



Cobb County...Expect the Best!

COBB COUNTY BOARD OF COMMISSIONERS

ZONING HEARING SUMMARY AGENDA

July 16, 2024

Withdrawn Cases		
District	Case	Applicant
1	Z-34-2024	DRIVEN COLLISION, LLC <i>withdrawn without prejudice</i>
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). withdrawn without prejudice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 July 16, 2024 Board of Commissioners hearings until the August 20, 2024 Board of Commissioners hearing).
2	Z-2-2024	FLOURNOY DEVELOPMENT GROUP, LLC (Continued by Staff from the February 6, 2024 through August 6, 2024 Planning Commission hearings until the September 3, 2024 Planning Commission hearing).
4	Z-9-2024	THOMAS OROK (Continued by Staff from the March 5, 2024 through July 2, 2024 Planning Commission hearings until the August 6, 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; Continued by Staff from the July 16, 2024 Board of Commissioners hearing until the August 20, 2024 hearing).
3	Z-30-2024	BENTLEY RESIDENTIAL PROPERTIES, LLC; SUMMEROUR PROPERTIES, LLLP, ESTATE OF JAMES W. BENTLEY, JAMES W. BENTLEY, JR. (Continued by Staff from the July 16, 2024 Board of Commissioners hearing until the August 20, 2024 hearing).
3	Z-32-2024	EMILY G. DUNN (Continued by Staff from the July 2, 2024 Planning Commission hearing until the August 6, 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; Continued by Staff from the July 16, 2024 Board of Commissioners hearing until the August 20, 2024 hearing).

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District	Case	Consent Agenda cases
3	Z-31-2024	CARMAX AUTO SUPERSTORE, INC.
3	LUP-20-2024	ST. ANDREW UMC
3	SLUP-7-2024	CARMAX AUTO SUPERSTORE, INC.
1	OB-37-2024	REGINALD C. BLACK
3	OB-39-2024	DARRELL HARRIS
3	OB-40-2024	OSCAR ARREAZA
4	OB-41-2024	JENN SANTELLI

District	Case	Held and continued cases - to be heard
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; Continued by the Board of Commissioners from the June 18, 2024 Board of Commissioners hearing until the July 16, 2024 Board of Commissioners hearing).</i>
3	Z-26-2024	NGC HOLDINGS, LLC <i>(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).</i>
3	Z-27-2024	RICHARD BOROWIEC, RICHIE BS LLC <i>(Continued by Staff from the June 4, 2024 Planning Commission hearing until the July 2, 2024 Planning Commission hearing).</i>

District	Case	Held and continued cases - to be heard (continued)
3	Z-29-2024	CREATOR'S GROUP INVESTMENTS 1, LLC <i>(Continued by the Planning Commission from the June 4, 2024 Planning Commission hearing until the July 2, 2024 Planning Commission hearing).</i>
4	LUP-12-2024	REGINALD A. RUTHERFORD <i>(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).</i>

District	Case	Regular cases
4	Z-33-2024	O'DWYER PROPERTIES, LLC
4	LUP-21-2024	EDWIN STAFFORD

District	Case	Other Business cases
3	OB-31-2024	WHATABURGER <i>(Continued by the Board of Commissioners from the June 18, 2024 Board of Commissioners hearing until the July 16, 2024 Board of Commissioners hearing).</i>
2	OB-38-2024	NAUSHAD AHMED
3	OB-42-2024	PORTICO PROPERTIES, INC
4	OB-43-2024	AQUAS VIVAS CENTRO FAMILIAR DE ADORACION, INC



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COBB COUNTY BOARD OF COMMISSIONERS

ZONING HEARING CONSENT AGENDA

July 16, 2024

Zoning Cases

Z-31⁽²⁰²⁴⁾ **CARMAX AUTO SUPERSTORE, INC.** (Huey Allen Hobgood and Melissa G. Hobgood, owners) requesting rezoning from **R-20** to **CRC** for used auto sales in Land Lot 208 of the 20th District. Located on the south side of Quarry Road, west of Greers Chapel Road (1878 Quarry Road). The Planning Commission recommends approval of Z-31 to the **CRC** zoning district, subject to:

1. The following stipulations previously read in by Mr. Martin:
 - A. Letter of agreeable conditions from David C. Kirk dated June 24, 2024 (on file in the Zoning Division)
 - B. District Commissioner to approve the final Site Plan
 - C. Buffer to be a 20-foot landscape buffer
 - D. No outdoor storage of vehicle parts
 - E. Fire Department comments and recommendations
 - F. Water and Sewer Division comments and recommendations
 - G. Stormwater Management Division comments and recommendations
 - H. Department of Transportation comments and recommendations
2. Inclusion on the Consent Agenda for the Board of Commissioners' Zoning Hearing on July 16, 2024

LUP-20⁽²⁰²⁴⁾ **ST. ANDREW UMC** (St. Andrew U.M.C. of Marietta, Inc., owner) requests a Temporary Land Use Permit to allow a farmers market in Land Lots 371, 372, 421, and 422 of the 16th District. Located on the west side of Canton Road and on the south side of Blackwell Circle (3455 Canton Road). To recommend approval of LUP-20 for **24 months**, subject to:

1. Letter of agreeable conditions from Blackwell Farmers Market received by the Zoning Division on April 18, 2024 (on file in the Zoning Division)
2. Hours of operation shall be from 8:30 a.m. until 1:00 p.m., Saturday *only*
3. All parking shall be in the church parking lot
4. Total square footage of proposed signs not to exceed 20 square feet
5. Site Plan Review comments and recommendations
6. Fire Department comments and recommendations
7. Department of Transportation comments and recommendations
8. Staff comments and recommendations, *not otherwise in conflict*
9. Inclusion on the Consent Agenda for the Board of Commissioners' Zoning Hearing on July 16, 2024

SLUP-7⁽²⁰²⁴⁾ CARMAX AUTO SUPERSTORE, INC. (Huey Allen Hobgood and Melissa G. Hobgood, owners) requests a Special Land Use Permit for used auto sales in Land Lot 208 of the 20th District. Located on the south side of Quarry Road, west of Greers Chapel Road (1878 Quarry Road). The Planning Commission recommends approval of SLUP-7, subject to:

1. The following stipulations previously read in by Mr. Martin:
 - A. Letter of agreeable conditions from David C. Kirk dated June 24, 2024 (on file in the Zoning Division)
 - B. District Commissioner to approve the final Site Plan
 - C. Buffer to be a 20-foot landscape buffer
 - D. No outdoor storage of vehicle parts
 - E. Fire Department comments and recommendations
 - F. Water and Sewer Division comments and recommendations
 - G. Stormwater Management Division comments and recommendations
 - H. Department of Transportation comments and recommendations
2. Inclusion on the Consent Agenda for the Board of Commissioners' Zoning Hearing on July 16, 2024

OTHER BUSINESS CASES

ITEM OB-37-2024

To consider a reduction of required public road frontage from 75-feet to 0-feet, and variances for Reginald C. Black. The property is located off a private easement on the south side of Wright Road in Land Lot 376 of the 19th District (5551 Wright Road). Staff recommends approval subject to:

1. Letter from Mr. Rob Hosack dated June 17, 2024.
2. Variances as stated in the Other Business Item.

ITEM OB-39-2024

To consider a reduction of required lot size from 20,000 square-feet to 11,250 square-feet and to consider other variances for Darrell Harris. The property is located on the west side of Joyner Avenue, south of Austell Road in Land Lot 281 of the 17th District (1390 Joyner Avenue). Staff recommends approval subject to:

1. Stormwater Management comments contained in the Other Business Item.
2. Variances as stated in the Other Business Item.

ITEM OB-40-2024

To consider a reduction of required lot size from 20,000 square-feet to 5,732 square-feet, a reduction of road frontage from 75-feet to 49.84-feet square-feet, and a house size variance for Oscar Arreaza. The property is located on the east side of Joyner Avenue, south of Austell Road in Land Lots 282 and 295 of the 17th District (1311 Joyner Avenue). Staff recommends approval subject to:

1. Fire Department comments contained in the Other Business Item.
2. Cobb DOT comments contained in the Other Business Item.
3. Variances as stated in the Other Business Item.

ITEM OB-41-2024

To consider amending the site plan and stipulations for Jenn Santelli regarding rezoning application Z-111 of 2000. The property is located on the southwest side of Ernest Barrett Parkway, north of Powder Springs Road, and on the east side of Laura Brown Way (private drive) in Land Lot 790 of the 19th District (6652 Ernest Barrett Parkway). Staff recommends approval subject to:

1. Cobb DOT comments contained in the Other Business Item.
2. Site Plan received June 11, 2024, with the District Commissioner approving minor modifications.
3. All previous stipulations not in conflict with this amendment to remain in effect.