

**MINUTES OF ZONING HEARING
COBB COUNTY BOARD OF COMMISSIONERS
AUGUST 20, 2024
9:00 A.M.**

The Board of Commissioners' Zoning Hearing was held on Tuesday, August 20, 2024, in the second-floor public meeting room of the David Hankerson Building, 100 Cherokee Street, Marietta, Georgia. Present and comprising a quorum of the Board were:

Lisa Cupid, Chairwoman
Commissioner Jerica Richardson
Commissioner JoAnn Birrell
Commissioner Keli Gambrill – left the hearing at 9:14 a.m.
Commissioner Monique Sheffield

CALL TO ORDER – CHAIRWOMAN CUPID

Chairwoman Cupid called the hearing to order at 9:02 a.m.

Commissioner Birrell presented the following *revised* statement dated 8/13/24 to the Clerk which was attached to each vote taken at today's hearing (attached and made a part of these minutes):

Considering the Supreme Court's ruling in January regarding Standing on the Home Rule issue, my position regarding the home rule challenge still stands.

I do not support the Home Rule Challenge of the majority of this board. It is unconstitutional and illegal. I voted against the amended map three times in 2022 (1/25/22, 10/11/22 and 10/25/22).

I have a duty to represent my constituents and will not have my vote suppressed as I was duly elected on November 8, 2022 under the state map (HB 1154) voted on by the Georgia General Assembly in February 2022, signed into law by Governor Kemp on March 2, 2022, and certified by the Cobb Board of Elections on November 15, 2022.

In addition, I do support the Order on Cross Motions for Summary Judgement (Civil Action File No. 23-1-02428-56) from Judge Ann B. Harris in the Superior Court of Cobb County dated January 8, 2024, which finds the County's Amendment to Act 562 (the "Amendment or Amended Act") is an act excluded from the County's Home Rule authority granted in the Georgia Constitution, and therefore is void.

Although the Supreme Court of Georgia only ruled on standing and did not rule on the merits of the case, I concur with Justice Bethel's remarks regarding Home Rule authority. With respect to Judge Hill's order dated 7/25/24, I also support her order and do not support the county's request to intervene or request for reconsideration of her decision regarding the Alicia Adams v. Cobb Board of Elections case. I did not support the majority of this Board regarding the Home Rule challenge from the very beginning. It has gone on for the past 2 years at taxpayers' expense, and should never have been done to begin with. We all took an oath to uphold the Constitution of the United States, the State of Georgia, and Cobb County. Follow the Law.

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Commissioner Gambrell asked that the following *revised* statement she submitted at the 8/13/2024 Board of Commissioners' meeting be attached to each vote taken at today's hearing (attached and made a part of these minutes).

Since March of 2022 the Board Chair, with support of her identifying party, have requested the County Legal Department not to follow the law but rather to circumvent it. The majority initially claimed we had the legal authority under Home Rule to draw our own district maps rather than adhere to the statutory state legislative map.

This Board has had many opportunities to accept the rulings of several judges and other legal authorities and accept that the actions taken by the majority were unconstitutional. But to date have preferred to follow the path to anarchy and ignore those rulings and opinions. Numerous cases have been cited where the Georgia Supreme Court and Federal Courts in Georgia have ruled the General Assembly is the only legislative body with the power to enact redistricting legislation for the county.

Prior to the resolution being passed on October 25, 2022, the county received a letter from Stuart Morelli, Deputy Legislative Counsel for the General Assembly of Georgia to Representative Setzler who requested an opinion from their office as to the ability of the Cobb County Board of Commissioners to use either its constitutional home rule powers or statutory authority to approve a new district plan for the board. As explained in this letter, it appears that county governing authorities do not have constitutional or statutory home rule redistricting powers.

Again on December 22, 2022 a letter from Ryan Germany, General Counsel for the Office of the Secretary of State, "you should not consider the ministerial function of filing an amendment with our office or the publishing of the Amendment is allowable under state law or a proper exercise of the authority by the Cobb County Commission, nor should you rely on this to attempt to establish the validity of the amendment. In fact, he continues, it appears that the Amendment is very likely an unauthorized exercise of authority by the Cobb County Commission that does not comply to Georgia Law or the State Constitution.

Several legal challenges were put forth, and instead of accepting Judge Harris' ruling of January 8, 2024 the county appealed her ruling within hours. Interestingly enough, the Board of Elections never challenged standing, as they wanted clarity and were willing to accept the judge's opinion.

While the Supreme Court was not able to rule on the merits of the case due to declaratory judgement, their ruling on May 9, 2024 Justice Peterson wrote, "The entire dispute in this case is about that public duty. In enacting Act 562, the General Assembly set the electoral district lines for Cobb County. Although the parties dispute whether Cobb County had the authority to revise those district lines, it could only do so if the Home Rule Paragraph allowed. Whether this case is framed as a duty to follow Act 562 or a requirement to follow the Home Rule Paragraph, in either case, the heart of the case concerns Cobb County's duty to follow the law. This is sufficient to confer standing for the Floam's challenge to the BOC Amendment. The very last sentence then reads, We express no view about the correct resolution of the very serious constitutional issues with the BOC amendment.

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Commissioner Gambrill's statement (cont.)

Justice Bethel concurred with the following statement: "But litigation takes time, and it is easily within the realm of possibility that several months could pass before such litigation in concluded, particularly if Cobb continues to pursue what could be interpreted as a deliberately leisurely litigation strategy. He then warned of citizens without duly elected representation, and to avoid these possibilities, it seems to him that Cobb has an interest in reaching a merits-based resolution as quickly as possible and urged Cobb to act with all due haste in securing finality."

Yet the Legal Department continues to advise the Board to take measures to circumvent finality – and the boards majority continues to follow a legally questionable path.

As an elected official of Cobb County, I took an oath of office to uphold the Constitution of the United States and Georgia, uphold the laws of the state and our local enabling legislation. I clearly understand our enabling legislation Sec. 2-23 (b) and OCGA 45-5-1 a. 5 and b and in my opinion the majority of the Board has demonstrated a willingness to ignore the law and in doing so has pivoted from making administrative decisions to practicing malfeasance.

Per DaShanne Stokes, "Leadership by deception isn't leadership. It's fraud. Truth is hard, propaganda is cheap."

Mr. John Pederson, Zoning Division Manager, reviewed the hearing procedures and announced the following cases which were *withdrawn, held, or continued*.

WITHDRAWN, HELD, AND CONTINUED CASES

O.B. 42 To consider amending the site plan and stipulations for Portico Properties, Inc. regarding rezoning application Z-157 of 1998 and Z-23 of 1999. Property is located on the north side of Miller Drive, north of Piedmont Road in land lots 558, 559, 594, and 595 of the 16th district (1793 Miller Drive). *(Previously continued by the Board of Commissioners (BOC) from the July 16, 2024, BOC Zoning hearing until the August 20, 2024, BOC Zoning hearing). WITHDRAWN WITHOUT PREJUDICE*

Z-2 **FLOURNOY DEVELOPMENT GROUP, LLC** (Cobb County, owner) requesting rezoning from **GC** to **RRC** for a multifamily residential building in land lots 763 and 764 of the 17th district. Property is located on the west side of Atlanta Road and on the east side of I-285, south of the intersection of I-285 and Atlanta Road (4600 Atlanta Road). *(Previously continued by Staff from the February 6, 2024, through the August 6, 2024, Planning Commission (PC) hearings until the September 3, 2024, PC hearing; therefore, was not considered at this hearing).*

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WITHDRAWN, HELD, AND CONTINUED CASES (CONT.)

