

**COBB COUNTY PLANNING COMMISSION
ZONING HEARING SUMMARY AGENDA
May 2, 2017**

CONSENT CASES

- Z-14^{'17}** **LOYD DEVELOPMENT SERVICES** *(Previously continued by the Planning Commission from their April 4, 2017 hearing)*
Z-18^{'17} **LONNIE D. COX**
Z-20^{'17} **TEACHING LITTLE CHILDREN, INC.**
LUP-4^{'17} **SANDY CLOUGH**
LUP-6^{'17} **STILL FAMILY FARM, LLC**
LUP-8^{'17} **JESSICAH JOYNER**

CONTINUED AND HELD CASES – TO BE HEARD

- Z-111^{'16}** **RSDC1, LLC** *(Previously held by the Planning Commission from their December 6, 2016, February 7, 2017, March 7, 2017 and April 4, 2017 hearings until the May 2, 2017 Planning Commission hearing)*
Z-112^{'16} **DUNCAN LAND INVESTMENTS, LLC** *(Previously continued by Staff from the December 6, 2016, February 7, 2017, March 7, 2017 and April 4, 2017 Planning Commission hearings until the May 2, 2017 Planning Commission hearing)*
Z-15^{'17} **KERLEY FAMILY HOMES, LLC** *(Previously continued by Staff from the April 4, 2017 Planning Commission hearing until the May 2, 2017 Planning Commission hearing)*

REGULAR CASES

- Z-19^{'17}** **CLARENCE CLAY**
Z-21^{'17} **CII HOLDINGS, LLC**
LUP-5^{'17} **NATALLIA VILCHENKO**
LUP-7^{'17} **RENEIKA ROGAN**

WITHDRAWN CASE

- Z-113^{'16}** **HABITAT FOR HUMANITY OF NORTHWEST METRO ATLANTA, INC. - WITHDRAWN WITHOUT PREJUDICE**

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

- Z-18^{'16}** **POPE & LAND ENTERPRISES, INC.** (*Previously continued by Staff from the March 1, 2016, April 1, 2016, May 3, 2016, June 7, 2016, July 7, 2016, August 2, 2016, September 8, 2016, October 4, 2016, November 1, 2016, December 6, 2016 and February 7, 2017 and April 4, 2017 and May 2, 2017 Planning Commission hearings until the June 6, 2017 Planning Commission hearing*)
- 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 May 2, 2017 Planning Commission hearing until the June 6, 2017 Planning Commission hearing*)
- Z-12^{'17}** **SSP BLUE RIDGE, LLC** (*Previously continued by Staff from the March 7, 2017, April 4, 2017 and May 2, 2017 Planning Commission hearings until the June 6, 2017 Planning Commission hearing*)

COBB COUNTY PLANNING COMMISSION
ZONING HEARING *CONSENT* AGENDA
May 2, 2017

Zoning Cases

Z-14 LOYD DEVELOPMENT SERVICES (The Estate of Donald T. Allbright, Richard B. Wages and Billy E. Martin, owners) requesting Rezoning from **R-20** to **R-15 OSC** for the purpose of a Single-Family Residential Subdivision in Land Lot 394 of the 17th District. Located on the northern terminus of Pebblebrook Lane, on the northwest side of Pebblebrook Road. (*Previously continued by the Planning Commission from their April 4, 2017 until the May 2, 2017 Planning Commission hearing*). The Planning Commission recommends **APPROVAL** to the **R-15 OSC** zoning district subject to:

1. Letters of agreeable stipulations from Garvis L. Sams, Jr. dated April 20, 2017 and April 21, 2017.
2. Site plan dated March 27, 2017 with the District Commissioner approving minor modifications.
3. District Commissioner to approve the final house architecture.
4. Planning Division's OSC comments and recommendations.
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.

Z-18 LONNIE D. COX (Cox Investments, LLC, owners) requesting Rezoning from **GC** to **NRC** for the purpose of Automotive Repair in Land Lot 60 of the 16th District. Located on the west side of Canton Road, north of Jamerson Road. Staff recommends **APPROVAL** to the **NRC** zoning district subject to:

1. Site plan received by the Zoning Division on February 13, 2017, with the District Commissioner approving minor modifications;
2. Variance mentioned in Zoning comments;
3. All repair work to be done inside the building;
4. Fire Department comments and recommendations;
5. Water and Sewer Division comments and recommendations;
6. Stormwater Management Division comments and recommendations;
7. Department of Transportation comments and recommendations;
8. §36-71-13 for dedication of system improvements to mitigate traffic concerns;
9. No outdoor storage or display of merchandise and;
10. Adherence to the Canton Road Design Guidelines.

Z-20 TEACHING LITTLE CHILDREN, INC. (Robinson Property Management, LLC, owner) requesting Rezoning from **GC** to **NRC** for the purpose of Neighborhood Retail Uses in Land Lot 85 of the 16th District. Located on the south side of Ecton Drive, west of Canton Road. Staff recommends **APPROVAL** to the **NRC** zoning district subject to:

1. **Revised site plan received by the Zoning Division on March 6, 2017 and the attached traffic circulation and parking plan received April 5, 2017, with the District Commissioner approving minor modifications;**
2. **Letter from Mr. James Balli dated April 26, 2017;**
3. **Variances in the Zoning Comments section;**
4. **Fire department comments and recommendations;**
5. **Stormwater Management Division comments and recommendations;**
and
6. **Department of Transportation comments and recommendations.**

LUP-4 SANDY CLOUGH (Sandra L. Clough and Richard C. Clough, owners) requesting a **Land Use Permit (Renewal)** for the purpose of an Artist's Studio in Land Lot 336 of the 20th District. Located on the west side of Trail Road, west of Midway Road. Staff recommends **APPROVAL** for 24 months subject to:

1. **No signs;**
2. **No on-street parking;**
3. **No outdoor storage, and**
4. **Two seasonal employees.**

LUP-6 STILL FAMILY FARM, LLC (Multiple Titleholders Listed on file in the Zoning Division) requesting a **Land Use Permit (Renewal)** for the purpose of Agritourism and a Corn Maze in Land Lot 439 of the 19th District. Located on the north side of Macland Road, west of Florence Road. Staff recommends **APPROVAL** for 24 months subject to:

1. **Attached parking plan received by the Zoning Division on March 2, 2017;**
2. **Statement of Proposed Elements received March 2, 2017 by the Zoning Division;**
3. **For this applicant only;**
4. **For the months of September, October and November only;**
5. **Stormwater Management comments and recommendations; and**
6. **Cobb DOT comments and recommendations.**

LUP-8 **JESSICAH JOYNER** (Jessicah Hollis Joyner, owner) requesting a **Land Use Permit (Renewal)** for the purpose of an In-Home Salon in Land Lot 270 of the 20th District. Located on the northwest corner of Evian Drive and Hadaway Road. Staff recommends **APPROVAL** for 24 months.