

**MINUTES OF ZONING HEARING
COBB COUNTY PLANNING COMMISSION
MARCH 5, 2024
9:00 A.M.**

The Planning Commission Zoning Hearing was held on Tuesday, March 5, 2024, in the second-floor public meeting room of Cobb County Building A, 100 Cherokee Street, 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 hearing to order at 9:00 a.m.

Mr. John Pederson, Zoning Division Manager, reviewed the hearing procedures and announced the following cases which were *withdrawn or continued*.

WITHDRAWN AND CONTINUED CASES

- Z-64^{'23}** **CEDAR REAL ESTATE GROUP IV, LLC** (Randall R. Osborne, owner) requesting rezoning from **R-20** to **LI** for a freight terminal in land lots 497, 504, and 505 of the 18th district. Property is located on the north side of Six Flags Parkway, west of Queensferry Drive (439 Six Flags Parkway). *(Previously continued by Staff from the December 5, 2023, and February 6, 2024, Planning Commission (PC) hearings until the March 5, 2024, PC hearing). WITHDRAWN WITHOUT PREJUDICE*
- Z-40^{'23}** **ATLANTA REMEDIATION GROUP, LLC** (Vanessa Pichardo, owner) requesting rezoning from **R-20** to **LI** for a specialty contractor and parking of RVs and boats in land lot 204 of the 16th district. Property is located on the south side of Shallowford Road, east of Canton Road (1018 Shallowford Road). *(Previously continued by Staff from the October 3, 2023, through the February 6, 2024, Planning Commission (PC) hearings until the March 5, 2024, PC hearing; continued by Staff until the April 2, 2024, PC hearing; therefore, was not considered at this hearing).*
- Z-59^{'23}** **SS DEVELOPERS, LLC** (Samir K. Barman and Sujata Barman, owners) requesting rezoning from **R-20** to **RA-5** and **LRO** for a single-family subdivision and professional office in land lots 124, 125, 142, and 143 of the 20th district. Property is located on the west side of Jim Owens Road at the terminus of New Rutledge Road (3049 Jim Owens Road). *(Previously continued by Staff from the December 5, 2023, and February 6, 2024, Planning Commission (PC) hearings until the March 5, 2024, PC hearing; continued by Staff until the April 2, 2024, PC hearing; therefore, was not considered at this hearing).*

**MINUTES OF ZONING HEARING
COBB COUNTY PLANNING COMMISSION
MARCH 5, 2024
PAGE 2**

WITHDRAWN AND CONTINUED CASES (CONT.)

- Z-60²³** **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. Property is located on the east side of Canton Road and the north side of Jamerson Road (4852 Canton Road). *(Previously held by the Planning Commission (PC) from the December 5, 2023, PC hearing until the February 6, 2024, PC hearing; continued by Staff from the February 6, 2024, and March 5, 2024, PC hearings until the April 2, 2024, PC hearing; therefore, was not considered at this hearing).*
- Z-2** **FLOURNOY DEVELOPMENT GROUP, LLC** (Cobb County, owner) requesting rezoning from **GC** to **RRC** for a multifamily residential building in land lots 763 and 764 of the 17th district. Property is located on the west side of Atlanta Road and on the east side of I-285, south of the intersection of I-285 and Atlanta Road (4600 Atlanta Road). *(Previously continued by Staff from the February 6, 2024, through the April 2, 2024, Planning Commission (PC) hearings until the May 7, 2024, PC hearing; therefore, was not considered at this hearing).*
- Z-8** **JELANI CAMPBELL** (Jelani Campbell, owner) requesting rezoning from **CF** to **R-15** for a single-family residence in land lots 673 and 696 of the 17th district. Property is located on the north side of Lee Road, west of Pineridge Road (1953 West Lee Road). *(Continued by Staff until the April 2, 2024, Planning Commission hearing; therefore, was not considered at this hearing).*
- Z-9** **THOMAS OROK** (Florence Odang Okonta, owner) requesting rezoning from **CRC** and **R-20** to **RM-8** for a townhome community in land lot 1300 of the 19th district. Property is located on the north side of Veterans Memorial Highway and on the west side of Burrus Road (1558 Veterans Memorial Highway). *(Continued by Staff from the March 5, 2024, Planning Commission (PC) hearing until the April 2, 2024, PC hearing; therefore, was not considered at this hearing).*
- LUP-7** **AMY MOLLOHAN** (Mollohan Farms, LLC, Amy Beckenhauer Mollohan and Stacey Alan Mollohan, owners) requesting a **Temporary Land Use Permit** for a seasonal special events venue in land lots 353, 354, 387, and 388 of the 19th district. Property is located on the west side of Villa Rica Road, north of Macland Road (1790 Villa Rica Road). *(Continued by Staff from the March 5, 2024, Planning Commission (PC) hearing until the April 2, 2024, PC hearing; therefore, was not considered at this hearing).*

