



Cobb County...Expect the Best!

COBB COUNTY PLANNING COMMISSION

ZONING HEARING SUMMARY AGENDA

May 7, 2024

Withdrawn Cases			
District	Case	Applicant	
1	Z-59-2023	SS DEVELOPERS, LLC (Continued by Staff from the December 5, 2023 through April 2, 2024 Planning Commission hearings until the May 7, 2024 Planning Commission 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 withdrawn without prejudice	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 through May 7, 2024 Planning Commission hearings until the June 4, 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 December 5, 2023 and February 6, 2024 Planning Commission hearings until the March 5, 2024 Planning Commission hearing; Held by the Planning Commission from the March 5, 2024 Planning Commission hearing until the April 2, 2024 Planning Commission hearing; Continued by Staff from the April 2, 2024 and May 7, 2024 Planning Commission hearings until the June 4, 2024 Planning Commission hearing).
2	Z-2-2024	FLOURNOY DEVELOPMENT GROUP, LLC (Continued by Staff from the February 6, 2024 through May 7, 2024 Planning Commission hearings until the July 2, 2024 Planning Commission hearing).
4	Z-9-2024	THOMAS OROK (Continued by Staff from the March 5, 2024 through May 7, 2024 Planning Commission hearings until the June 4, 2024 Planning Commission hearing).
1	Z-15-2024	DILLON INVESTMENTS, LLC (Held by the Planning Commission from the April 2, 2024 Planning Commission hearing until the May 7, 2024 Planning Commission hearing; Continued by Staff from the May 7, 2024 Planning Commissions hearing until the June 4, 2024 Planning Commission hearing).
4	Z-17-2024	RESIBUILT (Continued by the Planning Commission from the April 2, 2024 Planning Commission hearing until the May 7, 2024 Planning Commission Hearing; Continued by Staff from the May 7, 2024 Planning Commission hearing until the June 4, 2024 Planning Commission hearing).
3	Z-18-2024	SUG REAL ESTATE, LLC (Continued by Staff from the April 2, 2024 and May 7, 2024 Planning Commission hearings until the June 4, 2024 Planning Commission hearing).
3	Z-25-2024	LCD ACQUISITIONS, LLC; TOWNPARK RENAISSANCE, LLC (Continued by Staff from the May 7, 2024 Planning Commission hearing until the June 4, 2024 Planning Commission hearing).
3	Z-26-2024	NGC HOLDINGS, LLC (Continued by Staff from the May 7, 2024 Planning Commission hearing until the June 4, 2024 Planning Commission hearing).
3	SLUP-5-2024	SUG REAL ESTATE, LLC (Continued by Staff from the April 2, 2024 and May 7, 2024 Planning Commission hearings until the June 4, 2024 Planning Commission hearing).
3	SLUP-6-2024	LCD ACQUISITIONS, LLC; TOWNPARK RENAISSANCE, LLC (Continued by Staff from the May 7, 2024 Planning Commission hearing until the June 4, 2024 Planning Commission hearing).

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District	Case	Consent Agenda
3	Z-60-2023	MRE-CANTON, LLC <i>(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 through April 2, 2024 Planning Commission hearings until the May 7, 2024 Planning Commission hearing).</i>
3	Z-24-2024	WILLIAMSON PROPERTIES, LLC
2	LUP-13-2024	JAYCEE ALLEN II
3	LUP-15-2024	MARIA CLAUDIA ORTEGA

District	Case	Held and continued case - to be heard (continued)
4	Z-10-2024	PAUL A EDJUA (POPOL LLC) <i>(Held by the Planning Commission from the April 2, 2024 Planning Commission hearing until the May 7, 2024 Planning Commission hearing).</i>
4	Z-11-2024	SALT SPRINGS LLC <i>(Held by the Planning Commission from the April 2, 2024 Planning Commission hearing until the May 7, 2024 Planning Commission hearing).</i>
4	Z-19-2024	JELLEN HOLDINGS, INC <i>(Held by the Planning Commission from the April 2, 2024 Planning Commission hearing until the May 7, 2024 Planning Commission hearing).</i>
4	LUP-12-2024	REGINALD A. RUTHERFORD <i>(Held by the Planning Commission from the April 2, 2024 Planning Commission hearing until the May 7, 2024 Planning Commission hearing).</i>

