

**MINUTES OF PUBLIC HEARING/COMPREHENSIVE PLAN
COBB COUNTY BOARD OF COMMISSIONERS
JANUARY 15, 2019
9:00 A.M**

The Board of Commissioners' *2019 Comprehensive Plan and Future Land Use Map Amendments* public hearing was held on Tuesday, January 15, 2019, at 9:00 a.m. in the second-floor public meeting room of Cobb County Building A, Marietta, Georgia. Present and comprising a quorum of the Commission were:

Chairman Mike Boyce
Commissioner JoAnn Birrell
Commissioner Lisa Cupid
Commissioner Keli Gambrill
Commissioner Bob Ott

1. CHAIRMAN BOYCE – CALL TO ORDER

Chairman Boyce called the meeting to order at 9:02 a.m. and introduced Mr. Jason Gaines, Planning Division Manager, Community Development.

**2. CONDUCT OF THE PUBLIC HEARING REGARDING THE 2019
COMPREHENSIVE PLAN AND FUTURE LAND USE MAP
AMENDMENTS – COMMUNITY DEVELOPMENT**

Mr. Jason Gaines provided information regarding the *2019 Comprehensive Plan and Future Land Use Map* amendments. The following documents are on file in the Office of the County Clerk:

- *2019 Comprehensive Plan and Future Land Use Map Amendments*
- Memo from Mr. Jason Gaines dated January 9, 2019, *which contains the recommendations made by the Planning Commission at their public hearing held on January 8, 2019, for the proposed amendments*

ZONING DECISION AMENDMENTS

Mr. Jason Gaines read all the proposed Zoning Decision (ZDs) amendments into the record. Due to commissioner concerns and/or public comment brought forward, ZD-12, ZD-14, and ZD-17 were considered individually (see pages 4 and 5 of these minutes for the final decision). The remaining proposed amendments were considered and voted on concurrently as there were no public comments or commissioner concerns brought forward. Thereafter, the following motion was made:

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ZONING DECISION AMENDMENTS (CONT.)

MOTION: Motion by Boyce, second by Cupid, to **approve** or **deny** the following Zoning Decision amendments, *as submitted*:

- ZD-1** (Z-60 of 2017) to **approve** request from IC to IND for a specialized contractor; located on the northeast side of Dixie Drive, and the southwest side of Homer Corn Road. (Commission District: 3)
- ZD-2** (Z-53 of 2017) to **approve** request from PI to CAC for retail, restaurants, bank, and grocery; located on the east side of Sandy Plains Road, south of Shallowford Road, and at the northern terminus of Hunters Lodge Road. (Commission District: 3)
- ZD-3** (Z-67 of 2017) to **deny** request from NAC to CAC for retail; located on the south side of Shiloh Road, east of Frey Road. (Commission District: 3)
- ZD-4** (Z-34 of 2017) to **approve** request from LDR to MDR for a single-family subdivision; located on the northern terminus of Burrus Lane, at the northwestern terminus of Milton Place, the northern terminus of Lakeview Drive, the eastern end of Mark Lee Drive, and northeast of Veterans Memorial Highway. (Commission District: 4)
- ZD-5** (Z-76 of 2017) to **deny** request from NAC to CAC for an office; located on the southwest corner of Austell Road and Evergreen Drive. (Commission District: 4)
- ZD-6** (Z-79 of 2017) to **approve** request from NAC to LDR for a single-family house; located on the southeast side of Old Mountain Park Road, east of Alabama Road. (Commission District: 3)
- ZD-7** (Z-44 of 2017) to **approve** request from LDR and MDR to MDR for a residential community; located on the southwest intersection of Floyd Road and Glore Road, at the northern terminus of Green Valley Road. (Commission District: 4)
- ZD-8** (Z-64 of 2017) to **deny** request from MDR and CAC to CAC for a mixed-use development; located on the east side of Oakdale Road, the north side of West Village Crossing, on the west side of Pine Street, on the southwesterly side of Atlanta Road, and on the north and south sides of West Village Way. (Commission District: 2)

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ZONING DECISIONS AMENDMENTS (CONT.)