**MINUTES OF ZONING HEARING
COBB COUNTY PLANNING COMMISSION
MARCH 5, 2024
PAGE 3**

WITHDRAWN AND CONTINUED CASES (CONT.)

SLUP-1 **TIRE SWING COLLECTIVE, INC.** (Nicholas M Seidell, owner) requesting a **Special Land Use Permit** for a private park and garden (noncommercial) in land lot 884 of the 16th district. Property is located on the south side of Allgood Road, east of Smithwood Drive (2020 Allgood Road).

Mr. Pederson presented the Applicant's request for a continuance of SLUP-1; thereafter the following motion was made:

MOTION: Motion by Dance, second by Hughes, to **continue** SLUP-1 until the April 2, 2024, Planning Commission Zoning Hearing.

VOTE: **ADOPTED 5-0**

Mr. Pederson made the following announcement.

INFORMATION REGARDING ZONING CASES

All information regarding zoning cases must be turned in to the Zoning Office on the Wednesday prior to the zoning hearing for consideration. If said information is turned in past the deadline, then it is at the Board's discretion as to whether the information will be considered.

Prior to reading in the Consent Agenda, Mr. Pederson announced that an additional item (non-agenda) needed to be added to the agenda for the purpose of considering the 2024 proposed code amendments for Chapter 134. Thereafter, the following motion was made:

MOTION: Motion by Beloin, second by Hughes, to **add** the non-agenda item to the agenda for the purpose of considering the 2024 *proposed* code amendments for Chapter 134 (see page 7 of these minutes).

VOTE: **ADOPTED 5-0**

CONSENT AGENDA

MOTION: Motion by Dance, second by Anderson, to **approve** the Consent Agenda, *as presented*.

Z-4 **BIG GYM THERAPY, LLC** (Cynthia B. Bickman, owner) requesting rezoning from **NS** to **NRC** for a gym and fitness facility and administrative offices in land lot 278 of the 16th district. Property is located on the west side of Canton Road, north of Kensington Drive (4005 Canton Road). (*Previously continued by Staff from the February 6, 2024, Planning Commission (PC) hearing until the March 5, 2024, PC hearing*).

**MINUTES OF ZONING HEARING
COBB COUNTY PLANNING COMMISSION
MARCH 5, 2024
PAGE 4**

CONSENT AGENDA (CONT.)

Z-4 BIG GYM THERAPY, LLC (CONT.)

