



Cobb County...Expect the Best!

COBB COUNTY PLANNING COMMISSION

ZONING HEARING SUMMARY AGENDA

February 5, 2019

Withdrawn Cases			
District	Case	Applicant	Pages
4	Z-49-2018	KO MANAGEMENT, INC. <i>(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 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).</i> (Withdrawn Without Prejudice by Staff).	52-68
1	SLUP-12-2018	ACWORTH BAKER GROVE, LLC <i>(Held by the Planning Commission until the February 5, 2019 Planning Commission Hearing).</i> (Withdrawn Without Prejudice by Staff)	368-389
3	Z-7-2019	WS HOTELS LLC - (Withdrawn Without Prejudice by Staff)	510-529
4	Z-10-2019	KERLEY FAMILY HOMES, LLC - (Withdrawn Without Prejudice by Staff)	566-567
3	SLUP-2-2019	WS HOTELS LLC - (Withdrawn Without Prejudice by Staff)	662-674
4	SLUP-3-2019	FAMILY LIFE RESTORATION CENTER, INC. - (Withdrawn Without Prejudice by Staff)	676-677

Continued or Held cases by Staff- not to be heard			
District	Case	Applicant	Pages
2	Z-37-2018	WINCHESTER PARKWAY, LLC <i>(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; continued by staff until the March 5, 2019 Planning Commission hearing).</i>	32-49
2	Z-64-2018	NORTHSIDE HOSPITAL, INC. BY DENTONS US LLP <i>(continued by staff from the December 18, 2018 and February 5, 2019 Planning Commission hearing until the March 5, 2019 hearing).</i>	122-143
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 Planning Commission hearing; continued by the Planning Commission until the February 5, 2019 Planning Commission hearing; continued by Staff until the March 5, 2019 Planning Commission hearing).</i>	184-203
3	Z-71-2018	POPE & LAND ENTERPRISES, INC. <i>(continued by staff from the December 18, 2018 and February 5, 2019 Planning Commission hearing until the March 5, 2019 Planning Commission hearing).</i>	206-207
1	Z-83-2018	BLAKE-WILDER STRATEGIES, LLC <i>(continued by staff from the December 18, 2018 and February 5, 2019 Planning Commission hearing until the March 5, 2019 Planning Commission hearing).</i>	350-366
4	Z-9-2019	BLAKE PROPERTIES, INC <i>(Continued by Staff until the March 5, 2019 Planning Commission hearing).</i>	
4	Z-11-2019	FAMILY LIFE RESTORATION CENTER, INC. <i>(Continued by Staff until the March 5, 2019 Planning Commission hearing).</i>	

Consent Agenda				
District	Case	Applicant	Oppose/Support	Pages
3	Z-67-2018	KENT AHRENHOLD <i>(Continued by staff from the December 4, 2018 Planning Commission hearing).</i>		146-160
1	Z-2-2019	RICHARD AND CRYSTAL JOHNSON		422-435
4	LUP-2-2019	DONNA JORDAN		606-617
4	LUP-3-2019	PATRICIA HINES		620-630
1	LUP-4-2019	LIVING HOPE LUTHERAN CHURCH		632-643

Continued or Held cases by Planning or Staff- to be heard				
District	Case	Applicant	Oppose/Support	Pages
4	Z-61-2018	EMAE, LLC <i>(Continued by the Planning Commission until the December 4, 2018 Planning Commission hearing; continued by the Planning Commission until the February 5, 2019 Planning Commission hearing).</i>		70-84
2	Z-76-2018	MOHAMMED VASIGH <i>(Continued by Staff until the February 5, 2019 Planning Commission hearing).</i>		210-227
1	Z-77-2018	ACWORTH BAKER GROVE, LLC <i>(Held by the Planning Commission until the February 5, 2019 Planning Commission Hearing).</i>		230-253
4	Z-80-2018	EMBRY DEVELOPMENT COMPANY, LLC <i>(Continued by the Planning Commission until the February 5, 2019 Planning Commission hearing).</i>		274-293
4	Z-82-2018	IGBO UNION ATLANTA <i>(Continued by Staff until the February 5, 2019 Planning Commission hearing).</i>		320-348

