



Cobb County...Expect the Best!

COBB COUNTY PLANNING COMMISSION

ZONING HEARING SUMMARY AGENDA

December 1, 2020

Withdrawn without prejudice			
District	Case	Applicant	Pages
4	Z-73-2020	JOHN OKOBOH (<i>Withdrawn without prejudice</i>)	344-360

Continued or Held cases by Staff- not to be heard			
District	Case	Applicant	Pages
2	Z-59-2020	TAHMINA A. PATWARY (<i>Continued by Staff from the October 6, 2020 through December 1, 2020 Planning Commission hearings until the February 2, 2021 Planning Commission hearing.</i>)	134-146
4	Z-61-2020	GREEN LINE PARTNERS, LLC (<i>Continued by Staff from the October 6, 2020 through December 1, 2020 Planning Commission hearings until the February 2, 2021 Planning Commission hearing.</i>)	148-149
2	Z-72-2020	NORTH POINT MINISTRIES, INC. (<i>Continued by Staff until the February 2, 2021 Planning Commission hearing.</i>)	314-341
3	ROD-1-2020	ATLANTIC REALTY ACQUISITIONS LLC (<i>Continued by Staff from the September 1, 2020 through December 1, 2020 Planning Commission hearings until the February 2, 2021 Planning Commission hearing.</i>)	176-177

Consent Agenda				
District	Case	Applicant	Oppose/Support	Pages
4	Z-53-2020	THE REVIVE LAND GROUP, LLC (<i>Continued by the Planning Commission from the September 1, 2020 and October 6, 2020 Planning Commission hearings until the November 3, 2020 Planning Commission Hearing; Held by the Planning Commission until the December 1, 2020 Planning Commission hearing.</i>)		82-97
3	Z-65-2020	CHRISTOPHER MCMILLEN (<i>Continued by the Planning Commission until the December 1, 2020 Planning Commission hearing.</i>)		152-173
1	Z-66-2020	VALUEPLUS DEVELOPMENT LLC		182-199
3	Z-68-2020	RELATED DEVELOPMENT, LLC		222-245
2	Z-69-2020	SK COMMERCIAL REALTY AND GOLDENROD COMPANIES		248-272
4	Z-70-2020	C S REALTY GROUP, LLC		274-291
3	Z-71-2020	DAVID PEARSON COMMUNITIES, INC.		294-311
3	Z-74-2020	HWAI YOUNG		362-380
4	LUP-20-2020	OPEN ARMS GROUP HOME		384-398
3	SLUP-12-2020	THE STONEHAVEN SCHOOL		402-415

Continued or held cases - to be heard			
4	Z-13-2020	ARTURO MARTINEZ (<i>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 November 3, 2020 Planning Commission hearings until the December 1, 2020 Planning Commission hearing</i>).	30-43
4	Z-39-2020	KO MANAGEMENT, INC. (<i>Continued by Staff from the July 7, 2020 through November 3, 2020 Planning Commission hearings until the December 1, 2020 Planning Commission hearing</i>).	46-61
4	Z-52-2020	CARL EDWARD DILLS (<i>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 and November 3, 2020 Planning Commission hearings until the December 1, 2020 Planning Commission hearing</i>).	64-80
2	Z-54-2020	GALAXY CHILDERS LAND LLC (<i>Continued by the Planning Commission until the November 3, 2020 Planning Commission hearing; Continued by Staff until the December 1, 2020 Planning Commission hearing</i>).	100-113

Regular cases			
District	Case	Applicant	Pages
4	Z-67-2020	YOLANDA CREESE	202-219

Other Business case			
Case	Item	Oppose/Support	Pages
OB-04	To adopt a resolution for the dates and time of the Planning Commission Zoning Hearings for the Calendar Year 2021.		N/A



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ZONING HEARING CONSENT AGENDA

December 1, 2020

Zoning Cases

Z-53 THE REVIVE LAND GROUP, LLC (Mableton Pkwy Holdings, LLC, owner) requesting rezoning from **OI** to **RM-8** for townhomes, attached in Land Lot 389 of the 18th District. Located on the north side of Mableton Parkway, the east side of Dodgen Road and the west side of Bonanza Trail (no address). *(Continued by the Planning Commission from the September 1, 2020 and October 6, 2020 Planning Commission hearings until the November 3, 2020 Planning Commission hearing; Held by the Planning Commission from the November 3, 2020 Planning Commission hearing until the December 1, 2020 Planning Commission hearing).* Staff recommends approval subject to:

1. Letter of agreeable stipulations from Kevin Moore dated November 24, 2020;
2. Site plan marked Exhibit "A", attached to the letter dated November 24, 2020;
3. Stormwater Management comments;
4. Water and Sewer comments; and
5. Department of Transportation comments.

Z-65 CHRISTOPHER MCMILLEN (Christopher McMillen, owner) requesting rezoning from **OI** to **CRC** for RV trailer sales in Land Lot 372 of the 16th District. Located on the west side of Canton Road, and on the north side of Blackwell Circle (3481 Canton Road). Staff recommends approval subject to:

6. Letter of agreeable stipulations from Kevin Moore dated November 24, 2020;
7. Site plan marked Exhibit "A", attached to the letter dated November 24, 2020;
8. Site Plan Review comments;
9. Stormwater Management comments;
10. Water and Sewer comments;
11. Department of Transportation comments;
12. Variance to landscape buffer along the west property only for existing encroachments.
13. Adherence to the Canton Road Design Guidelines, if site is redeveloped.