- Z-9** **THOMAS OROK** (Florence Odang Okonta, owner) requesting rezoning from **CRC** and **R-20** to **RM-8** for a townhome community in land lot 1300 of the 19th district. Property is located on the north side of Veterans Memorial Highway and on the west side of Burrus Road (1558 Veterans Memorial Highway). *(Previously continued by Staff from the March 5, 2024, through the July 2, 2024, Planning Commission (PC) hearings until the August 6, 2024, PC hearing; held by the PC from the August 6, 2024, PC hearing until the September 3, 2024, PC hearing; therefore, was not considered at this hearing).*
- Z-32** **EMILY G. DUNN** (Larimore Holdings, LLC, owner) requesting rezoning from **GC** to **NRC** for retail and a warehouse in land lot 60 of the 16th district. Property is located on the west side of Canton Road, north of Jamerson Road (4925 Canton Road). *(Previously continued by Staff from the July 2, 2024, and August 6, 2024, Planning Commission (PC) hearings until the September 3, 2024, PC hearing; therefore, was not considered at this hearing).*
- Z-35** **CHUCK OWUZO** (Chukwuma Chuck Owuzo, owner) requesting rezoning from **RA-6** and **NRC** to **RSL** for residential senior living, supportive units in land lots 621, 638, and 639 of the 19th district. Property is located on the east side of Powder Springs Road, on the northeast side of Pair Road (Powder Springs Road). *(Held by the Planning Commission (PC) from the August 6, 2024, PC hearing until the September 3, 2024, PC hearing; therefore, was not considered at this hearing).*
- Z-37** **BOSCO IKEAKANAM** (Sunrise GA Inc., owner) requesting rezoning from **R-20** to **O&I** for a doctor's office in land lot 1006 of the 19th district. Property is located on the west side of Austell Road, north of Drennon Avenue (4470 Austell Road). *(Held by the Planning Commission (PC) from the August 6, 2024, PC hearing until the September 3, 2024, PC hearing; therefore, was not considered at this hearing).*
- Z-39** **ASHER HOMES, INC.** (Apple Investments, Inc., owner) requesting rezoning from **R-20** to **R-15** for a single-family residence in land lots 219 and 286 of the 17th district. Property is located on the north side of Hill Street, northwest of Garrison Road (151 Hill Street). *(Continued by Staff from the August 6, 2024, Planning Commission (PC) hearing until the September 3, 2024, PC hearing; therefore, was not considered at this hearing).*
- Z-40** **ELITE ENGINEERING** (Aarish Group of Investment, LLC, owner) requesting rezoning from **GC** and **NS** to **GC** for a convenience store with fuel sales in land lot 296 of the 20th district. Property is located on the southwest side of Due West Road, northwest of Lisas Drive (3807 Due West Road). *(Continued by Staff from the August 6, 2024, Planning Commission (PC) hearing until the September 3, 2024, PC hearing; therefore, was not considered at this hearing).*

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WITHDRAWN, HELD, AND CONTINUED CASES (CONT.)

- Z-43** **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. Property is located at the terminus of Chastain Center Boulevard, south of Chastain Road (500 Chastain Center Boulevard). *(Continued by Staff from the August 6, 2024, Planning Commission (PC) hearing until the September 3, 2024, PC hearing; therefore, was not considered at this hearing).*
- Z-44** **MANOR RESTORATIONS, LLC** (Zoe Christian Fellowship, Inc.; Dabney Partners, LLC, owners) requesting rezoning from **NRC** and **R-20** to **RM-8** for a townhome community in land lots 165, 166, and 180 of the 18th district. Property is located on the south side of Veterans Memorial Highway, on the west side of Queen Mill Road, and on the northwest and southeast side of Hickory Trail, south of Veterans Memorial Highway, and on the south side of Blackhawk Trail (922 Veterans Memorial Highway, Queen Mill Road, 6001 Hickory Trail). *(Continued by Staff from the August 6, 2024, Planning Commission (PC) hearing until the September 3, 2024, PC hearing; therefore, was not considered at this hearing).*
- SLUP-9** **CAMPUS REALTY ADVISORS, LLC** (Glenn Chastain, LLC, owner) requesting a **Special Land Use Permit** for purpose-built student housing in land lot 430 of the 16th district. Property is located at the terminus of Chastain Center Boulevard, south of Chastain Road (500 Chastain Center Boulevard). *(Continued by Staff from the August 6, 2024, Planning Commission (PC) hearing until the September 3, 2024, PC hearing; therefore, was not considered at this hearing).*
- Z-25** **LCD ACQUISITIONS, LLC; TOWNPARK RENAISSANCE, LLC** (Townpark Renaissance, LLC, owner) requesting rezoning from **OMR** to **RRC** for purpose-built student housing in land lots 358 and 363 of the 16th district. Property is located on the east side of Townpark Drive, north of Townpark Lane (112 Townpark Drive). *(Previously continued by Staff from the May 7, 2024, Planning Commission (PC) hearing until the June 4, 2024, PC hearing; held by the PC from the June 4, 2024, PC hearing until the July 2, 2024, PC hearing; continued by Staff from the July 16, 2024, Board of Commissioners' (BOC) Zoning hearing until the August 20, 2024, BOC Zoning hearing).*
- SLUP-6** **LCD ACQUISITIONS, LLC; TOWNPARK RENAISSANCE, LLC** (Townpark Renaissance, LLC, owner) requesting a **Special Land Use Permit** for purpose-built student housing in land lots 358 and 363 of the 16th district. Property is located on the east side of Townpark Drive, north of Townpark Lane (112 Townpark Drive). *(Previously continued by Staff from the May 7, 2024, Planning Commission (PC) hearing until the June 4, 2024, PC hearing; held by the PC from the June 4, 2024, PC hearing until the July 2, 2024, PC hearing; continued by Staff from the July 16, 2024, Board of Commissioners' (BOC) Zoning hearing until the August 20, 2024, BOC Zoning hearing).*

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WITHDRAWN, HELD, AND CONTINUED CASES (CONT.)

Z-25 & SLUP-6 LCD ACQUISITIONS, LLC; TOWNPARK RENAISSANCE, LLC (CONT.)

Mr. Pederson presented the Applicant's request for a continuance of Z-25 and SLUP-6; thereafter, the following motion was made:

MOTION: Motion by Birrell, second by Sheffield, to **continue** Z-25 and SLUP-6 until the September 17, 2024, Board of Commissioners' Zoning Hearing.

VOTE: **ADOPTED 5-0** (*Statements previously submitted by Commissioner Birrell and Commissioner Gambrill are attached and made a part of these minutes.*)

Z-30 BENTLEY RESIDENTIAL PROPERTIES, LLC; SUMMEROUR PROPERTIES, LLLP, ESTATE OF JAMES W. BENTLEY, JAMES W. BENTLEY, JR. (Bentley Residential Properties, LLC; Summerour Farm LLLP; Lynn Bentley Taylor and Justin Ottinger, owners) requesting rezoning from CF and R-20 to RA-4 for single-family residences in land lot 224 of the 17th district. Property is located on the south side of Rebecca Drive, west of Pair Street (106 Rebecca Drive). (*Previously continued by Staff from the July 16, 2024, Board of Commissioners' (BOC) Zoning hearing until the August 20, 2024, BOC Zoning hearing.*)

Mr. Pederson presented the Applicant's request for a continuance of Z-30; thereafter, the following motion was made:

MOTION: Motion by Birrell, second by Sheffield, to **continue** Z-30 until the September 17, 2024, Board of Commissioners' Zoning Hearing.

