



Cobb County...Expect the Best!

COBB COUNTY PLANNING COMMISSION

ZONING HEARING SUMMARY AGENDA

August 1, 2023

District	Case	Held and Continued cases (will not be heard)
3	Z-15-2023	SDP ACQUISITIONS, LLC (Continued by staff from the May 2, 2023 through August 1, 2023 Planning Commission hearings until the September 5, 2023 Planning Commission hearing).

District	Case	Consent Agenda
2	Z-67-2022	S&B INVESTMENTS, INC. (Continued by Staff from the October 4, 2022 through the July 5, 2023 Planning Commission hearings until the August 1, 2023 Planning Commission hearing).
3	Z-26-2023	BERCHER HOMES, LLC
3	LUP-17-2023	CAROL J. HICKS-VARGAS, MICHAEL E. VARGAS

District	Case	Held and continued case - to be heard
2	Z-60-2022	BRANCH ACQUISITION COMPANY, LLC (Continued by Staff from the September 6, 2022 through June 6, 2023 Planning Commission hearings until the July 5, 2023 Planning Commission hearing; Held by the Planning Commission from the July 5, 2023 Planning Commission hearing until the August 1, 2023 Planning Commission hearing).
3	Z-23-2023	MIKE NORTON (Continued by Staff from the July 5, 2023 Planning Commission hearing until the August 1, 2023 Planning Commission hearing).
3	Z-24-2023	SWI INVESTMENTS, LLC (Continued by Staff from the July 5, 2023 Planning Commission hearing until the August 1, 2023 Planning Commission hearing).
2	LUP-11-2023	RICK KUHLMAN (Held by the Planning Commission from the June 6, 2023 Planning Commission hearing until the July 5, 2023 Planning Commission hearing; Continued by Staff from the July 5, 2023 Planning Commission hearing until the August 1, 2023 Planning Commission hearing).

District	Case	Regular cases
2	Z-25-2023	TANER HAMZAWI
4	Z-27-2023	IMPACT WORSHIP CENTER
4	Z-28-2023	HERNAN GUERRERO
4	LUP-16-2023	GIOVANNI R. LUCERO
4	LUP-18-2023	HALEY LOPEZ



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ZONING HEARING CONSENT AGENDA

August 1, 2023

Zoning Cases

Z-67⁽²⁰²²⁾ **S&B INVESTMENTS, INC.** (S&B Investments, Inc., owner) requesting rezoning from **CF, R-80** to **NRC** for a retail coffee shop in Land Lots 73 and 81 of the 1st District. Located on the west side of Johnson Ferry Road, and on the north side of Paper Mill Road (31 Johnson Ferry Road). *(Continued by Staff from the October 4, 2022 through July 5, 2023 Planning Commission hearings until the August 1, 2023 Planning Commission hearing).* The Planning Commission recommends approval subject to:

1. Amended revised stipulation letter from Parks Huff dated July 20, 2023;
2. Adherence to the Johnson Ferry Road Design Guidelines;
3. Fire Department comments and recommendations;
4. Water and Sewer comments and recommendations;
5. Department of Transportation comments and recommendations;
6. District Commissioner to approve final elevations.

Z-26⁽²⁰²³⁾ **BERCHER HOMES, LLC** (Bercher Homes, LLC, owner) requesting rezoning from **R-20** to **R-15** for single -family residences in Land Lots 330 and 331 of the 16th District. Located on the east side of Cochran Lake Road and north side of Fricks Road (3640 Cochran Lake Road). The Planning Commission recommends approval subject to:

1. Letter from Kevin Moore dated July 24, 2023;
2. The site plan submitted for application, dated received on May 31, 2023, with the District Commissioner approving minor modifications;
3. Two driveways on Cochran Lake Road and on driveway on Frick's Road;
4. The residences shall have a minimum of 3,000 square feet of heated space and shall consist of traditional architecture; 2016, dated December 20, 2016, striking number 13;
5. Stormwater comments and recommendations;
6. Water and Sewer comments and recommendations; and
7. DOT comments and recommendations.

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LUP-17 **CAROL J. HICKS-VARGAS, MICHAEL E. VARGAS** (Carol Hicks-Vargas and Michael Vargas, owners) requests a Temporary Land Use Permit **(Renewal)** to allow more adults and vehicles than the code allows in Land Lot 80 of the 16th District. Located on the southwest side of the Rocky Top Court, north of Watkins Glenn Drive (230 Rocky Top Court). The Planning Commission recommends approval for 24 months subject to:

1. Maximum of seven (7) related adults to reside in the house;
2. Allow a maximum of five (5) cars; and
3. All cars must be parked in the driveway; no parking in the street.