



Cobb County...Expect the Best!

COBB COUNTY BOARD OF COMMISSIONERS

ZONING HEARING SUMMARY AGENDA

May 21, 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Withdrawn Cases		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 withdrawn without prejudice
4	Z-19-2024	JELEN HOLDINGS, INC (Held by the Planning Commission from the April 2, 2024 Planning Commission hearing until the May 7, 2024 Planning Commission hearing). withdrawn without prejudice

District	Case	Held and Continued cases (will not be heard)
3	Z-15-2023	SDP ACQUISITIONS, LLC (Continued by Staff from the May 2, 2023 through September 5, 2023 Planning Commission hearings until the October 3, 2023 Planning Commission hearing; Held by the Planning Commission from the October 3, 2023 and November 7, 2023 Planning Commission hearings until the December 5, 2023 Planning Commission hearing; Held by the Board of Commissioners from the December 19, 2023 Board of Commissioners hearing until the February 20, 2024 Board of Commissioners hearing; Continued by Staff from the February 20, 2024 through May 21, 2024 Board of Commissioners hearings until the June 18, 2024 Board of Commissioners hearing).
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).
4	Z-10-2024	PAUL A EDJUA (POPOL LLC) (Held by the Planning Commission from the April 2, 2024 and May 7, 2024 Planning Commission hearings until the June 4, 2024 Planning Commission hearing).
4	Z-11-2024	SALT SPRINGS LLC (Held by the Planning Commission from the April 2, 2024 and 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 Commission hearing until the June 4, 2024 Planning Commission hearing).

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District	Case	Held and Continued cases (will not be heard) continued
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).
4	LUP-12-2024	REGINALD A. RUTHERFORD (Held by the Planning Commission from the April 2, 2024 and May 7, 2024 Planning Commission hearings until the June 4, 2024 Planning Commission hearing).
1	LUP-14-2024	FLORA ESMERALDA GONZALEZ (Continued by the Planning Commission 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).
1	OB-8-2024	TERRY KASTNER (Held by the Board of Commissioners from the March 19, 2024 Board of Commissioners hearing until the April 16, 2024 Board of Commissioners hearing; Continued by Staff from the April 16, 2024 and May 21, 2024 Board of Commissioners hearings until the June 18, 2024 Board of Commissioners hearing).
2	OB-15-2024	RIVERVIEW ASSOCIATES, LTD. (Continued by Staff from the April 16, 2024 and May 21, 2024 Board of Commissioners hearing until the June 18, 2024 Board of Commissioners hearing).

District	Case	Consent Agenda cases
3	Z-60-2023	MRE-CANTON, LLC (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).
1	Z-23-2024	MICHAEL L. DAVIS
3	Z-24-2024	WILLIAMSON PROPERTIES, LLC
2	LUP-13-2024	JAYCEE ALLEN II
3	LUP-15-2024	MARIA CLAUDIA ORTEGA
4	LUP-16-2024	STEVEN DUNCAN
3	OB-18-2024	DENNIS VENEZIA

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District	Case	Consent Agenda cases (continued)
1	OB-20-2024	KERLEY FAMILY HOMES, LLC
3	OB-21-2024	ASHLEY NEWMAN
3	OB-22-2024	SOUTHERN COMMUNICATIONS SERVICES, INC.
2	OB-23-2024	JAIRO A. MURILLO
2	OB-24-2024	GOLDENROD SERVICES, LLC
3	OB-25-2024	SHERROD N. CONYERS
4	OB-26-2024	KRISTOFF JONES
4	OB-27-2024	MITCHELL GALLOWAY
1	OB-28-2024	GREAT AMERICAN STORAGE, LLC
2	OB-29-2024	D & A INVESTMENT GROUP, LLC
4	OB-30-2024	PORFIRIA A. RODRIGUEZ

District	Case	Held and continued case - to be heard
2	Z-13-2024	ST. BENEDICT'S EPISCOPAL SCHOOL <i>(Continued by the Board of Commissioners from the April 16, 2024 Board of Commissioners hearing until the May 21, 2024 Board of Commissioners hearing).</i>
2	SLUP-3-2024	ST. BENEDICT'S EPISCOPAL SCHOOL <i>(Continued by the Board of Commissioners from the April 16, 2024 Board of Commissioners hearing until the May 21, 2024 Board of Commissioners hearing).</i>

District	Case	Regular cases
2	Z-21-2024	CO2 CREATIVE GROUP, LLC
3	Z-22-2024	LOUNGE234

District	Case	Other Business case
2	OB-14-2024	ST. BENEDICT'S EPISCOPAL DAY SCHOOL, INC <i>(Continued by Staff from the April 16, 2024 Board of Commissioners hearing until the May 21, 2024 Board of Commissioners hearing).</i>
2	OB-16-2024	DJ HOMES, INC. <i>(Continued by Staff from the April 16, 2024 Board of Commissioners hearing until the May 21, 2024 Board of Commissioners hearing).</i>
2	OB-17-2024	ADP-TERRELL MILL, LLC
4	OB-19-2024	BARNES FARMS, LLC
3	OB-31-2024	WHATABURGER