VOTE: **ADOPTED 5-0** (*Statements previously submitted by Commissioner Birrell and Commissioner Gambrill are attached and made a part of these minutes.*)

Clerk's Note: *Commissioner Birrell requested the Applicant meet with all applicable departments as necessary.*

Z-33 O'DWYER PROPERTIES, LLC (ADP Old Bankhead Highway, LLC, owner) requesting rezoning from NS and R-20 to RA-4 for a townhome community in land lots 1296 and 1297 of the 19th district. Property is located on the southeast side of Old Bankhead Highway, west of Brenda Drive, and north of Haggard Drive (1035 Old Bankhead Highway). (*Previously continued by the Board of Commissioners (BOC) from the July 16, 2024, BOC Zoning hearing until the August 20, 2024, BOC Zoning hearing.*)

Mr. Pederson presented the Applicant's request for a continuance of Z-33; thereafter, the following motion was made:

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WITHDRAWN, HELD, AND CONTINUED CASES (CONT.)

Z-33 O'DWYER PROPERTIES, LLC (CONT.)

MOTION: Motion by Sheffield, second by Birrell, to **continue** Z-33 until the September 17, 2024, Board of Commissioners' Zoning Hearing.

VOTE: **ADOPTED 5-0** (*Statements previously submitted by Commissioner Birrell and Commissioner Gambrill are attached and made a part of these minutes.*)

O.B. 38 To consider a reduction of required public road frontage from 75-feet to 28-feet for Lot 2 for Naushad Ahmed. Property is located on the north side of Hembree Drive in land lot 886 of the 16th district (2357 Hembree Drive).

Mr. Pederson presented the Staff's request for a continuance of O.B. 38; thereafter, the following motion was made:

MOTION: Motion by Richardson, second by Cupid, to **continue** O.B. 38 until the September 17, 2024, Board of Commissioners' Zoning Hearing.

VOTE: **ADOPTED 5-0** (*Statements previously submitted by Commissioner Birrell and Commissioner Gambrill are attached and made a part of these minutes.*)

O.B. 49 To consider amending the site plan and stipulations for Amanda Bonetti/STNL Development regarding rezoning application Z-20 of 2006. 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).

Mr. Pederson presented the Applicant's request for a continuance of O.B. 49; thereafter, the following motion was made:

MOTION: Motion by Sheffield, second by Birrell, to **continue** O.B. 49 until the September 17, 2024, Board of Commissioners' Zoning Hearing.

VOTE: **ADOPTED 5-0** (*Statements previously submitted by Commissioner Birrell and Commissioner Gambrill are attached and made a part of these minutes.*)

Commissioner Gambrill left the hearing at 9:14 a.m.

Mr. Pederson made the following announcement and read in the cases for the Consent Agenda:

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INFORMATION REGARDING ZONING CASES

All information regarding zoning cases must be turned in to the Zoning Office on the Wednesday prior to the zoning hearing for consideration. If said information is turned in past the deadline, then it is at the Board's discretion as to whether the information will be considered.

CONSENT AGENDA

MOTION: Motion by Cupid, second by Birrell, to **approve** the following cases on the Consent Agenda, *as revised*:

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. Property is located on the southeast side of Lodge Road, east of Greers Chapel Road (265 Lodge Road).

To **approve** 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 (attached and made a part of these minutes)**
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**

Z-41 **EASTWOOD HOMES OF GEORGIA, LLC** (Lee F. Jaraysi, owner) requesting rezoning from **R-20** to **RSL** for residential senior living, non-supportive units in land lots 488 and 489 of the 19th district. Property is located on the west side of Powder Springs Road, south of Heritage Green Drive (1860 Powder Springs Road).

To **approve** Z-41 to the **RSL** zoning district, subject to:

1. **Letter of agreeable conditions from Kevin Moore dated August 19, 2024 (attached and made a part of these minutes)**
2. **Maximum number of dwelling units to be 22, with the District Commissioner to approve the final Site Plan**
3. **District Commissioner to approval the 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**

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CONSENT AGENDA (CONT.)

Z-42 **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. Property is located on the north side of Sandy Plains Road, west of Alabama Road (4701 Sandy Plains Road).

To approve Z-42 to the **NRC** zoning district, subject to:

1. **Letter of agreeable conditions from Kevin Moore dated July 30, 2024 (attached and made a part of these minutes)**
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 **DORCAS LABOY** (History Makers Church, Inc., owner) requesting a **Temporary Land Use Permit (Renewal)** for a daycare in land lot 87 of the 17th district. Property is located on the south side of Windy Hill Road, and the west side of Favor Road (76 Windy Hill Road).

To approve 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 (attached and made a part of these minutes)**
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**

SLUP-8 **BLAKE BONDURANT** (Thomas Concrete of Georgia, Inc.; Kenneth Eugene Hewatt and Jodielyn Hill Hewatt, owners) requesting a **Special Land Use Permit** for a baseball complex in land lots 86 and 87 of the 16th district. Property is located on the south side of Jamerson Road, on the east side of Lake Drive, and on the west side of Lee Waters Road (4775 Lake Drive and Jamerson Road, and 4785 Lee Waters Road).

To approve SLUP-8, subject to:

1. **Revised Site Plan received August 19, 2024, with District Commissioner approving minor modifications (attached and made a part of these minutes)**

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CONSENT AGENDA (CONT.)

SLUP-8 BLAKE BONDURANT (CONT.)

2. District Commissioner to approve the 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, *last revised June 28, 2024*
8. Installation of protective netting of at least 40-ft in height on the field adjacent to Jamerson Road and Lee Waters Road

OTHER BUSINESS

O.B. 45 To consider amending the stipulations for Chuck Owuzo regarding rezoning application Z-47 of 2013. 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).

To approve O.B. 45, subject to:

1. Fire Department comments and recommendations contained in the Other Business Item
2. Cobb DOT comments and recommendations contained in the Other Business Item

O.B. 46 To consider a reduction of required minimum public road frontage from 75 feet to 30 feet for Roger D. Slone and Linda A. Slone. 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).

At the call for O.B. 46 (Roger D. Slone and Linda A. Slone), the Applicant was not present, but there was opposition present. Since the Applicant was unable to attend the hearing, Mr. Pederson requested that the case be continued; thereafter, the following motion was made:

MOTION: Motion by Sheffield, second by Birrell, to continue O.B. 46 until the September 17, 2024, Board of Commissioners' Zoning Hearing.

VOTE: **ADOPTED** 4-0, Gambrill not present *(The statement previously submitted by Commissioner Birrell is attached and made a part of these minutes.)*

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CONSENT AGENDA (CONT.)

OTHER BUSINESS (CONT.)

O.B. 47 To consider amending the stipulations for Gaskins + LeCraw regarding rezoning application Z-43 of 2017. 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).

To approve O.B. 47, subject to:

1. **Stormwater Management Division comments and recommendations contained in the Other Business Item**
2. **Fire Department comments and recommendations contained in the Other Business Item**
3. **Cobb DOT comments and recommendations contained in the Other Business Item, *with either a deceleration lane or wider turning radius on Floyd Road***

Prior to approving the Consent Agenda, Commissioner Birrell requested O.B. 48 (Jennifer Paquin) be added to the Consent Agenda. With no opposition present, Mr. Pederson read in the case along with the stipulations, and the motion was made to add the case to Consent.

