

**MINUTES OF PUBLIC HEARING/COMPREHENSIVE PLAN
COBB COUNTY PLANNING COMMISSION
JANUARY 3, 2024
7:00 P.M.**

The Planning Commission's *2024 Comprehensive Plan and Future Land Use Map Amendments Public Hearing* was held on Wednesday, January 3, 2024, at 7:00 p.m. in the second-floor public meeting room of Cobb County Building A, Marietta, Georgia. Present and comprising a quorum of the Commission were:

Stephen Vault, Chairman
David Anderson
Fred Beloin
Deborah Dance
Michael Hughes

CALL TO ORDER – CHAIRMAN VAULT

Chairman Vault called the meeting to order at 7:01 p.m. and introduced Mr. Phillip Westbrook, Community Development Senior Planner, who explained the procedures regarding the public hearing and provided information regarding the 2024 Comprehensive Plan and Future Land Use amendments. A copy of the document entitled *2024 Comprehensive Plan and Future Land Use Amendments* is on file in the Office of the County Clerk.

ZONING DECISIONS (ZDs)

Mr. Westbrook read all the proposed Zoning Decision (ZDs) amendments into the record. Of the proposed ZDs, the following amendments were considered and voted on concurrently as there were no public comments or commissioner concerns brought forward. Thereafter, the following motion was made:

MOTION: Motion by Anderson, second by Hughes, to recommend **approval** of the following Zoning Decisions, *as presented*, inclusive of the recommendation for ZD-7 that small area policy guideline, NAC-P9, be removed.

- ZD-1** (Z-49 of 2022) request from LDR and MDR to MDR for property located on the west side of Ernest Barrett Parkway at the terminus of Old Horseshoe Bend, north of Macedonia Road. (Commission District: 4)
- ZD-2** (Z-86 of 2022) request from IC to IND for property located on the north side of Gresham Road, east of Fairview Street. (Commission District: 3)
- ZD-3** (Z-77 of 2022) request from CAC and NAC to CAC for property located on the south side of Piedmont Road and on the west side of Canton Road (Commission District: 3)

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ZONING DECISIONS (ZDs) CONSIDERED CONCURRENTLY (CONT.)

- ZD-4** (Z-21 of 2023) request from CAC to NAC and LDR for property located at 4622 and 4632 Austell Powder Springs Road. (Commission District: 4)
- ZD-5** (Z-27 of 2023) request from CAC and LDR to NAC for property located on the west side of Queen Mill Road and on the north side of Mableton Parkway. (Commission District: 4)
- ZD-6** (Z-29 of 2023) request from VLDR to LDR for property located on the south side of Morris Road, west of Lithia Springs Road. (Commission District: 4)
- ZD-7** (Z-72 of 2020) request from NAC and LDR to PI, PRC, MDR, and LDR for property located south of Shallowford Road, west of Johnson Ferry Road, northerly and southerly sides of Waterfront Drive. (Commission District: 2)

VOTE: ADOPTED 5-0

COMMISSIONER PROPOSALS (CPs) CONSIDERED CONCURRENTLY

Mr. Westbrook read all the Commissioner Proposal (CPs) amendments into the record. Of the proposed CPs, the following amendments were considered and voted on concurrently as there were no public comments or commissioner concerns brought forward. Thereafter, the following motion was made:

MOTION: Motion by Hughes, second by Beloin, to recommend **approval** of the following Commissioner Proposals, *as presented*:

- CP-1-1** Request from NAC to RR for property located north and south of Rutledge Road, on the west side of Black Acre Trail. (Commission District: 1)
- CP-1-2** Request from NAC to RR for property located on the east side of Cobb Parkway, south of Third Army Road. (Commission District: 1)
- CP-1-3** Request from RR to NAC for property located on the east side of Cobb Parkway, north of Awtrey Church Road. (Commission District: 1)
- CP-1-4** Request from NAC to RR for property located on the west side of Acworth Dallas Road, south of Cedarcrest Road. (Commission District: 1)

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**COMMISSIONER PROPOSALS (CPs) CONSIDERED CONCURRENTLY
(CONT.)**

- CP-1-5** Request from NAC to LDR for property located on the west side of Due West Road, south of Cobb Parkway. (Commission District: 1)
- CP-1-7** Request from CAC to NAC for property located on the west side of Barrett Parkway and east of Villa Rica Way, south of Dallas Highway. (Commission District: 1)
- CP-1-8** Request from CAC to LDR for property located on the south side of Dallas Highway, north of Old Dallas Road. (Commission District: 1)
- CP-1-9** Request from CAC and PRC to NAC for property located on the south side of Dallas Highway, east of Lost Mountain Road. (Commission District: 1)
- CP-1-10** Request from CAC to NAC and VLDR for property located on the north side of Dallas Highway, west of Mars Hill Road. (Commission District: 1)
- CP-1-12** Request from CAC to NAC for property located near the intersection of Mars Hill Road and Stilesboro Road. (Commission District: 1)
- CP-4-1** Request from CAC to LDR for property located on the west side of South Cobb Drive at Waldrep Circle. (Commission District: 4)
- CP-4-3** Request from CAC to NAC for property located on the west side of Mableton Parkway, at the intersection of Felton Lane. (Commission District: 4)
- CP-4-5** Request from CAC to NAC for property located on the east and west sides of Mableton Parkway, the north and south sides of Gresham Road, and south of Old Alabama Road. (Commission District: 4)
- CP-4-6** Request from CAC to NAC for property located at the intersection of Old Powder Springs Road and Old Bankhead Highway. (Commission District: 4)
- CP-4-7** Request from CAC to NAC and HDR for property located north easterly of Riverside Parkway divided by Cityview Drive. (Commission District: 4)

