



Cobb County...Expect the Best!

COBB COUNTY PLANNING COMMISSION

ZONING HEARING SUMMARY AGENDA

September 3, 2024

Cases Withdrawn Without Prejudice		
District	Case	Applicant
2	LUP-27-2024	SCOTT D. SMITH <i>withdrawn without prejudice</i>

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 September 3, 2024 Planning Commission hearings until the November 5, 2024 Planning Commission hearing).
2	Z-39-2024	ASHER HOMES, INC. LLC (Continued by Staff from the August 6, 2024 and September 3, 2024 Planning Commission hearing until the October 1, 2024 Planning Commission hearing).
1	Z-40-2024	ELITE ENGINEERING (Continued by Staff from the August 6, 2024 and September 3, 2024 Planning Commission hearings until the October 1, 2024 Planning Commission hearing).
4	Z-44-2024	MANOR RESTORATIONS, LLC (Continued by Staff from the August 6, 2024 and September 3, 2024 Planning Commission hearings until the October 1, 2024 Planning Commission hearing).
3	Z-51-2024	BELMONTE FINE HOMES, LLC (Continued by Staff from the September 3, 2024 Planning Commission hearing until the October 1, 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; Continued by the Planning Commission from the August 6, 2024 Planning Commission hearing until the September 3, 2024 Planning Commission hearing).
2	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).
1	Z-45-2024	JEFF KWAN
2	Z-46-2024	CHARLES MELO
1	Z-48-2024	KENNESTONE HOSPITAL, INC.
2	Z-50-2024	A-1 AUTO CORES, LLC
2	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	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; Held by the Planning Commission from the August 6, 2024 Planning Commission hearing 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).

District	Case	Regular cases
4	Z-47-2024	AMERICAN DREAM HOMES, LLC AND KATHERINA EKEJI
4	Z-49-2024	BLUE RIVER DEVELOPMENT, LLC
3	LUP-25-2024	DAVID GATTI
4	LUP-26-2024	LUCAS RUBIO LOVATON
4	LUP-28-2024	EDDIE ALVAREZ



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COBB COUNTY PLANNING COMMISSION

ZONING HEARING CONSENT AGENDA

September 3, 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 from the July 2, 2024 and August 6, 2024 Planning Commission hearings until the, 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, however showroom use is permitted;
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-43⁽²⁰²⁴⁾ **CAMPUS REALTY ADVISORS, LLC** (Glenn Chastain, LLC, owner) requesting rezoning from **OS** to **RRC** for purpose-built student housing in Land Lot 430 of the 16th District. Located at the terminus of Chastain Center Boulevard, south of Chastain Road (500 Chastain Center Boulevard). *(Previously continued by Staff from the August 6, 2024 Planning Commission hearing until the September 3, 2024 Planning Commission hearing).* Staff recommends approval subject to:

1. Site plan last revised on August 22, 2024, with the District Commissioner approving minor modifications;
2. District Commissioner to approve final building architecture and elevations that demonstrate considerations designed to minimize the transfer of noise prior to permitting;

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Z-43⁽²⁰²⁴⁾ CAMPUS REALTY ADVISORS, LLC (continued)

3. Applicant shall coordinate with local law enforcement to develop a security plan in accordance with the standards of crime prevention through environmental design (CPTED) and District Commissioner approval (security plan shall be reviewed and updated annually thereafter);
4. On-site management shall be required, 24 hours per day, seven days per week;
5. Variances as identified in the Zoning comments are approved for request 1, 5 and 6;
6. Fire Department comments and recommendations;
7. Water and Sewer Division comments and recommendations;
8. Stormwater Management Division comments and recommendations;
9. Department of Transportation comments and recommendations; and
10. Letter of agreeable stipulations from Kevin Moore dated August 26, 2024.

