

**COBB COUNTY PLANNING COMMISSION
ZONING HEARING SUMMARY AGENDA
AUGUST 2, 2016**

CONSENT CASES

- Z-61** **VICTOR OKEREKE**
Z-62 **VENTURE HOMES**
Z-63 **YOSEF KAGAN**
Z-65 **OLYMBEC USA, LLC by its attorney, ANDERSON,
TATE & CARR, PC**
Z-69 **DONNA C. JENNINGS AND GARY A. JENNINGS**
LUP-15 **BRIAN C. YOUNG**

CONTINUED AND HELD CASES – TO BE HEARD

- Z-40** **ELITE AUTO COLLISION & SALES** *(Continued by Staff from
the July 7, 2016 Planning Commission hearing)*
Z-47 **PEBBLEBROOK DEVELOPMENT, LLC** *(Continued by Staff
from the June 7, 2016 and July 7, 2016 Planning Commission hearings)*
LUP-11 **JESSICA BRENNAN** *(Held by the Planning Commission from the
July 7, 2016 Planning Commission hearing)*

REGULAR CASES

- Z-64** **STRATUS PROPERTY GROUP, LLC**
Z-66 **PULTE HOME CORPORATION**
Z-67 **STEIN INVESTMENT COMPANY**
Z-71 **THE SAE SCHOOL**
LUP-13 **MARIETTA AFFORDABLE HOUSING**
LUP-14 **PINEAPPLE LUXE LLC**
SLUP-9 **STEIN INVESTMENT COMPANY**
SLUP-10 **THE SAE SCHOOL**

WITHDRAWN CASES

Z-59 **CCIC, INC.** *(Continued by Staff from the July 7, 2016 Planning Commission hearing)*

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

Z-18 **POPE & LAND ENTERPRISES, INC.** *(Continued by Staff from the March 1, 2016, April 1, 2016, May 3, 2016, June 7, 2016, July 7, 2016 and August 2, 2016 Planning Commission hearings, until the September 8, 2016 Planning Commission hearing)*

Z-58 **LIDL US** *(Continued by Staff from the July 7, 2016 and August 2, 2016 Planning Commission hearing until the September 8, 2016 Planning Commission hearing)*

Z-68 **CALATLANTIC GROUP, INC.** *(Continued by Staff until the September 8, 2016 Planning Commission hearing)*

Z-70 **FRONT DOOR COMMUNITIES, LLC, a GEORGIA LIMITED LIABILITY COMPANY** *(Continued by Staff until the September 8, 2016 Planning Commission hearing)*

**COBB COUNTY PLANNING COMMISSION
ZONING HEARING *CONSENT* AGENDA
AUGUST 2, 2016**

Zoning Cases

Z-61 VICTOR OKEREKE (Victory Okereke, owner) requesting Rezoning from **GC** to **NRC** for the purpose of Professional Office Use in Land Lot 59 of the 17th District. Located on the southeast side of Austell Road, north of Arkose Drive (2317 Austell Road). Staff recommends approval to the NRC zoning district subject to:

1. Site plan received in Zoning Division on May 25, 2016, with District Commissioner approving minor modifications;
2. Parking lot to be striped with Zoning Division Manager approving parking plan;
3. Applicant to install a 10 foot landscape buffer adjacent to residentially zoned property;
4. No outdoor storage or display or merchandise;
5. No automotive uses or light automotive repair;
6. Stormwater Management Division comments and recommendations;
7. Department of Transportation comments and recommendations;
8. Fire Department comments and recommendations;
9. Water and Sewer Division comments and recommendations.

Z-62 VENTURE HOMES (Ronald W. Mann & Marsha H. Mann, owners) requesting Rezoning from **R-20** to **RA-5** for the purpose of Single-Family Subdivision in Land Lots 549 and 562 of the 19th District. Located on the easterly side of Milford Church Road, east of Powder Springs Road (1910 Milford Church Road). Staff recommends approval to the RA-5 zoning district subject to:

1. Revised site plan received by the Zoning Division on July 12, 2016, with the District Commissioner approving minor modifications;
2. Landscape plan to be reviewed and approved by the County Arborist;
3. Water and Sewer Division comments and recommendations;
4. Fire Department comments and recommendations;
5. Stormwater Management Division comments and recommendations;
6. Department of Transportation comments and recommendations; and
7. 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-63 YOSEF KAGAN (ONE JOHNSON FERRY, LLC, owner) requesting Rezoning from **R-12 to R-12 with Stipulations** for the purpose of Single-family Residential in Land Lot 827 of the 16th District. Located on the east side of Johnson Ferry Road, north of Lake Rill Court (1668 Johnson Ferry Road). Staff recommends approval to the R-12 zoning district subject to:

1. **Site plan received by the Zoning Division on June 1, 2016, with the District Commissioner approving minor modifications;**
2. **All previous zoning conditions from Z-26 of 2015 not in conflict with this approval;**
3. **Water and Sewer Division comments and recommendations;**
4. **Stormwater Management Division comments and recommendations;**
5. **Fire Department comments and recommendations;**
6. **Department of Transportation comments and recommendations; and**
7. **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-65 OLYMBEC USA, LLC, by its attorney, Anderson, Tate & Carr, PC (Olymbec USA LLC, owner) requesting Rezoning from **O&I to CRC** for the purpose of Commercial and Retail Uses in Land Lots 877 and 878 of the 17th District. Located on the west side of Herodian Way, south of Crescent Pkwy (2400 Herodian Way). Staff recommends approval to the CRC zoning district subject to:

1. **Site plan received by the Zoning Division on June 2, 2016, with the District Commissioner approving minor modifications;**
2. **Water and Sewer Division comments and recommendations;**
3. **Fire Department comments and recommendations;**
4. **Stormwater Management Division comments and recommendations;**
5. **Department of Transportation comments and recommendations; and**
6. **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-69 DONNA C. JENNINGS AND GARY A. JENNINGS (Gary A. Jennings and Donna C. Jennings, owners) requesting Rezoning from **GC** to **NRC** for the purpose of Retail in Land Lot 637 of the 16th District. Located on the southwest corner of Canton Road and Blackwell Lane (2511 Canton Road). Staff recommends approval to the NRC zoning district subject to:

1. **Neighborhood Retail Uses and Professional Offices only;**
2. **No automotive repair or automotive uses;**
3. **No outdoor storage or outdoor display of merchandise;**
4. **Allowance of parking variances to 29 parking spaces;**
5. **Subject to the Canton Road Design Guidelines;**
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.**
10. **No contractors as a special exception use.**

Land Use Case

LUP-15 BRIAN C. YOUNG (Brian C. Young, owner) requesting a **Land Use Permit** for the purpose of Creating Crafts to be Sold at other locations-not in home in Land Lot 225 of the 20th District. Located on the north side of Middleton Place, north of Drayton Hall Drive (5274 Middleton Place). Staff recommends approval for 12 months subject to:

1. **Any Code Enforcement complaints that applicant has been found guilty of will result in automatic revocation of this Land Use Permit;**
2. **No employees;**
3. **No customers or clients coming to house;**
4. **No deliveries or signs;**
5. **Water and Sewer Division comments and recommendations;**
6. **Fire Departments comments and recommendations;**
7. **Stormwater Management comments and recommendations; and**
8. **Department of Transportation comments and recommendations.**