

**COBB COUNTY PLANNING COMMISSION  
ZONING HEARING SUMMARY AGENDA**

**October 3, 2017**

**CONSENT CASES**

**Z-59 NANCY KOOL MARTINEZ**  
**Z-60 COBB ERECTORS, INC**  
**Z-66 PHYLLIS R. JOHNSON**  
**Z-68 2045 ANDERSON, LLC**  
**LUP-20 KATHLEEN E. TAYLOR**  
**LUP-22 KCMA CORP.**

**CONTINUED AND HELD CASES – TO BE HEARD**

**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-52 CENTURY COMMUNITIES OF GEORGIA, LLC** *(Previously continued by the Planning Commission from their September 7, 2017 hearing until the October 3, 2017 Planning Commission hearing)*

**Z-53 BROOKS CHADWICK CAPITAL, LLC** *(Previously continued by Staff from the September 7, 2017 Planning Commission hearing until the October 3, 2017 Planning Commission hearing)*

**Z-54 KENNESAW CORNER MF, LP** *(Previously held by the Planning Commission from their September 7, 2017 hearing until the October 3, 2017 Planning Commission hearing)*

**REGULAR CASES**

**Z-57 DELICATE, INC.**  
**Z-62 COOPER LAKE HILLS, LLC**  
**Z-63 ASHTON ATLANTA RESIDENTIAL, LLC**  
**LUP-19 PATRICIA R. HINES**  
**LUP-21 EDWARD & JULIE A. INFANZON**  
**LUP-23 JENNA MASON & JACQUAR DEVIN COWAN**  
**SLUP-11 K&J TOWING, LLC**

**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-49**      **WASTE INDUSTRIES, ATLANTA, LLC** *(Previously continued by Staff from the September 7, 2017 and October 3, 2017 Planning Commission hearings, until the November 7, 2017 Planning Commission hearing)*
- Z-58**      **LOVIA MCMILLEN** *(Continued by Staff until the November 7, 2017 Planning Commission hearing)*
- Z-56**      **OAK HALL COMPANIES, LLC** *(Previously continued by Staff until the November 7, 2017 Planning Commission hearing)*
- Z-61**      **WEST COBB SENIOR LIVING, LLC** *(Continued by Staff until the November 7, 2017 Planning Commission hearing)*
- Z-64**      **BRANCH ACQUISITION COMPANY, LLC** *(Continued by Staff until the November 7, 2017 Planning Commission hearing)*
- Z-65**      **VICTOR NWALA** *(Continued by Staff until the November 7, 2017 Planning Commission hearing)*
- SLUP-8**      **SSP BLUE RIDGE, LLC** *(Previously continued by Staff from the September 7, 2017 and October 3, 2017 Planning Commission hearings, until the November 7, 2017 Planning Commission hearing)*
- SLUP-9**      **WASTE INDUSTRIES, ATLANTA, LLC** *(Previously continued by Staff from the September 7, 2017 and October 3, 2017 Planning Commission hearings, until the November 7, 2017 Planning Commission hearing)*

**COBB COUNTY PLANNING COMMISSION**  
**ZONING HEARING *CONSENT* AGENDA**  
**October 3, 2017**

**Zoning Cases**

**Z-59** **NANCY KOOL MARTINEZ** (Nancy M. Kool, owner) requesting Rezoning from **R-80** to **R-20** for the purpose of a Single-family House in Land Lot 317 of the 19<sup>th</sup> District. Located on the northeast side of Friendship Church Road, south of Chatsworth Way. Staff recommends **APPROVAL** to the **R-20** zoning district subject to:

1. **Proposal meet all R-20 zoning criteria;**
2. **District Commissioner approval final house elevations;**
3. **Water and Sewer Division comments and recommendations;**
4. **Stormwater Management 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 concern.**

**Z-60** **COBB ERECTORS, INC.** (Cobb Erectors, Inc., owner) requesting Rezoning from **GC** to **HI** for the purpose of a Specialized Contractor in Land Lot 370 of the 17<sup>th</sup> District. Located on the northeast side of Dixie Drive, and the southwest side of Homer Corn Road. Staff recommends **APPROVAL** to the **HI** zoning district subject to:

1. **Site plan received by the Zoning Division on September 18, 2017, with the District Commissioner approving minor modifications;**
2. **Fire Department comments and recommendations;**
3. **Sewer and Water Division comments and recommendations;**
4. **Stormwater Management Division comments and recommendations; and**
5. **Department of Transportation comments and recommendations.**

**Z-66 PHYLLIS R. JOHNSON** (Phyllis R. Johnson, owner) requesting Rezoning from **R-30** to **R-15** for the purpose of a Single-Family House in Land Lot 973 of the 17<sup>th</sup> District. Located on the south side of Paces Ferry Road, east of Randall Road. Staff recommends **DELETING** the request to **R-30** subject to:

1. **Site plan received by the Zoning Division on August 18, 2017, with the District Commissioner approving minor modifications;**
2. **Variations mentioned in the Zoning Comments section;**
3. **Applicant to meet setbacks for R-15;**
4. **Fire Department comments and recommendations;**
5. **Water and Sewer Division comments and recommendations;**
6. **Stormwater Management comments and recommendations;**
7. **Department of Transportation comments and recommendations; and**
8. **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 concern.**

**Z-68 2045 ANDERSON, LLC** (2045 Anderson LLC, owner) requesting Rezoning from **R-20** to **R-15** for the purpose of Two Residential Lots in Land Lots 697 and 698 of the 17<sup>th</sup> District. Located on the north side of Anderson Drive, west of Atlanta Road. Staff recommends **APPROVAL** to the **R-15** zoning district subject to:

1. **Site plan received by the Zoning Division on September 1, 2017 with the District Commissioner approving minor modifications;**
2. **Variance from Zoning comments section;**
3. **Water and Sewer Division 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.**

**LUP-20 KATHLEEN E. TAYLOR** (Kathleen E. Taylor, owner) requesting a **Land Use Permit (Renewal)** to Allow More Unrelated Adults than the County Code Permits in Land Lot 186 of the 20<sup>th</sup> District. Located on the northeast side of Sunbrook Way, east of Sunbrook Drive. Staff recommends **APPROVAL** for 24 months subject to:

1. **No on street parking;**
2. **Approval for 2 unrelated adults only;**
3. **Applicant shall not cause any nuisances to the neighborhood.**

**LUP-22 KCMA CORP.** (LIT/Hodges Industrial Trust, owner) requesting a **Land Use Permit (Renewal)** for the purpose of a Storage Tent in Land Lot 174 of the 20<sup>th</sup> District. Located at the southwest corner of Barrett Park Drive and Airport Road. Staff recommends **APPROVAL** for 24 months subject to:

1. **Site plan received by the Zoning Division on August 3, 2017 indicating location of the tent, with the District Commissioner approving minor modifications;**
2. **Fire Department comments and recommendations; and**
3. **DOT comments and recommendations.**