



Cobb County...Expect the Best!

COBB COUNTY BOARD OF COMMISSIONERS

ZONING HEARING SUMMARY AGENDA

September 17, 2019

Withdrawn Cases			
District	Case	Applicant	Pages
1	Z-55-2019	MOUNTAIN RESERVE, LLC <i>(Withdrawn without prejudice by Staff).</i>	242-243
1	LUP-18-2019	JEFFREY C. PAYNE AND MELANIE T. PAYNE <i>(Withdrawn without prejudice by Staff).</i>	286-287
3	OB-55-2019	CAROLINE COBHAM <i>(Withdrawn without prejudice by Staff).</i>	N/A

Continued or Held cases - not to be heard			
District	Case	Applicant	Pages
3	Z-71-2018	POPE & LAND ENTERPRISES, INC. <i>(Continued by Staff from the November 6, 2018 and December 4, 2018 Planning Commission hearings until the February 5, 2019 Planning Commission hearing; Continued by Staff from the February 5, 2019 through June 4, 2019 Planning Commission hearings until the August 6, 2019 Planning Commission hearing; Held by the Planning Commission until the October 1, 2019 Planning Commission hearing).</i>	24-25
4	Z-43-2019	EMBRY DEVELOPMENT COMPANY LLC <i>(Continued by Staff from the July 2, 2019 and August 6, 2019 Planning Commission hearings until the September 3, 2019 Planning Commission hearing; Continued until the October 1, 2019 Planning Commission hearing).</i>	78-95
3	Z-45-2019	WS HOTELS LLC <i>(Continued by Staff until the November 5, 2019 Planning Commission hearing).</i>	116-139
4	Z-52-2019	WLM HOLDINGS, LLC <i>(Continued by Staff until the October 1, 2019 Planning Commission hearing).</i>	160-177
2	Z-53-2019	LAND DEVELOPMENT ASSOCIATES, LLC <i>(Continued by Staff until the September 3, 2019 Planning Commission hearing; Continued by Staff until the October 1, 2019 Planning Commission hearing).</i>	180-201
4	Z-56-2019	KO MANAGEMENT, INC. <i>(Continued by Staff until the October 1, 2019 Planning Commission hearing)</i>	246-265
3	SLUP-13-2018	KENNESAW JEWISH CENTER INC. <i>(Continued by the Board of Commissioners from the December 18, 2018 and February 19, 2019 Board of Commissioners hearing until the March 19, 2019 Board of Commissioners hearing; Held by the Board of Commissioners from the March 19, 2019 and April 16, 2019 Board of Commissioners hearing; Held until the June 18, 2019 Board of Commissioners hearing; Continued by staff from the August 20, 2019 Board of Commissioners hearing through the September 17, 2019 Board of Commissioners hearing, until the October 15, 2019 Board of Commissioners hearing).</i>	28-38
3	SLUP-4-2019	A-1 AUTO CORES, LLC <i>(Continued by Staff from the March 5, 2019 through September 3, 2019 Planning Commission hearings until the October 1, 2019 Planning Commission hearing).</i>	204-218
2	SLUP-11-2019	MILESTONE HOTEL MANAGEMENT <i>(Continued by Staff until the October 1, 2019 Planning Commission hearing).</i>	292-329

(Continued on the next page)

Continued or Held cases - not to be heard (continued)			
2	OB-35	POAG SHOPPING CENTERS, LLC (Avenue East Cobb) (Continued by Staff until the October 15, 2019 Board of Commissioners hearing).	N/A

Consent Agenda				
District	Case	Applicant	Oppose/Support	Pages
3	Z-48-2019	SAW HOLDINGS, LLC (Continued by the Planning Commission from the July 2, 2019 Planning Commission hearing until the August 6, 2019 Planning Commission hearing; Continued by Staff until the September 3, 2019 Planning Commission hearing).		142-158
3	Z-54-2019	KAY L. PORTER (TRUDE)		222-239
4	OB-44-2019	CATHERINE LAWRENCE		N/A
2	OB-50-2019	MICHAEL CLARK		N/A
2	OB-52-2019	MEQUITY COMPANIES		N/A
4	OB-53-2019	HERNAN G. GUERRERO		N/A
3	OB-54-2019	J.D. ESPAÑA		N/A
2	OB-56-2019	WALDRON AND LEE DENTISTRY		N/A

Continued or Held cases - to be heard				
4	Z-26-2019	BROOKS CHADWICK CAPITAL, LLC (FORMERLY SOUTHERN LAND PARTNERS, LLC) (Held by the Planning Commission until the June 4, 2019 Planning Commission hearing; Held by the Board of Commissioners until the July 16, 2019 Board of Commissioners hearing; Held until the September 17, 2019 Board of Commissioners hearing).		40-57
4	Z-31-2019	AIM FREIGHT TRUCKING LOGISTICS, LLC (Continued by Staff until the June 4, 2019 Planning Commission hearing; Continued by staff until the July 16, 2019 Board of Commissioners hearing; Continued by the Board of Commissioners until the August 20, 2019 Board of Commissioners hearing; Continued by Staff until the September 17, 2019 Board of Commissioners hearing).		60-76
4	Z-44-2019	KERLEY FAMILY HOMES, LLC (Continued by Staff from the June 4, 2019 Planning Commission hearing until the July 2, 2019 Planning Commission hearing; Continued by Staff until the August 6, 2019 Planning Commission hearing; Held by the Planning Commission from the August 6, 2019 Planning Commission hearing until the September 3, 2019 Planning Commission hearing).		98-113

