

**MINUTES OF ZONING HEARING
COBB COUNTY PLANNING COMMISSION
JULY 6, 2021
9:00 A.M.**

The Planning Commission Zoning Hearing was held on Tuesday, July 6, 2021, in the second-floor public meeting room of Cobb County Building A, 100 Cherokee Street, Marietta, Georgia. Present and comprising a quorum of the Commission were:

Fred Beloin - Chairman
Deborah Dance
Michael Hughes
Stephen Vault
Tony Waybright

CALL TO ORDER – CHAIRMAN BELOIN

Chairman Beloin called the hearing to order at 9:01 a.m. and introduced Michael Hughes as the newest member of the Planning Commission. Michael was appointed by Commissioner Monique Sheffield of District Four.

Mr. John Pederson, Zoning Division Manager, reviewed the hearing procedures and announced the following cases which were *withdrawn or continued*.

WITHDRAWN AND CONTINUED CASES

- Z-23** **FIFTY-NINE TWELVE MABLETON PARKWAY, LLC** (Fifty-Nine Twelve Mableton Parkway, LLC and Igbo Union Atlanta USA, Inc., owner) requesting rezoning from **NS** and **CRC** to **CRC** for commercial retail in land lot 78 of the 18th district. Property is located on the west side of Mableton Parkway, the north side of Old Powder Springs Road, and south of Old Alabama Road (5912 Mableton Parkway, 648 Old Powder Springs Road, unaddressed parcel). *(Previously continued by the Planning Commission (PC) from the May 4, 2021, PC hearing until the June 1, 2021 PC hearing; continued by Staff from the June 1, 2021, and July 6, 2021, PC hearings until the August 3, 2021, PC hearing; therefore, was not considered at this hearing).*
- Z-33** **MPINGO PROPERTIES, LLC** (Raymond Lee Jordan, Jr.; Sarah C. Smith, owners) requesting rezoning from **RA-5** to **RM-8** for a townhome community in land lots 269 and 299 of the 19th district. Property is located on the southeast side of Factory Shoals Road, southeast of the terminus of Factory Shoals Drive (6475, 6443 Factory Shoals Road). *(Continued by Staff from the June 1, 2021, and July 6, 2021, Planning Commission (PC) hearings until the August 3, 2021, PC hearing; therefore, was not considered at this hearing).*

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WITHDRAWN AND CONTINUED CASES (CONT.)

Z-44 **WINDSONG PROPERTIES** (Fortified Hills Baptist Church, Inc., owner) requesting rezoning from **R-30** to **RSL** for residential senior living, non-supportive residential in land lots 79 and 144 of the 19th district. Property is located on the north side of Dallas Highway, on the south side of Old Dallas Road, and west of Holland Road (Dallas Highway). *(Continued by Staff until the August 3, 2021, Planning Commission hearing; therefore, was not considered at this hearing).*

Z-45 **B&R INVESTMENTS AND CONSTRUCTION, LLC** (Sherri Wilson Johnson, Lynn Wilson Annandale, Jeff Kwan and Christy Kwan, owners) requesting rezoning from **R-80** to **RSL** for residential senior living, supportive residential in land lot 463 of the 19th district. Property is located on the north side of Macland Road, and on the west side of Gus Robinson Road (2180 Gus Robinson Road, Macland Road). *(Continued by Staff until the August 3, 2021, Planning Commission hearing; therefore, was not considered at this hearing).*

Z-25 **THE FURNITURE AND MATTRESS WAREHOUSE LP** (The Furniture and Mattress Warehouse LP, owner) requesting rezoning from **GC** to **NRC** for retail/office in land lot 642 of the 16th district. Property is located on the south side of Piedmont Road, on the east side of Bells Ferry Road (Piedmont Road). *(Previously held by the Planning Commission (PC) from the May 4, 2021, and June 1, 2021, PC hearings until the July 6, 2021, PC hearing).*

Mr. Pederson presented the Applicant's request for a continuance of Z-25; thereafter, the following motion was made:

MOTION: Motion by Dance, second by Hughes, to continue Z-25 until the August 3, 2021, Planning Commission Zoning Hearing.