Regular cases				
District	Case	Applicant	Oppose/Support	Pages
4	Z-1-2019	MARGARITA ZAZUETA AND MARK VIZCARRA		406-420
3	Z-3-2019	LAKESHORE TRUST INC.		438-453
1	Z-4-2019	CENTRIC DEVELOPMENT, LLC		456-472
4	Z-5-2019	SUMMERLYN HOMES		474-491
2	Z-6-2019	PRADERA GROUP, LLC		494-508
2	Z-8-2019	CARL STRECK		532-545
1	LUP-1-2019	CINDY DIXON		590-603
4	SLUP-1-2019	PRIME TOWER DEVELOPMENT, LLC		648-659

Other Business				
District	Case	Action	Oppose/ Support	Pages
N/A	OB-1	Consider a recommendation to the Board of Commissioners regarding the 2019 Code Amendments for Section 134 of the Cobb County Code.		N/A



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ZONING HEARING CONSENT AGENDA

February 5, 2019

Zoning Cases

Z-67^{'18} **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. Staff recommends approval subject to:

1. Parking plan that meets county standards to be submitted to Community Development Staff for Review and approval;
2. District Commissioner approve the final use and site plan;
2. Stormwater Management comments and recommendations;
3. Fire Department comments and recommendations;
4. Water and Sewer comments and recommendations; and
5. Department of Transportation comments and recommendations.

Z-2^{'19} **RICHARD AND CRYSTAL JOHNSON** (Richard L. Johnson and Crystal A. Johnson, owners) requesting rezoning from **R-80** to **R-40** for the purpose of a single-family house Land Lot 30 of the 19th District. Located on the south side of Dallas Highway and on the north side of Old Dallas Road (No address assigned). 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-2^{'19} **DONNA JORDAN** (Donna Marie Jordan, Mildred Sharlene Mahaffey, and Willie Gene Abernathy, owners) requesting a **Land Use Permit (Renewal)** for the purpose of allowing two houses on one lot in Land Lot 42 of the 18th District. Located on the north side of Lee Road, west of Veterans Memorial Highway (264 Lee Road). Staff recommends approval for 24 months subject to:

1. Site Plan submitted to the Zoning Division dated September 14, 2018;
2. For this applicant and current family use only;
3. If the property is sold to another party, or the applicant or their family cease use of the second house, then the second house shall be converted to a storage building;
4. Second house not to be used as a rental unit;
5. Water and Sewer Division comments and recommendations.

LUP-3^{'19} **PATRICIA HINES** (Patricia A. Hines, owner) requesting a **Land Use Permit (Renewal)** for the purpose of allowing a daycare in Land Lot 631 of the 19th District. Located on the west side of Crest Ridge Circle, south of Crest Ridge Court (3022 Crest Ridge Circle). Staff recommends approval for 24 months subject to:

1. Maximum of 10 children;
2. One employee; and
3. Transportation comments and recommendations.
4. No Signs

LUP-4^{'19} **LIVING HOPE LUTHERAN CHURCH** (Living Hope Lutheran Church, Inc., owner) requesting a **Land Use Permit (Renewal)** for the purpose of allowing an early childhood learning center in Land Lot 201 of the 20th District. Located at the northwest intersection of Stilesboro Road and Mack Dobbs Road (3450 Stilesboro Road). Staff recommends approval for 24 months subject to:

1. Site plan received by the Zoning Division on October 18, 2018, with the District Commissioner approving minor modifications;
2. Attached traffic flow plan;
3. The school can have one 45" x 41" sign.
4. Department of Transportation comments and recommendations;
and
5. Fire Department comments and recommendations.