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COBB COUNTY BOARD OF COMMISSIONERS

ZONING HEARING CONSENT AGENDA

May 21, 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).* The Planning Commission recommends approval of Z-60 to the **NRC** zoning district, subject to:

1. Letter of agreeable conditions from Kevin Moore dated April 29, 2024, which includes the Site Plan (on file in the Zoning Division)
2. District Commissioner to approve the final building architecture and final Site Plan
3. Variances as stated in the Zoning Division comments and recommendations
4. Adherence to the Canton Road Design Guidelines
5. Fire Department comments and recommendations
6. Stormwater Management Division comments and recommendations
7. Water and Sewer Division comments and recommendations
8. Department of Transportation comments and recommendations *last revised April 29, 2024*
9. Inclusion on the Consent Agenda for the Board of Commissioners' Zoning Hearing on May 21, 2024

Z-23⁽²⁰²⁴⁾ **MICHAEL L. DAVIS** (Michael L. Davis, owner) requesting rezoning from **R-30** to **R-20** for a single-family subdivision in Land Lot 341 of the 20th District. Located on the east side of Antioch Road, south of Due West Road (50 Antioch Road). The Planning Commission recommends approval of Z-23 to the **R-20** zoning district, subject to:

1. Letter of agreeable conditions from Kevin Moore dated April 29, 2024 (on file in the Zoning Division)
2. District Commissioner to approve the final Site Plan and final elevations
3. No variance to the Zoning code
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 May 21, 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). The Planning Commission recommends approval of Z-24 to the **NRC** zoning district, subject to:

1. Site Plan received by the Zoning Division dated March 19, 2024 (on file in the Zoning Division)
2. Variances stated in the Zoning comments and recommendations
3. No outdoor storage of vehicle parts
4. No outdoor display of merchandise
5. Parking lot to be striped and all vehicles to be parked in striped parking spaces
6. Fire Department comments and recommendations
7. Stormwater Management Division comments and recommendations
8. Planning Division comments and recommendations
9. Water and Sewer Division comments and recommendations
10. Department of Transportation comments and recommendations
11. Inclusion on the Consent Agenda for the Board of Commissioners' Zoning Hearing on May 21, 2024

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). To recommend approval of LUP-13 for **12 months**, subject to:

1. Maximum of five 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
6. All clients are by appointment *only*
7. Inclusion on the Consent Agenda for the Board of Commissioners' Zoning Hearing on May 21, 2024

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). To recommend approval of LUP-15 for **24 months**, subject to:

1. **Maximum of 20 children**
2. **Maximum of six employees**
3. **No more than four vehicles parked on-site overnight**
4. **No signs**
5. **No parking in the right-of-way**
6. **Department of Transportation comments and recommendations**
7. **Use as an in-home daycare to cease at the time the Applicant no longer operates the business**
8. **Inclusion on the Consent Agenda for the Board of Commissioners' Zoning Hearing on May 21, 2024**

LUP-16⁽²⁰²⁴⁾ STEVEN DUNCAN (Steven Daniel Duncan and Brandy Jean Duncan, owners) requests a Temporary Land Use Permit to allow more vehicles than the code allows in Land Lot 1106 of the 19th District. Located on the south side of Meghan Way southwest of Chanta Lane (4705 Meghan Way). To recommend approval of LUP-16 for **12 months**, subject to:

1. **Code Enforcement Staff to visit the property quarterly to determine compliance**
2. **All vehicles to be parked on a hardened surface, *preferably* in the driveway**
3. **No on-street parking allowed**

OTHER BUSINESS CASES

ITEM OB-18-2024

To consider a site plan and stipulation amendment for Dennis Venezia regarding rezoning application Z-56 of 2017. The property is located at the end of Sterling Sky Lane, east of Treeside Terrace in Land Lot 46 of the 16th District (Sterling Sky Lane). Staff recommends approval subject to:

1. **Stormwater Management comments;**
2. **Fire Department comments;**
3. **Site Plan Review comments; and**
4. **All previous stipulations not in conflict with this amendment to remain in effect.**

ITEM OB-20-2024

To consider a site plan and stipulation amendment for Kerley Family Homes, LLC regarding rezoning application Z-84-2021. The property is located on the south side of Fords Road, west of Red Rock Road in Land Lot 265 of the 20th District (5885 Fords Road). Staff recommends approval subject to:

1. **Site plan received by the Zoning Division on April 10, 2024;**
2. **Site Plan Review comments;**
3. **Fire Department comments;**
4. **Cobb DOT comments; and**
5. **All previous stipulations not in conflict with this amendment to remain in effect.**

ITEM OB-21-2024

To consider a site plan and stipulation amendment for Ashley Newman regarding OB-46-2021. The property is located on the south side of Liberty Hill Road, west of Morgan Road in Land Lot 662 of the 16th District (1180 Liberty Hill Road). Staff recommends approval subject to:

1. **Stormwater Management comments;**
2. **Site Plan Review comments; and**
3. **Fire Department comments;**