VOTE: **ADOPTED 5-0**

Z-27 **KCG DEVELOPMENT, LLC** (Lester C. Wiley, owner) requesting rezoning from **R-20** to **RM-12** for residential multi-family in land lot 54 of the 17th district. Property is located on the south side of Smyrna Powder Springs Road, west of Harris Road (675 Smyrna Powder Springs Road). *(Previously continued by Staff until June 1, 2021, Planning Commission (PC) hearing; held by the PC until the July 6, 2021, PC hearing).*

Due to improper posting of signs, Mr. Pederson presented the Staff's request for a continuance of Z-27; thereafter, the following motion was made:

MOTION: Motion by Hughes, second by Vault, to continue Z-27 until the August 3, 2021, Planning Commission Zoning Hearing.

VOTE: **ADOPTED 5-0**

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WITHDRAWN AND CONTINUED CASES (CONT.)

Z-48 **RAY MURPHY** (Ray Murphy, owner) requesting rezoning from **GC** to **LI** for commercial automotive in land lots 154 and 155 of the 17th district. Property is located on the northwest side of Austell Road, at the terminus of Austell Circle (1818, 1830 Austell Road).

SLUP-3 **RAY MURPHY** (Ray Murphy, owner) requesting a **Special Land Use Permit** for commercial automotive in land lots 154 and 155 of the 17th district. Property is located on the northwest side of Austell Road, at the terminus of Austell Circle (1818, 1830 Austell Road). *(Previously continued by Staff from the June 1, 2021, Planning Commission (PC) hearing until the July 6, 2021, PC hearing).*

Due to improper posting of signs, Mr. Pederson presented the Staff's request for a continuance of Z-48 and companion case, SLUP-3; thereafter, the following motion was made:

MOTION: Motion by Beloin, second by Vault, to **continue** Z-48 and SLUP-3 until the August 3, 2021, Planning Commission Zoning Hearing.

VOTE: **ADOPTED 5-0**

Z-36 **TBR COBB PARKWAY, LLC** (JES Cobb Parkway, LLC, owner) requesting rezoning from **GC** and **NS** to **CRC** for retail and restaurants in land lots 948 and 949 of the 17th district. Property is located on the south side of Cobb Parkway, on the east side of Akers Mill Road, at the southeast intersection of Cobb Parkway and Akers Mill Road (2952 Cobb Parkway). *(Held by the Planning Commission (PC) until the July 6, 2021, PC hearing.)* **WITHDRAWN WITHOUT PREJUDICE**

Mr. Pederson made the following announcements:

CAMPAIGN DISCLOSURE

All speakers who have made a campaign contribution totaling \$250.00 or more, within the last two years, to a local government official considering a zoning case are required to complete the "Campaign Disclosure Form" prior to speaking.

INFORMATION REGARDING ZONING CASES

All information regarding zoning cases must be turned in to the Zoning Office on the Wednesday prior to the zoning hearing for consideration. If said information is turned in past the deadline, then it is at the Board's discretion as to whether the information will be considered.

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Prior to reading in the Consent Agenda, Mr. Pederson announced that Z-43 (Del Lago Ventures, Inc) would be pulled off the Consent Agenda and heard on the Regular Agenda in its numerical order (see page 9 of these minutes).

CONSENT AGENDA

MOTION: Motion by Hughes, second by Dance, to recommend **approval** of the following case on the Consent Agenda, *as revised*:

Z-49 **ROSALIO RANGEL** (Rosalio Rangel, owner) requesting rezoning from **O&I** to **NRC** for a fence company in land lots 60 and 85 of the 17th district. Property is located on the northwest side of Austell Road, southwest of Chamberlin Circle (2158 Austell Road).