O.B. 48 To consider amending the stipulations for Jennifer Paquin regarding rezoning application Z-169 of 2003. Property is located on the west side of Chastain Meadows Parkway, north of Roberts Trail in land lots 571, 572, and 582 of the 16th district (2795 Chastain Meadows Parkway).

To approve O.B. 48, subject to:

1. **Elevations contained in the Other Business Item (attached and made a part of these minutes)**
2. **Previous conditions and stipulations, *not otherwise in conflict*, to remain in effect**

MOTION: Motion by Birrell, second by Cupid, to add O.B. 48 to the Consent Agenda as previously read in.

VOTE: **ADOPTED** 4-0, Gambrill not present (*The statement previously submitted by Commissioner Birrell is attached and made a part of these minutes.*)

CONSENT VOTE: **ADOPTED** 4-0, Gambrill not present (*The statement previously submitted by Commissioner Birrell is attached and made a part of these minutes.*)

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REGULAR AGENDA

Z-15'²³ **SDP ACQUISITIONS, LLC** (McCamy Investments, L.P.; McCamy Properties, LLC; BK Properties, L.P.; VKEP-B, LLC owners) requesting rezoning from **R-20, RA-4, GC, O&I, NS, and OS** to **RA-6** for townhomes and single -family detached houses in land lots 364, 365, 428, and 429 of the 16th district. Property is located on the south side of Chastain Road and on the west side of Chastain Meadows Parkway (Chastain Road, Chastain Meadows Parkway). *(Previously continued by Staff from the May 2, 2023, through the September 5, 2023, Planning Commission (PC) hearings until the October 3, 2023, PC hearing; held by the PC from the October 3, 2023, and November 7, 2023, PC hearings until the December 5, 2023, PC hearing; held by the Board of Commissioners (BOC) from the December 19, 2023, BOC Zoning hearing until the February 20, 2024, BOC Zoning hearing; continued by Staff from the February 20, 2024, through the July 16, 2024, BOC Zoning hearing until the August 20, 2024, BOC Zoning hearing).*

The public hearing was opened; Kevin Moore, Tullan Avar, Donna Rowe, and Janet Peters addressed the Board. Following the presentation and discussion, the following motion was made:

MOTION: Motion by Birrell, second by Cupid, to delete Z-15'²³ to the **RA-6** zoning district, subject to:

1. Letter of agreeable conditions from Kevin Moore dated August 14, 2024 (attached and made a part of these minutes), with the following revisions:
 - A. Maximum of 336 units
 - B. Minimum 5000 square foot lots
 - C. Item no. 7 – third sentence, revised to read: *“In addition, Applicant agrees that corporate investors or institutional ownership shall be prohibited for the purposes of rental.”*
 - D. Item no. 8 – add to the end: *“No parking along private alleys.”*
 - E. Item no. 13 – strike: *“4,000 square feet.”*, and replace with: *“5,000 square feet minimum.”*
 - F. Item no. 15 – strike: *“and/or cabana”*, and add: *“dog park”*
 - G. Item no. 19 – add: *“The existing trees in the state right-of-way along I-575 to remain.”*
 - H. Item no. 20 – General comment: The total buffer with easement for this property is 40 feet; the Scannell property has a 30 feet buffer where it backs up to this property.
 - I. Item no. 22 – add to the end: *“Add additional landscaping, which has to come back for final approval.”*
 - J. Item no. 26 – strike in its entirety and replace with revised *Stormwater comments and recommendations dated 11-1-23* (attached and made a part of these comments)

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REGULAR AGENDA (CONT.)

Z-15'²³ **SDP ACQUISITIONS, LLC (CONT.)**

- K. Item no. 29 – first sentence revised to read: “... *is approved by the Board of Commissioners for the intersection...*” and last sentence revised to read: “... *maximum of \$400,000.*” (the remainder of the sentence is deleted)
- L. Item no. 30 – revised to read: “... *with a two-car garage required for all units.*”
- M. Item no. 32 – revised to read: “*The proposed front-loaded single-family detached homes shall have...*”, and add to the end: “*The rear-loaded single-family detached homes shall have a minimum of 1,850 square feet of heated and cooled space, with a two-car garage.*”
- 2. *Revised* Department of Transportation comments and recommendations dated 8-19-2024 (attached and made a part of these minutes)
- 3. Final Site Plan and Landscape Plans to be reviewed by the Bells Ferry Civic Association and Brook Haven of East Cobb HOA (Homeowners Association), with final approval by the County Arborist and the District Commissioner
- 4. Staff comments and recommendations, *not otherwise in conflict*

VOTE: **ADOPTED** 4-0, Gambrell not present (*The statement previously submitted by Commissioner Birrell is attached and made a part of these minutes.*)

Chairwoman Cupid called for a brief recess from 11:18 a.m. until 11:32 a.m.

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. Property is located on the east side of Atlanta Country Club Drive and on the south side of Paper Mill Road (101 Atlanta Country Club Drive).

The public hearing was opened, and Parks Huff addressed the Board. Following the presentation and discussion, the following motion was made:

MOTION: Motion by Richardson, second by Sheffield, to approve Z-38 to the **R-40** zoning district, subject to:

- 1. **Planning Commission** comments and recommendations dated August 6, 2024 (attached and made a part of these minutes), with the following changes:
 - A. Comment no. 1 – revise to read: “*Addition of a 10-ft landscape buffer on the eastern property line for the new lot.*”
 - B. Comment no. 2 – delete in its entirety

MINUTES OF ZONING HEARING
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REGULAR AGENDA (CONT.)

Z-38 MURRAY D. GRAY, III (CONT.)

2. District Commissioner to approve the final elevations

VOTE: **ADOPTED** 3-1, Birrell opposed and Gambrill not present (*The statement previously submitted by Commissioner Birrell is attached and made a part of these minutes.*)

LUP-22 JOSE L. RODRIGUEZ NOYOLA (Jose Luis Rodriguez Noyola, owner) requesting a **Temporary Land Use Permit** to allow commercial vehicles and equipment to be parked on a residential property in land lot 298 of the 17th district. Property is located on the south side of Cranfill Road and on the west side of Clearview Street (406 Cranfill Road).

The public hearing was opened, and Karina Ramirez addressed the Board. Following the presentation and discussion, the following motion was made:

MOTION: Motion by Birrell, second by Sheffield, to **deny** LUP-22, subject to:

1. Applicant to come into compliance within 60 days from today's date

VOTE: **ADOPTED** 4-0, Gambrill not present (*The statement previously submitted by Commissioner Birrell is attached and made a part of these minutes.*)

LUP-23 WAYNE KAWECK (Wayne A. Kaweck, owner) requesting a **Temporary Land Use Permit** to allow more vehicles and adults than the code allows in land lots 20 and 57 of the 20th district. Property is located at the terminus of Westfield Row, east of Parkwood Chase (882 Westfield Row).

