



Cobb County...Expect the Best!

COBB COUNTY PLANNING COMMISSION

ZONING HEARING SUMMARY AGENDA

October 6, 2020

Withdrawn Case			
District	Case	Applicant	Pages
4	SLUP-4-2020	WHITE OAK LONGLINE HOLDINGS, LLC (Continued by Staff from the May 5, 2020 through October 6, 2020 Planning Commission hearings until the November 3, 2020 Planning Commission hearing). (Withdrawn without prejudice).	258-259

Continued or Held cases by Staff- not to be heard			
District	Case	Applicant	Pages
4	Z-13-2020	ARTURO MARTINEZ (Held by the Planning Commission from the February 5, 2020 Planning Commission hearing until the March 3, 2020 Planning Commission hearing; Continued by Staff from the March 3, 2020 Planning Commission hearing through October 6, 2020 Planning Commission hearings until the November 3, 2020 Planning Commission hearing).	34-47
4	Z-39-2020	KO MANAGEMENT, INC. (Continued by Staff from the July 7, 2020 through October 6, 2020 Planning Commission hearings until the November 3, 2020 Planning Commission hearing).	68-83
3	Z-44-2020	PEACH STATE SALVAGE, INC. (Continued by the Planning Commission until the September 1, 2020 Planning Commission hearing; Continued by Staff until the November 3, 2020 Planning Commission hearing).	86-103
3	Z-45-2020	SPRINGHOUSE KENNESAW (Continued by Staff until the September 1, 2020 Planning Commission hearing; Continued by Staff until the November 3, 2020 Planning Commission hearing).	106-122
2	Z-49-2020	SUTTER HILL VININGS, LP (Continued by Staff until the November 3, 2020 Planning Commission hearing).	142-160
4	Z-52-2020	CARL EDWARD DILLS (Continued by the Planning Commission from the September 1, 2020 hearing until the October 6, 2020 Planning Commission hearing; Continued by Staff from the October 6, 2020 Planning Commission hearing until the November 3, 2020 Planning Commission hearing).	210-226
2	Z-59-2020	TAHMINA A. PATWARY (Continued by Staff until the November 3, 2020 Planning Commission hearing).	394-406
4	Z-61-2020	GREEN LINE PARTNERS, LLC (Continued by Staff until the November 3, 2020 Planning Commission hearing).	426-427
3	SLUP-8-2020	1420 LOCKHART HOLDINGS, LLC (Continued by the Planning Commission until the October 6, 2020 Planning Commission hearing; Continued by Staff until the November 3, 2020 Planning Commission hearing).	262-275
3	ROD-1-2020	ATLANTIC REALTY ACQUISITIONS LLC (Continued by Staff until the October 6, 2020 Planning Commission hearing; Continued by Staff until the November 3, 2020 Planning Commission hearing).	294-295

Consent Agenda				
District	Case	Applicant	Oppose/Support	Pages
3	Z-57-2020	2165 CANTON ROAD, LLC		352-368

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Consent Agenda (continued)				
District	Case	Applicant	Oppose/Support	Pages
1	Z-58-2020	BATTLE RIDGE PAVILION, LLC; TIFFANY & TOMATO INC		370-391
4	Z-62-2020	RAVELLA CONRAD		430-444
3	SLUP-9-2020	CHRISTIAN CRAWFORD <i>(Continued by the Planning Commission until the October 6, 2020 Planning Commission hearing).</i>		278-292
3	SLUP-10-2020	A-1 AUTO CORES LLC		448-465

Continued or held cases - to be heard				
4	Z-46-2020	VLADIMIR POPOV <i>(Held by the Planning Commission until the October 6, 2020 Planning Commission hearing).</i>		124-140
4	Z-51-2020	GARNER GROUP <i>(Continued by Staff until the October 6, 2020 Planning Commission hearing).</i>		182-208
4	Z-53-2020	THE REVIVE LAND GROUP, LLC <i>(Continued by the Planning Commission until the October 6, 2020 Planning Commission hearing).</i>		228-243
3	LUP-17-2020	EVANGELOS M. DEMESTIHAS AND JOYCE B. DEMESTIHAS <i>(Continued by the Planning Commission until the October 6, 2020 Planning Commission hearing).</i>		246-256

Regular cases				
District	Case	Applicant	Oppose/Support	Pages
2	Z-54-2020	GALAXY CHILDERS LAND LLC		300-313
4	Z-55-2020	SILVER CREEK PROPERTIES, INC.		316-331
2	Z-56-2020	VENTURE COMMUNITIES, LLC		334-349
3	Z-60-2020	PETROPLEX JOINT VENTURE		408-424