To recommend **approval** of Z-49 to the **NRC** zoning district, subject to:

1. **Site Plan dated April 8, 2021 (on file in the Zoning Division) with District Commissioner approving minor modifications**
2. **Applicant may have up to two contractor's vehicles parked in the rear of the property**
3. **No outdoor display of merchandise**
4. **No outdoor storage on the front or sides of the building**
5. **Any outdoor storage to be in the rear and taking up not more than 400 square feet and to be screened from view**
6. **All department comments, *not otherwise in conflict*, with this recommendation**
7. **Inclusion on the Consent Agenda for the Board of Commissioners' Zoning Hearing on July 20, 2021**

CONSENT VOTE: **ADOPTED 5-0**

REGULAR AGENDA

Z-72'²⁰ **NORTH POINT MINISTRIES, INC.** (The 'True Vine' Experience Foundation, Inc.; Sara M. Sweeney; Hanna Land Company, Inc., owners) requesting rezoning from **LRO, NRC, and R-20** to **LRO, NRC, and FST** for church, retail/restaurant, townhomes, and single family residential in land lots 466, 467, 470, and 471 of the 16th district. Property is located on the south side of Shallowford Road, the west side of Johnson Ferry Road, the north and south sides of Waterfront Drive, and the east side of Waterfront Circle (multiple addresses). (*Previously continued by Staff from the December 1, 2020, Planning Commission (PC) hearing until the April 6, 2021, PC hearing; held by the PC from the April 6, 2021, and May 4, 2021, PC hearings until the June 1, 2021, PC hearing; continued by Staff until the July 6, 2021, PC hearing*).

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REGULAR AGENDA (CONT.)

Z-72'²⁰ NORTH POINT MINISTRIES, INC. (CONT.)

The public hearing was opened; Kevin Moore, Ruth Michels, Jill Flamm, and David Rumrill addressed the Planning Commission. Following the presentation and discussion, the following motion was made:

MOTION: Motion by Waybright, second by Hughes, to **hold** Z-72'²⁰ until the August 3, 2021, Planning Commission Zoning Hearing.

VOTE: **ADOPTED 5-0**

Z-22 ORPHEE NWAL (Orphee M Nwal, owner) requesting rezoning from **GC** to **NRC** for light automotive repair in land lots 631 and 702 of the 19th district. Property is located on the east side of Austell Road, south of Milford Church Road (3011 Austell Road). *(Previously continued by Staff from the May 4, 2021, and June 1, 2021, Planning Commission (PC) hearings until the July 6, 2021, PC hearing).*

The public hearing was opened; Parks Huff and Domonique Boulrick addressed the Planning Commission. Following the presentation and discussion, the following motion was made:

MOTION: Motion by Hughes, second by Dance, to recommend **approval** of Z-22 to the **NRC** zoning district, subject to:

- 1. Letter of agreeable conditions from Parks Huff dated June 28, 2021 (on file in the Zoning Division)**
- 2. Staff comments and recommendations**
- 3. Inclusion on the Consent Agenda for the Board of Commissioners' Zoning Hearing on July 20, 2021**

VOTE: **ADOPTED 5-0**

Z-28 PRESTWICK DEVELOPMENT COMPANY, LLC (Bobby Coleman and Paul Coleman, as Joint Tenants with Rights of Survivorship; CP 4900 Floyd, LLC, owners) requesting rezoning from **R-20** and **NRC** to **RM-12** for multi-family residential and retail in land lots 31 and 32 of the 17th district. Property is located on the south side of White Boulevard, on the west side of Floyd Road, at the terminus of Nickajack Road, and at the terminus of Green Valley Road (4900 Floyd Road, 4915 White Boulevard). *(Continued by Staff until the July 6, 2021, Planning Commission hearing.)*

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REGULAR AGENDA (CONT.)

