



Cobb County...Expect the Best!

COBB COUNTY BOARD OF COMMISSIONERS

ZONING HEARING SUMMARY AGENDA

June 18, 2024

Withdrawn Cases		
District	Case	Applicant
4	Z-17-2024	RESIBUILT (Continued by the Planning Commission from the April 2, 2024 hearing through the June 4, 2024 Planning Commission Hearing). withdrawn without prejudice
3	SLUP-5-2024	SUG REAL ESTATE, LLC (Continued by Staff from the April 2, 2024 & May 7, 2024 hearings until the June 4, 2024 Planning Commission hearing). withdrawn without prejudice
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). withdrawn without prejudice
1	OB-35-2024	O'DWYER PROPERTIES withdrawn without prejudice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 June 18, 2024 Board of Commissioners hearings until the July 16, 2024 Board of Commissioners 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; Held by the Planning Commission from the June 4, 2024 Planning Commission hearing until the July 2, 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; 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).

(continued on the next page)

Cobb County Board of Commissioners
Zoning Hearing Summary Agenda
June 18, 2024
Page 2

District	Case	Held and Continued cases (will not be heard) (continued)
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).
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 through June 18, 2024 Board of Commissioners hearings until the July 16, 2024 Board of Commissioners hearing).

District	Case	Consent Agenda cases
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).
3	LUP-17-2024	FOUST PROPERTIES, LLC
3	LUP-18-2024	C. SUSAN VELASQUEZ
4	LUP-19-2024	JAMIE WHITEHEAD
1	OB-20-2024	KERLEY FAMILY HOMES, LLC
1	OB-32-2024	HARRY W. UNDERWOOD, JR
1	OB-33-2024	PERRY BRADY
4	OB-34-2024	JUSCELIO CRUZ
1	OB-36-2024	STETSON HOLDINGS III

District	Case	Held and continued cases - to be heard
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).
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).

(continued on the next page)

Cobb County Board of Commissioners
Zoning Hearing Summary Agenda
June 18, 2024
Page 3

District	Case	Held and continued cases - to be heard (continued)
1	Z-15-2024	DILLON INVESTMENTS, LLC (<i>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 Commissions hearing until the June 4, 2024 Planning Commission hearing</i>).
3	Z-18-2024	SUG REAL ESTATE, LLC (<i>Continued by Staff from the April 2, 2024 and May 7, 2024 Planning Commission hearings until the June 4, 2024 Planning Commission hearing</i>).
1	LUP-14-2024	FLORA ESMERALDA GONZALEZ (<i>Continued by the Planning Commission from the May 7, 2024 Planning Commission hearing until the June 4, 2024 Planning Commission hearing</i>).

District	Case	Regular case
4	Z-28-2024	MARSHALL E. DRINKARD

District	Case	Other Business cases
4	OB-27-2024	MITCHELL GALLOWAY
4	OB-30-2024	PORFIRIA A. RODRIGUEZ
3	OB-31-2024	WHATABURGER



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COBB COUNTY BOARD OF COMMISSIONERS

ZONING HEARING CONSENT AGENDA

June 18, 2024

Zoning Cases

Z-10⁽²⁰²⁴⁾ **PAUL A EDJUA (POPOL LLC)** (POPOL, LLC, owner) requesting rezoning from **GC and R-15** to **NRC** for a retail center in Land Lot 1140 of the 19th District. Located on the west side of Austell Road and on the south side of Warren Drive (4878 Austell Road, Warren Drive). *(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)*. The Planning Commission recommends approval of Z-10 to the **NRC** zoning district, subject to:

1. Final Site Plan dated May 24, 2024 (on file in the Zoning Division)
2. Variance to reduce the major side yard setback from 35-feet to 15-feet
3. Final Landscaping Plan be approved by the District Commissioner
4. Landscaping Plan to include an eight-foot privacy fence and evergreen plantings adjacent to the residentially zoned property to the west
5. No outdoor storage or display of merchandise
6. The exterior of the structure shall consist of glazing, stucco, masonry, stacked rock, or some combination thereof, and the District Commissioner shall approve the final architectural elevation
7. Applicant to provide a Lighting Plan
8. Fire Department comments and recommendations
9. Water and Sewer Division comments and recommendations
10. Stormwater Management Division comments and recommendations
11. Department of Transportation comments and recommendations
12. Adherence to the Austell Road Design Guidelines
13. Inclusion on the Consent Agenda for the Board of Commissioners' Zoning Hearing on June 18, 2024

