



Cobb County...Expect the Best!

COBB COUNTY PLANNING COMMISSION

ZONING HEARING SUMMARY AGENDA

February 6, 2024

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 through February 6, 2024 Planning Commission hearings until the March 5, 2024 Planning Commission hearing).
3	Z-52-2023	1054 INVESTMENT GROUP L.L.C. (Held by the Planning Commission from the November 7, 2023 Planning Commission hearing until the December 5, 2023 Planning Commission hearing; Continued by Staff from the February 6, 2024 Planning Commission hearing to the March 5, 2024 hearing).
1	Z-59-2023	SS DEVELOPERS, LLC (Continued by Staff from the December 5, 2023 and February 6, 2024 Planning Commission hearings until the March 5, 2024 Planning Commission hearing).
3	Z-60-2023	MRE-CANTON, LLC (Held by the Planning Commission from the December 5, 2023 Planning Commission until the February 6, 2024 Planning Commission hearing; Continued by Staff from the February 6, 2024 Planning Commission hearing until the March 5, 2024 Planning Commission hearing).
3	Z-61-2023	DAVID PEARSON COMMUNITIES, INC. (Continued by Staff from the December 5, 2023 and February 6, 2024 Planning Commission hearings until the March 5, 2024 Planning Commission hearing).
4	Z-64-2023	CEDAR REAL ESTATE GROUP IV, LLC (Continued by Staff from the December 5, 2023 and February 6, 2024 Planning Commission hearings until the March 5, 2024 Planning Commission hearing).
2	Z-2-2024	FLOURNOY DEVELOPMENT GROUP, LLC (Continued by Staff from the February 6, 2024 Planning Commission hearing until the March 5, 2024 Planning Commission hearing).
3	Z-3-2024	ASHWANI KUMAR KAURA (Continued by Staff from the February 6, 2024 Planning Commission hearing until the March 5, 2024 Planning Commission hearing).
3	Z-4-2024	BIG GYM THERAPY, LLC (Continued by Staff from the February 6, 2024 Planning Commission hearing until the March 5, 2024 Planning Commission hearing).
4	Z-6-2024	INLINE COMMUNITIES, LLC (Continued by Staff from the February 6, 2024 Planning Commission hearing until the March 5, 2024 Planning Commission hearing).

District	Case	Consent Agenda
1	Z-66-2023	41 PARK A TOY & SELF STORAGE, INC. (Held by the Planning Commission from the December 5, 2023 Planning Commission hearing until the February 6, 2024 Planning Commission hearing).
2	LUP-4-2024	CONGREGATION ETZ CHAIM
4	LUP-6-2024	EARLY EDUCATION, LLC
1	SLUP-8-2023	41 PARK A TOY & SELF STORAGE, INC. (Held by the Planning Commission from the December 5, 2023 Planning Commission hearing until the February 6, 2024 Planning Commission hearing).

District	Case	Held and continued case - to be heard
4	Z-57-2023	GORDON TODD SPENCER <i>(Held by the Planning Commission from the December 5, 2023 Planning Commission hearing until the February 6, 2024 Planning Commission hearing).</i>
4	LUP-30-2023	DONALD PERRY <i>(Held by the Planning Commission from the December 5, 2023 Planning Commission hearing until the February 6, 2024 Planning Commission hearing).</i>
1	LUP-32-2023	JULIA WELTON <i>(Held by the Planning Commission from the December 5, 2023 Planning Commission hearing until the February 6, 2024 Planning Commission hearing).</i>

District	Case	Regular cases
4	Z-1-2024	MIRNA ARACELY TORRES CASTRO
2	Z-5-2024	MARIANNA KOVITCH
1	LUP-1-2024	CHRISTEL Y. HERRERA, JR.
3	LUP-2-2024	RONALD MCDOWELL
4	LUP-3-2024	FASILAT ADESINA
1	LUP-5-2024	YOLANDA CASTILLO



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ZONING HEARING CONSENT AGENDA

February 6, 2024

Zoning Cases

Z-66⁽²⁰²³⁾ **41 PARK A TOY & SELF STORAGE, INC.** (41 Park A Toy & Self Storage, Inc., owners) requesting rezoning from **GC and R-20** to **LI** for a climate controlled self storage facility in Land Lots 2 and 37 of the 20th District. Located on the east side of Cobb Parkway, south of Third Army Road (4820 Cobb Parkway). *(Previously held by the Planning Commission from the December 5, 2023 Planning Commission hearing until the February 6, 2023 Planning Commission hearing)*. Staff recommends deletion to NRC subject to:

1. Letter from Parks Huff dated January 31, 2024, which includes the revised site plan
2. Fire Department comments and recommendations;
3. Water and Sewer Department comments and recommendations;
4. Stormwater Management comments and recommendations;
5. Cobb DOT comments and recommendations; and
6. Any and all changes to go back to the BOC for approval.

LUP-4 **CONGREGATION ETZ CHAIM** (Congregation Etz Chaim, Inc., owner) requests a Temporary Land Use Permit (**Renewal**) for a daycare in Land Lot 969 of the 16th District. Located on the south side of Roswell Road and on the north side of Fairfield Drive, east of Indian Hills Parkway (1190 Indian Hills Parkway). Staff recommends approval for 24 months subject to:

1. Site plan received by the Zoning Division dated November 15, 2023;
2. Fire Department comments and recommendations; and
3. Department of Transportation comments and recommendations

LUP-6 **EARLY EDUCATION, LLC** (Early Education, LLC, owner) requests a Temporary Land Use Permit (**Renewal**) for a daycare in Land Lots 50, 51, 94 and 95 of the 17th District. Located on the west side of Hurt Road, north of Plantation Road (488 Hurt Road). Staff recommends approval for 24 months subject to:

1. The maximum number of students permitted by state and fire codes.

SLUP-8⁽²⁰²³⁾ **41 PARK A TOY & SELF STORAGE, INC.** (41 Park A Toy & Self Storage, Inc., owner) requests a Special Land Use Permit for a climate controlled self storage facility in Land Lots 2 and 37 of the 20th District. Located on the east side of Cobb Parkway, south of Third Army Road (4820 Cobb Parkway). (*Previously held by the Planning Commission from the December 5, 2023 Planning Commission hearing until the February 6, 2023 Planning Commission hearing*). Staff recommends approval subject to:

1. Letter from Parks Huff dated January 31, 2024, which includes the revised site plan
2. Fire Department comments and recommendations;
3. Water and Sewer Department comments and recommendations;
4. Stormwater Management comments and recommendations;
5. Cobb DOT comments and recommendations; and
6. Any and all changes to go back to the BOC for approval.