To recommend **approval** of Z-4 to the **NRC** zoning district, subject to:

- 1. Site Plan received by the Zoning Division dated January 26th, 2024 (on file in the Zoning Division)**
- 2. Variances as stated in the Zoning Division comments and recommendations**
- 3. Adherence to Canton Road Design Guidelines**
- 4. Fire Department comments and recommendations**
- 5. Water and Sewer Division comments and recommendations**
- 6. Stormwater Management Division comments and recommendations**
- 7. Department of Transportation comments and recommendations**
- 8. Inclusion on the Consent Agenda for the Board of Commissioners' Zoning Hearing on March 19, 2024**

Z-7 GARY D. WALTERS (Gary Walters, owner) requesting rezoning from **CF** to **R-20** for a single-family residence in land lot 199 of the 18th district. Property is located on the west side of Pine Creek Court, north of Pine Creek Drive (6180 Pine Creek Court).

To recommend **approval** of Z-7 to the **R-20** zoning district.

CONSENT VOTE: **ADOPTED 5-0**

REGULAR AGENDA

Z-52'²³ 1054 INVESTMENT GROUP L.L.C. (1054 Investment Group, LLC; James Vincent Manley, owners) requesting rezoning from **R-20** to **LI** for contractor offices and parking of vehicles on land lot 204 of the 16th district. Property is located on the south side of Shallowford Road, east of Old Shallowford Road (1022, 1028, and 1054 Shallowford Road). *(Previously held by the Planning Commission (PC) from the November 7, 2023, PC hearing until the December 5, 2023, PC hearing; continued by Staff from the February 6, 2024, PC hearing until the March 5, 2024, PC hearing).*

The public hearing was opened; Kevin Moore, Carol Brown, Janice Duck Love, and Brandon Duck addressed the Planning Commission. Following the presentation and discussion, the following motion was made:

MOTION: Motion by Dance, second by Beloin, to **hold** Z-52'²³ until the April 2, 2024, Planning Commission Zoning Hearing.

VOTE: **ADOPTED 5-0**

**MINUTES OF ZONING HEARING
COBB COUNTY PLANNING COMMISSION
MARCH 5, 2024
PAGE 5**

REGULAR AGENDA (CONT.)

Chairman Vault called for a brief recess from 10:05 a.m. until 10:10 a.m.

Z-61^{'23} **DAVID PEARSON COMMUNITIES, INC.** (Land Acquisition Investments, LLC; Parklane Capital II. LLC, owners) requesting rezoning from **RM-12, R-20, CRC**, and **NS** to **RM-12** for a townhome community in land lots 421, 422, 443, and 444 of the 17th district. Property is located on the west side of Atlanta Road, north of Daniell Drive (1972 Atlanta Road). *(Previously continued by Staff from the December 5, 2023, and February 6, 2024, Planning Commission (PC) hearings until the March 5, 2024, PC hearing).*

The public hearing was opened; Kevin Moore, Elizabeth Hardy, and Ken Daniell addressed the Planning Commission. Following the presentation and discussion, the following motion was made:

MOTION: Motion by Dance, second by Beloin, to recommend **denial** of Z-61^{'23}.

VOTE: **ADOPTED** 3-2, Vault and Anderson opposed

At the call for Z-3 (Ashwani Kumar Kaura), the Applicant was not present, but there was opposition present. The case was put on hold to see if the Applicant could be contacted. The next case, Z-6 (Inline Communities, LLC) was moved up on the agenda and heard next.

Z-6 **INLINE COMMUNITIES, LLC** (Grace A. Bennett, Trustee U/I Grace A. Bennett dated August 30, 1995; James H. Bennett and Joy Ann Bennett Declaration of Trust dated January 28, 1992, and restated on August 3, 2011, owners) requesting rezoning from **R-20** and **R-30** to **R-20** for a single-family home subdivision in land lots 1248, 1249, 1250, 1268, 1269, and 1322 of the 19th district. Property is located on the east side of Brown Road, north of Stout Parkway (5270 Brown Road, 5613 Holloman Road). *(Previously continued by Staff from the February 6, 2024, Planning Commission (PC) hearing until the March 5, 2024, PC hearing).*

The public hearing was opened; Kevin Moore and Clithon Rice 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 Z-6 to the **R-20** zoning district, subject to:

1. Letter of agreeable conditions from Kevin Moore dated February 26, 2024 (on file in the Zoning Division), with the following changes:
 - A. Item No. 3 – change “1,800” to “2,000”

MINUTES OF ZONING HEARING
COBB COUNTY PLANNING COMMISSION
MARCH 5, 2024
PAGE 6

REGULAR AGENDA (CONT.)

