



Cobb County...Expect the Best!

COBB COUNTY PLANNING COMMISSION

ZONING HEARING SUMMARY AGENDA

July 2, 2019 (Last revised 7-1-19)

Continued or Held cases by Staff- not to be heard				
District	Case	Applicant		Pages
3	Z-71-2018	POPE & LAND ENTERPRISES, INC. (Continued by Staff from the November 6, 2018, December 4, 2018, February 5, 2019, March 5, 2019 and April 2, 2019 Planning Commission hearing until the May 7, 2019 Planning Commission hearing; Continued by Staff until the August 6, 2019 Planning Commission hearing).		50-51
4	Z-43-2019	EMBRY DEVELOPMENT COMPANY LLC (Continued by Staff until the August 6, 2019 Planning Commission hearing).		262-279
4	Z-44-2019	KERLEY FAMILY HOMES, LLC (Continued by Staff until the August 6, 2019 Planning Commission hearing).		282-297
3	Z-45-2019	WS HOTELS LLC (Continued by Staff until the September 3, 2019 Planning Commission hearing).		300-323
3	SLUP-4-2019	A-1 AUTO CORES, LLC (Continued by Staff from the March 5, 2019 through May 7, 2019 Planning Commission hearings until the July 2, 2019 Planning Commission hearing; Continued by Staff until the August 6, 2019 Planning Commission hearing).		326-340

Consent Agenda				
District	Case	Applicant	Oppose/Support	Pages
3	Z-34-2019	ALENE F. PASLEY AND SHERI LYNNE WADE (Continued by Staff until the June 4, 2019 Planning Commission hearing; Continued by Staff until the July 2, 2019 Planning Commission hearing).		188-203
2	Z-37-2019	KOMOREBI HOLDINGS, LLC (Continued by the Planning Commission from the June 4, 2019 Planning Commission hearing).		206-221
4	Z-47-2019	ROCKY ACQUISITION, LLC		344-360
2	LUP-14-2019	SCOTT AND HALEY WALLER		398-407
3	SLUP-10	TIM GOWENS (METRO WHEELS, INC.)		412-452

Continued or Held cases - to be heard				
4	Z-82-2018	IGBO UNION ATLANTA (Continued by Staff until the February 5, 2019 hearing; Held by Planning Commission until March 5, 2019 Planning Commission hearing; Held by the Planning Commission until the April 2, 2019 Planning Commission hearing; Held by the Planning Commission until the July 2, 2019 Planning Commission hearing).		54-82
4	Z-33-2019	THE DEVILLE GROUP OF COMPANIES, INC. (Continued by Staff until the June 4, 2019 Planning Commission hearing; Continued by Staff until the July 2, 2019 Planning Commission hearing).		170-186
3	Z-40-2019	LARRY HERMAN (Continued by the Planning Commission until the July 2, 2019 Planning Commission hearing).		244-259

Regular cases				
District	Case	Applicant	Oppose/ Support	Pages
3	Z-48-2019	SAW HOLDINGS, LLC		362-378
4	Z-49-2019	VANCE JONES		380-394



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ZONING HEARING CONSENT AGENDA

July 2, 2019

Zoning Cases

Z-34 **ALENE F. PASLEY AND SHERI LYNNE WADE** (Alene F. Pasley and Sheri Lynne Wade, owners) requesting rezoning from **CF and R-20** to **LI** for the purpose of an office/warehouse in Land Lot 223 of the 17th District. Located on the southeast corner of Clay Drive, north of Walthall Avenue (150 Clay Drive). Staff recommends approval subject to:

1. Letter from Adam Rozen dated July 1, 2019;
2. Revised DOT comments dated April 29, 2019;
3. Fire Department comments and recommendations;
4. Water and Sewer Division comments and recommendations;
5. Stormwater Management Division comments and recommendations; and
6. Department of Transportation comments and recommendations.

Z-37 **KOMOREBI HOLDINGS, LLC** (CenterState Bank, N.A., owner) requesting rezoning from **LRO** to **NRC** for the purpose of retail in Land Lots 469 and 470 of the 16th District. Located on the east side of Johnson Ferry Road, south of Shallowford Road (3140 Johnson Ferry Road). Staff recommends approval subject to:

1. Site plan received March 6, 2019, with the District Commissioner approving minor modifications, if any made;
2. Drive-thru lanes and equipment to be removed, with the District Commissioner approving the plan and elevations;
3. Fence on the north property line to be removed or repaired;
4. Per Cobb County Code window signs not to exceed 50% of the window area;
5. The District Commissioner may approve minor modifications, except for those that:
 - A. increase the overall building square footage, provided, however future drive-thru enclosure is considered a minor modification that may be approved by the District Commissioner;
 - B. increase the number of stories of the building
 - C. Change the access point to directly access Johnson Ferry Road;
 - D. change that conflicts with an expressed stipulation or condition of Zoning;
6. Applicant to provide rideshare/ drop-off accommodations;
7. Applicant/owner to register any security cameras with the Cobb County Police Security Camera Registration Program;
8. Applicant/owner to meet any future design guidelines if the property is redeveloped;
9. Future building permit to enclose the drive-thru to include a landscape plan for the Johnson Ferry Road frontage;
10. Variance as outlined in the Zoning Division comments;
11. Fire Department's comments and recommendations;
12. Department of Transportation's comments and recommendations.

Z-47 **ROCKY ACQUISITION, LLC** (Rocky Acquisition, LLC, owner) requesting rezoning from **PSC** to **NRC** for the purpose of a barbecue restaurant in Land Lot 1081 of the 19th District. Located on the west side of Austell Road, north of Stallion Parkway (4730 Austell Road). Staff recommends approval subject to:

1. Site plan received by the Zoning Division on April 4, 2019, with the District Commissioner approving minor modifications;
2. Variance in Zoning Comments section;
3. Fire Department comments and recommendations;
4. Water and Sewer Division comments and recommendations;
5. Stormwater Management Division comments and recommendations; and
6. Department of Transportation comments and recommendations.

LAND USE PERMIT CASES

LUP-14 **SCOTT AND HALEY WALLER** (Haley Waller and Christopher Waller, owners) requesting a **Land Use Permit** for the purpose of a vegetable and flower farm in Land Lot 532 of the 17th District. Located on the south side of Cooper Lake Road, east of Mavell Road (1338 Cooper Lake Road). Staff recommends approval for 12 months subject to:

1. Site plan received by the Zoning Division on April 4, 2019, with the District Commissioner approving minor modifications;
2. No retail/wholesale customers at the property;
3. Site Plan Review (County Arborist) comments and recommendations; and
4. Department of Transportation comments and recommendations.

Special Land Use Permits

SLUP-10 **TIM GOWENS (METRO WHEELS, INC.)** (Timothy Gowens and Valerie Gowens, owners) requesting a **Special Land Use Permit** for the purpose of used car sales in Land Lot 222 of the 17th District. Located on the east side of South Cobb Drive, south of Leader Road (1093 South Cobb Drive). The staff recommends approval subject to:

1. Site plan received by the Zoning Division on May 13, 2019, with the District Commissioner approving minor modifications;
2. No junk or inoperative vehicles kept on site;
3. No outdoor storage (except for designated area behind the building);
4. No parking or unloading vehicles in the right-of-way;
5. All vehicle repairs to be done inside building;
6. All exterior lighting be designed to eliminate any stray light onto adjacent properties;
7. No outdoor speakers or pagers;
8. Fire Department comments and recommendations;
9. Water and Sewer Division comments and recommendations; and
10. Department of Transportation comments and recommendations.