



Cobb County...Expect the Best!

COBB COUNTY BOARD OF COMMISSIONERS

ZONING HEARING SUMMARY AGENDA

November 21, 2023

District	Case	Withdrawn without prejudice
4	Z-50-2023	CIVF VII - GA1M01 & GA1M02, LLC (Continued by staff from the November 7, 2023 Planning Commission hearing until the December 5, 2023 Planning Commissioner hearing). withdrawn without prejudice

District	Case	Held and Continued cases (will not be heard)
3	Z-15-2023	SDP ACQUISITIONS, LLC (Continued by staff from the May 2, 2023 through September 5, 2023 Planning Commission hearings until the October 3, 2023 Planning Commission hearing; Held by the Planning Commission from the October 3, 2023 and November 7, 2023 Planning Commission hearings until the December 5, 2023 hearing).
3	Z-30-2023	QUIKTRIP CORPORATION (Held by the Planning Commission from the September 5, 2023 through November 7, 2023 Planning Commission hearings until the December 5, 2023 Planning Commission hearing).
4	Z-36-2023	MICHESTER INC. (Held by the Board of Commissioners from the October 17, 2023 Board of Commissioners hearing until the November 21, 2023 Board of Commissioners hearing; Continued by Staff from the November 21, 2023 Board of Commissioners hearing until the December 19, 2023 Board of Commissioners hearing).
3	Z-40-2023	ATLANTA REMEDIATION GROUP, LLC (Continued by staff from the October 3, 2023 and November 7, 2023 Planning Commission hearings until the December 5, 2023 Planning Commission hearing).
4	Z-43-2023	SUHEL KAZANI (Continued by Staff from the October 3, 2023 Planning Commission hearing until the December 5, 2023 Planning Commission hearing).
3	Z-47-2023	BENTLEY RESIDENTIAL PROPERTIES, LLC; SUMMEROUR PROPERTIES, LLLP CORPORATION (Continued by the Planning Commission from the November 7, 2023 Planning Commission hearing until the December 5, 2023 Planning Commission hearing).
2	Z-48-2023	OSCAR FACTORY (Continued by staff from the November 7, 2023 Planning Commission hearing until the December 5, 2023 Planning Commissioner hearing).
2	Z-49-2023	DG EAST COBB GUTHRIES, LLC (Continued by the Planning Commission from the November 7, 2023 Planning Commission hearing until the December 5, 2023 Planning Commission hearing).
3	Z-52-2023	1054 INVESTMENT GROUP L.L.C. (Held by the Planning Commission from the November 7, 2023 Planning Commission hearing until the December 5, 2023 Planning Commission hearing).
4	OB-40-2023	KERLEY FAMILY HOMES, LLC (Continued by the Board of Commissioners from the September 19, 2023 Board of Commissioners hearing until the October 17, 2023 Board of Commissioners hearing; Continued by Staff from the October 17, 2023 and November 21, 2023 Board of Commissioners hearings until the December 19, 2023 hearing).
4	OB-52-2023	EMILY SIDNER (Continued by Staff from the November 21, 2023 Board of Commissioners hearing until the December 19, 2023 Board of Commissioners hearing).
1	OB-56-2023	JUSTIN K. WILLIS (Continued by Staff from the November 21, 2023 Board of Commissioners hearing until the December 19, 2023 Board of Commissioners hearing).

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District	Case	Consent Agenda
4	Z-42-2023	WILLIAM AND LYDIA TIKU (<i>Held by the Planning Commission from the October 3, 2023 Planning Commission hearing until the November 7, 2023 Planning Commission hearing</i>).
2	Z-44-2023	GINA SULLIVAN
1	Z-45-2023	MICHAEL S. PRIEST AND TARA P. PRIEST
4	Z-51-2023	BRIAN DORSEY WHITE AND SAMANTHA H. PATTILLO
4	Z-54-2023	ALAN NORMAN TAYLOR, AS EXECUTOR OF THE ESTATE OF BARBARA BRICKLEY TAYLOR; ARTHUR H. SUNDQUIST AND MELANIE A. SUNDQUIST
4	SLUP-7-2023	WILLIAM AND LYDIA TIKU (<i>Held by the Planning Commission from the October 3, 2023 Planning Commission hearing until the November 7, 2023 Planning Commission hearing</i>).
4	OB-45-2023	ALAN BARAN (<i>Continued by Staff from the October 17, 2023 Board of Commissioners hearing until the November 21, 2023 Board of Commissioners hearing</i>).
1	OB-51-2023	ASHLEY NICOLE HUBBS
2	OB-53-2023	TURREN CONSTRUCTION LLC
3	OB-54-2023	OUTFRONT MEDIA, LLC
4	OB-57-2023	SUSAN H. PRYOR