Z-28 PRESTWICK DEVELOPMENT COMPANY, LLC (CONT.)

The public hearing was opened; Garvis L. Sams, Jr., Chuck Young, Robin Meyer, and Travis McComb addressed the Planning Commission. Following the presentation and discussion, the following motion was made:

MOTION: Motion by Hughes, second by Waybright, to **hold** Z-28 until the August 3, 2021, Planning Commission Zoning Hearing.

VOTE: **ADOPTED 5-0**

Chairman Beloin called for a brief recess from 10:57 a.m. until 11:09 a.m.

Z-30 BONAVENTURE INVESTMENTS, LLC/DAVID F. COOPER (Vision Landworks, LLC; Esther L. King; Arch Properties, Inc.; Teresa Lee-Kay; Teresa Kay Lee, owners) requesting rezoning from **R-20, TS, NS, and LI** to **RM-12** for multi-family residential in land lots 593, 594, 603, 604, and 605 of the 18th district. Property is located on the south side of Cityview Drive, on the north side of I-20, northeast of Riverside Parkway (Cityview Drive). *(Continued by Staff until the July 6, 2021, Planning Commission hearing.)*

The public hearing was opened; David Cooper and Jeremy Moss addressed the Planning Commission. Following the presentation and discussion, the following motion was made:

MOTION: Motion by Hughes, second by Dance, to recommend **approval** of Z-30 to the **RM-12** zoning district, subject to:

- 1. Letter of agreeable conditions from David Cooper dated July 6, 2021 (on file in the Zoning Division)**
- 2. Applicant to consider utilizing some of the standards associated with CPTED (Crime Prevention Through Environmental Design)**

VOTE: **ADOPTED 5-0**

Chairman Beloin called for a lunch break at 12:00 p.m. The hearing reconvened at 1:00 p.m.

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REGULAR AGENDA (CONT.)

Z-31 **PULTE HOME COMPANY** (Thomas M. Phillips and Betty A. Phillips, owners) requesting rezoning from **R-20** to **R-15/OSC** for a single-family residential subdivision in land lots 303, 304, 345, 346, and 347 of the 16th district. Property is located on the west side of Ebenezer Road, north of the intersection of Ebenezer Road and Blackwell Road (3801 Ebenezer Road). *(Continued by Staff until the July 6, 2021, Planning Commission hearing.)*

The public hearing was opened; Rob Hosack, Chris Lindstrom, and Tom Dilbeck addressed the Planning Commission. Following the presentation and discussion, the following motion was made:

MOTION: Motion by Dance, second by Waybright, to **hold** Z-31 until the August 3, 2021, Planning Commission Zoning Hearing.

VOTE: **ADOPTED 5-0**

Z-32 **TAYLOR MORRISON OF GEORGIA, LLC** (East - West Worship and Conference Center Inc. aka Gospel Harvester Church, Inc., owner) requesting rezoning from **R-20** to **RM-8** for townhome community in land lot 847 of the 19th district. Property is located on the south side of Hurt Road, north of the terminus of Story Drive (Hurt Road). *(Previously continued by the Planning Commission (PC) until the July 6, 2021, PC hearing.)*

The public hearing was opened; Kevin Moore, Joan Shorr and Travis McComb addressed the Planning Commission. Following the presentation and discussion, the following motion was made:

MOTION: Motion by Hughes, second by Waybright, to recommend **deletion** of Z-32 to the **RA-6** zoning district, subject to:

- 1. Letter of agreeable conditions from Kevin Moore dated June 30, 2021 (on file in the Zoning Division)**
- 2. Applicant to reduce the number of units from 96 to 92**
- 3. Staff comments and recommendations**

VOTE: **ADOPTED 5-0**

Chairman Beloin called for a brief recess from 2:18 p.m. until 2:32 p.m.

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REGULAR AGENDA (CONT.)