Z-6 INLINE COMMUNITIES, LLC (CONT.)

B. Add Item No. 21 – “*The proposed community amenities shall consist of a pool, fire pits, walking trail, cabana, pocket parks, or some combination thereof.*”

2. Staff comments and recommendations

VOTE: ADOPTED 5-0

Mr. Pederson announced that Staff was able to contact the Applicant for Z-3 (Ashwani Kumar Kaura), but the Applicant stated he would not be able to attend today’s hearing. Due to the number of opposition present, the Planning Commission decided to hear the case.

Z-3 ASHWANI KUMAR KAURA (Ashwani Kaura, owner) requesting rezoning from **R-20** to **FST** for a townhome community in land lots 35 and 38 of the 16th district. Property is located on the east side of Alabama Road and on the north and south sides of Lindsey Way (Alabama Road, 4721 Lindsey Way). (*Previously continued by Staff from the February 6, 2024, Planning Commission (PC) hearing until the March 5, 2024, PC hearing*).

The public hearing was opened, and the Applicant was not present. Duward Whelcher and Tom Ganschow addressed the Planning Commission. Following the presentation and discussion, the following motion was made:

MOTION: Motion by Dance, second by Beloin, to recommend **denial** of Z-3.

VOTE: ADOPTED 5-0

LUP-8 AMERICAN PROTECTION AND TACTICAL (Richard Keith Lanier, owner) requesting a **Temporary Land Use Permit** for gunsmithing and FFL (Federal Firearm Licensee) Transfers in land lots 168 and 169 of the 19th district. Property is located on the east side of Friendship Church Road, north of Conley Downs Drive (995 Friendship Church Road).

The public hearing was opened, and Ricky Lanier addressed the Planning Commission. Following the discussion, it was the Applicant’s desire to withdraw his application without prejudice; thereafter, the following motion was made:

MOTION: Motion by Beloin, second by Hughes, to **allow** LUP-8 to be *withdrawn without prejudice*.

VOTE: ADOPTED 5-0

**MINUTES OF ZONING HEARING
COBB COUNTY PLANNING COMMISSION
MARCH 5, 2024
PAGE 7**

NON-AGENDA ITEM

Mr. Brian Johnson, Senior Associate County Attorney, presented the *proposed* code amendments to Chapter 134. A copy of the *2024 Code Amendments, Package 1 – Version 1* is attached and made a part of these minutes.

The public hearing was opened; there being no speakers, the following motion was made:

MOTION: Motion by Anderson, second by Hughes, to recommend **approval** of the 2024 *proposed* amendments to Chapter 134 of the Official Code of Cobb County, *as presented*.

VOTE: **ADOPTED 5-0**

APPROVAL OF MINUTES

MOTION: Motion by Anderson, second by Hughes, to **approve** the following minutes, *as submitted*:

February 6, 2024 – Planning Commission Zoning Hearing

VOTE: **ADOPTED 5-0**

MOTION: Motion by Anderson, second by Hughes, to **approve** the following minutes, *as submitted*:

February 26, 2024 – Special Called Meeting/Agenda Review Work Session

VOTE: **ADOPTED 5-0**

ADJOURNMENT

The hearing adjourned at 12:00 p.m.



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

THIS
PAGE
INTENTIONALLY
LEFT
BLANK

2024 CODE AMENDMENTS

Official Code of Cobb County Part I. – Chapter 134

Package I

Version I - distributed on February 22, 2024

Planning Commission Date

March 5, 2024

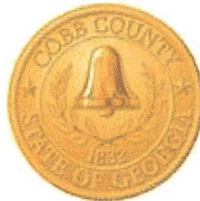
Board of Commissioners Public Hearing Dates

March 12, 2024 – 9:00 am

March 26, 2024 – 7:00 pm

Cobb County

www.cobbcounty.org



Cobb County...Expect the Best!