District	Case	Held and continued cases - to be heard
3	Z-32-2023	TOLL SOUTHEAST LP COMPANY, INC (<i>Continued by Staff from the September 5, 2023 Planning Commission hearing until the October 3, 2023 Planning Commission hearing; Held by the Planning Commission from the October 3, 2023 Planning Commission hearing until the November 7, 2023 Planning Commission hearing</i>).
4	Z-39-2023	TUNNEL TO TOWERS FOUNDATION (<i>Continued by staff from the October 17, 2023 Board of Commissioners hearing until the November 21, 2023 Board of Commissioners hearing</i>).
1	LUP-19-2023	GONZALO CASTILLO (<i>Held by the Board of Commissioners from the September 19, 2023 and October 17, 2023 Board of Commissioners hearings until the November 21, 2023 Board of Commissioners hearing</i>).
4	LUP-23-2023	ALFREDO DIAZ (<i>Held by the Planning Commission from the October 3, 2023 Planning Commission hearing until the November 7, 2023 Planning Commission hearing</i>).

District	Case	Regular cases
4	Z-46-2023	MORRISON BUILDING & INVESTMENT, LLC
3	Z-53-2023	PAST PROPERTIES, LLC
4	LUP-24-2023	KENDY PIERRE
3	LUP-25-2023	ANNA MARIE IBARRA
4	LUP-26-2023	MIELKE WAY MANOR, LLC

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District	Case	Other Business case
3	OB-55-2023	CHRISTOPHER BROUGHTON
4	OB-58-2023	BENNETT REAL ESTATE HOLDINGS, LLC
3	OB-59-2023	TOWN PARK APTS, LLC



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COBB COUNTY BOARD OF COMMISSIONERS

ZONING HEARING CONSENT AGENDA

November 21, 2023

Zoning Cases

Z-42⁽²⁰²³⁾

WILLIAM AND LYDIA TIKU (William Tiku and Lydia Tiku, owners) requesting rezoning from **CF** to **NRC** for a climate controlled self-service storage facility in Land Lot 583 of the 18th District. Located on the south side of Blair Bridge Road, east of Thornton Road (Blair Bridge Road). *(Previously held by the Planning Commission from the October 3, 2023 Planning Commission hearing until the November 7, 2023 Planning Commission hearing).* The Planning Commission recommends approval of Z-42 to the **NRC** zoning district, subject to:

1. Letter of agreeable conditions from David Meyer dated October 29, 2023 (on file in the Zoning Division), with the following change:
 - A. Item No. 2 – The Rezoning Plat and Conceptual Landscape Plan prepared by DGM Land Planning Consultants, Inc., are dated October 29, 2023
2. The building structure is to have 4-sided architectural features similar to the example on Exhibit A attached to the Mableton Improvement Coalitions' November 1, 2023 letter of support. The final design of the building will be subject to the Architectural Review Committee referenced in Mr. Meyers' stipulation letter dated October 29, 2023, with final approval by the District Commissioner, with the following changes:
 - a. Amend zoning division comments #6 to include the final landscape plan to be approved by the District Commissioner.
 - b. Hours of construction are to be Monday through Friday from 7am to 8pm.
 - c. Revise David Meyer's stipulation letter dated October 29, 2023, to remove "stucco" from Stipulation #15.
 - d. Revise Stipulation #17 to reflect that dumpsters are to be stored in a masonry enclosure with a metal or steel gate and constructed with the same materials as the primary structure.
 - e. Revise Stipulation #18 to include that the final elevations are to be approved by the District Commissioner.
3. Inclusion on the Consent Agenda for the Board of Commissioners' Zoning Hearing on November 21, 2023
4. Staff comments and recommendations

Z-44⁽²⁰²³⁾ **GINA SULLIVAN** (200 Village Parkway, LP, owner) requesting rezoning from **CF and R-40** to **NRC** for a personal care home in Land Lot 73 of the 1st District. Located on the north side of Paper Mill Road and on the east side of Village Parkway (200 Village Parkway). The Planning Commission recommends approval of Z-44 to the **NRC** zoning district, subject to:

