



Cobb County...Expect the Best!

COBB COUNTY PLANNING COMMISSION

ZONING HEARING SUMMARY AGENDA

July 2, 2024

Withdrawn Cases		
District	Case	Applicant
1	Z-34-2024	DRIVEN COLLISION, LLC <i>withdrawn without prejudice</i>

District	Case	Held and Continued cases (will not be heard)
2	Z-2-2024	FLOURNOY DEVELOPMENT GROUP, LLC (Continued by Staff from the February 6, 2024 through August 6, 2024 Planning Commission hearings until the September 3, 2024 Planning Commission hearing).
4	Z-9-2024	THOMAS OROK (Continued by Staff from the March 5, 2024 through July 2, 2024 Planning Commission hearings until the August 6, 2024 Planning Commission hearing).
3	Z-32-2024	EMILY G. DUNN (Continued by Staff from the July 2, 2024 Planning Commission hearing until the August 6, 2024 Planning Commission hearing).

District	Case	Consent Agenda
3	Z-30-2024	BENTLEY RESIDENTIAL PROPERTIES, LLC; SUMMEROUR PROPERTIES, LLLP, ESTATE OF JAMES W. BENTLEY, JAMES W. BENTLEY, JR.
3	Z-31-2024	CARMAX AUTO SUPERSTORE, INC.
3	LUP-20-2024	ST. ANDREW UMC
3	SLUP-7-2024	CARMAX AUTO SUPERSTORE, INC.

District	Case	Held and continued case - to be heard
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; Held by the Planning Commission from the June 4, 2024 Planning Commission hearing until the July 2, 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; Held by the Planning Commission from the June 4, 2024 Planning Commission hearing until the July 2, 2024 Planning Commission hearing).
3	Z-27-2024	RICHARD BOROWIEC, RICHIE BS LLC (Continued by Staff from the June 4, 2024 Planning Commission hearing until the July 2, 2024 Planning Commission hearing).
3	Z-29-2024	CREATOR'S GROUP INVESTMENTS 1, LLC (Continued by the Planning Commission from the June 4, 2024 Planning Commission hearing until the July 2, 2024 Planning Commission hearing).
4	LUP-12-2024	REGINALD A. RUTHERFORD (Held by the Planning Commission from the April 2, 2024 through June 4, 2024 Planning Commission hearings until the July 2, 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; Held by the Planning Commission from the June 4, 2024 Planning Commission hearing until the July 2, 2024 Planning Commission hearing).

Cobb County Planning Commission
Zoning Hearing Summary Agenda
July 2, 2024
Page 2

District	Case	Regular cases
4	Z-33-2024	O'DWYER PROPERTIES, LLC
4	LUP-21-2024	EDWIN STAFFORD



Cobb County...Expect the Best!

COBB COUNTY PLANNING COMMISSION

ZONING HEARING CONSENT AGENDA

July 2, 2024

Zoning Cases

Z-30 BENTLEY RESIDENTIAL PROPERTIES, LLC; SUMMEROUR PROPERTIES, LLLP, ESTATE OF JAMES W. BENTLEY, JAMES W. BENTLEY, JR. (Bentley Residential Properties, LLC; Summerour Farm LLLP; Lynn Bentley Taylor and Justin Ottinger, owners) requesting rezoning from **CF and R-20** to **RA-4** for single-family residences in Land Lot 224 of the 17th District. Located on the south side of Rebecca Drive, west of Pair Street (106 Rebecca Drive). Staff recommends approval subject to:

1. Site plan received by the Zoning Division on April 30, 2024, with the District Commissioner approving minor modifications;
2. Variances contained in the Zoning Division comments;
3. Department of Transportation comments and recommendations;
4. Fire Department comments and recommendations;
5. Stormwater Management Division comments and recommendations; and
6. Water and Sewer Division comments and recommendations.

Z-31 CARMAX AUTO SUPERSTORE, INC. (Huey Allen Hobgood and Melissa G. Hobgood, owners) requesting rezoning from **R-20** to **CRC** for a used auto sales in Land Lot 208 of the 20th District. Located on the south side of Quarry Road, west of Greers Chapel Road (1878 Quarry Road). Staff recommends approval subject to:

1. The District Commissioner to approve the final site plan;
2. Buffer to be a 20 foot Landscape buffer;
3. Letter of agreeable conditions from David C. Kirk dated June 24, 2024;
4. No outdoor storage of vehicle parts;
5. Fire Department comments and recommendations;
6. Water and Sewer Division comments and recommendations;
7. Stormwater Management Division comments and recommendations; and
8. Department of Transportation comments and recommendations.

LUP-20 **ST. ANDREW UMC** (St. Andrew U.M.C. of Marietta, Inc., owner) requests a Temporary Land Use Permit to allow a farmers market in Land Lots 371, 372, 421, and 422 of the 16th District. Located on the west side of Canton Road and on the south side of Blackwell Circle (3455 Canton Road, Blackwell Circle). Staff recommends approval for 24 months, subject to:

1. Hours of operation to be from 8:30 a.m. to 1:00 p.m., Saturday only;
2. Agreeable Stipulations letter from Blackwell Farmers Market received April 18, 2024;
3. All parking to be in the church parking lot;
4. Total square footage of proposed signs not to exceed twenty (20) square feet;
5. Site Plan Review comments and recommendations;
6. Fire Department comments and recommendations;
7. Department of Transportation comments and recommendations;
8. Staff comments and recommendations, not otherwise in conflict.

SLUP-7 **CARMAX AUTO SUPERSTORE, INC.** (Huey Allen Hobgood and Melissa G. Hobgood, owners) requests a Special Land Use Permit for used auto sales in Land Lot 208 of the 20th District. Located on the south side of Quarry Road, west of Greers Chapel Road (1878 Quarry Road). Staff recommends approval, subject to:

1. The District Commissioner to approve the final site plan;
2. Buffer to be a 20 foot Landscape buffer;
3. Letter of agreeable conditions from David C. Kirk dated June 24, 2024;
4. No outdoor storage of vehicle parts;
5. Fire Department comments and recommendations;
6. Water and Sewer Division comments and recommendations;
7. Stormwater Management Division comments and recommendations; and
8. Department of Transportation comments and recommendations.