- ZD-9** (Z-80 of 2017) to **deny** request from NAC to MDR for a single-family house; located on the east side of Gordon Road, north of Old Alabama Road. (Commission District: 4)
- ZD-10** (Z-70 of 2017) to **deny** request from HDR to MDR for townhomes; located on the southwest corner of Smyrna-Powder Springs Road and Vineyard Way. (Commission District: 4)
- ZD-11** (Z-73 of 2017) to **approve** request from CAC to MDR for townhomes; located on the southwest side of Wooten Lake Road, and on the east side of Wade Green Road. (Commission District: 3)
- ZD-13** (Z-83 of 2017) to **deny** request from LDR to MDR for a single-family residential subdivision; located on the southwest side of Hawkins Store Road, west of Canton Road. (Commission District: 3)
- ZD-15** (Z-9 of 2018) to **deny** request from NAC to CAC for an assisted living facility; located on the northwest side of Sandy Plains Road, north of Ebenezer Road. (Commission District: 3)
- ZD-16** (Z-12 of 2018) to **deny** request from LDR to MDR for residential subdivision; located on the northwest side of Shallowford Road, north of Shallow Ridge Road. (Commission District: 3)
- ZD-18** (Z-23 of 2018) to **approve** request from HDR to MDR for a single-family house and duplex; located on the west side of Carnes Drive, on the east side of Lakewood Road. (Commission District: 3)
- ZD-19** (Z-24 of 2018) to **approve** request from RAC/rs to RAC/hdr for multi-family residential; located on the northwest side of Akers Mill Road, on the north side of Galleria Lane, on the south side of Galleria Parkway. (Commission District: 2)
- ZD-20** (Z-25 of 2018) to **deny** request from LDR to MDR for single-family residential; located on the north side of Lee Road, east of Pineridge Road. (Commission District: 2)
- ZD-21** (Z-50 of 2018) to **approve** request from IC to IND for indoor recreation; located on the south side of South Cobb Industrial Boulevard, west of Martin Court. (Commission District: 2)

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ZONING DECISIONS AMENDMENTS (CONT.)

ZD-22 (Z-8 of 2018) to **approve** request from NAC to MDR for a residential subdivision; located on the east side of John Ward Road, west of Powder Springs Road. (Commission District: 1)

VOTE: **ADOPTED** 5-0

ZONING DECISIONS CONSIDERED INDIVIDUALLY

The following Zoning Decision (ZDs) amendments were pulled for further discussion:

ZD-12 (Z-12 of 2017) request from HDR, CAC, and PI to RAC/hdr for mixed-use development; located on the northwest side of Terrell Mill Road, and on the west side of Powers Ferry Road. (Commission District: 2)

Commissioner Ott requested that ZD-12 and CP-2-1 be heard concurrently but voted on separately. The Board was agreeable to his request; therefore, see page 7 of these minutes for the final decision.

ZD-14 (Z-2 of 2018) request from NAC to IC for a warehouse; located on the northeast corner of Oak Ridge Road and Oak Ridge Parkway. (Commission District: 4)

The public hearing was opened, and there being no speakers, the public hearing was closed. After further discussion by the Board, the following motion was made:

MOTION: Motion by Cupid, second by Gambrill, to **deny** ZD-14, *with the revised text amendment added*, as follows:

*Due to the mix of uses located along Oak Ridge Road at the Douglas County line, ~~future retail and office~~ are **industrial compatible uses may be** appropriate. This is in addition to the ~~light industrial~~ **retail, office,** and residential uses that currently exist in the surrounding area.*

VOTE: **ADOPTED** 5-0

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ZONING DECISIONS CONSIDERED INDIVIDUALLY (CONT.)

ZD-17 (Z-5 of 2018) request from CAC to HDR for townhomes; located on the southwest corner of Olde Towne Parkway and Olde Towne Lane. (Commission District: 2)

The public hearing was opened, and Ms. Jill Flamm addressed the Board. Following presentation and discussion, the following motion was made:

MOTION: Motion by Ott, second by Birrell, to **approve** ZD-17, *with the addition of a text amendment*, as follows:

This is the beginning of change to residential in the area and that the Board will be coming forward with future land use changes to reflect what is currently there and what direction the Board would like to go.

Clerk's Note: Commissioner Ott asked Staff to bring back in three months a comprehensive update to this area for proposed future land use map changes.

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

COMMISSIONER PROPOSED AMENDMENTS

Mr. Jason Gaines read each of the proposed Commissioner Proposal (CPs) amendments into the record. By general consensus, the Order of Business was amended and CP-2-1 was presented last. Due to commissioner concerns and/or public comment brought forward, each of the CPs was considered individually.

