

**COBB COUNTY PLANNING COMMISSION
ZONING HEARING SUMMARY AGENDA
July 6, 2017**

CONSENT CASES

Z-31 BOBBY L. TERRELL
Z-33 DURVIJAI PERSAUD
Z-35 ROBERT THOMPSON
Z-38 PEBBLEBROOK DEVELOPMENT, LLC
SLUP-5 STEIN INVESTMENT COMPANY

CONTINUED AND HELD CASES – TO BE HEARD

Z-22^{'17} VENTURE HOMES, INC *(Previously continued by the Planning Commission from their June 6, 2017 hearing until the July 6, 2017 Planning Commission hearing)*
Z-23^{'17} COURTNEY ELLIS *(Previously held by the Planning Commission from their June 6, 2017 Planning Commission hearing until the July 6, 2017 Planning Commission hearing)*
Z-26^{'17} GREEN WORX, LLC *(Previously continued by Staff from the June 6, 2017 Planning Commission hearing until the July 6, 2017 Planning Commission hearing)*

REGULAR CASES

Z-32 WINDY HILL SELF STORAGE, LLC
Z-39 PALMETTO MABLETON-FLOYD RD, LLC
SLUP-6 WINDY HILL SELF STORAGE, LLC

WITHDRAWN CASE

Z-36 LCD ACQUISITIONS, LLC- WITHDRAWN WITHOUT PREJUDICE

CONTINUED OR HELD CASES BY PLANNING COMMISSION OR STAFF-NOT TO BE HEARD

- Z-9^{'17}** **PARAN HOMES** (*Previously held by the Planning Commission from their March 7, 2017 hearing until the April 4, 2017 Planning Commission hearing; and continued by Staff from the April 4, 2017, May 2, 2017, June 6, 2017 and July 6, 2017 Planning Commission hearings until the August 1, 2017 Planning Commission hearing*)
- Z-12^{'17}** **SSP BLUE RIDGE, LLC** (*Previously continued by Staff from the March 7, 2017, April 4, 2017, May 2, 2017 and June 6, 2017 Planning Commission hearings until the September 7, 2017 Planning Commission hearing*)
- Z-27^{'17}** **AMRETECK, LLC** (*Previously continued by Staff from the June 6, 2017 and July 6, 2017 Planning Commission hearings until the August 1, 2017 Planning Commission hearing*)
- Z-34^{'17}** **JOSH THOMPSON** (*Continued by Staff from the July 6, 2017 Planning Commission hearing until the August 1, 2017 Planning Commission hearing*)
- Z-37^{'17}** **3757 FLOYD RD PROPERTY, LLC** (*Continued by Staff from the July 6, 2017 Planning Commission hearing until the August 1, 2017 Planning Commission hearing*)
- SLUP-7** **3757 FLOYD RD PROPERTY, LLC** (*Continued by Staff from the July 6, 2017 Planning Commission hearing until the August 1, 2017 Planning Commission hearing*)

OTHER BUSINESS

OTHER BUSINESS #3

Consider a recommendation to the Board of Commissioners regarding Code Amendment Package IV for Section 134 of the Cobb County Code.

OTHER BUSINESS #4

To brief the Planning Commission and the community on the contents of the plan and to provide an opportunity for residents to make final suggestions, additions, or revisions, and to notify the community of when the plan will be submitted to the Atlanta Regional Commission. In addition, to consider approval of the 2040 Comprehensive Plan.

COBB COUNTY PLANNING COMMISSION
ZONING HEARING *CONSENT* AGENDA
July 6, 2017

Zoning Cases

Z-31 BOBBY L. TERELL (James F. Brown and Charles B. Pharr, owners) requesting Rezoning from **NS** to **NRC** for the purpose of Retail in Land Lots 349 and 372 of the 16th District. Located on the east side of Canton Road, north of Chastain Corner, and at the western terminus of Noonday Drive. Staff recommends **APPROVAL** to the **NRC** zoning district subject to:

1. Canton Road Neighbors Letter dated June 26, 2017.
2. Site plan received by the Zoning Division on May 3, 2017, with the District Commissioner approving minor modifications;
3. Professional Offices and Neighborhood Retail Uses only;
4. No outdoor storage or outdoor display of merchandise;
5. Site Plan Review Section comments and recommendations;
6. Water and Sewer Division comments and recommendations;
7. Stormwater Management Division comments and recommendations;
8. Planning Division comments and recommendations;
9. Department of Transportation comments and recommendations; and
10. Owner/developer to enter into a Development Agreement pursuant to O.C.G.A. §36-71-13 for dedication of system improvements to mitigate traffic concerns.

Z-33 DURVIAJI PERSAUD (Durviaji Persaud, owner) requesting Rezoning from **PD** to **R-15** for the purpose of Single Family Residences in Land Lot 66 of the 16th District. Located on the northwest corner of Shallowford Road and Shallow Farm Drive. Staff recommends **APPROVAL** to the **R-15** zoning district subject to:

1. Site plan received by the Zoning Division on May 4, 2017, with the District Commissioner approving minor modifications;
2. Letter of agreeable conditions by Garvis L. Sams, Jr. dated June 7, 2017;
3. Lot size variances for Tracts A and B from the minimum 15,000 sq. ft. to 14,745 sq. ft. and 14,746 sq. ft. respectively;
4. Fire Department comments and recommendations;
5. Sewer and Water Division comments and recommendations;
6. Stormwater Management Division comments and recommendations; and
7. Department of Transportation comments and recommendations.

Z-35 ROBERT THOMPSON (Home System Solutions, LLC, owner) requesting Rezoning from **R-15** to **R-20** for the purpose of Single-Family Residential in Land Lots 320, 321 and 328 of the 17th District. Located on the west side of Civitania Road, south of Cooper Lake Road. Staff recommends **APPROVAL** to the **R-20** zoning district subject to:

1. Revised site plan received by the Zoning Division on June 6, 2017, with the District Commissioner approving minor modifications;
2. Water and Sewer Division comments and recommendations;
3. Stormwater Management comments and recommendations; and
4. Department of Transportation comments and recommendations.

Z-38 PEBBLEBROOK DEVELOPMENT, LLC (Nell Hutcheson; Mryna Joyce Wood Ice and Paul L. Ice, owner) requesting Rezoning from **R-80** to **R-20** for the purpose of Single-Family Residential in Land Lot 30 of the 19th District. Located on the south side of Old Dallas Road, southwest of the intersection of Dallas Highway and Old Dallas Road. Staff recommends **APPROVAL** to the **R-20** zoning district subject to:

1. District Commissioner to approve final site plan;
2. Stipulations of Z-47 of 2016, not otherwise in conflict;
3. Letter from Kevin Moore dated June 28, 2017;
4. Fire Department comments and recommendations;
5. Water and Sewer Division comments and recommendations;
6. Stormwater Management Division comments and recommendations; and
7. Department of Transportation comments and recommendations.

SLUP-5 STEIN INVESTMENT COMPANY (Attic Self Storage, Inc; Attic III Carwash, LLC, owners) requesting a **Land Use Permit** for the purpose of Climate Controlled Self-Storage in Land Lot 206 of the 20th District. Located on the southwest corner of Cobb Parkway and Attic Parkway, northwest of Old 41 Highway. Staff recommends **APPROVAL** subject to:

1. **Site Plan received by the Zoning Division on May 1, 2017, with the District Commissioner approving minor modifications;**
2. **Fire Department comments and recommendations;**
3. **Water and Sewer Division comments and recommendations;**
4. **Stormwater Management Division comments and recommendations;**
and
5. **Department of Transportation comments and recommendations.**