Regular case				
District	Case	Applicant	Oppose/ Support	Pages
1	Z-64-2019	COBB COUNTY BOARD OF COMMISSIONERS		268-281

Other Business cases				
District	Case	Applicant	Oppose/ Support	Pages
3	OB-37	GENEVA ROSWELL, LLC		N/A
2	OB-51	DANESH ROSHAN		N/A
4	OB-57	A-1 MINI STORAGE		N/A
2	OB-58	DAVID CLEEK		N/A



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ZONING HEARING CONSENT AGENDA

September 17, 2019

Zoning Cases

Z-48^{'19}

SAW HOLDINGS, LLC (Saw Holding, LLC, owner) requesting rezoning from **NS** to **NRC** for the purpose of an office, restaurants and/or shopping center in Land Lot 228 of the 16th District. Located on the Northeast corner of Ebenezer Road and Canton Road (4076 Ebenezer Road). *(Continued by the Planning Commission from the July 2, 2019 Planning Commission hearing until the August 6, 2019 Planning Commission hearing; Continued by Staff from the August 6, 2019 Planning Commission hearing until the September 3, 2019 Planning Commission hearing).* The Planning Commission recommends DELETION to the LRO zoning district subject to:

1. Staff comments and recommendations
2. Inclusion on the Consent Agenda for the Board of Commissioners' Zoning Hearing on September 17, 2019

Z-54

KAY L. PORTER (TRUDE) (Kay L. Trude, owner) requesting rezoning from **GC** to **NRC** for the purpose of a traditional neighborhood commercial/retail in Land Lot 107 of the 16th District. Located on the West side of Alabama Road, north of Sandy Plains Road (4781 Alabama Road). The Planning Commission recommends APPROVAL to the NRC zoning district subject to:

1. Site plan received by the Zoning Division on June 3, 2019, with the District Commissioner approving minor modifications (on file in the Zoning Division)
2. Neighborhood retail uses and professional offices *only*
3. Variance as listed in Zoning comments and recommendation
4. Stormwater Management Division comments and recommendations
5. Department of Transportation comments and recommendations
6. Inclusion on the Consent Agenda for the Board of Commissioners' Zoning Hearing on September 17, 2019

Other Business Items

ITEM OB-44-2019

To consider an amendment to the Regulating Plan for the Mableton Form Based Code for Catherine Lawrence regarding property located at the northwest intersection of Fontaine Road and Carol Circle in Land Lot 35 of the 17th District. *(Continued by Staff from the August 20, 2019 Board of Commissioners Zoning hearing until the September 17, 2019 Board of Commissioners hearing).* Staff recommends APPROVAL subject to:

1. Deletion of the request to a variance to the Transect Zone 3 metrics to allow townhouse style units with the unit width, as shown on the site plan received June 6, 2019, with the District Commissioner approving the final site plan.

ITEM OB-50-2019

To consider a site plan amendment for Michael Clarke regarding rezoning application Z-70 of 2002 for property located on the east side of Powers Ferry Road, north of Delk Road in Land Lot 868 of the 17th District (Brandl Cove Court). Staff recommends APPROVAL subject to:

1. Site plan contained in the Other Business packet received August 13, 2019 with the District Commissioner approving minor modifications.
2. All previous stipulations not in conflict with this amendment to remain in effect.

ITEM OB-52-2019

To consider a stipulation amendment for Mequity Companies regarding rezoning applications Z-38 and SLUP-6 of 2018 for property located off a private easement on the northeast side of Powers Ferry Road, and on the north side of Interstate North Parkway in Land Lots 1056 and 1057 of the 17th District (Interstate North Parkway). Staff recommends APPROVAL subject to:

1. Proposed elevations and sign package contained in the Other Business packet.
2. All previous stipulations not in conflict with this amendment to remain in effect.

ITEM OB-53-2019

To consider a stipulation and site plan amendment for Hernan G. Guerrero regarding rezoning application Z-47 of 2017 for property located on the west side of Harris Road, south of Smyrna Powder Springs Road in Land Lot 91 of the 17th District (Harris Road). Staff recommends APPROVAL subject to:

1. Maximum of two houses, with the District Commissioner approving the final building architecture.
2. Water and Sewer comments.
3. Stormwater Management comments.
4. Cobb DOT comments.
5. Fire Department comments.

ITEM OB-54-2019

To consider a stipulation and site plan amendment for J.D. España regarding rezoning application Z-53 of 2014 for property located on the northeast side of Steinhauer Road, east of Trickum Road in Land Lot 123 of the 16th District (4648 Steinhauer Road). Staff recommends APPROVAL subject to:

1. Maximum of one house.
2. Site plan submitted with the Other Business application with the District commissioner approving the final site plan and house elevation.
3. Water and Sewer comments.
4. Stormwater Management comments.
5. Cobb DOT comments.

ITEM OB-56-2019

To consider a stipulation amendment for Waldron and Lee Dentistry, LLC regarding rezoning application Z-149 (Piedmont partners, L.P.) of 1998, for property located on the north side of Roswell Road, west of East Piedmont Road in Land Lot 986 of the 16th District. Staff recommends APPROVAL subject to:

1. Proposed sign elevation contained in the Other Business packet.
2. All previous stipulations not in conflict with this amendment to remain in effect.