Z-45 JEFF KWAN (Jeff Kwan and Christy Kwan, owner) requesting rezoning from **R-80** to **R-30** for a single-family residence in Land Lot 463 of the 19th District. Located on the north side of Macland Road, west of Gus Robinson Road (Macland Road SW). Staff recommends approval subject to:

1. Single-family use only;
2. Adherence to Macland Road Design Guidelines;
3. Fire Department comments and recommendations;
4. Water and Sewer Division comments and recommendations;
5. Stormwater Management Division comments and recommendations; and
6. Department of Transportation comments and recommendations.

Z-46 **CHARLES MELO** (Gene Eidson, owner) requesting rezoning from **GC** to **TS** for automobile paint and body repair in Land Lot 422 of the 17th District. Located on the northwest corner of Ledford Street and Atlanta Road (791, 801 Ledford Street). Staff recommends approval subject to:

1. Final Site Plan to be approved by the District Commissioner;
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. All vehicles must be parked in striped parking spaces; and
7. No outdoor storage or outdoor display of merchandise.

Z-48 **KENNESTONE HOSPITAL, INC.** (Kennestone Hospital, Inc., owner) requesting rezoning from **LRC** to **O&I** for an urgent care clinic in Land Lots 216 and 241 of the 20th District. Located at the southeast intersection of Kennesaw Due West Road and Stilesboro Road (1550 Kennesaw Due West Road NW). Staff recommends deletion to LRC subject to:

1. Site plan revised on July 24, 2024, with the District Commissioner approving minor modifications;
2. Department of Transportation comments and recommendations;
3. Fire Department comments and recommendations;
4. Stormwater Management Division comments and recommendations;
5. Water and Sewer Division comments and recommendations;
6. Urgent Care Clinic use would be permitted under the LRC zoning district; and
7. District Commissioner approve the final elevations, signage, and landscaping.

Z-50 A-1 AUTO CORES, LLC (Rabhandra Ramessar and Julio Magana, owners) requesting rezoning from **R-20** to **LI** for automotive repair in Land Lot 292 of the 17th District. Located on the south side of Pearl Street, east of South Cobb Drive (310 Pearl Street). Staff recommends deletion to **Tourist Services (TS)** subject to:

1. Site plan received by the Zoning Division on July 9, 2024, with District Commissioner approving minor modifications;
2. Letter of agreeable stipulations from Kevin Moore dated August 26, 2024;
3. Variances 1 and 3 are approved, as stated in the Zoning comments;
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. All vehicles to be parked in paved striped parking spaces, no vehicles to be parked on grass, dirt, or gravel;
9. No outdoor storage or outdoor display of merchandise;
10. 40-foot landscape buffer to be installed/maintained on the southern property line; and
11. The property to be cleaned up and not lived in by the time of construction or business license.

SLUP-9⁽²⁰²⁴⁾ CAMPUS REALTY ADVISORS, LLC (Glenn Chastain, LLC, owner) requests a Special Land Use Permit for purpose-built student housing in Land Lot 430 of the 16th District. Located at the terminus of Chastain Center Boulevard, south of Chastain Road (500 Chastain Center Boulevard). *(Previously continued by Staff from the August 6, 2024 Planning Commission hearing until the September 3, 2024 Planning Commission hearing).* Staff recommends approval subject to:

1. Site plan last revised on August 22, 2024, with the District Commissioner approving minor modifications;
2. District Commissioner to approve final building architecture and elevations that demonstrate considerations designed to minimize the transfer of noise prior to permitting;

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SLUP-9⁽²⁰²⁴⁾ CAMPUS REALTY ADVISORS, LLC (Continued)

3. Applicant shall coordinate with local law enforcement to develop a security plan in accordance with the standards of crime prevention through environmental design (CPTED) and District Commissioner approval (security plan shall be reviewed and updated annually thereafter);
4. On-site management shall be required, 24 hours per day, seven days per week;
5. Variances as identified in the Zoning comments are approved for request 1, 5 and 6;
6. Fire Department comments and recommendations;
7. Water and Sewer Division comments and recommendations;
8. Stormwater Management Division comments and recommendations;
9. Department of Transportation comments and recommendations;
and
10. Letter of agreeable stipulations from Kevin Moore dated August 26, 2024.