District	Case	Regular cases
2	Z-21-2024	CO2 CREATIVE GROUP, LLC
3	Z-22-2024	LOUNGE234
1	Z-23-2024	MICHAEL L. DAVIS
1	LUP-14-2024	FLORA ESMERALDA GONZALEZ
4	LUP-16-2024	STEVEN DUNCAN



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COBB COUNTY PLANNING COMMISSION

ZONING HEARING CONSENT AGENDA

May 7, 2024

Zoning Cases

Z-60⁽²⁰²³⁾ **MRE-CANTON, LLC** (MRE-Canton, LLC, owner) requesting rezoning from **GC** to **NRC** for a convenience store with fuel sales in Land Lot 60 of the 16th District. Located on the east side of Canton Road and the north side of Jamerson Road (4852 Canton Road). *(Held by the Planning Commission from the December 5, 2023 Planning Commission hearing until the February 6, 2023 Planning Commission hearing; Continued by Staff from the February 6, 2024 through April 2, 2024 Planning Commission hearings until the May 7, 2024 Planning Commission hearing).* Staff recommends approval subject to:

1. Letter from Kevin Moore dated April 29, 2024, which includes the Site Plan;
2. District Commissioner to approve the final building architecture and final Site Plan;
3. Variances as identified in the Zoning Division comments;
4. Adherence with Canton Road Design guidelines;
5. Fire Department comments and recommendations;
6. Stormwater Management comments and recommendations;
7. Water and Sewer Comments and recommendations; and
8. Cobb DOT comments last revised April 29, 2024.

Z-24⁽²⁰²⁴⁾ **WILLIAMSON PROPERTIES, LLC** (Williamson Properties, LLC, owner) requesting rezoning from **GC** to **NRC** for auto detailing in Land Lot 85 of the 16th District. Located on the west side of Canton Road and on the north side of Ecton Drive (4700 Ecton Drive). Staff recommends approval subject to:

1. Site Plan received by the Zoning Division dated March 19, 2024;
2. Variances stated in the Zoning comments;
3. Fire Department comments and recommendations;
4. Stormwater Management Division comments and recommendations;
5. Planning Division comments and recommendations;
6. Water and Sewer Division comments and recommendations;
7. Department of Transportation comments and recommendations;
8. Parking lot to be striped and all vehicles to be parked in striped parking spaces;
9. No outdoor storage of vehicle parts; and
10. No outdoor display of merchandise.

LUP-13⁽²⁰²⁴⁾ JAYCEE ALLEN II (Raesita Allen and Jaycee L. Allen, owners) requests a Temporary Land Use Permit for a speech clinic in Land Lot 460 of the 17th District. Located on the east side of King Valley Drive, north of Cooper Lake Road (4415 King Valley Drive). Staff recommends approval for 12 months, subject to:

1. Maximum of 5 clients per day;
2. One employee;
3. Department of Transportation comments and recommendations;
4. Fire Department comments and recommendations;
5. Stormwater Management Division comments and recommendations; and
6. All clients are by appointment only.

LUP-15⁽²⁰²⁴⁾ MARIA CLAUDIA ORTEGA (Jesus Maria Silva and Maria Claudia Ortega, owners) requests a Temporary Land Use Permit (**Renewal**) for a daycare in Land Lots 949 and 950 of the 16th District. Located on the east side of Allgood Road, north of Camellia Drive (1096 Allgood Road). Staff recommends approval for 24 months, subject to:

1. Maximum of 20 children;
2. Maximum of six (6) employees;
3. No more than four (4) vehicles parked on site;
4. No signs;
5. No parking in the right of way;
6. Department of Transportation comments and recommendations; and
7. Use as an In-home daycare to cease at the time the applicant no longer operates the business.