The public hearing was opened; Marnie Kaweck, Lisa Taylor, and Cindy Peterson addressed the Board. Following the presentation and discussion, the following motion was made:

MOTION: Motion by Birrell, second by Cupid, to **approve** LUP-23 for **12 months**, subject to:

- 1. Three family members (the niece shall be included as family) and one unrelated person**
- 2. Applicant to come into compliance with all the Code Enforcement violations within 30 days**
- 3. No more than four vehicles outside and up to two vehicles in the garage**

VOTE: **ADOPTED** 4-0, Gambrill not present (*The statement previously submitted by Commissioner Birrell is attached and made a part of these minutes.*)

**MINUTES OF ZONING HEARING
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OTHER BUSINESS

- O.B. 31** To consider amending the site plan and stipulations for Whataburger regarding rezoning application Z-115 of 1998 and Z-116 of 1996, for property located at the southeast intersection of Sandy Plains Road and Shallowford Road in land lots 386 and 387 of the 16th district (3550 Sandy Plains Road). *(Previously continued by the Board of Commissioners (BOC) from the June 18, 2024, and July 16, 2024, BOC Zoning hearings until the August 20, 2024, BOC Zoning hearing).*

The public hearing was opened, and Kevin Moore addressed the Board. Following the presentation and discussion, the following motion was made:

MOTION: Motion by Birrell, second by Sheffield, to **approve** O.B. 31, subject to:

1. **Final Site Plan and Final Landscape Plan to come back for approval by the Architectural Control Committee, County Arborist, and District Commissioner**
2. **Site Plan Review comments and recommendations contained in the Other Business Item, *not otherwise in conflict***
3. **Stormwater Management Division comments and recommendations contained in the Other Business Item, *not otherwise in conflict***
4. **Fire Department comments and recommendations contained in the Other Business Item, *not otherwise in conflict***
5. **Cobb DOT comments and recommendations contained in the Other Business Item, *not otherwise in conflict***
6. **All previous conditions and stipulations, *not otherwise in conflict*, to remain in effect**

VOTE: **ADOPTED** 4-0, Gambrill not present *(The statement previously submitted by Commissioner Birrell is attached and made a part of these minutes.)*

- O.B. 44** To consider amending the stipulations for Hilltop Rufe Snow, LLC and HilltopTIC, LP regarding rezoning application Z-11 of 2016. Property is located at the southeast corner of Veterans Memorial Highway and Powell Drive in land lot 34 of the 18th district (1391 Veterans Memorial Highway).

The public hearing was opened; Linda Dunlavy, Steve Jungk, and Tom Wouters addressed the Board. Following the presentation and discussion, the following motion was made:

MOTION: Motion by Sheffield, second by Richardson, to **hold** O.B. 44 until the October 15, 2024, Board of Commissioners' Zoning Hearing.

VOTE: **ADOPTED** 4-0, Gambrill not present *(The statement previously submitted by Commissioner Birrell is attached and made a part of these minutes.)*

**MINUTES OF ZONING HEARING
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ADJOURNMENT

The hearing adjourned at 1:48 p.m.



Robin L. Stone, Deputy County Clerk
Cobb County Board of Commissioners

Commissioner Birrell's Statement - Revised 8/13/24

Considering the Supreme Court's ruling in January regarding Standing on the Home Rule issue, my position regarding the home rule challenge still stands.

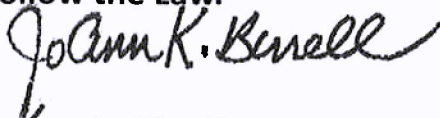
I do not support the Home Rule Challenge of the majority of this board. It is unconstitutional and illegal. I voted against the amended map three times in 2022 (1/25/22, 10/11/22 and 10/25/22).

I have a duty to represent my constituents and will not have my vote suppressed as I was duly elected on November 8, 2022 under the state map (HB 1154) voted on by the Georgia General Assembly in February 2022, signed into law by Governor Kemp on March 2, 2022, and certified by the Cobb Board of Elections on November 15, 2022.

In addition, I do support the Order on Cross Motions for Summary Judgement (Civil Action File No. 23-1-02428-56) from Judge Ann B. Harris in the Superior Court of Cobb County dated January 8, 2024, which finds the County's Amendment to Act 562 (the "Amendment or Amended Act") is an act excluded from the County's Home Rule authority granted in the Georgia Constitution, and therefore is void.

Although the Supreme Court of Georgia only ruled on standing and did not rule on the merits of the case, I concur with Justice Bethel's remarks regarding Home Rule authority. With respect to Judge Hill's order dated 7/25/24, I also support her order and do not support the county's request to intervene or request for reconsideration of her decision regarding the Alicia Adams v. Cobb Board of Elections case. I did not support the majority of this Board regarding the Home Rule challenge from the very beginning. It has gone on for the past 2 years at taxpayers' expense, and should never have been done to begin with. We all took an oath to uphold the Constitution of the United States, the State of Georgia, and Cobb County.

Follow the Law.



Jo Ann K. Birrell

District 3 Commissioner

Since March of 2022 the Board Chair, with support of her identifying party, have requested the County Legal Department not to follow the law but rather to circumvent it. The majority initially claimed we had the legal authority under Home Rule to draw our own district maps rather than adhere to the statutory state legislative map.

This Board has had many opportunities to accept the rulings of several judges and other legal authorities and accept that the actions taken by the majority were unconstitutional. But to date have preferred to follow the path to anarchy and ignore those rulings and opinions. Numerous cases have been cited where the Georgia Supreme Court and Federal Courts in Georgia have ruled the General Assembly is the only legislative body with the power to enact redistricting legislation for the county.

Prior to the resolution being passed on October 25, 2022, the county received a letter from Stuart Morelli, Deputy Legislative Counsel for the General Assembly of Georgia to Representative Setzler who requested an opinion from their office as to the ability of the Cobb County Board of Commissioners to use either its constitutional home rule powers or statutory authority to approve a new district plan for the board. As explained in this letter, it appears that county governing authorities do not have constitutional or statutory home rule redistricting powers.

Again on December 22, 2022 a letter from Ryan Germany, General Counsel for the Office of the Secretary of State, "you should not consider the ministerial function of filing an amendment with our office or the publishing of the Amendment is allowable under state law or a proper exercise of the authority by the Cobb County Commission, nor should you rely on this to attempt to establish the validity of the amendment. In fact, he continues, it appears that the Amendment is very likely an unauthorized exercise of authority by the Cobb County Commission that does not comply to Georgia Law or the State Constitution.

Several legal challenges were put forth, and instead of accepting Judge Harris' ruling of January 8, 2024 the county appealed her ruling within hours. Interestingly enough, the Board of Elections never challenged standing, as they wanted clarity and were willing to accept the judge's opinion.

While the Supreme Court was not able to rule on the merits of the case due to declaratory judgement, their ruling on May 9, 2024 Justice Peterson wrote, "The

entire dispute in this case is about that public duty. In enacting Act 562, the General Assembly set the electoral district lines for Cobb County. Although the parties dispute whether Cobb County had the authority to revise those district lines, it could only do so if the Home Rule Paragraph allowed. Whether this case is framed as a duty to follow Act 562 or a requirement to follow the Home Rule Paragraph, in either case, the heart of the case concerns Cobb County's duty to follow the law. This is sufficient to confer standing for the Floam's challenge to the BOC Amendment. The very last sentence then reads, We express no view about the correct resolution of the very serious constitutional issues with the BOC amendment.

Justice Bethel concurred with the following statement: "But litigation takes time, and it is easily within the realm of possibility that several months could pass before such litigation is concluded, particularly if Cobb continues to pursue what could be interpreted as a deliberately leisurely litigation strategy. He then warned of citizens without duly elected representation, and to avoid these possibilities, it seems to him that Cobb has an interest in reaching a merits-based resolution as quickly as possible and urged Cobb to act with all due haste in securing finality."