LUP-17⁽²⁰²⁴⁾ **FOUST PROPERTIES, LLC** (Foust Properties, LLC, owner) requests a Temporary Land Use Permit for an auto broker in Land Lots 59 and 94 of the 20th District. Located on the south side of Shiloh Road and on the west side of I-75, east of Cherokee Street (1275 Shiloh Road, Suites 2410, 2411). To recommend approval of LUP-17 for **24 months**, subject to:

1. Auto Broker office use *only*
2. No vehicles shown or exchanged onsite
3. Inclusion on the Consent Agenda for the Board of Commissioners' Zoning Hearing on June 18, 2024

LUP-18⁽²⁰²⁴⁾ **C. SUSAN VELASQUEZ** (Genesis Ministries, Inc., owner) requests a Temporary Land Use Permit for a personal care home in Land Lot 210 of the 16th District. Located on the south side of Hawkins Store Road, east of Bells Ferry Road (262 Hawkins Store Road). To recommend approval of LUP-18 for **24 months**, subject to:

1. Site Plan received by the Zoning Division on April 1, 2024 (on file in the Zoning Division)
2. Fire Department comments and recommendations
3. Water and Sewer Division comments and recommendations
4. Stormwater Management Division comments and recommendations
5. Department of Transportation comments and recommendations
6. Inclusion on the Consent Agenda for the Board of Commissioners' Zoning Hearing on June 18, 2024

LUP-19⁽²⁰²⁴⁾ **JAMIE WHITEHEAD** (Kimala Whitehead, owner) requests a Temporary Land Use Permit for dog grooming in Land Lots 1229 and 1288 of the 19th District. Located on the south side of Gherry Drive, west of Ledford Drive (2041 Gherry Drive). To recommend approval of LUP-19 for **24 months**, subject to:

1. Hours of operation to be from 8:00 a.m. until 6:00 p.m., Saturday *only*
2. Maximum of three customers per week
3. All customers by appointment *only*
4. No boarding of dogs
5. Dogs are to be hand walked, with no outdoor runs or enclosures
6. No signs or outside storage
7. All parking to be on the driveway
8. Applicant to be the only employee; no independent contractors
9. Fire Department comments and recommendations
10. Department of Transportation comments and recommendations
11. Staff comments and recommendations, *not otherwise in conflict*
12. Inclusion on the Consent Agenda for the Board of Commissioners' Zoning Hearing on June 18, 2024

OTHER BUSINESS CASES

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). *(Continued by the Board of Commissioners from the May 21, 2024, Board of Commissioners hearings until the June 18, 2024 Board of Commissioners hearing).* Staff recommends approval subject to:

1. Revised site plan received by the Zoning Division on June 6, 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-32-2024

To consider a reduction of required public road frontage from 75-feet to 0-feet for Tract 2 and to consider variances as shown on the application & proposed site plan for Harry W. Underwood, Jr. The property is located on the north side of Kirk Lane, west of Salem Road in Land Lot 280 of the 20th District (2420 Kirk Lane). Staff recommends approval subject to:

1. No further subdivision of the property;
2. Variances as stated in the Other Business Item;
3. Stormwater Management comments;
4. Water and Sewer comments;
5. Fire Department comments;
6. Cobb DOT comments; and
7. Site Plan Review comments.

ITEM OB-33-2024

To consider a reduction of required public road frontage from 75-feet to 0-feet for Tract 2 and to consider variances as shown on the application & proposed site plan for Tract 1 for Perry Brady. The property is located on the east side of Corner Road, north of Macland Road in Land Lot 436 of the 19th District (2001 Corner Road). Staff recommends approval subject to:

1. No further subdivision of the property;
2. Variances as stated in the Other Business Item;
3. Stormwater Management comments;
4. Water and Sewer comments;
5. Fire Department comments;
6. Cobb DOT comments; and
7. Site Plan Review comments.

ITEM OB-34-2024

To consider a reduction of required lot size from 20,000 square-feet to 18,015-feet for Juscelio Cruz. The property is located on the south side of Boggs Road, east of Pisgah Road in Land Lot 192 of the 18th District (Boggs Road). Staff recommends approval subject to:

1. Lot size is approved to be 18,015 square-feet;
2. Fire Department comments; and
3. Cobb DOT comments.

ITEM OB-36-2024

To consider a reduction of required lot size from 30,000 square-feet to 24,379-feet for Stetson Holdings III, and to consider variances setbacks and a gravel driveway. The property is located at the northeast intersection of Pitner Road and Cheatham Road in Land Lot 153 of the 20th District (2586 Pitner Road). Staff recommends approval subject to:

1. Lot size is approved to be 24,379 square-feet;
2. Fire Department comments;
3. Cobb DOT comments;
4. Variance is approved for the gravel driveway subject to Cobb DOT comments;
5. Historic Preservation comments; and
6. Applicant/owner to place the house on the Local Register of Historic Places within 12 months.