



Meeting Agenda - Final

Planning and Zoning Commission

Monday, December 9, 2019

6:00 PM

Council Chambers

1. Roll Call

2. Call to Order

3. Business

Speaking time for the public hearing related to the following business will be (5) five minutes.

- A. [2019-230](#) **Public Hearing** - Zoning Request Z19-011 - Rezoning from Neighborhood Shopping (NS) to Office/Institutional-Conditional (OI) for the development of a 48,000 sq. ft. medical office building - 2.03 Acres - Land Lot 700 - Southeast Corner of Atlanta Road and Campbell Road Intersection - GHS Investments, LLC - ***The applicant requests this item be withdrawn without prejudice.***

Sponsors: Bartlett and Norton

Attachments: [Issue Sheet](#)

[Letter Requesting Withdrawal - Case No. Z19-011 - 11-20-2019.pdf](#)

- B. [2019-440](#) **Public Hearing** - Zoning Request - Z19-019 - Rezoning from NRC & OI to MU for the development of 180 unit senior living facility and 112 townhomes at a density of 12.19 units per acre - 23.95 Acres - Land Lots 775, 810, & 811 - 2320 Campbell Road - InLine Communities, LLC - ***The applicant requests to table until the January 13, 2020 Planning & Zoning Board hearing.***

Sponsors: Bartlett and Norton

Attachments: [Issue Sheet](#)

[Letter Requesting Tabling to 01-13-2020 02-17-2020 Hearings Z19-019.pdf](#)

- C. [2019-437](#) **Public Hearing** - Zoning Request - Z19-017 - Rezoning from FC to LC for use as a chiropractor and office - 0.23 Acres - Land Lot 375 - 736 Windy Hill Road - Trustor South, Inc.

Sponsors: Harrington and Wilkinson

Attachments: [Issue Sheet](#)

[Staff Memo Z19-017](#)

[Zoning Vicinity Map Z19 017](#)

[Land Use Map Z19-017](#)

[Application_Z19-017](#)

[City Tax_Z19-017](#)

[County Tax_Z19-017.pdf](#)

[Deed_Z19-017](#)

[Plat and Legal_Z19-017](#)

- D. [2019-438](#) **Public Hearing** - Zoning Request - Z19-018 - Rezoning from R-20 to R-15 for the development of two single family homes at a density of 2.22 units/acre - 0.90 Acres - Land Lot 557 - 1460 Memory Lane - Reggie Lopes

Sponsors: Seagraves and Gould

Attachments: [Issue Sheet](#)

[Staff Memo_Z19-018](#)

[Site Plan V2_Z19-018](#)

[Land Use Map_Z19-018](#)

[Zoning Vicinity Map_Z19_018](#)

[Application_Z19-018](#)

[Deed_Z19-018](#)

[Elevations_Z19-018](#)

[Existing Survey_Z19-018](#)

[Property Taxes_Z19-0108](#)

[Water Sewer Letter_Z19-018](#)

- E. [2019-363](#) **Public Hearing** - Zoning Request - Z19-016 - Rezoning from R-20 to R-12 - Conditional for the development of a 38 unit subdivision at 2.99 units per acre - 12.7 Acres - Land Lot 542 - 1465 Buckner Road - Grant Grimes

Sponsors: Monroe and Wheaton

Attachments: [Issue Sheet](#)

[Staff Memo V.2_Z19-016.pdf](#)

[SITE PLAN_Z19-016](#)

[Elevations_V19-016.pdf](#)

[REZONING APPLICATION_Z19-016](#)

[Rezoning Application_Z19-016_Beazer Homes](#)

[Letter to Request zoning change from RDA to R-12_Z19-016.pdf](#)

[05.1 DEED_Z19-016.pdf](#)

[05.2 DEED_Z19-016.pdf](#)

[ANNEXATION FORM_Z19-016.pdf](#)

[Cobb Water Sewer_Z19-016.pdf](#)

[Level 1 Archeological Survey_Z19-016.pdf](#)

[PRELIMINARY HYDRO STUDY_Z19-016.pdf](#)

[REZONING ANALYSIS_Z19-016.pdf](#)

[SUPP. LETTER OF INTENT_Z19-016.pdf](#)

[SUPP. SITE RENDERING_Z19-016.pdf](#)

[SUPP. SPECIMEN TREE REPORT_Z19-016.pdf](#)

[SURVEY_Z19-016.pdf](#)

[TAX RECEIPT_Z19-016.pdf](#)

[Tree Protection_Z19-016.pdf](#)

[Non-Objection Letter.pdf](#)

[Objection Letter from Adjoining Properties.pdf](#)

[Objection Letter - Arborist Report.pdf](#)

[Letter of Opposition Whitefield Academy.pdf](#)

4. Approval of Minutes:

- A. [2019-436](#) Approval of the November 11, 2019 Planning and Zoning Commission Meeting minutes.

Attachments: [11-11-2019 November 11, 2019 P&Z Meeting Minutes-Final.pdf](#)

5. Adjournment