Yet the Legal Department continues to advise the Board to take measures to circumvent finality – and the boards majority continues to follow a legally questionable path.

As an elected official of Cobb County, I took an oath of office to uphold the Constitution of the United States and Georgia, uphold the laws of the state and our local enabling legislation. I clearly understand our enabling legislation Sec. 2-23 (b) and OCGA 45-5-1 a. 5 and b and in my opinion the majority of the Board has demonstrated a willingness to ignore the law and in doing so has pivoted from making administrative decisions to practicing malfeasance.

Per DaShanne Stokes, "Leadership by deception isn't leadership. It's fraud. Truth is hard, propaganda is cheap."

Petition No. ALL
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Continued

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The undersigned and this firm represent the Applicant, SDP Acquisitions, LLC (hereinafter referred to as “Applicant”); as well as, the Property Owners, McCamy Investments, L.P.: McCamy Properties, LLC; BK Properties, L.P.; and VKEP-B, LLC (hereinafter collectively referred to as “Owners” or “Property Owners”), in this Application for Rezoning with regard to a total tract of 57.28 acres, more or less, located on and along the southerly side of Chastain Road, the easterly side of Interstate 575, the westerly side of Chastain Meadows Parkway, lying northerly of Big Shanty Road, Land Lots 364, 365, 428, and 429, 16th District, 2nd Section, Cobb County, Georgia (hereinafter referred to as the “Property” or the “Subject Property”). After ongoing meetings and discussions with Planning and Zoning Staff; as well as County Staff and Officials; ongoing meetings and dialogue with area residents and homeowner representatives; reviewing the Departmental Comments and Staff Recommendations; reviewing

MOORE INGRAM JOHNSON & STEELE

Mr. John P. Pederson, AICP
Zoning Division Manager
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Meeting Date 8-20-2024
Continued

the recommendations from the Atlanta Regional Commission and Georgia Regional Transportation Authority following completion of the Development of Regional Impact process; reviewing the uses of surrounding properties; and following the presentation to and hearing before the Cobb County Planning Commission, we have been authorized by the Applicant to submit this revised letter of agreeable stipulations and conditions, which, if the Application for Rezoning is approved, as submitted, shall become a part of the grant of the requested zoning and shall be binding upon the Subject Property. This letter shall supersede and replace in full all previous letters of agreeable stipulations and conditions. The proposed, revised stipulations are as follows:

- (1) Applicant proposes rezoning of the Subject Property from the existing zoning categories of R-20; RA-4; General Commercial ("GC"); Office and Institutional ("OI"); and Neighborhood Shopping ("NS") to the proposed, revised zoning category of RA-6 for purposes of a residential community, site plan specific to that certain revised Zoning Site Plan prepared by Christopher Planning & Engineering, dated and last revised August 14, 2024, and submitted contemporaneously with this revised stipulation letter. A reduced copy of the revised Zoning Site Plan is attached as Exhibit "A" and incorporated herein by reference.
- (2) The Subject Property consists of approximately 57.28 acres of total site area and shall be developed for a residential community consisting of the following:
 - (a) A maximum of ninety-three (93) detached single-family homes (front entry);
 - (b) A maximum of seventy (70) detached single-family homes (rear entry); and
 - (c) A maximum of one hundred eighty (180) townhomes, of which a maximum of sixty-one (61) townhomes will be rear-loaded.

The overall residential community shall have a maximum of three hundred forty-three (343) residences.

- (3) Entrance signage for the residential components shall be ground-based, monument-style signage, with the finish, materials, and color being consistent with the architecture and design of the overall community.

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- (4) The entrance areas, together with all islands and planted areas, and common areas shall be professionally designed, landscaped, and maintained. These areas shall be part of the overall landscape plan approved by Staff as part of the Plan Review Process.
- (5) There shall be formed a Master Homeowners Association for the overall community which will include all phases of the development, and possibly sub-associations. The Master Association shall be responsible for the oversight, upkeep, and maintenance of the entrance areas, common areas, open space areas, amenity areas, community green space areas, parks, all landscape areas, general landscaped areas, mail kiosk, private alleys, fencing, buffer areas, and the like, contained within the overall residential community.
- (6) Additionally, and in conjunction with the creation of the mandatory homeowners association, there shall be Master Declaration of Covenants, Easements, and Restrictions for the overall community. The Master Declaration of Covenants shall be recorded in the Deed Records of Cobb County, Georgia, and shall contain covenants, rules, and regulations applicable to the overall residential community.
- (7) All residences within the overall community shall be "for sale" residences. There shall be a maximum of ten (10) percent of the residences being leased at any one time. In addition, Applicant agrees that corporate investors or institutional ownership shall be prohibited except for secured lenders. Such restrictions shall be included in the Master Declaration of Covenants, Easements, and Restrictions.
- (8) The proposed community shall have public streets, with private designated alleys. Construction of the private alleys shall comply in all respects as to materials and base with Cobb County Code.
- (9) Applicant agrees the Master Declaration of Covenants, Easements, and Restrictions shall include a provision that the private alleys will remain private, in perpetuity.
- (10) Applicant agrees to establish and initially fund a separate account for the benefit of the future Master Homeowners Association for purposes of future private alley maintenance.
- (11) Applicant agrees to the installation of a sidewalk along a minimum of one side of the internal residential streets.

MOORE INGRAM JOHNSON & STEELE

Mr. John P. Pederson, AICP
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Continued

- (12) Setbacks for the community shall be as shown and delineated on the referenced, revised Zoning Site Plan.
- (13) The minimum lot size for the rear-loaded, single-family detached homes shall be 4,000 square feet.
- (14) The minimum lot size for the front entry, single-family detached homes shall be 5,000 square feet, with the average lot size being 6,550 square feet.
- (15) Amenities for the proposed community shall consist of a pool, clubhouse and/or cabana, and sports courts or fields. Additionally, there shall be green and pocket park areas; together with walking paths, which shall be for passive recreational uses and enjoyment of all residents.
- (16) The maximum impervious area for the overall residential community shall be forty-five (45) percent. (NOTE: Maximum impervious surface allowed in a Community Activity Center is seventy (70) percent.)
- (17) Guest parking shall be as shown and reflected on the Zoning Site Plan and shall satisfy Cobb County Code guest parking requirements.
- (18) The mail kiosks for the community shall be constructed and styled to be of a high-quality appearance, with materials compatible with those used for the exterior of the residences.
- (19) Along the boundary of the Property adjacent to I-575, there is established a minimum thirty-five (35) foot natural and landscaped buffer. Areas not disturbed and having sufficient screening shall remain undisturbed, with other areas planted or revegetated with evergreen trees to provide for visual screening.

In addition, there shall be established a twenty-five (25) foot landscape easement area as identified on the Zoning Site Plan. The landscape easement area shall consist of additional plantings of evergreen trees; as well as, berming to achieve substantial visual screening where needed and as determined during Plan Review, as more fully shown on Exhibit "B."

(NOTE: The goal of the buffer and landscape easement areas is to provide visual screening through a combination of undisturbed areas, re-planted areas with evergreens, additional evergreen trees, and berming with evergreen trees.)

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Continued

- (20) Along the southern boundary of the Property, there is established a minimum twenty-five (25) foot natural and landscaped buffer, to the extent shown and reflected on the Zoning Site Plan. Areas not disturbed and having sufficient screening shall remain undisturbed, with other areas planted or revegetated with evergreen trees to provide for visual screening.