Section 134-1 of the Official Code of Cobb County, Georgia, is amended to read as follows:

Sec. 134-1. - Definitions

...

Club or lodge (noncommercial), ~~private~~ means a building and facilities owned or operated by a corporation, association or person for a social, educational or recreational purpose, but not primarily for profit; provided however, a building or facilities constructed as part of the amenity package for a subdivision does not fall within this definition. While ~~a permitted use~~ allowed with a SLUP in most residential zoning districts, a club or lodge ~~(noncommercial), private~~ shall not be allowed within a platted subdivision or to render a service which is customarily carried on as a business and shall not include amenity packages and areas of subdivisions.

...

Section 134-37 of the Official Code of Cobb County, Georgia, is amended to read as follows:

Sec. 134-37. - Special land use permits.

...

(31) Clubs or lodges (noncommercial), when located on a residentially zoned property, with the following minimum requirements.

- a. Minimum lot size is five usable acres, excluding flood plain.
- b. Primary access to the facility shall be from an arterial or major collector roadway.
- c. Structures associated with the use shall be located a minimum of 50 feet from any property line.
- d. Structures associated with the use shall be limited to 55 feet in height.
- e. When abutting any residential property line, a 35-foot landscaped screening buffer shall be approved by county staff (see landscaping standards). Additionally, in any zoning district for this specific use, the maximum impervious surface for properties with religious facilities shall be 70 percent.
- f. An overall parking and landscape plan for the entire site shall be approved by county staff.
- g. One paved parking space shall be provided for every four seats in the designated assembly area, plus one per employee. In the absence of designated assembly areas, one paved space shall be provided per 300 square feet of gross floor area.
- h. A lighting plan shall be approved in accordance with section 134-269.

Section 134-193 of the Official Code of Cobb County, Georgia, is amended to read as follows:

Sec. 134-193. - R-80 single-family residential district.

...

(3) *Permitted uses.* Anything not permitted or allowed by special exception is prohibited. Permitted uses are as follows:

~~Clubs or lodges (noncommercial).~~

Community fairs.

Cottage food operators as regulated by the Georgia Department of Agriculture in accordance with its Rules, Chapter 40-7-19, as may be amended from time to time subject to the following requirements:

1. There shall be no signage or other exterior evidence of the cottage food operator.

2. Deliveries of specialty ingredients such as herbs and spices, etc., limited to those made by the United States Postal Service or other carrier (FedEx, United Parcel Service, etc.) that routinely delivers mail/internet order products to residents.
3. No cottage food products prepared by the cottage food operator may be picked up by a commercial carrier.
4. There shall be no employees parking on the site unless approved by the board of commissioners in accordance with section 134-36 of the Cobb County Code.

Customary home occupations.

Designated recycling collection locations.

Executive golf courses (see section 134-270).

Fruit trees, nuts and vegetables.

Golf courses, 18-hole regulation, public and private (see section 134-270).

Golf courses, par 3 (see section 134-270).

Group homes.

In-home day care.

Livestock, nondomestic and wild animals, and poultry.

Nonprofit (seasonal use) fishing lakes.

Parking for vehicles.

Personal vehicle and equipment sales.

Private parks.

Radio, television and other communication towers and antennas subject to section 134-273.

Recreation grounds other than tennis courts and golf courses.

Residential, agricultural, farm and wood products and livestock and poultry sales.

Riding stables.

Single-family dwelling units (detached).

Temporary uses.

...

Section 134-194 of the Official Code of Cobb County, Georgia, is amended to read as follows:

Sec. 134-194. - RR rural residential district.

