

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

CONSENT CASES

- Z-61** **WEST COBB SENIOR LIVING, LLC** *(Previously continued by Staff from the October 3, 2017 Planning Commission hearing until the November 7, 2017 Planning Commission hearing)*
- Z-67** **EAST MOUNTAIN DEVELOPMENT GROUP**
- Z-69** **EAH ACQUISITIONS, L.L.C.**
- Z-72** **LOYD DEVELOPMENT SERVICES**
- SLUP-12** **CUMBERLAND CHISTIAN ACADEMY, INC.**

CONTINUED AND HELD CASES – TO BE HEARD

- Z-44** **MERITAGE HOMES OF GEORGIA, LLC** *(Previously continued by the Planning Commission from their August 1, 2017, September 7, 2017 and October 3, 2017 Planning Commission hearings until the November 7, 2017 Planning Commission hearing)*
- Z-58** **LOVIA MCMILLEN** *(Previously continued by Staff from the October 3, 2017 Planning Commission hearing until the November 7, 2017 Planning Commission hearing)*

REGULAR CASES

- Z-73** **VENTURE HOMES, INC.**
- Z-74** **DAVID PEARSON COMMUNITIES, INC.**
- Z-75** **PROVINCE HOMES, LLC**

WITHDRAWN CASES

- 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7, 2017 and October 3, 2017 Planning Commission hearings, until the November 7, 2017 Planning Commission hearing)- WITHDRAWN WITHOUT PREJUDICE*
- LUP-24** **MICHAEL J. FLINN - WITHDRAWN WITHOUT PREJUDICE**
- 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7, 2017 and October 3, 2017 Planning Commission hearings, until the November 7, 2017 Planning Commission hearing) - WITHDRAWN WITHOUT PREJUDICE*

**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, September 7, 2017 and November 7, 2017 Planning Commission hearings until the December 5, 2017 Planning Commission hearing)*
- Z-56** **OAK HALL COMPANIES, 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; continued by Staff until the December 5, 2017 Planning Commission hearing)*
- Z-64** **BRANCH ACQUISITION COMPANY, LLC** *(Previously continued by Staff from the October 3, 2017 and November 7, 2017 Planning Commission hearings until the December 5, 2017 Planning Commission hearing)*
- Z-65** **VICTOR NWALA** *(Previously continued by Staff from the October 3, 2017 Planning Commission hearing, until the November 7, 2017 Planning Commission hearing; continued by Staff until the December 5, 2017 Planning Commission hearing)*
- Z-70** **JOE A. MCHARG** *(Continued by Staff until the December 5, 2017 Planning Commission hearing)*
- Z-71** **LOYD DEVELOPMENT SERVICES** *(Continued by Staff until the December 5, 2017 Planning Commission hearing)*
- SLUP-8** **SSP BLUE RIDGE, LLC** *(Previously continued by Staff from the, September 7, 2017 and November 7, 2017 Planning Commission hearings until the December 5, 2017 Planning Commission hearing)*

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

Zoning Cases

Z-61 WEST COBB SENIOR LIVING, LLC (Jeptha B. Foster, Jr. and Loretta Foster; Julia K. Martin and Chester Martin; and Matthew L. Sawyer and Kristy K. Sawyer; and David Kent Ritchie, owners) requesting Rezoning from **R-20** to **RSL** for the purpose of a Memory Care Facility in Land Lots 331 and 332 of the 20th District. Located on the north side of Kennesaw View Drive, west of Sandtown Road. Staff recommends **APPROVAL** to the **RSL** zoning district subject to:

1. Site plan received by the Zoning Division on October 6, 2017 with District Commissioner approving minor modifications.
2. Letter of agreeable conditions from Parks F. Huff dated October 31, 2017.
3. Fire Department comments and recommendations.
4. Planning Division comments and recommendations.
5. Water and Sewer Division comments and recommendations.
6. Stormwater Management Division comments and recommendations.
7. Department of Transportation's comments.

Z-67 EAST MOUNTAIN DEVELOPMENT GROUP (United Church Homes, Inc., owner) requesting Rezoning from **O&I** to **CRC** for the purpose of Retail in Land Lot 58 of the 20th District. Located on the south side of Shiloh Road, east of Frey Road. Staff recommends **APPROVAL** to the **CRC** zoning district subject to:

1. Site plan received by the Zoning Division on August 31, 2017 with District Commissioner approving minor modifications.
2. Landscape plan to be reviewed by County Arborist and approved by the District Commissioner.
3. Building elevations to be approved by the District Commissioner.
4. Fire Department comments and recommendations.
5. Sewer and Water Division comments and recommendations.
6. Stormwater Management Division comments and recommendations.
7. Department of Transportation comments.
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 concerns.
9. Letter from Alex Brennan dated October 27, 2017.
10. District Commissioner to approve the use.

Z-69 EAH ACQUISITIONS, LLC (Estate of Dorothy Henrietta Wigley, owner) requesting Rezoning from **R-30 and R-15** to **R-15** for the purpose of a Single-Family Residential Subdivision in Land Lots 98 and 119 of the 16th District. Located on the west side of Wigley Road, on the south side of Jamerson Road, and the northwestern corner of Wigley Road and Jims Road. Staff recommends **APPROVAL** to the **R-15** zoning district subject to:

1. Letter from Kevin Moore dated October 27, 2017.
2. Site plan received by the Zoning Division on October 24, 2017, with the District Commissioner approving minor modifications.
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. 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-72 LOYD DEVELOPMENT SERVICES (Loyd Development Services, LLC, owner) requesting Rezoning from **R-20** to **RA-5** for the purpose of Single-Family Residential in Land Lot 131 of the 16th District. Located on the south side of Lee Waters Road, south of Jamerson Road. The Planning Commission recommends **APPROVAL** to the **RA-5** zoning district subject to:

1. Letter from Garvis Sams Jr. dated October 19, 2017.
2. Site plan received by the Zoning Division on October 24, 2017, with the District Commissioner approving minor modifications.
3. Fire Department comments and recommendations.
4. Water and Sewer Division comments and recommendations.
5. Stormwater Management comments and recommendations.
6. Department of Transportation comments and recommendations.

SLUP-12 CUMBERLAND CHRISTIAN ACADEMY, INC. (M.S. Florence; Trustees of Youth Baptist Church, owner) requesting **Special Land Use Permit** for the purpose of a Private School in Land Lot 1178 of the 19th District. Located on the south side of Brownsville Road, east of Hill Road. Staff recommends **APPROVAL** for **24 months** subject to:

- 1. Water and Sewer Division comments and recommendations.**
- 2. Department of Transportation comments and recommendations last revised on October 24, 2017.**
- 3. Fire Department comments and recommendations.**
- 4. Stormwater Management comments and recommendations.**