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**COMMISSIONER PROPOSALS (CPs) CONSIDERED CONCURRENTLY
(CONT.)**

- CP-4-8** Request from PIA to PRC for property located on the east side of Discovery Boulevard, north of Mableton Parkway. (Commission District: 4)
- CP-4-9** Request from CAC to MDR for property located on the north side of Old Bankhead Highway, east of Old Powder Springs Road. (Commission District: 4)
- CP-4-10** Request from NAC to HDR for property located on the south side of Old Powder Springs Road, east of Veterans Memorial Highway. (Commission District: 4)
- CP-4-11** Request from NAC to MDR for property located on the east side of Wade Road, south of Blair Bridge Road, and west side of Factory Shoals Road. (Commission District: 4)
- CP-4-12** Request from NAC to MDR for property located on the south side of Blair Bridge Road, east of Riverside Parkway. (Commission District: 4)

VOTE: **ADOPTED** 5-0

COMMISSIONER PROPOSALS (CPs) CONSIDERED INDIVIDUALLY

Mr. Westbbrook read the following proposed Commissioner Proposal (CPs) amendments into the record as each amendment was considered individually and voted on separately.

- CP-1-6** Request from CAC to NAC for property located on the east and west sides of Barrett Parkway, north of Dallas Highway. (Commission District: 1)

The public hearing was opened, and Michael Skeeane addressed the Planning Commission. Following the presentation and discussion, the following motion was made:

MOTION: Motion by Beloin, second by Hughes, to recommend **approval** of CP-1-6, *as presented*.

VOTE: **ADOPTED** 5-0

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COMMISSIONER PROPOSALS (CPs) CONSIDERED INDIVIDUALLY (CONT.)

CP-1-11 Request from NAC to VLDR for property located on the north side of Dallas Highway, east of the Paulding County line. (Commission District: 1)

The public hearing was opened, and Sandra Dupree addressed the Planning Commission. Following the presentation and discussion, the following motion was made:

MOTION: Motion by Beloin, second by Dance, to recommend **approval** of CP-1-11, *as presented*.

VOTE: **ADOPTED** 5-0

CP-4-2 Request from MTC/CAC and LDR to MTC/MDR and MDR for property located on the north side of Lions Club Drive, north of Veterans Memorial Highway and west of Glore Drive. (Commission District: 4)

The public hearing was opened, and Dale Evans addressed the Planning Commission. Following the presentation and discussion, the following motion was made:

MOTION: Motion by Hughes, second by Anderson, to recommend **approval** of CP-4-2, *as presented*.

VOTE: **ADOPTED** 5-0

CP-4-4 Request from CAC to NAC for property located on the east and west sides of Oakdale Road, north of Veterans Memorial Highway. (Commission District: 4)

The public hearing was opened, and Juvenal Rodriguez addressed the Planning Commission. Following the presentation and discussion, the following motion was made:

MOTION: Motion by Hughes, second by Anderson, to recommend **approval** of CP-4-4, *as presented*.

VOTE: **ADOPTED** 5-0

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COMMISSIONER PROPOSALS (CPs) CONSIDERED INDIVIDUALLY (CONT.)

CP-4-13 Request from PIA to CAC, MDR, and PI for property located east of Mableton Parkway, between Hunnicutt Road and Queen Mill Road. (Commission District: 4)

The public hearing was opened, and Adam Rozen addressed the Planning Commission. Following the presentation and discussion, the following motion was made:

MOTION: Motion by Hughes, second by Beloin, to recommend **approval** of CP-4-13, *as presented*.

VOTE: **ADOPTED** 5-0

STAFF PROPOSAL (SP)

Mr. Westbrook read the Staff Proposal (SP) amendment into the record. There were no public comments or commissioner concerns brought forward. Thereafter, the following motion was made:

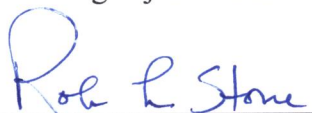
MOTION: Motion by Anderson, second by Hughes, to recommend **approval** of SP-1, *as presented*:

SP-1 Add the Economic Development Strategic Plan initiative to the Economic Development Community Work Program within the Comprehensive Plan. (Commission District: ALL)

VOTE: **ADOPTED** 3-2, Beloin and Dance opposed

ADJOURNMENT:

The hearing adjourned at 8:14 p.m.



Robin L. Stone, Deputy County Clerk
Cobb County Planning Commission