Z-37 **NORTH GEORGIA TIMBER, LLC** (NGT Investments LLC, owner) requesting rezoning from **O&I** to **HI** for storage and transportation of landscape material in land lot 1137 of the 16th district. Property is located on the east side of Fairview Street, north of the intersection of Fairview Street and Gresham Road (111 Fairview Street).

The public hearing was opened, and Parks Huff addressed the Planning Commission. Following the presentation and discussion, the following motion was made:

MOTION: Motion by Dance, second by Vault, to recommend **deletion** of Z-37 to the **LI** zoning district, subject to:

1. All Staff comments and recommendations
2. Letter of agreeable conditions from Parks Huff dated July 6, 2021 (on file in the Zoning Division), with the following change:
 - A. Item No. 6 – strike in its entirety and replace with: *“The Applicant will comply by removing the gate within 45 days of notice from affected property owners.”*
3. Pursuant to the recommendation by Cobb Department of Transportation (DOT), the Applicant to enter into a Developer Agreement and contribute \$95,000 toward the necessary improvements to Fairview Avenue

VOTE: **ADOPTED 5-0**

Z-38 **WINDSONG PROPERTIES** (Ronald H. Mulkey and Lisa L. Mulkey, owners) requesting rezoning from **R-30** to **RSL** for residential senior living, non-supportive residential in land lots 179 and 180 of the 20th district. Property is located on the south side of Ellis Road, on the east side of Mack Dobbs Road, southeast of the intersection of Ellis Road and Mack Dobbs Road (3180 Ellis Road). *(Continued by Staff until the July 6, 2021, Planning Commission hearing.)*

The public hearing was opened; Garvis L Sams, Jr., Beth Jones, Sharon Cobb, Jim Dobson, Lee Foster, Daryl Cook, and Darrell Gentry addressed the Planning Commission. Following the presentation and discussion, the following motion was made:

MOTION: Motion by Beloin, second by Vault, to **hold** Z-38 until the August 3, 2021, Planning Commission Zoning Hearing.

VOTE: **ADOPTED 5-0**

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REGULAR AGENDA (CONT.)

Z-39 **CHUCK OWUZO** (Chukwuma Chuck Owuzo, owner) requesting rezoning from **R-30** to **R-15** for a single-family residential subdivision in land lots 276 and 277 of the 19th district. Property is located on the west side of Friendship Church Road, on the south side of Friendship Church Lane (Friendship Church Road). *(Continued by Staff until the July 6, 2021, Planning Commission hearing.)*

The public hearing was opened; Chuck Owuzo, Elizabeth Smith, Carla Pierce, and Delf Murphy addressed the Planning Commission. Following the presentation and discussion, the following motion was made:

MOTION: Motion by Beloin, second by Hughes, to **hold** Z-39 until the August 3, 2021, Planning Commission Zoning Hearing.

VOTE: **ADOPTED 5-0**

Chairman Beloin announced that a request had been made to move Z-43 (Del Lago Ventures, INC) up on the agenda and heard next; thereafter, the following motion was made:

MOTION: Motion by Beloin, second by Dance, to **move** Z-43 up on the agenda and heard next.

VOTE: **ADOPTED 5-0**

Z-43 **DEL LAGO VENTURES, INC** (4204, LLC, owner) requesting rezoning from **NS** and **R-30** to **NRC** for commercial, inter-parcel access in land lots 40, 41, and 75 of the 20th district. Property is located on the east side of Dallas Acworth Highway, south of Cobb Parkway (4204 Dallas Acworth Highway).

The public hearing was opened, and Parks Huff addressed the Planning Commission. Following the presentation and discussion, the following motion was made:

MOTION: Motion by Beloin, second by Vault, to **hold** Z-43 until the August 3, 2021, Planning Commission Zoning Hearing.

VOTE: **ADOPTED 5-0**

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REGULAR AGENDA (CONT.)

