kroger Co. regarding case Z-35 of 2018. The property is located on the east side of Roswell Road and on the south side of Robinson Road, in Land Lots 1029 and 1060 of the 16th District (2100 Roswell Road).

ITEM OB-079

To consider a site plan and stipulation amendment for McConnell Green, LLC regarding case Z-75 of 2016. The property is located on the northwest corner of Lost Mountain Road and Corner Road, on the east side of McConnell Road, and on the north side of Pickens Road, in Land Lots 139, 140 and 157 of the 19th District.

ITEM OB-080

To consider a site plan and stipulation amendment for Alan Baran regarding case Z-38 of 2012. The property is located on the south side of Six Flags Parkway, east of Bishop Road, in Land Lot 505 of the 18th District (320, 350 & 370 Six Flags Parkway).

NOTE: **“Pursuant to the Official Code of Cobb County, Zoning – Section 134-124(b) the Cobb County Board of Commissioners is authorized to consider and may consider all constitutionally permissible zoning classification(s), including, but not limited to, intervening classification(s) and/or the classification(s) sought by the applicant.”**

The exact description of the property sought to be rezoned is on file in the office of the Cobb County Community Development, Zoning Division, 1150 Powder Springs Street, Suite 400, Marietta, Georgia 30064 and available for inspection by interested citizens between the hours of 8:00 a.m. and 5:00 p.m. Monday through Friday.

Hearing on said petitions will be heard by the Cobb County Board of Commissioners at 9:00 a.m. on the prescribed hearing date. The public hearing will be held in the Second Floor Commissioners’ Meeting Room, Cobb County Building, 100 Cherokee Street, Marietta, Georgia, 30090.

Anyone wishing to attend this public hearing may do so and be heard relative thereto. Any person wishing to speak before the Board of Commissioners must file a contribution disclosure statement if, and only if, the monetary contribution was made within two (2) years immediately preceding the filing of the rezoning request and the contribution aggregates to a sum total of \$250.00 or more.

This disclosure statement must be submitted to the Zoning Division Office by mail to P. O. Box 649, Marietta, Georgia 30061 or in person at 1150 Powder Springs Street, Suite 400, Marietta, Georgia 30064 within five (5) days before the public hearing.

Additionally, if you believe you need any special accommodations in order to attend these public hearings, please contact the County Clerk’s Office at 770-528-3307 no later than 48 hours before the date of the above meeting.