In addition, there shall be established a fifteen (15) foot landscape easement area as identified on the Zoning Site Plan. The landscape easement area shall consist of additional plantings of evergreen trees where needed to achieve visual screening as determined during Plan Review.

(NOTE: The goal of the buffer and landscape easement areas is to provide visual screening through a combination of undisturbed areas and re-planted areas with evergreens.)

- (21) The Master Homeowners Association will maintain the buffer and landscape easement areas identified in paragraphs (19) and (20).
- (22) Applicant agrees existing street trees located along Chastain Meadows Parkway shall not be disturbed, except for areas requiring disturbance for construction of the entrance and deceleration lane.
- (23) Applicant agrees the frontage along Chastain Road shall have significant landscaping of evergreen trees and other street trees, along with wrought iron-type fencing, with columns; in substantial compliance with the Frontage Plan attached as Exhibit "C."
- (24) Construction traffic shall be limited to Chastain Meadows Parkway. No construction work shall be conducted on Sundays.
- (25) Applicant agrees to screen the cell tower fencing with additional evergreen trees. Additionally, Applicant shall utilize best efforts to keep the designated park area surrounding the cell tower undisturbed, excepting for needed utility installation.
- (26) Stormwater management for the development shall be controlled by the Chastain Meadows Regional Management Facility Agreements which are in place and applicable to the Property. Any determination of whether additional detention facilities will be required shall be made during the Plan Review Process.

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Continued

- (27) All setbacks and buffer areas may be penetrated for purposes of fencing, access, utilities, and stormwater management, including, but not limited to, stormwater management facilities, drainage facilities, parking, and any and all slopes or other required engineering features of the foregoing.
- (28) Minor modifications to the within stipulations, the referenced, revised Zoning Site Plan, lighting, signage, landscaping, architecture, site features, and the like, may be approved by the District Commissioner, as needed or necessary, except for those that:
 - (a) Increase the density of a residential project or the overall square footage of a non-residential project;
 - (b) Reduce the size of an approved buffer adjacent to a property that is zoned the same or in a more restrictive zoning district;
 - (c) Relocate a structure closer to the property line of an adjacent property that is zoned the same or in a more restrictive zoning district;
 - (d) Increase the height of a building that is adjacent to a property that is zoned the same or in a more restrictive zoning district;
 - (e) Change an access location to a different roadway;
 - (f) Would be in direct contradiction or conflict with any of the stipulations of this rezoning;
 - (g) Would be in direct contradiction or conflict with Cobb County Code and Ordinances; or
 - (h) Would be in direct contradiction or conflict with any Staff Recommendations that were adopted into the final zoning decision.
- (29) In the event a traffic signal is approved for the intersection of the community entrance and Chastain Road (aligned with the entrance to Chastain Lakes Subdivision), Applicant agrees to be responsible for the cost of such signal, including installation, up to a maximum of \$400,000, so long as such signal approval occurs within five years of final rezoning approval.

MOORE INGRAM JOHNSON & STEELE

Mr. John P. Pederson, AICP
Zoning Division Manager
Zoning Division
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Continued

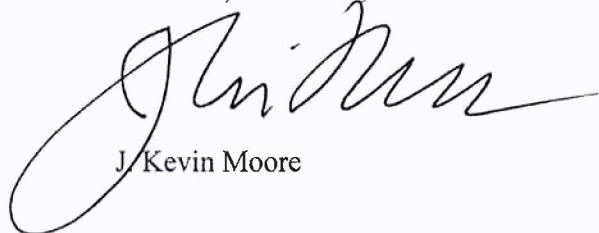
- (30) The proposed townhomes shall have a minimum of 1,800 square feet of heated and cooled space, with a two-car garage.
- (31) The proposed townhomes shall be Traditional, Craftsman, and Farmhouse in style and architecture, and shall have façades consisting of brick, stone, stacked stone, cedar shake shingles, board and batten, cementitious siding, and combinations thereof, with complementary accents.
- (32) The proposed single-family detached homes shall have a minimum of 2,500 square feet of heated and cooled space, with a two-car garage.
- (33) The proposed single-family detached homes shall be Traditional, Craftsman, and Farmhouse in style and architecture, and shall have façades consisting of brick, stone, stacked stone, cedar shake shingles, board and batten, cementitious siding, and combinations thereof, with complementary accents.
- (34) All garages will be used primarily for the parking of vehicles with only incidental storage that does not interfere with parking for vehicles. Such restriction shall be included in the Declaration of Covenants, Easements, and Restrictions.

We believe the development of the project, pursuant to the revised Zoning Site Plan and the revised stipulations set forth herein, is an appropriate use of the Subject Property. The proposed overall residential community shall be of the highest quality; shall be compatible with and complementary to surrounding developments, businesses, and venues; and shall be an enhancement to the Subject Property and Cobb County as a whole. Thank you for your consideration in this request.

With kindest regards, I remain

Very truly yours,

MOORE, INGRAM, JOHNSON & STEELE, LLP



J. Kevin Moore

JKM:cc
Attachments

MOORE INGRAM JOHNSON & STEELE

Mr. John P. Pederson, AICP
Zoning Division Manager
Zoning Division
Cobb County Community Development Agency
Page 8 of 8
August 14, 2024

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Continued

c: Cobb County Board of Commissioners:
Lisa N. Cupid, Chairwoman
JoAnn Birrell
Keli A. Gambrill
Jerica Richardson
Monique Sheffield
(With Copies of Attachments)

Terry L. Martin, AICP, CNU-A
Senior Planner
Zoning Division
Cobb County Community Development Agency
(With Copies of Attachments)

Bells Ferry Civic Association, Inc.
(With Copies of Attachments)

SDP Acquisitions, LLC
(With Copies of Attachments)

CP & E

**CHRISTOPHER PLANNING
& ENGINEERING**



15001 N. 15TH AVE., SUITE 200
 OKLAHOMA CITY, OKLAHOMA 73154
 (405) 751-7071
 (405) 751-7071
 (2466) OKLAHOMA ROAD, SUITE 200
 OKLAHOMA CITY, OKLAHOMA 73154
 (405) 751-7071

SUBMITTALS SHOULD BE ACCOMPANIED BY A CHECK FOR THE FEE OF \$100.00. ALL SUBMITTALS SHOULD BE ACCOMPANIED BY A CHECK FOR THE FEE OF \$100.00. ALL SUBMITTALS SHOULD BE ACCOMPANIED BY A CHECK FOR THE FEE OF \$100.00.

CHASTAIN MEADOWS

RESIDENTIAL

15001 N. 15TH AVE., SUITE 200
 OKLAHOMA CITY, OKLAHOMA 73154
 (405) 751-7071
 (405) 751-7071
 (2466) OKLAHOMA ROAD, SUITE 200
 OKLAHOMA CITY, OKLAHOMA 73154
 (405) 751-7071

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ASHTON WOODS.

