



Cobb County...Expect the Best!

COBB COUNTY BOARD OF COMMISSIONERS

ZONING HEARING SUMMARY AGENDA

August 20, 2024

Withdrawn Cases		
District	Case	Applicant
3	OB-42-2024	PORTICO PROPERTIES, INC (Continued by the Board of Commissioners from the July 16, 2024 Board of Commissioners hearing until the August 20, 2024 Board of Commissioners hearing). withdrawn without prejudice

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).
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; Held by the Planning Commission from the August 6, 2024 Planning Commission hearing until the September 3, 2024 Planning Commission hearing).
3	Z-32-2024	EMILY G. DUNN (Continued by Staff from the July 2, 2024 and August 6, 2024 Planning Commission hearings until the September 3, 2024 Planning Commission hearing).
4	Z-35-2024	CHUCK OWUZO (Held by the Planning Commission from the August 6, 2024 Planning Commission hearing until the September 3, 2024 Planning Commission hearing).
4	Z-37-2024	BOSCO IKEAKANAM (Held by the Planning Commission from the August 6, 2024 Planning Commission hearing 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 cases
3	Z-36-2024	DRB GROUP GEORGIA, LLC
4	Z-41-2024	EASTWOOD HOMES OF GEORGIA, LLC
3	Z-42-2024	FH&L HOLDINGS, LLC
4	LUP-24-2024	DOREAS LABOY
3	SLUP-8-2024	BLAKE BONDURANT

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District	Case	Consent Agenda cases (continued)
4	OB-45-2024	CHUCK OWUZO
4	OB-46-2024	ROGER D. SLONE AND LINDA A. SLONE
4	OB-47-2024	GASKINS + LECRAW
4	OB-49-2024	AMANDA BONETTI/ STNL DEVELOPMENT

District	Case	Held and continued cases - to be heard
3	Z-15-2023	SDP ACQUISITIONS, LLC <i>(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).</i>
3	Z-25-2024	LCD ACQUISITIONS, LLC; TOWNPARK RENAISSANCE, 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; Continued by Staff from the July 16, 2024 Board of Commissioners hearing until the August 20, 2024 hearing).</i>
3	Z-30-2024	BENTLEY RESIDENTIAL PROPERTIES, LLC; SUMMEROUR PROPERTIES, LLLP, ESTATE OF JAMES W. BENTLEY, JAMES W. BENTLEY, JR. <i>(Continued by Staff from the July 16, 2024 Board of Commissioners hearing until the August 20, 2024 hearing).</i>
4	Z-33-2024	O'DWYER PROPERTIES, LLC <i>(Continued by the Board of Commissioners from the July 16, 2024 Board of Commissioners hearing until the August 20, 2024 Board of Commissioners hearing).</i>
3	SLUP-6-2024	LCD ACQUISITIONS, LLC; TOWNPARK RENAISSANCE, 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; Continued by Staff from the July 16, 2024 Board of Commissioners hearing until the August 20, 2024 hearing).</i>

District	Case	Regular cases
2	Z-38-2024	MURRAY D. GRAY, III
3	LUP-22-2024	JOSE L. RODRIGUEZ NOYOLA
3	LUP-23-2024	WAYNE KAWECK

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District	Case	Other Business cases
3	OB-31-2024	WHATABURGER <i>(Continued by the Board of Commissioners from the June 18, 2024 and July 16, 2024 Board of Commissioners hearings until the August 20, 2024 Board of Commissioners hearing).</i>
2	OB-38-2024	NAUSHAD AHMED <i>Held by the Board of Commissioners from the July 16, 2024 Board of Commissioners hearing until the August 20, 2024 Board of Commissioners hearing).</i>
4	OB-44-2024	HILLTOP RUFÉ SNOW, LLC AND HILLTOPTIC, LP
3	OB-48-2024	JENNIFER PAQUIN



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COBB COUNTY BOARD OF COMMISSIONERS

ZONING HEARING CONSENT AGENDA

August 20, 2024

Zoning Cases

Z-36⁽²⁰²⁴⁾ **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). The Planning Commission recommends approval of Z-36 to the **RM-12** zoning district, subject to:

1. Site Plan received by the Zoning Division on June 5, 2024, with the District Commissioner approving minor modifications (on file in the Zoning Division)
2. Final home elevations to be approved by the District Commissioner
3. Variances contained in the Zoning Division comments and recommendations
4. Department of Transportation comments and recommendations
5. Fire Department comments and recommendations
6. Stormwater Management Division comments and recommendations
7. Water and Sewer Division comments and recommendations
8. Inclusion on the Consent Agenda for the Board of Commissioners' Zoning Hearing on August 20, 2024