...

(3) *Permitted uses.* Anything not permitted or allowed by special exception is prohibited.

Permitted uses are as follows:

Agricultural produce stands with a minimum of four off-street parking spaces.

~~Clubs or lodges (noncommercial).~~

Commercial greenhouses and plant nurseries, so long as set back at least 100 feet from any residential property line.

Community fairs.

Cottage food operators as regulated by the Georgia Department of Agriculture in accordance with its Rules, Chapter 40-7-19, as may be amended from time to time subject to the following requirements:

1. There shall be no signage or other exterior evidence of the cottage food operator.
2. Deliveries of specialty ingredients such as herbs and spices, etc., limited to those made by the United States Postal Service or other carrier (FedEx, United Parcel Service, etc.) that routinely delivers mail/internet order products to residents.

3. No cottage food products prepared by the cottage food operator may be picked up by a commercial carrier.
4. There shall be no employees parking on the site unless approved by the board of commissioners in accordance with section 134-36 of the Cobb County Code.

Customary home occupations.

Dairies, so long as buildings used for livestock shall be set back not less than 200 feet from any property line and all animals are maintained at least 100 feet from any property line.

Designated recycling collection locations.

Executive golf courses (see section 134-270).

Farm and garden supply stores.

Field crops.

Fruit trees, nuts and vegetables.

Golf courses, 18-hole regulation, public and private (see section 134-270).

Golf courses, par 3 (see section 134-270).

Group homes.

In-home day care.

Livestock, nondomestic and wild animals, and poultry, on two or more acres.

Livestock sales pavilions.

Nonprofit (seasonal use) fishing lakes.

Outdoor golf driving ranges (see section 134-270).

Parking for vehicles.

Personal vehicle and equipment sales.

Poultry hatcheries. All structures shall be located and activities conducted at least 100 feet from any residentially zoned property.

Residential, agricultural, farm and wood products and livestock and poultry sales.

Riding stables.

Single-family dwelling units (detached).

Temporary uses.

...

Section 134-195 of the Official Code of Cobb County, Georgia, is amended to read as follows:

Sec. 134-195. - R-40 single-family residential district.

...

(3) *Permitted uses.* Anything not permitted or allowed by special exception is prohibited.

Permitted uses are as follows:

~~Clubs or lodges (noncommercial).~~

Community fairs.

Cottage food operators as regulated by the Georgia Department of Agriculture in accordance with its Rules, Chapter 40-7-19, as may be amended from time to time subject to the following requirements:

1. There shall be no signage or other exterior evidence of the cottage food operator.
2. Deliveries of specialty ingredients such as herbs and spices, etc., limited to those made by the United States Postal Service or other carrier (FedEx, United Parcel Service, etc.) that routinely delivers mail/internet order products to residents.

3. No cottage food products prepared by the cottage food operator may be picked up by a commercial carrier.
4. There shall be no employees parking on the site unless approved by the board of commissioners in accordance with section 134-36 of the Cobb County Code.

Customary home occupations.

Designated recycling collection locations.

Executive golf courses (see section 134-270).

Fruit trees, nuts and vegetables.

Golf courses, 18-hole regulation, public and private (see section 134-270).

Golf courses, par 3 (see section 134-270).

Group homes.

In-home day care.

Livestock, nondomestic and wild animals, and poultry, on two or more acres.

Nonprofit (seasonal use) fishing lakes.

Parking for vehicles.

Personal vehicle and equipment sales.

Residential, agricultural, farm and wood products and livestock and poultry sales.

Riding stables.

Single-family dwelling units (detached).

Temporary uses.

...

Section 134-196 of the Official Code of Cobb County, Georgia, is amended to read as follows:

Sec. 134-196. - R-30 single-family residential district.

...

(3) *Permitted uses.* Anything not permitted or allowed by special exception is prohibited.

Permitted uses are as follows:

~~Clubs or lodges (noncommercial).~~

Community fairs.

