



Cobb County...Expect the Best!

COBB COUNTY PLANNING COMMISSION

ZONING HEARING SUMMARY AGENDA

November 7, 2023

District	Case	Withdrawn Cases
4	Z-50-2023	CIVF VII - GA1M01 & GA1M02, LLC (Continued by staff from the November 7, 2023 Planning Commission hearing until the December 5, 2023 Planning Commissioner hearing). withdrawn without prejudice

District	Case	Held and Continued cases (will not be heard)
3	Z-40-2023	ATLANTA REMEDIATION GROUP, LLC (Continued by staff from the October 3, 2023 and November 7, 2023 Planning Commission hearings until the December 5, 2023 Planning Commission hearing).
4	Z-43-2023	SUHEL KAZANI (Continued by staff from the October 3, 2023 Planning Commission hearing until the December 5, 2023 Planning Commission hearing).
2	Z-48-2023	OSCAR FACTORY (Continued by staff from the November 7, 2023 Planning Commission hearing until the December 5, 2023 Planning Commissioner hearing).

District	Case	Consent Agenda
2	Z-44-2023	GINA SULLIVAN
1	Z-45-2023	MICHAEL S. PRIEST AND TARA P. PRIEST
3	Z-47-2023	BENTLEY RESIDENTIAL PROPERTIES, LLC; SUMMEROUR PROPERTIES, LLLP
2	Z-49-2023	DG EAST COBB GUTHRIES, LLC
4	Z-51-2023	BRIAN DORSEY WHITE AND SAMANTHA H. PATILLO
3	Z-53-2023	PAST PROPERTIES, LLC
4	Z-54-2023	ALAN NORMAN TAYLOR, AS EXECUTOR OF THE ESTATE OF BARBARA BRICKLEY TAYLOR; ARTHUR H. SUNDQUIST AND MELANIE A. SUNDQUIST

District	Case	Held and continued case - to be heard
3	Z-15-2023	SDP ACQUISITIONS, LLC (Continued by Staff from the May 2, 2023 through September 5, 2023 Planning Commission hearings until the October 3, 2023 Planning Commission hearing; Held by the Planning Commission from the October 3, 2023 Planning Commission hearing until the November 7, 2023 Planning Commission hearing).
3	Z-30-2023	QUIKTRIP CORPORATION (Held by the Planning Commission from the September 5, 2023 and October 3, 2023 Planning Commission hearings until the November 7, 2023 Planning Commission hearing).
3	Z-32-2023	TOLL SOUTHEAST LP COMPANY, INC (Continued by Staff from the September 5, 2023 Planning Commission hearing until the October 3, 2023 Planning Commission hearing; Held by the Planning Commission from the October 3, 2023 Planning Commission hearing until the November 7, 2023 Planning Commission hearing).
4	Z-42-2023	WILLIAM AND LYDIA TIKU (Held by the Planning Commission from the October 3, 2023 Planning Commission hearing until the November 7, 2023 Planning Commission hearing).
4	LUP-23-2023	ALFREDO DIAZ (Held by the Planning Commission from the October 3, 2023 Planning Commission hearing until the November 7, 2023 Planning Commission hearing).
4	SLUP-7-2023	WILLIAM AND LYDIA TIKU (Held by the Planning Commission from the October 3, 2023 Planning Commission hearing until the November 7, 2023 Planning Commission hearing).

District	Case	Regular cases
4	Z-46-2023	MORRISON BUILDING & INVESTMENT, LLC
3	Z-52-2023	1054 INVESTMENT GROUP L.L.C.
4	LUP-24-2023	KENDY PIERRE
3	LUP-25-2023	ANNA MARIE IBARRA
4	LUP-26-2023	MIELKE WAY MANOR, LLC



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ZONING HEARING CONSENT AGENDA

November 7, 2023

Zoning Cases

Z-44⁽²⁰²³⁾ **GINA SULLIVAN** (200 Village Parkway, LP, owner) requesting rezoning from **CF and R-40** to **NRC** for a personal care home in Land Lot 73 of the 1st District. Located on the north side of Paper Mill Road and on the east side of Village parkway (200 Village Parkway). Staff recommends approval subject to:

1. Site plan received by the Zoning Division on August 16, 2023, with the District
1. Commissioner approving minor modifications;
2. Use is limited to a personal care home for senior citizens only;
3. Variances as stated in the Zoning comments;
4. Planning Division comments and recommendations;
5. Fire Department comments and recommendations;
6. Water and Sewer comments and recommendations;
7. Department of Transportation comments and recommendations; and
8. Stormwater Management Division comments and recommendations.