1. Site Plan received by the Zoning Division on August 16, 2023 (on file in the Zoning Division), with the District Commissioner approving minor modifications
2. Use of the property be both *use specific* and *Site Plan* specific for use only as a personal care home for senior living under the permitted NRC use of *Group Home*
3. Any future exterior modifications to the existing building be approved by the Paper Mill Village Architectural Control Committee, with final approval by the Cobb County District Commissioner
4. District Commissioner shall have the authority to approve minor modifications to this rezoning as the development proposal proceeds through the Design Review Process and thereafter, *except for those that*:
 - A. reduce the size of an approved buffer adjacent to a property which is zoned in a more restrictive zoning district
 - B. relocate the structure closer to the property line to an adjacent property which is zoned in a more restrictive zoning district
 - C. increase the height of a building adjacent to a property which is zoned in a more restrictive zoning district
 - D. change access location to different roadways
5. Variances as stated in the Zoning comments
6. Planning Division comments and recommendations
7. Fire Department comments and recommendations
8. Water and Sewer Division comments and recommendations
9. Department of Transportation comments and recommendations
10. Stormwater Management Division comments and recommendations
11. Inclusion on the Consent Agenda for the Board of Commissioners' Zoning Hearing on November 21, 2023

Z-45⁽²⁰²³⁾ **MICHAEL S. PRIEST AND TARA P. PRIEST** (Michael S. Priest and Tara P. Priest, owners) requesting rezoning from **TS** to **R-30** for an undeveloped lot in Land Lot 1 of the 20th District. Located on the north side of Rutledge Drive and on the west side of Black Acre Trail (Rutledge Drive). The Planning Commission recommends approval of Z-45 to the **R-30** zoning district, subject to:

1. **Single-family use *only***
2. **No access from Black Acre Trail**
3. **Inclusion on the Consent Agenda for the Board of Commissioners' Zoning Hearing on November 21, 2023**

Z-51⁽²⁰²³⁾ **BRIAN DORSEY WHITE AND SAMANTHA H. PATTILLO** (Brian Dorsey White and Samantha H. Pattillo, owners) requesting rezoning from **R-20 OSC** to **R-30** for a single-family residence in Land Lot 527 of the 19th District. Located on the south side of Gaydon Road, east of Florence Road (5225 Gaydon Road). The Planning Commission recommends approval of Z-51 to the **R-30** zoning district, subject to:

1. **Site Plan received by the Zoning Division on September 7, 2023 (on file in the Zoning Division)**
2. **Fire Department comments and recommendations**
3. **Water and Sewer Division comments and recommendations**
4. **Stormwater Management Division comments and recommendations**
5. **Department of Transportation comments and recommendations**
6. **Inclusion on the Consent Agenda for the Board of Commissioners' Zoning Hearing on November 21, 2023**

Z-54⁽²⁰²³⁾ **Alan Norman Taylor, as Executer of the Estate of Barbara Brickley Taylor; Arthur H. Sundquist and Melanie A. Sundquist** (Barbara Brickley Taylor, Arthur H. Sundquist and Melanie A. Sundquist, owners) requesting rezoning from **RSL and R-20** to **R-20** for single-family residences in Land Lots 605 and 606 of the 19th District. Located on the east side of Old Lost Mountain Road, north of Meek Road (2727, 2785, 2801 Old Lost Mountain Road). The Planning Commission recommends approval of Z-54 to the **R-20** zoning district, subject to:

1. **Site Plan received by the Zoning Division on September 12, 2023 (on file in the Zoning Division), with the District Commissioner approving minor modifications**

(Continued on the next page)

Z-54⁽²⁰²³⁾ Alan Norman Taylor, as Executer of the Estate of Barbara Brickley Taylor; Arthur H. Sundquist and Melanie A. Sundquist

2. Variances as stated in the Zoning analysis
3. Fire Department comments and recommendations
4. Water and Sewer Division comments and recommendations
5. Stormwater Management Division comments and recommendations
6. Department of Transportation comments and recommendations
7. Inclusion on the Consent Agenda for the Board of Commissioners' Zoning Hearing on November 21, 2023

SLUP-7⁽²⁰²³⁾ WILLIAM AND LYDIA TIKU (William Tiku and Lydia Tiku, owners) requests a Special Land Use Permit for a climate controlled self-service storage facility in Land Lot 583 of the 18th District. Located on the south side of Blair Bridge Road, east of Thornton Road (Blair Bridge Road). *(Previously held by the Planning Commission from the October 3, 2023 Planning Commission hearing until the November 7, 2023 Planning Commission hearing).* The Planning Commission recommends approval of SLUP-7, subject to:

1. Letter of agreeable conditions from David Meyer dated October 29, 2023 (on file in the Zoning Division), with the following change:
 - B. Item No. 2 – The Rezoning Plat and Conceptual Landscape Plan prepared by DGM Land Planning Consultants, Inc., are dated October 29, 2023
2. The building structure is to have 4-sided architectural features similar to the example on Exhibit A attached to the Mableton Improvement Coalitions' November 1, 2023 letter of support. The final design of the building will be subject to the Architectural Review Committee referenced in Mr. Meyers' stipulation letter dated October 29, 2023, with final approval by the District Commissioner, with the following changes:
 - a. Amend zoning division comments #6 to include the final landscape plan to be approved by the District Commissioner.
 - b. Hours of construction are to be Monday through Friday from 7am to 8pm.
 - c. Revise David Meyer's stipulation letter dated October 29, 2023, to remove "stucco" from Stipulation #15.
 - d. Revise Stipulation #17 to reflect that dumpsters are to be stored in a masonry enclosure with a metal or steel gate and constructed with the same materials as the primary structure.
 - e. Revise Stipulation #18 to include that the final elevations are to be approved by the District Commissioner.
3. Inclusion on the Consent Agenda for the Board of Commissioners' Zoning Hearing on November 21, 2023
4. Staff comments and recommendations

Other Business Cases

ITEM OB-45-2023

To consider amending the site plan and stipulations for Alan Baran regarding rezoning application Z-38 of 2012, for property located on the south side of Six Flags Parkway, east of Bishop Road in Land Lot 505 of the 18th District (320, 350, 370 Six Flags Parkway). *(Previously continued by Staff from the October 17, 2023 Board of Commissioners hearing until the November 21, 2023 Board of Commissioners hearing)*. Staff recommends approval subject to:

1. Stipulation letter from Adam Rozen dated November 15, 2023;
2. Site plan contained in the Other Business packet, with the District Commissioner approving minor modifications;
3. Cobb DOT comments contained in the Other Business packet;
4. Stormwater Management comments contained in the Other Business packet;
5. Hours of repair shall be the same as business hours. Power tools are to be used between the hours of 9:00 a.m.-5:00 p.m.;
6. No outside storage of any trucking or repair parts, materials, or tools;
7. Fence screening shall be added along the Six Flags Parkway frontage; and
8. All previous stipulations not in conflict to remain in effect.

ITEM OB-51-2023

To consider a public frontage reduction from 75-feet to zero-feet for Ashley Nicole Hubbs for property located on the north side of Due West Road in Land Lot 298 of the 20th District (4430 Due West Road). Staff recommends approval subject to:

1. Tract 1B approved for zero-feet public road frontage and a gravel driveway;
2. No further subdivision of Tract 1B;
3. Cobb DOT comments contained in the Other Business packet;
4. Fire Department comments contained in the Other Business packet; and
5. Site Plan Review comments contained in the Other Business packet.

ITEM OB-53-2023

To consider a lot size reduction from 20,000 square-feet to 13,310 square-feet and a front setback variance from 35-feet to 20-feet for Turren Construction LLC for property located on the south side of Daniel Street in Land Lot 695 of the 17th District (1980 Daniel Street). Staff recommends approval subject to:

1. Lot size to be 13,310 square-feet with the front setback to be 20-feet ;
2. Cobb DOT comments contained in the Other Business packet; and
3. Fire Department comments contained in the Other Business packet.

ITEM OB-54-2023

To consider a request from OUTFRONT Media, LLC regarding an oversized sign face replacement located at the southwesterly intersection of Asberry Drive and Cobb Parkway. The property is located Land Lot 866 of the 16th District (1435 Asberry Drive). Staff recommends approval subject to:

1. Conversion to electronic sign faces for both sides of the sign, in compliance with the sign code;
2. Cobb DOT comments contained in the Other Business packet; and
3. Fire Department comments contained in the Other Business packet.

ITEM OB-57-2023

To consider a lot size reduction from 20,000 square-feet to 18,990 square-feet for Susan H. Pryor for property located on the south side of Lane Drive in Land Lot 75 of the 18th District (275 Lane Drive). Staff recommends approval subject to:

1. Lot size to be 18,990 square-feet for Lot 2;
2. Letter from Ernest J. Campbell, III dated November 15, 2023;
3. Cobb DOT comments contained in the Other Business packet; and
4. Fire Department comments contained in the Other Business packet.