Cottage food operators as regulated by the Georgia Department of Agriculture in accordance with its Rules, Chapter 40-7-19, as may be amended from time to time subject to the following requirements:

1. There shall be no signage or other exterior evidence of the cottage food operator.
2. Deliveries of specialty ingredients such as herbs and spices, etc., limited to those made by the United States Postal Service or other carrier (FedEx, United Parcel Service, etc.) that routinely delivers mail/internet order products to residents.
3. No cottage food products prepared by the cottage food operator may be picked up by a commercial carrier.
4. There shall be no employees parking on the site unless approved by the board of commissioners in accordance with section 134-36 of the Cobb County Code.

Customary home occupations.

Designated recycling collection locations.

Executive golf courses (see section 134-270).

Fruit trees, nuts and vegetables.

Golf courses, 18-hole regulation, public and private (see section 134-270).

Golf courses, par 3 (see section 134-270).
Group homes.
In-home day care.
Livestock, nondomestic and wild animals, and poultry, on two or more acres.
Nonprofit (seasonal use) fishing lakes.
Parking for vehicles.
Personal vehicle and equipment sales.
Residential, agricultural, farm and wood products and livestock and poultry sales.
Riding stables.
Single-family dwelling units (detached).
Temporary uses.
...

Section 134-197 of the Official Code of Cobb County, Georgia, is amended to read as follows:
Sec. 134-197. - R-20 single-family residential district.

...
(3) *Permitted uses.* Anything not permitted or allowed by special exception is prohibited.
Permitted uses are as follows:
~~Clubs or lodges (noncommercial).~~
Community fairs.
Cottage food operators as regulated by the Georgia Department of Agriculture in accordance with its Rules, Chapter 40-7-19, as may be amended from time to time subject to the following requirements:
1. There shall be no signage or other exterior evidence of the cottage food operator.
2. Deliveries of specialty ingredients such as herbs and spices, etc., limited to those made by the United States Postal Service or other carrier (FedEx, United Parcel Service, etc.) that routinely delivers mail/internet order products to residents.
3. No cottage food products prepared by the cottage food operator may be picked up by a commercial carrier.
4. There shall be no employees parking on the site unless approved by the board of commissioners in accordance with section 134-36 of the Cobb County Code.

Customary home occupations.
Designated recycling collection locations.
Executive golf courses (see section 134-270).
Fruit trees, nuts and vegetables.
Golf courses, 18-hole regulation, public and private (see section 134-270).
Golf courses, par 3 (see section 134-270).
Group homes.
In-home day care.
Livestock, nondomestic and wild animals, and poultry, on two or more acres.
Nonprofit (seasonal use) fishing lakes.
Parking for vehicles.
Personal vehicle and equipment sales.
Residential, agricultural, farm and wood products and livestock and poultry sales.
Riding stables.

Single-family dwelling units (detached).
Temporary uses.

...

Section 134-198 of the Official Code of Cobb County, Georgia, is amended to read as follows:

Sec. 134-198. - R-15 single-family residential district.

...

(3) *Permitted uses.* Anything not permitted or allowed by special exception is prohibited.

Permitted uses are as follows:

~~Clubs or lodges (noncommercial).~~

Community fairs.

Cottage food operators as regulated by the Georgia Department of Agriculture in accordance with its Rules, Chapter 40-7-19, as may be amended from time to time subject to the following requirements:

1. There shall be no signage or other exterior evidence of the cottage food operator.
2. Deliveries of specialty ingredients such as herbs and spices, etc., limited to those made by the United States Postal Service or other carrier (FedEx, United Parcel Service, etc.) that routinely delivers mail/internet order products to residents.
3. No cottage food products prepared by the cottage food operator may be picked up by a commercial carrier.
4. There shall be no employees parking on the site unless approved by the board of commissioners in accordance with section 134-36 of the Cobb County Code.