ITEM OB-22-2024

To consider a stipulation amendment for Southern Communications Services, Inc. regarding SLUP-34-1997. The property is located on the north side of White Circle, northeast of Cobb Parkway in Land Lots 790, 791, 794 and 795 of the 16th District (1617 White Circle). Staff recommends approval subject to:

1. **Lattice tower permitted; and**
2. **All previous stipulations not in conflict with this amendment to remain in effect.**

ITEM OB-23-2024

To consider a reduction of required public road frontage from 75-feet to 0-feet for Jairo A. Murillo. The property is located on the south side of Shelley Court in Land Lot 817 of the 16th District (1788 Shelley Court). Staff recommends approval subject to:

1. Fire Department comments;
2. Cobb DOT comments; and
3. Site Plan Review comments.

ITEM OB-24-2024

To consider a stipulation and site plan amendment for Goldenrod Services, LLC regarding case Z-69 of 2020 in Land Lots 914, 915, 945 and 946 of the 17th District. The property is located on the southwest side of I-75, northeast of Cobb Parkway, and on the northwest side of I-285 (1000 Circle 75 Parkway). Staff recommends approval subject to:

1. Updated shared parking study dated April 11, 2024 from May S. Smith;
2. Site Plans for "Phase II" contained in the Other Business packet, received by the Zoning Division April 15, 2024;
3. Fire Department comments;
4. Cobb DOT comments; and
5. All previous stipulations not in conflict with this amendment to remain in effect.

ITEM OB-25-2024

To consider a stipulation and site plan amendment for Sherrod N. Conyers regarding cases Z-36 of 2016. The property is located on the north side of Goodhearth Drive, east of Knight Road in Land Lot 342 of the 16th District (1831 Goodhearth Drive). Staff recommends approval subject to:

1. Letter from Sherrod N. Conyers received April 15, 2024;
2. Buffer to be a 35-foot landscape buffer that may be fenced;
3. Any tree removed from the buffer area to be replanted with two trees; and
4. All previous stipulations not in conflict with this amendment to remain in effect.

ITEM OB-26-2024

To consider a reduction of required public road frontage from 75-feet to 0-feet and to consider variances for accessory structures and a gravel driveway for Kristoff Jones. The property is located on the south side of South Gordon Road, east of Shady Ridge Lane in Land Lot 382 of the 18th District (South Gordon Road). Staff recommends approval subject to:

1. The parcel may not be subdivided in the future;
2. The parcel is restricted to a single-family home;
3. Road frontage reduced to zero-feet;
4. Variances approved for accessory structure detached garage and gravel driveway;
5. Fire Department comments; and
6. Cobb DOT comments.

ITEM OB-27-2024

To consider a reduction of required public road frontage from 75-feet to 0-feet and to consider a variance to allow a gravel driveway for Mitchell Galloway. The property is located on the north side of Sullivan Road, east of Sullivan Point Drive in Land Lot 14 of the 18th District (Behind 4410 Sullivan Road). Staff recommends approval subject to:

1. Road frontage reduced to zero-feet;
2. Variance approved for the gravel driveway;
3. Fire Department comments;
4. Cobb DOT comments;
5. Water and Sewer comments; and
6. Stormwater Management comments.

ITEM OB-28-2024

To consider a site plan amendment for Great American Storage, LLC regarding rezoning application #423 of 1985, OB-20 of 2022, and SLUP-2 of 2022 for property located on the easterly side of Jim Owens Road, the south side of Cobb Parkway, and the northerly side of Rutledge Road in Land Lot 125 of the 20th District (3030 Jim Owens Road). Staff recommends approval subject to:

1. **Proposed site plan received April 16, 2024 by the Zoning Division;**
2. **Outlot fronting Cobb Parkway come back for approval to the Board of Commissioners as an Other Business Item;**
3. **Stormwater Management comments;**
4. **Fire Department comments;**
5. **Cobb DOT comments; and**
6. **All previous stipulations not in conflict with this amendment to remain in effect.**

ITEM OB-29-2024

To consider amending the site plan and stipulations for D & A Investment Group, LLC regarding rezoning application Z-40 of 2008, for property located on the north side of Paces Ferry Road, west of Overlook Parkway and on the south side of Bert Adams Road in Land Lot 885 of the 17th District (Paces Ferry Road). Staff recommends approval subject to:

1. **Proposed site plan received April 16, 2024 by the Zoning Division;**
2. **Letter from Kevin Moore dated May 15, 2024;**
3. **Stormwater Management comments;**
4. **Fire Department comments;**
5. **Cobb DOT comments;**
6. **Site Plan Review comments; and**
7. **All previous stipulations not in conflict with this amendment to remain in effect.**

ITEM OB-30-2024

To consider a reduction of required public road frontage from 75-feet to 18-feet for Porfiria A. Rodriguez. The property is located on the north side of Clay Road in Land Lot 1220 of the 19th District (Behind 1184 Clay Road). Staff recommends approval subject to:

1. Road frontage reduced to 18-feet;
2. Fire Department comments; and
3. Cobb DOT comments