

**COBB COUNTY PLANNING COMMISSION  
ZONING HEARING SUMMARY AGENDA  
September 7, 2017**

**CONSENT CASES**

- Z-47           HERNÁN G. GUERRERO**  
**Z-50           STORAGE DEVELOPMENT GROUP**  
**Z-51           PRADERA GROUP, LLC**  
**LUP-18       BURNT HICKORY CHURCH OF CHRIST, INC.**  
**SLUP-10      STORAGE DEVELOPMENT GROUP**

**REGULAR CASES**

- Z-48           SHINE AND DRIVE, LLC**  
**Z-52           CENTURY COMMUNITIES OF GEORGIA, LLC**  
**Z-54           KENNESAW CORNER MF, LP**  
**Z-55           COOK OUT RESTAURANTS**  
**LUP-16       MARSHALL E. DRINKARD**  
**LUP-17       FAMILY CHOICES, INC., TASHA KENNEDY**

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

- Z-12           SSP BLUE RIDGE, LLC** *(Previously continued by Staff from the April 4, 2017, May 2, 2017, June 6, 2017, July 6, 2017, August 1, 2017 and September 7, 2017 Planning Commission hearings until the November 7, 2017 Planning Commission hearing)*
- Z-27           AMRETECK, LLC** *(Previously continued by Staff from the June 6, 2017, July 6, 2017 and August 1, 2017 Planning Commission hearings until the October 3, 2017 Planning Commission hearing)*
- Z-34           JOSH THOMPSON** *(Previously continued by Staff from the July 6, 2017 Planning Commission hearing; and held by the Planning Commission from their August 1, 2017 hearing until the September 7, 2017 Planning Commission hearing; continued by Staff until the October 3, 2017 Planning Commission hearing)*
- Z-44           MERITAGE HOMES OF GEORGIA, LLC** *(Previously continued by the Planning Commission from their August 1, 2017 hearing until the October 3, 2017 Planning Commission hearing)*
- Z-49           WASTE INDUSTRIES, ATLANTA, LLC** *(Continued by Staff until the October 3, 2017 Planning Commission hearing)*
- Z-53           BROOKS CHADWICK CAPITAL, LLC** *(Continued by Staff until the October 3, 2017 Planning Commission hearing)*
- Z-56           OAK HALL COMPANIES, LLC** *(Continued by Staff until the October 3, 2017 Planning Commission hearing)*

**CONTINUED OR HELD CASES BY PLANNING COMMISSION OR  
STAFF-NOT TO BE HEARD (Cont)**

**SLUP-8**      **SSP BLUE RIDGE, LLC** *(Continued by Staff until the November 7,  
2017 Planning Commission hearing)*

**SLUP-9**      **WASTE INDUSTRIES, ATLANTA, LLC** *(Continued by Staff  
until the October 3, 2017 Planning Commission hearing)*

**COBB COUNTY PLANNING COMMISSION**  
**ZONING HEARING *CONSENT* AGENDA**  
**September 7, 2017**

**Zoning Cases**

**Z-47 HERNÁN G. GUERRERO** (Allison H. Price and Jeanette S. Price, owners) requesting Rezoning from **R-20** to **R-15** for the purpose of a Single-Family Subdivision in Land Lot 91 of the 17<sup>th</sup> District. Located on the west side of Harris Road, south of Smyrna Powder Springs Road. Staff recommends **APPROVAL** to the **R-15** zoning district subject to:

1. Site plan received by the Zoning Division on June 30, 2017, with the District Commissioner approving minor modifications;
2. Water and Sewer Division comments and recommendations;
3. Stormwater Management comments and recommendations;
4. Department of Transportation comments and recommendations;
5. 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;
6. Sidewalk to be located on the house side of the road; and
7. Letters of agreeable stipulations from Garvis Sams Jr. dated August 15, and August 28, 2017.

**Z-50 STORAGE DEVELOPMENT GROUP** (AGWC Holdings, Inc., owner) requesting Rezoning from **OS** to **NRC** for the purpose of a Climate-Controlled Self-Service Storage Facility in Land Lot 709 of the 16<sup>th</sup> District. Located on the west side of Canton Road, north of Sylvan Drive. Staff recommends **APPROVAL** to the **NRC** zoning district subject to:

1. Site plan received by the Zoning Division July 19, 2017, with the District Commissioner approving minor modifications;
2. District Commissioner to approve landscape plan and architectural plan;
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. Applicant to meet the Canton Road Design Guidelines; and
8. Applicant's letter of agreeable stipulations dated August 13, 2017 with the following additions:
  - a. Add to the end of paragraph 23 "Developer to install deceleration lanes at both entrances."
  - b. Paragraph 27 add subset D, which states "Would be in direct conflict with these stipulations or County Code."

**Z-51 PRADERA GROUP, LLC** (Margaret Kimmons Wix, owner) requesting Rezoning from **R-20** to **RA-5** for the purpose of a Single-Family Subdivision in Land Lot 694 of the 17<sup>th</sup> District. Located on the west side of Weaver Street, and on the east side of Maner Street. Staff recommends **APPROVAL** to the **RA-5** zoning district subject to:

1. **Site plan received by the Zoning Division on July 6, 2017, with the District Commissioner approving minor modifications;**
2. **Variations as stated in the Zoning comments;**
3. **Stipulations of previous RA-5 cases for this subdivision (Z-71 and Z-148 of 2006), not otherwise in conflict;**
4. **Maximum impervious coverage to be 40% per lot;**
5. **Fire Department comments and recommendations;**
6. **Water and Sewer Division comments and recommendations;**
7. **Stormwater Management Division comments and recommendations;**
8. **Department of Transportation comments and recommendations; and**
9. **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.**

**LUP-18 BURNT HICKORY CHURCH OF CHRIST, INC.** (Burnt Hickory Church of Christ, Inc., owner) requesting a **Land Use Permit (Renewal)** for the purpose of a Daycare Facility in Land Lot 291 of the 20<sup>th</sup> District. Located on the north side of Burnt Hickory Road, west of New Salem Road. Staff recommends **APPROVAL** for 24 months subject to:

1. **Site plan received by Zoning Division on July 6, 2017, with District Commissioner approving minor modifications (on file in the Zoning Division).**
2. **Daycare related banner sign to be no larger than 3 feet by 5 feet.**
3. **Cobb DOT comments and recommendations and to approve traffic circulation plan.**

**SLUP-10 STORAGE DEVELOPMENT GROUP** (AGWC Holdings, Inc., owner) requesting a **Special Land Use Permit** for the purpose of a Climate-Controlled Self-Service Storage Facility in Land Lot 709 of the 16<sup>th</sup> District. Located on the west side of Canton Road, north of Sylvan Drive. Staff recommends **APPROVAL** subject to:

1. Site plan received by the Zoning Division on July 19, 2017, with the District Commissioner approving minor modifications;
2. District Commissioner to approve landscape plan and architectural plan;
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. Applicant to meet the Canton Road Design Guidelines; and
8. Applicant's letter of agreeable stipulations dated August 13, 2017 with the following additions:
  - a. Add to the end of paragraph 23 "Developer to install deceleration lanes at both entrances."
  - b. Paragraph 27 add subset D, which states "Would be in direct conflict with these stipulations or County Code."