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ZONING HEARING CONSENT AGENDA

October 6, 2020

Zoning Cases

Z-57 **2165 CANTON ROAD, LLC** (2165 Canton Road, LLC, owner) requesting rezoning from **GC and R-20** to **NRC** for specialized contractor (cleaning business) in Land Lots 708 and 709 of the 16th District. Located on the west side of Canton Road, and on the north side of Kurtz Road (2165 Canton Road). Staff recommends approval subject to:

1. Site Plan received by the Zoning Division on August 12, 2020, with the District Commissioner approving minor modifications;
2. Stormwater comments and recommendations;
3. Water and Sewer comments and recommendations;
4. Department of Transportation comments and recommendations;
5. Variances as detailed in the Zoning comments;
6. Adhere to Canton Road Design Guidelines;
7. 20' Landscape buffer (or undisturbed buffer if not developed) adjacent to any residentially zoned property;
8. No outdoor storage or display of merchandise;
9. No automotive related uses;
10. Letter from Doug Cunningham dated September 25, 2020; and
11. Letter from Carol Brown dated September 24, 2020.

Z-58 **BATTLE RIDGE PAVILION, LLC; TIFFANY & TOMATO INC** (Battle Ridge Pavilion, LLC; Tiffany & Tomato, Inc., owner) requesting rezoning from **LRO** to **NRC** for retail in Land Lots 338, 339, 402 and 403 of the 19th District. Located on the northwest side of Powder Springs Road, northeast of Macland Road (1690 Powder Springs Road). Staff recommends approval subject to:

1. Site Plan received by the Zoning Division on August 6, 2020, with the District Commissioner approving minor modifications;
2. Stormwater comments and recommendations;
3. Water and Sewer comments and recommendations;
4. Department of Transportation comments and recommendations;
5. Adhere to Macland Road Design Guidelines;
6. Variance as detailed in the Zoning comments;
7. Prohibited uses as stated in the "Summary of the Applicant's Proposal" section of this report; and

(Continued on the next page)

Z-58 BATTLE RIDGE PAVILION, LLC; TIFFANY & TOMATO INC (continued)

8. District Commissioner to approve any changes to the building architecture.

Z-62 RAVELLA CONRAD (A.J. Rehman, owner) requesting rezoning from **GC** to **NRC** for catering kitchen and restaurant in Land Lot 46 of the 18th District. Located on the south side of Veterans Memorial Highway, east of Allen Road (334 Veterans Memorial Highway). Staff recommends approval subject to:

1. Site Plan received by the Zoning Division on August 7, 2020, with the District Commissioner approving minor modifications;
2. Site Plan Review comments and recommendations;
3. Stormwater comments and recommendations;
4. Water and Sewer comments and recommendations;
5. Department of Transportation comments and recommendations;
6. Variances as detailed in the Zoning comments;
7. Adhere to Mableton Pkwy and Veterans Memorial Hwy Design Guidelines;
8. For this use only;
9. No outdoor storage or outdoor display of merchandise; and
10. No restaurant use.

SLUP-9 CHRISTIAN CRAWFORD (Christian Crawford, owner) requests a Special Land Use Permit for Chipping, grinding, or reduction of tree debris and vegetative waste transfer in Land Lots 131 and 132 of the 16th District. Located on the East side of Fowler Circle, north of Winfred Drive (no address). *(Previously continued by the Planning Commission from the September 1, 2020 Planning Commission hearing until the October 6, 2020 Planning Commission hearing).* Staff recommends approval subject to:

1. Site Plan received by the Zoning Division on June 25, 2020;
2. Stormwater Management Division comments and recommendations;
3. Water and Sewer comments and recommendations;
4. Department of Transportation comments and recommendations;
5. Limit hours of operations from 8:00 a.m. to 5:00 p.m. Monday thru Friday;

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SLUP-9 CHRISTIAN CRAWFORD (continued)

6. No operations on weekends or holidays;
7. No chipping, grinding, or reduction of tree or vegetative waste;
and
8. Letter from Canton Road neighbors dated August 22, 2020.

SLUP-10 A-1 AUTO CORES LLC (A1 Machine and Mold Incorporated, owner) requests a Special Land Use Permit for auto salvage in Land Lot 292 of the 17th District. Located on the west side of West Atlanta Street and on the north side of Pearl Street (778 West Atlanta Street). Staff recommends approval subject to:

1. Site Plan received by the Zoning Division on August 6, 2020;
2. Site Plan Review comments and recommendations;
3. Stormwater Management Division comments and recommendations; and
4. Department of Transportation comments and recommendations.