Customary home occupations.

Designated recycling collection locations.

Executive golf courses (see section 134-270).

Fruit trees, nuts and vegetables.

Golf courses, 18-hole regulation, public and private (see section 134-270).

Golf courses, par 3 (see section 134-270).

Group homes.

In-home care.

Livestock, nondomestic and wild animals, and poultry, on two or more acres.

Nonprofit (seasonal use) fishing lakes.

Parking for vehicles.

Personal vehicle and equipment sales.

Residential, agricultural, farm and wood products and livestock and poultry sales.

Riding stables.

Single-family dwelling units (detached).

Temporary uses.

...

Section 134-199 of the Official Code of Cobb County, Georgia, is amended to read as follows:

Sec. 134-199. - R-12 single-family residential district.

...

(3) *Permitted uses.* Anything not permitted or allowed by special exception is prohibited.

Permitted uses are as follows:

~~Clubs or lodges (noncommercial).~~

Community fairs.

Cottage food operators as regulated by the Georgia Department of Agriculture in accordance with its Rules, Chapter 40-7-19, as may be amended from time to time subject to the following requirements:

1. There shall be no signage or other exterior evidence of the cottage food operator.
2. Deliveries of specialty ingredients such as herbs and spices, etc., limited to those made by the United States Postal Service or other carrier (FedEx, United Parcel Service, etc.) that routinely delivers mail/internet order products to residents.
3. No cottage food products prepared by the cottage food operator may be picked up by a commercial carrier.
4. There shall be no employees parking on the site unless approved by the board of commissioners in accordance with section 134-36 of the Cobb County Code.

Customary home occupations.

Designated recycling collection locations.

Executive golf courses (see section 134-270).

Fruit trees, nuts and vegetables.

Golf courses, 18-hole regulation, public and private (see section 134-270).

Golf courses, par 3 (see section 134-270).

Group homes.

In-home day care.

Livestock, nondomestic and wild animals, and poultry, on two or more acres.

Nonprofit (seasonal use) fishing lakes.

Parking for vehicles.

Personal vehicle and equipment sales.

Residential, agricultural, farm and wood products, and livestock and poultry sales.

Riding stables.

Single-family dwelling units (detached).

Temporary uses. Temporary uses.

...

Section 134-200 of the Official Code of Cobb County, Georgia, is amended to read as follows:

Sec. 134-200. - RD residential duplex district.

...

(3) *Permitted uses.* Anything not permitted or allowed by special exception is prohibited.

Permitted uses are as follows:

~~Clubs or lodges (noncommercial).~~

Community fairs.

Cottage food operators as regulated by the Georgia Department of Agriculture in accordance with its Rules, Chapter 40-7-19, as may be amended from time to time subject to the following requirements:

1. There shall be no signage or other exterior evidence of the cottage food operator.
2. Deliveries of specialty ingredients such as herbs and spices, etc., limited to those made by the United States Postal Service or other carrier (FedEx, United Parcel Service, etc.) that routinely delivers mail/internet order products to residents.

3. No cottage food products prepared by the cottage food operator may be picked up by a commercial carrier.
4. There shall be no employees parking on the site unless approved by the board of commissioners in accordance with section 134-36 of the Cobb County Code.

Customary home occupations.

Designated recycling collection locations.

Executive golf courses (see section 134-270).

Fruit trees, nuts and vegetables.

Golf courses, 18-hole regulation, public and private (see section 134-270).

Golf courses, par 3 (see section 134-270).

Group homes.

In-home day care.

Livestock, nondomestic and wild animals, and poultry, on two or more acres.

Nonprofit (seasonal use) fishing lakes.

Parking for vehicles.

Personal vehicle and equipment sales.

Residential, agricultural, farm and wood products and livestock and poultry sales.

Riding stables.

Single-family dwelling units (attached).

Temporary uses.

Two-family dwelling units.

...