Z-40 BRAZOS-HICKS, LLC (The Totherow Family Trust, James Cecil Pickens & Merlene Pickens, Randall P. Shulin, owners) requesting rezoning from **R-20 to RA-5** for a single-family residential subdivision in land lots 27 and 28 of the 17th district. Property is located on the north side of Concord Road, on the east and west side of Bezos Drive, on the east side of Hicks Road (4380, 4421, 4470 Brazos Drive; 4365 Hicks Road; 780, 820 Concord Road). *(Continued by Staff until the July 6, 2021, Planning Commission hearing.)*

The public hearing was opened; David Meyer, Heidi Hunt, Elaine Redwine, and Melissa Cooler addressed the Planning Commission. Following the presentation and discussion, the following motion was made:

MOTION: Motion by Hughes, second by Vault, to recommend **approval** of Z-40 to the **RA-5** zoning district, subject to:

- 1. Letter of agreeable conditions from David Meyer dated June 30, 2021 (on file in the Zoning Division)**
- 2. Applicant to add a double row of trees between lot 38 and lot 39**
- 3. Environmental lighting to be used so lighting will not reflect on adjoining property owners**
- 4. Fencing to be placed along the eastern property line (lot 38 through lot 51); fencing to be a six-foot wooden privacy fence**
- 5. Staff comments and recommendations**

VOTE: **ADOPTED 5-0**

Chairman Beloin called for a brief recess from 5:21 p.m. until 5:29 p.m.

SLUP-5 STEIN INVESTMENT GROUP (Georgia Theatre Company II, owner) requesting a **Special Land Use Permit** for a climate-controlled self-service storage facility in land lot 335 and 386 of the 16th district. Property is located on the west side of Gordy Parkway, on the north side of Shallowford Road (2925 Gordy Parkway, Shallowford Road). *(Continued by Staff until the July 6, 2021, Planning Commission hearing.)*

The public hearing was opened; Garvis L. Sams, Jr, Chris Lindstrom, and Jason Linscott addressed the Planning Commission. Following the presentation and discussion, the following motion was made:

MOTION: Motion by Dance, second by Vault, to recommend **approval** of SLUP-5, subject to:

- 1. Letter of agreeable conditions from Garvis L. Sams, Jr. dated June 22, 2021 (on file in the Zoning Division), with the following changes:**

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REGULAR AGENDA (CONT.)

SLUP-5 STEIN INVESTMENT GROUP (CONT.)

- A. Item No. 6 – modify to reflect the following: *“The District Commissioner shall be the final arbiter and have final approval of the landscape plan.”*
- B. Item No. 11, subset a – revise to read: *“Applicant will enter into a development agreement...”*
- 2. Incorporate East Cobb Civic Association (ECCA) final recommendations (on file in the Zoning Division) into the Applicant’s stipulation letter and to review those stipulations with the District Commissioner prior to the next Board of Commissioners’ Zoning Hearing
- 3. Inclusion on the Consent Agenda for the Board of Commissioners’ Zoning Hearing on July 20, 2021

VOTE: **ADOPTED** 4-1, Waybright opposed

Z-41 CENTURY CONSTRUCTION AND TECHNOLOGIES INC. (Century Construction & Technologies, Inc., owner) requesting rezoning from **GC** to **CRC** for light automotive repair and on-line furniture sales in land lot 1301 of the 19th district. Property is located on the south side of Veterans Memorial Highway, east of Pinecrest Road (1759 Veterans Memorial Highway).

The public hearing was opened; Thomas Orok, Robin Meyer, and Domonique Boulrick addressed the Planning Commission. Following the presentation and discussion, the following motion was made:

MOTION: Motion by Hughes, second by Dance, to recommend **denial** of Z-41.

VOTE: **ADOPTED** 5-0

Z-42 SCANNELL PROPERTIES #475, LLC (VKEP-T, LLC, owner) requesting rezoning from **O&I** to **OS** for a parking lot for a distribution facility in land lots 428 and 437 of the 16th district. Property is located on the west side of Chastain Meadows Parkway, south of Chastain Road (Chastain Meadows Parkway).