CP-3-1 Request from MDR to LDR for residential use; single parcel located on the east side of Piedmont Road, south of the intersection of Cajun Drive. (Commission District: 3)

The public hearing was opened, and Mr. Richard Duncan and Mr. Norm Fagge addressed the Board. Following presentation and discussion, the following motion was made:

MOTION: Motion by Birrell, second by Ott, to **approve** CP-3-1.

VOTE: **ADOPTED** 5-0

Clerk's Note: Commissioner Birrell asked Staff to bring back in three months a CP amendment to make all the parcels LDR that front Piedmont Road from the PI area up to Cottonwood Drive.

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COMMISSIONER PROPOSED AMENDMENTS (CONT.)

- CP-4-1** Request from CAC to NAC for commercial use; multiple parcels located on the northwest side of Powder Springs Road, south of the intersection of Pine Grove Road, and north of the Powder Springs city limits. (Commission District: 4)

The public hearing was opened and there being no speakers, the public hearing was closed. Thereafter the following motion was made:

MOTION: Motion by Cupid, second by Gambrill, to **approve** CP-4-1.

VOTE: **ADOPTED** 5-0

- CP-4-2** Request from NAC and MDR to NAC for commercial use; single parcel located on the north side of Veterans Memorial Highway, west of Buckner Road. (Commission District: 4)

The public hearing was opened and there being no speakers, the public hearing was closed. Following presentation and discussion, the following motion was made:

MOTION: Motion by Cupid, second by Gambrill, to **approve** CP-4-2 for the *entire* tract, *with the addition of a text amendment*, as follows:

Include a 35' buffer of MDR to protect the residential nature of the northern parcel.

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

- CP-2-1** Request from CAC, HDR, and PRC to RAC/hdr, RAC/rs, and RAC/osr for commercial and residential use; multiple parcels located on the west side of Powers Ferry Road, south of Delk Road, and north and south of Terrell Mill Road. (Commission District: 2)

The public hearing was opened and there being no speakers, the public hearing was closed. Following presentation and discussion, the following motion was made:

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COMMISSIONER PROPOSED AMENDMENTS (CONT.)

CP-2-1 (CONT.)

MOTION: Motion by Ott, second by Boyce, to **delete** CP-2-1 to the following categories:

- The current PRC parcels will remain PRC
- The parcels south of Terrell Mill Road that is a CAC will remain a CAC
- All other parcels south of Terrell Mill Road will be changed to a RAC
- All parcels north of Terrell Mill Road that is HDR will remain HDR

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

ZD-12 (Z-12 of 2017) request from HDR, CAC, and PI to RAC/hdr for mixed-use development; located on the northwest side of Terrell Mill Road, and on the west side of Powers Ferry Road. (Commission District: 2)

The public hearing was opened and there being no speakers, the public hearing was closed. Following presentation and discussion, the following motion was made:

MOTION: Motion by Ott, second by Birrell, to **delete** ZD-12 to a CAC for the *entire tract, with the addition of a text amendment*, as follows:

While this area contains residential, and has the intensity of a Regional Activity Center (RAC), it is intended by the CAC to show the Board's desire that this be in the transition moving east into East Cobb, transitioning from higher density development to residential.

VOTE: **ADOPTED** 5-0

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STAFF PROPOSALS

Mr. Gaines read each proposed Staff Proposal (SPs) amendments into the record, and then the motion was made to approve all the proposed Staff Proposal amendments.

SP-1 (A-G) Change the future land use to PRC for properties purchased by Cobb County with Parks Bond funding. (Commission District: All)

The public hearing was opened, and Ms. Cynthia Patterson and Ms. Roberta Cook addressed the Board.

SP-2 Add completed studies to the supplemental studies section. (Commission District: All)

The public hearing was opened and there being no speakers, the public hearing was closed.

SP-3 Add approved design guidelines to the Comprehensive Plan (Commission Districts: 2,4)

The public hearing was opened and there being no speakers, the public hearing was closed.

SP-4 Update the Redevelopment Inventory (Commission District: All)

The public hearing was opened and there being no speakers, the public hearing was closed.

MOTION: Motion by Boyce, second by Ott, to **approve** SP-1, SP-2, SP-3, and SP-4.

VOTE: ADOPTED 5-0

ADJOURNMENT:

The meeting adjourned at 10:57 a.m.



Robin L. Presley, Deputy County Clerk
Cobb County Board of Commissioners