Z-66 **VALUEPLUS DEVELOPMENT LLC** (Peggy Sue Deaver, owner) requesting rezoning from **R-80** to **R-15** for single-family house in Land Lots 29 and 30 of the 19th District. Located on the north side of Old Dallas Road and the south side of Dallas Highway, east of Ellis Preserve Lane (no address). Staff recommends approval subject to:

1. Site Plan received by the Zoning Division on September 25, 2020, with the District Commissioner approving minor modifications;
2. Variance as detailed in the Zoning comments;
3. Stormwater Management Division comments and recommendations;
4. Water and Sewer comments and recommendations;
5. Department of Transportation comments and recommendations.

Z-68 **RELATED DEVELOPMENT, LLC** (SBLO Barrett Pavilion Owner, LLC, owner) requesting rezoning from **CRC** to **RRC** for multifamily residential in Land Lot 578 of the 16th District. Located at the northern terminus of Cobb Place Lane on the east side of Interstate 75 (2600 Cobb Place Lane). Staff recommends approval subject to:

1. Site Plan received by the Zoning Division on October 1, 2020, with the District Commissioner approving minor modifications;
2. Letter from Mr. Garvis L. Sams, Jr. dated November 24, 2020;
3. Variances as detailed in the Zoning comments;
4. Fire Department comments and recommendations;
5. Stormwater Management Division comments and recommendations;
6. Water and Sewer comments and recommendations;
7. Department of Transportation comments and recommendations.

Z-69 **SK COMMERCIAL REALTY AND GOLDENROD COMPANIES** (The Battery Atlanta Association, Inc.; SA 1100 C75 Land, LLC; SA 1000 C75, LLC; SA 900 C75, LLC; SA 1100 C75, LLC, owners) requesting rezoning from **OI and GC** to **RRC** for mixed-use (retail, office, hotel, multifamily residential) in Land Lots 914, 915, 945 and 946 of the 17th District. Located on the south side of Circle 75 Parkway and on the southwest side of I-75, northeast of Cobb Parkway, northwest of I-285 (900, 1000, 1100 Circle 75 Parkway). Staff recommends approval subject to:

1. Site Plan received by the Zoning Division on October 1, 2020, with the District Commissioner approving minor modifications;
2. Letter from Mr. James A. Balli dated November 23, 2020;
3. Variances as detailed in the Zoning comments;
4. Fire Department comments and recommendations;
5. Stormwater Management Division comments and recommendations;
6. Water and Sewer comments and recommendations;
7. Department of Transportation comments and recommendations.

Z-70 **C S REALTY GROUP, LLC** (Hollis Kent Jones and Jennifer Austin Jones, and Seven Springs Investors LLC, owners) requesting rezoning from **R-30** to **R-20** for a residential subdivision in Land Lot 507 of the 19th District. Located on the north side of Gaydon Road, west of Old Lost Mountain Road (4760 Gaydon Road). Staff recommends approval subject to:

1. Site Plan received by the Zoning Division on October 1, 2020, with the District Commissioner approving minor modifications;
2. Variances as detailed in the Zoning comments;
3. Fire Department comments and recommendations;
4. Stormwater Management Division comments and recommendations;
5. Water and Sewer comments and recommendations;
6. Department of Transportation comments and recommendations.

Z-71 **DAVID PEARSON COMMUNITIES, INC.** (Gilbert Stephens Ledford Estate, Larry Ledford, owners) requesting rezoning from **R-30** to **RA-6** for a single-family residential subdivision in Land Lots 736 and 777 of the 16th District. Located at the terminus of Ross Road, northwest of Sandy Plains Road (1944, 1946 Ross Road). Staff recommends approval subject to:

1. Site Plan received by the Zoning Division on October 1, 2020, with the District Commissioner approving minor modifications;
2. Variances as detailed in the Zoning comments;
3. Fire Department comments and recommendations;
4. Stormwater Management Division comments and recommendations;
5. Water and Sewer comments and recommendations;
6. Department of Transportation comments and recommendations.

Z-74 **HWAI YOUNG** (Nasrollah Mikail Rostamian 2008 Family Trust dated June 11, 2008, owner) requesting rezoning from **NS** to **NRC** for daycare in Land Lots 310 and 339 of the 16th District. Located on the south side of Shallowford Road, west of Trickum Road (2358 Shallowford Road). Staff recommends approval subject to:

1. Site Plan received by the Zoning Division on October 1, 2020, with the District Commissioner approving minor modifications;
2. Stormwater Management Division comments and recommendations;
3. Water and Sewer comments and recommendations;
4. Department of Transportation comments and recommendations.

LUP-20 **OPEN ARMS GROUP HOME** (James B. Barnes and Terri L. Barnes, owners) requests a Temporary Land Use Permit (**Renewal**) for group home in Land Lot 1272 of the 19th District. Located on the west side of Lindsey Drive, south of Jamestowne Drive (4474 Lindsey Drive). Staff recommends approval for 24 months subject to:

1. No more than six (6) DFACS clients living on site; and
2. No parking in the right-of-way.

SLUP-12 THE STONEHAVEN SCHOOL (The Trustees of the North Georgia Conference of the United Methodist Church, Inc., owners) requests a Special Land Use Permit for school in Land Lot 281 of the 17th District. Located on the west side of Joyner Avenue and the north side of Barber Road (1480 Joyner Avenue). Staff recommends approval subject to:

1. Site Plan received by the Zoning Division on October 1, 2020, with the District Commissioner approving minor modifications;
2. Fire Department comments and recommendations; and
3. Department of Transportation comments and recommendations.