The public hearing was opened; Kevin Moore and Tullen Avard addressed the Planning Commission. Following the presentation and discussion, the following motion was made:

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REGULAR AGENDA (CONT.)

Z-42 SCANNELL PROPERTIES #475, LLC (CONT.)

MOTION: Motion by Dance, second by Hughes, to recommend **approval** of Z-42 to the **OS** zoning district, subject to:

- 1. Applicant to meet with the Bells Ferry Civic Association (BFCA) and the District Commissioner prior to the next Board of Commissioners' Zoning Hearing to determine whether or not there are agreeable stipulations**
- 2. Staff comments and recommendations, *not otherwise in conflict***

VOTE: **ADOPTED** 4-1, Beloin opposed

Z-46 SOUTHEASTERN NATURAL GAS SERVICES OF ROME, INC.
(Allen Kean, owner) requesting rezoning from **R-20** to **LI** for special contractor in land lot 22 of the 18th district. Property is located on the west side of Joe Jerkins Boulevard, north of Humphries Hill Road (Joe Jerkins Boulevard).

The public hearing was opened, and Adam Rozen addressed the Planning Commission. Following the presentation and discussion, the following motion was made:

MOTION: Motion by Hughes, second by Vault, to recommend **approval** of Z-46 to the **LI** zoning district, subject to:

- 1. Letter of agreeable conditions from Adam Rozen dated June 30, 2021 (on file in the Zoning Division)**
- 2. Staff comments and recommendations**
- 3. Inclusion on the Consent Agenda for the Board of Commissioners' Zoning Hearing on July 20, 2021**

VOTE: **ADOPTED** 5-0

Z-47 STREAMLINE DEVELOPMENT PARTNERS (Galaxy Properties & Investment, Inc., owner) requesting rezoning from **NRC** to **NRC** for retail auto parts and supply in land lot 165 of the 18th district. Property is located on the southwest side of Veterans Memorial Highway, southeast of Hickory Trail (800 Veterans Memorial Highway).

The public hearing was opened; Garvis L. Sams, Jr., Robin Meyer, Alex Bouldrick, Domonique Bouldrick, and Brenda Nash addressed the Planning Commission. Following the presentation and discussion, the following motion was made:

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REGULAR AGENDA (CONT.)

Z-47 STREAMLINE DEVELOPMENT PARTNERS (CONT.)

MOTION: Motion by Hughes, second by Waybright, to recommend approval of Z-47 to the NRC zoning district, subject to:

1. Letter of agreeable conditions from Garvis L. Sams, Jr. dated June 9, 2021 (on file in the Zoning Division)
2. Staff comments and recommendations

VOTE: FAILED 2-3, Vault, Beloin, and Dance opposed

Further discussion ensued, and then Mr. Waybright made the following substitute motion:

MOTION: Motion by Waybright, second by Vault, to recommend approval of Z-47 to the **NRC** zoning district, *excluding all automotive uses*.

VOTE: **ADOPTED** 4-1, Hughes opposed

APPROVAL OF MINUTES

MOTION: Motion by Waybright, second by Vault, to approve the following minutes, *as submitted*:

June 9, 2021 – Special Called Meeting/To Adopt Minutes

VOTE: **ADOPTED** 4-0, Hughes did not vote due to being absent at that meeting

MOTION: Motion by Waybright, second by Vault, to approve the following minutes, *as submitted*:

June 28, 2021 – Special Called Meeting/Agenda Review Work Session

VOTE: **ADOPTED** 5-0

ADJOURNMENT

MOTION: Motion by Hughes, second by Vault, to adjourn the hearing.

VOTE: **ADOPTED** 5-0

The hearing adjourned at 7:34 p.m.



Robin L. Stone, Deputy County Clerk
Cobb County Planning Commission