Z-45⁽²⁰²³⁾ **MICHAEL S. PRIEST AND TARA P. PRIEST** (Michael S. Priest and Tara P. Priest, owners) requesting rezoning from **TS** to **R-30** for an undeveloped lot in Land Lot 1 of the 20th District. Located on the north side of Rutledge Drive and on the west side of Black Acre Trail (Rutledge Drive). Staff recommends approval subject to:

1. Single-family use only.
2. No access from Black Acre Trail.

Z-47⁽²⁰²³⁾ **BENTLEY RESIDENTIAL PROPERTIES, LLC; SUMMEROUR PROPERTIES, LLLP** (Bentley Residential Properties, LLC; Summerour Properties, LLLP, owners) requesting rezoning from **R-20, R-15** to **LI** for a landscaping and tree service in Land Lot 1137 of the 16th District. Located north of Gresham Road and east of Fairview Street (0, 1306, 1330 Gresham Road). Staff recommends approval subject to:

1. Site plans received by the Zoning Division on September 6, 2023, with District Commissioner approving final plan;
2. Variances identified in the Zoning comments;
3. Reduction of buffer from required minimum 50' to 20' adjacent to residentially zoned property;
4. Applicant to install a 10-foot landscape buffer and/or fencing along the public roads to provide screening;
5. Fire Department comments and recommendations; and
6. Department of Transportation comments and recommendations.

Z-49⁽²⁰²³⁾ **DG EAST COBB GUTHRIES, LLC** (DG East Cobb Guthries, LLC, owner) requesting rezoning from **PSC** to **NRC** for a restaurant in Land Lot 69 of the 1st District. Located on the south side of Lower Roswell Road, west of Johnson Ferry Road (4774 Lower Roswell Road). Staff recommends approval subject to:

1. Site plan received by the Zoning Division on September 7, 2023, with the District Commissioner approving minor modifications;
2. Variances as stated in the Zoning comments;
3. Restaurant use only;
4. No outdoor storage or outdoor display of merchandise;
5. Fire Department comments and recommendations;
6. Planning Division comments and recommendations;
7. Stormwater Management Division comments and recommendations;
8. Water and Sewer Division comments and recommendations; and
9. Department of Transportation comments and recommendations.

Z-51⁽²⁰²³⁾ **BRIAN DORSEY WHITE AND SAMANTHA H. PATTILLO** (Brian Dorsey White and Samantha H. Pattillo, owners) requesting rezoning from **R-20 OSC** to **R-30** for a single-family residence in Land Lot 527 of the 19th District. Located on the south side of Gaydon Road, east of Florence Road (5225 Gaydon Road). Staff recommends approval subject to:

1. Site plan submitted to the Zoning Division, received on September 7, 2023;
2. Fire Department comments and recommendations;
3. Water and Sewer Division comments and recommendations;
4. Stormwater Management Division comments and recommendations; and
5. Department of Transportation comments and recommendations.

Z-53⁽²⁰²³⁾ **PAST PROPERTIES, LLC** (Estate of Etta Jean Goss, owner) requesting rezoning from **R-20** to **RA-5** for a single-family subdivision in Land Lot 594 of the 16th District. Located on the south and west side of Brown Circle and on the north side of Fairview Drive (1671 Fairview Drive). Staff recommends approval subject to:

1. Site plan received by the Zoning Division on September 7, 2023, with the District Commissioner approving minor modifications;
2. Home elevations to be approved by the District Commissioner;
3. Fire Department comments and recommendations;
4. Water and Sewer Division comments and recommendations;
5. Stormwater Management Division comments and recommendations; and
6. Department of Transportation comments and recommendations.

Z-54⁽²⁰²³⁾ **Alan Norman Taylor, as Executor of the Estate of Barbara Brickley Taylor; Arthur H. Sundquist and Melanie A. Sundquist** (Barbara Brickley Taylor, Arthur H. Sundquist and Melanie A. Sundquist, owners) requesting rezoning from **RSL and R-20** to **R-20** for single-family residences in Land Lots 605 and 606 of the 19th District. Located on the east side of Old Lost Mountain Road, north of Meek Road (2727, 2785, 2801 Old Lost Mountain Road). Staff recommends approval subject to:

1. Site plan submitted to the Zoning Division, received on September 12, 2023, with the District Commissioner approving minor modifications;
1. Variances as described in the Zoning analysis;
2. Fire Department comments and recommendations;
3. Water and Sewer Division comments and recommendations;
4. Stormwater Management Division comments and recommendations;
and
5. Department of Transportation comments and recommendations.