



Cobb County...Expect the Best!

COBB COUNTY PLANNING COMMISSION

ZONING HEARING SUMMARY AGENDA

August 6, 2024

District	Case	Held and Continued cases (will not be heard)
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).
3	Z-39-2024	ASHER HOMES, INC. LLC (Continued by Staff from the August 6, 2024 Planning Commission hearing until the September 3, 2024 Planning Commission hearing).
1	Z-40-2024	ELITE ENGINEERING (Continued by Staff from the August 6, 2024 Planning Commission hearing until the September 3, 2024 Planning Commission hearing).
3	Z-43-2024	CAMPUS REALTY ADVISORS, LLC (Continued by Staff from the August 6, 2024 Planning Commission hearing until the September 3, 2024 Planning Commission hearing).
4	Z-44-2024	MANOR RESTORATIONS, LLC (Continued by Staff from the August 6, 2024 Planning Commission hearing until the September 3, 2024 Planning Commission hearing).
3	SLUP-9-2024	CAMPUS REALTY ADVISORS, LLC (Continued by Staff from the August 6, 2024 Planning Commission hearing until the September 3, 2024 Planning Commission hearing).

District	Case	Consent Agenda
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	Z-36-2024	DRB GROUP GEORGIA, LLC
2	Z-38-2024	MURRAY D. GRAY, III
4	LUP-24-2024	DOREAS LABOY
3	SLUP-8-2024	BLAKE BONDURANT

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

District	Case	Regular cases
4	Z-35-2024	CHUCK OWUZO
4	Z-37-2024	BOSCO IKEAKANAM
4	Z-41-2024	EASTWOOD HOMES OF GEORGIA, LLC
3	Z-42-2024	FH&L HOLDINGS, LLC
3	LUP-22-2024	JOSE L. RODRIGUEZ NOYOLA
3	LUP-23-2024	WAYNE KAWECK



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ZONING HEARING CONSENT AGENDA

August 6, 2024

Zoning Cases

Z-32⁽²⁰²⁴⁾ **EMILY G. DUNN** (Larimore Holdings, LLC, owner) requesting rezoning from **GC** to **NRC** for retail, warehouse in Land Lot 60 of the 16th District. Located on the west side of Canton Road, north of Jamerson Road (4925 Canton Road). *(Previously continued by Staff from the July 2, 2024 Planning Commission hearing until the August 6, 2024 Planning Commission hearing).* Staff recommends approval subject to:

1. The District Commissioner to approve the final site plan;
2. The District Commissioner to approve the final use;
3. Parking to meet the code requirements;
4. No outdoor storage;
5. No automotive or warehouse uses;
6. Variances as identified in the Zoning comments;
7. Fire Department comments and recommendations;
8. Water and Sewer Division comments and recommendations;
9. Stormwater Management Division comments and recommendations; and
10. Department of Transportation comments and recommendations.

Z-36 **DRB GROUP GEORGIA, LLC** (Adventus US Realty #10 LP, owner) requesting rezoning from **GC** to **RM-12** for a townhome community in Land Lot 209 of the 20th District. Located on the southeast side of Lodge Road, east of Greers Chapel Road (265 Lodge Road). Staff recommends approval subject to:

1. Site plan received by the Zoning Division on June 5, 2024, with the District Commissioner approving minor modifications;
2. Final home elevations to be approved by the District Commissioner;
3. Variances contained in the Zoning Division comments;
4. Department of Transportation comments and recommendations;
5. Fire Department comments and recommendations;
6. Stormwater Management Division comments and recommendations; and
7. Water and Sewer Division comments and recommendations.

Z-38 **MURRAY D. GRAY, III** (Murray D. Gray, III and Tammy F. Gray, owners) requesting rezoning from **R-80** to **R-40** for a single-family residence in Land Lot 1260 of the 16th District. Located on the east side of Atlanta Country Club Drive and on the south side of Paper Mill Road (101 Atlanta Country Club Drive). Staff recommends approval subject to:

1. Fire Department comments and recommendations;
2. Water and Sewer Division comments and recommendations;
3. Stormwater Management Division comments and recommendations;
4. Department of Transportation comments and recommendations; and
5. Site Plan Review comments and recommendations.

LUP-24 **DOREAS LABOY** (History Makers Church, Inc., owner) requests a Temporary Land Use Permit (**Renewal**) for a daycare in Land Lot 87 of the 17th District. Located on the south side of Windy Hill Road, and the west side of Favor Road (76 Windy Hill Road). Staff recommends approval for 24 months, subject to:

1. Site plan received by the Zoning Division on May 21, 2024, with District Commissioner approving minor modifications;
2. Maximum of 47 children;
3. Austell Road Design Guidelines must be met for any future site improvements;
4. Fire Department comments and recommendations;
5. Stormwater Management Division comments and recommendations;
6. Water and Sewer Division comments and recommendations; and
7. Department of Transportation comments and recommendations.

SLUP-8 **BLAKE BONDURANT** (Thomas Concrete of Georgia, Inc.; Kenneth Eugene Hewatt and Jodielyn Hill Hewatt, owners) requests a Special Land Use Permit for a baseball complex in Land Lots 86 and 87 of the 16th District. Located on the south side of Jamerson Road and on the east side of Lake Drive and on the west side of Lee Waters Road (4775 Lake Drive, Jamerson Road, 4785 Lee Waters Road). Staff recommends approval, subject to:

1. Site plan received by the Zoning Division dated July 1, 2024, with District Commissioner approving minor modifications;
2. District Commissioner to approve final building architecture and elevations;
3. Variances sated in the Zoning comments;
4. Fire Department comments and recommendations;
5. Water and Sewer Division comments and recommendations;
6. Department of Transportation comments and recommendations;
and
7. Stormwater Management Division comments and recommendations.