Z-41⁽²⁰²⁴⁾ **EASTWOOD HOMES OF GEORGIA, LLC** (Lee F. Jaraysi, owner) requesting rezoning from **R-20** to **RSL** for residential senior living, nonsupportive residential units in Land Lots 488 and 489 of the 19th District. Located on the west side of Powder Springs Road, south of Heritage Green Drive (1860 Powder Springs Road). The Planning Commission recommends approval of Z-41 to the **RSL** zoning district, subject to:

1. Letter of agreeable conditions from Kevin Moore dated July 29, 2024 (on file in the Zoning Division)
2. Maximum number of dwelling units to be 22, with the District Commissioner to approve the final Site Plan
3. District Commissioner to approval final building elevations
4. Fire Department comments and recommendations
5. Water and Sewer Division comments and recommendations
6. Department of Transportation comments and recommendations
7. Stormwater Management Division comments and recommendations
8. Inclusion on the Consent Agenda for the Board of Commissioners' Zoning Hearing on August 20, 2024

Z-42⁽²⁰²⁴⁾ **FH&L HOLDINGS, LLC** (T.D. Management Ltd., owner) requesting rezoning from **NS** to **NRC** for an auto spa in Land Lot 107 of the 16th District. Located on the north side of Sandy Plains Road, west of Alabama Road (4701 Sandy Plains Road). The Planning Commission recommends approval of Z-42 to the **NRC** zoning district, subject to:

1. Letter of agreeable conditions from Kevin Moore dated July 30, 2024 (on file in the Zoning Division)
2. Hours of operation shall be Monday through Saturday from 8:00 a.m. until 7:00 p.m., and Sunday from 9:00 a.m. until 7:00 p.m.
3. No backlighting on the car wash building
4. Signage shall use stacked stone
5. Maximum tower height of 35-feet
6. Staff comments and recommendations, *not otherwise in conflict*

LUP-24⁽²⁰²⁴⁾ **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). To recommend approval of LUP-24 for **24 months**, subject to:

1. Site Plan received by the Zoning Division on May 21, 2024, with District Commissioner approving minor modifications (on file in the Zoning Division)
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
7. Department of Transportation comments and recommendations
8. Inclusion on the Consent Agenda for the Board of Commissioners' Zoning Hearing on August 20, 2024

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). To recommend approval of SLUP-8 subject to:

1. Site Plan received by the Zoning Division dated July 1, 2024, with District Commissioner approving minor modifications (on file in the Zoning Division)
2. District Commissioner to approve final building architecture and elevations
3. Variances contained in the Zoning comments and recommendations
4. Fire Department comments and recommendations
5. Water and Sewer Division comments and recommendations
6. Department of Transportation comments and recommendations
7. Stormwater Management Division comments and recommendations
8. Install protective netting of at least 40-ft in height on the field adjacent to Jamerson Road and Lee Waters Road
9. Inclusion on the Consent Agenda for the Board of Commissioners' Zoning Hearing on August 20, 2024

OTHER BUSINESS CASES

ITEM OB-45-2024

To consider amending the stipulations for Chuck Owuzo regarding rezoning application Z-47 of 2013. The property is located on the east side of Old Anderson Farm Drive, south of Powder Springs Road in Land Lots 789 and 840 of the 19th District (3575 Old Anderson Farm Road). Staff recommends approval subject to:

1. Fire Department comments; and
2. Cobb DOT comments.

ITEM OB-46-2024

To consider a reduction of required minimum public road frontage from 75 feet to 30 feet for Roger D. Slone and Linda A. Slone. The property is located on the north side of Bates Road, east of Floyd Road in Land Lots 998 and 999 of the 18th District (Behind 1050 Bates Road). Staff recommends approval subject to:

1. Water and Sewer Department comments;
2. Fire Department comments; and
3. Cobb DOT comments.

ITEM OB-47-2024

To consider amending the stipulations for Gaskins + LeCraw regarding rezoning application Z-43 of 2017. The property is located on the north side of Hurt Road, and on the east side of Floyd Road in Land Lots 848 and 849 of the 19th District (3751 and 3757 Floyd Road). Staff recommends approval subject to:

1. Stormwater Management comments;
2. Fire Department comments; and
3. Cobb DOT comments.

ITEM OB-49-2024

To consider amending the site plan and stipulations for Amanda Bonetti/ STNL Development regarding rezoning application Z-20 of 2006. The property is located at the southeast corner of Powder Springs Road and Milford Church Road in Land Lot 549 of the 19th District (1949 Powder Springs Road). Staff recommends approval subject to:

1. Fire Department comments;
2. Cobb DOT comments;
3. All previous stipulations not in conflict to remain in effect; and
4. Site received July 16, 2024, with the District Commission approving the final Site Plan.