



Cobb County...Expect the Best!

## COBB COUNTY PLANNING COMMISSION

### ZONING HEARING SUMMARY AGENDA

July 5, 2023

District	Case	Withdrawn Cases
4	Z-12-2023	<b>FERNANDO CHAVARRIA</b> (Continued by Staff from the May 2, 2023 and June 6, 2023 Planning Commission hearings until the July 5, 2023 Planning Commission hearing). (WITHDRAWN WITHOUT PREJUDICE)
4	Z-19-2023	<b>KENNETH G. CLARK</b> (WITHDRAWN WITHOUT PREJUDICE)

District	Case	Held and Continued cases (will not be heard)
2	Z-67-2022	<b>S&amp;B INVESTMENTS, INC.</b> (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-15-2023	<b>SDP ACQUISITIONS, LLC</b> (Continued by staff from the May 2, 2023 through July 5, 2023 Planning Commission hearings until the August 1, 2023 Planning Commission hearing).
3	Z-23-2023	<b>MIKE NORTON</b> (Continued by Staff from the July 5, 2023 Planning Commission hearing until the August 1, 2023 Planning Commission hearing).
3	Z-24-2023	<b>SWI INVESTMENTS, LLC</b> (Continued by Staff from the July 5, 2023 Planning Commission hearing until the August 1, 2023 Planning Commission hearing).
2	LUP-11-2023	<b>RICK KUHLMAN</b> (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	Consent Agenda
2	Z-20-2023	<b>JACOB LEE</b>
4	LUP-13-2023	<b>DONNA JORDAN</b>
1	LUP-15-2023	<b>BURNT HICKORY CHURCH OF CHRIST, INC.</b>

District	Case	Held and continued case - to be heard
2	Z-60-2022	<b>BRANCH ACQUISITION COMPANY, LLC</b> (Continued by Staff from the September 6, 2022 through June 6, 2023 Planning Commission hearings until the July 5, 2023 Planning Commission hearing).
4	Z-9-2023	<b>AGUAS VIVAS CENTRO FAMILIAR DE ADORACION INC.</b> (Held by the Planning Commission from the April 4, 2023 through June 6, 2023 Planning Commission hearings until the July 5, 2023 Planning Commission hearing).
1	Z-13-2023	<b>MATTHEW C. FLOURNOY</b> (Continued by the Planning Commission from the May 2, 2023 and June 6, 2023 Planning Commission hearings until the July 5, 2023 Planning Commission hearing).
4	Z-18-2023	<b>ICON RENOVATIONS, LLC</b> (Continued by Staff from the June 6, 2023 Planning Commission hearing until the July 5, 2023 Planning Commission hearing).
4	SLUP-6-2023	<b>CLARKDALE VENTURES, LLC</b> (Continued by Staff from the June 6, 2023 Planning Commission hearing until the July 5, 2023 Planning Commission hearing).

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District	Case	Regular cases
4	Z-21-2023	<b>CLARKDALE VENTURES LLC</b>
2	Z-22-2023	<b>MRE PROPERTIES &amp; INVESTMENTS, LLC</b>
3	LUP-14-2023	<b>MIGUEL MACIEL</b>



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## COBB COUNTY PLANNING COMMISSION

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### ZONING HEARING CONSENT AGENDA

July 5, 2023

#### Zoning Cases

**Z-20**      **JACOB LEE** (Jacob Lee and Taylor McLendon, owners) requesting rezoning from **R-20** to **R-15** for single -family residences in Land Lot 699 of the 17<sup>th</sup> District. Located on the southeast side of Ridge Road, across from Ivy Ridge Road (3581 Ridge Road). The Planning Commission recommends approval subject to:

1. The District Commissioner to approve the final site plan;
2. Variances as stated in the Zoning comments;
3. Fire Department comments and recommendations;
4. Water and Sewer Division comments and recommendations;
5. Stormwater Management Division comments and recommendations;
6. Department of Transportation comments and recommendations; and
7. Site Plan Review comments and recommendations.

**LUP-13**      **DONNA JORDAN** (Mildred Sharlene Mahaffey, Willie Gene Abernathy and Donna Marie Jordan, owners) requests a Temporary Land Use Permit (**Renewal**) to allow two houses on one lot in Land Lot 42 of the 18<sup>th</sup> District. Located on the north side of Lee Road, west of Veterans Memorial Highway (264 Lee Road). Staff recommends approval for 24 months subject to:

1. Site plan submitted to the Zoning Division dated May 1, 2023.
2. For this applicant and current family use only;
3. If the property is sold another party, or the applicant or their family cease use of the second house, then the second house shall be converted to a storage building;
4. Second house not to be used as a rental unit;
5. Code Enforcement shall inspect the property on a quarterly basis to ensure compliance during the 24-month period;
6. All vehicles shall be parked in the driveway on a hardened surface and shall have current registrations;

(continued on the next page)

**LUP-13                      DONNA JORDAN (continued)**

7. No vehicles shall be parked in the backyard for any length of time or for any reason;
8. The use of campers or recreational vehicles for living space is prohibited;
9. Items stored on the property shall be stored in an enclosed structure;
10. Applicant must contact Cobb County Code Enforcement and schedule a follow-up visit every six months, with the first visit not later than December 2023; and
11. All Staff comments and recommendations, *not otherwise in conflict*.

**LUP-15                      BURNT HICKORY CHURCH OF CHRIST, INC.** (Burnt Hickory Church of Christ, Inc., owner) requests a Temporary Land Use Permit **(Renewal)** for a daycare, preschool facility in Land Lot 291 of the 20<sup>th</sup> District. Located on the north side of Burnt Hickory Road, west of New Salem Road (2330 Burnt Hickory Road). Staff recommends approval for 24 months subject to:

1. Site plan received on May 4, 2023, with the District Commissioner approving minor modifications;
2. Daycare related banner sign to be no larger than three feet by five feet; and
3. Department of Transportation comments and recommendations.