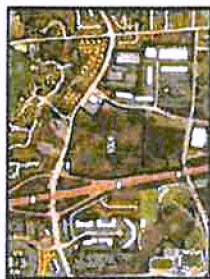
ASHTON ALUMINUM RESIDENTIAL LLC

15001 N. 15TH AVE., SUITE 200
 OKLAHOMA CITY, OKLAHOMA 73154
 (405) 751-7071
 (405) 751-7071
 (2466) OKLAHOMA ROAD, SUITE 200
 OKLAHOMA CITY, OKLAHOMA 73154
 (405) 751-7071

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REVISIONS

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VICINITY MAP



FEMA MAP

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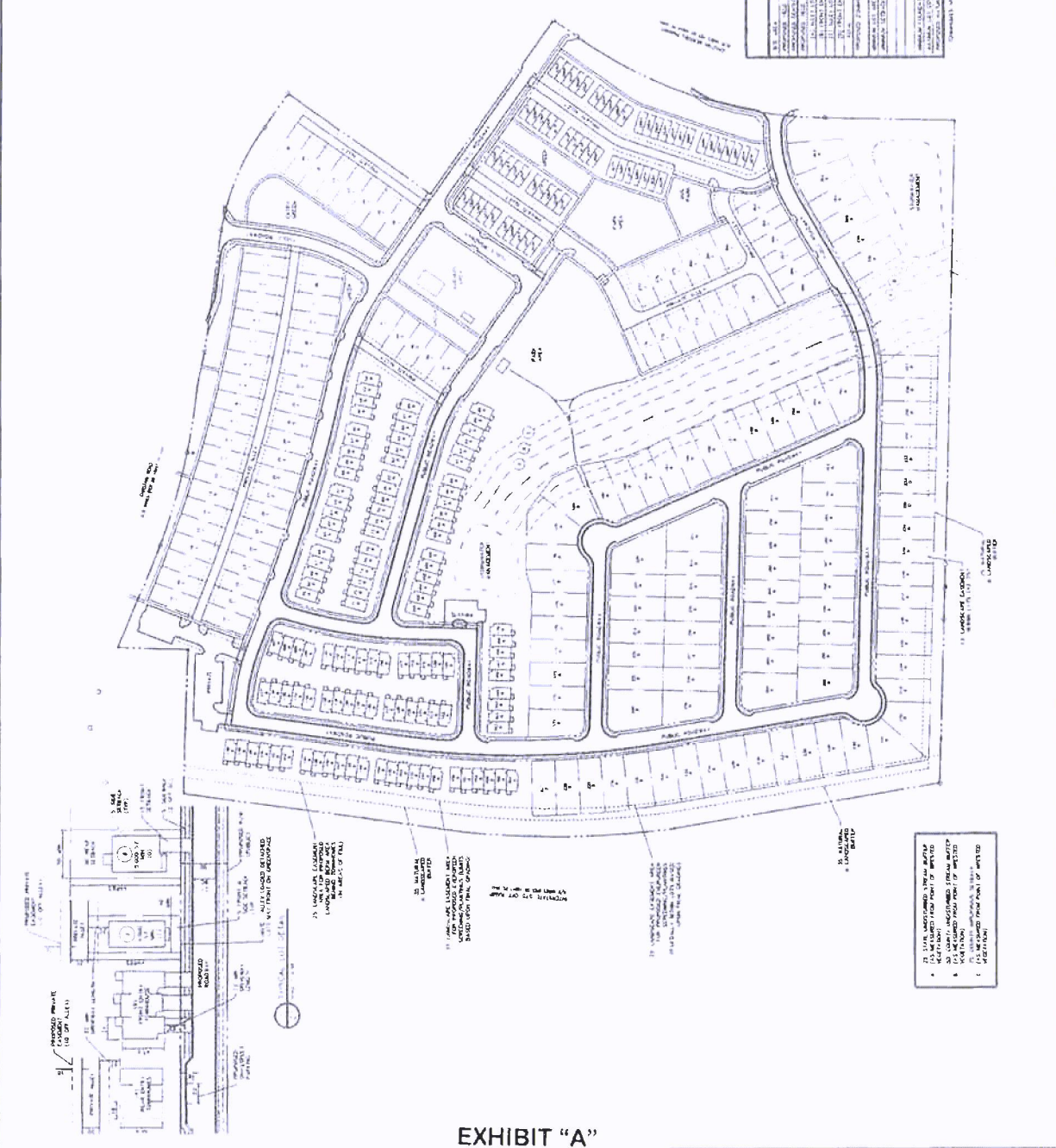
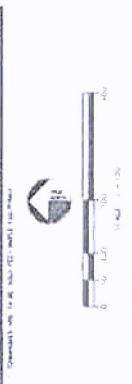
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EXHIBIT "A"

Petition No. 2-15'23
Meeting Date 8-20-2024
Continued



-SECTION THRU HIGHWAY 575 OFF-RAMP-

CHASTAIN MEADOWS

PREPARED FOR:



ASHTON WOODS

PREPARED BY:



POLLOCK & ASSOCIATES, INC.
LANDSCAPE ARCHITECTS
2202 ABBEY COURT
ALPHARETTA, GA 30004
(770) 569-5900

DATE: 8/8/2024

SCALE: 1" = 10'

Petition No. 2-15123
Meeting Date 8-20-2024
Continued

DATE	7-20-2024
DESIGNED BY	15
CHECKED BY	15
PROJECT NO.	817
SHEET NUMBER	1

REVISIONS:

CORRECTIONS
HOLLOWAY & ASSOCIATES, INC.
ALL RIGHTS RESERVED
NO PART OF THIS DOCUMENT
SHALL BE REPRODUCED OR
TRANSMITTED IN ANY FORM
OR BY ANY MEANS, ELECTRONIC
OR MECHANICAL, INCLUDING
PHOTOCOPYING, RECORDING,
OR BY ANY INFORMATION
SYSTEM.

CHASTAIN MEADOWS ENTRANCE
CONCEPTUAL LANDSCAPE & LANDSCAPE
DEVELOPMENT PLAN
PREPARED FOR: ASTON WOODS HOMES

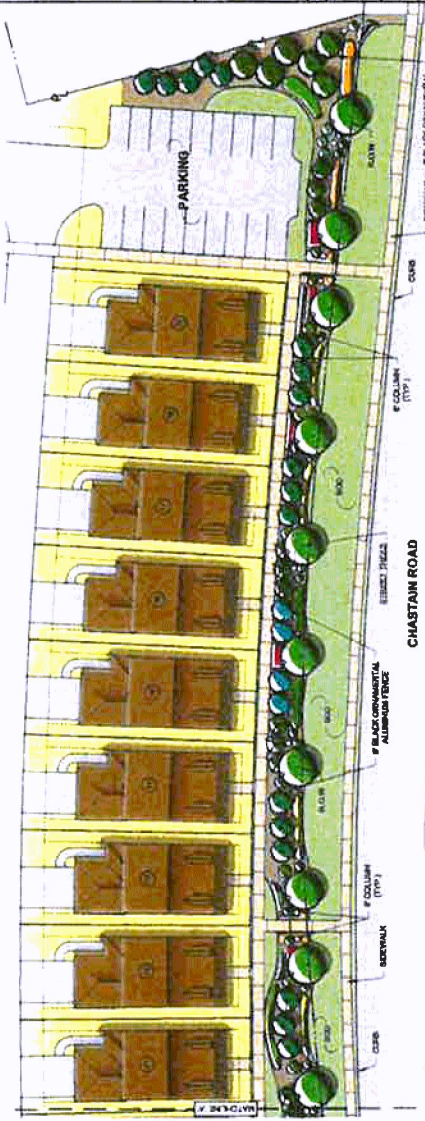
SCALE: 1" = 20'



HOLLOWAY & ASSOCIATES, INC.
LANDSCAPE ARCHITECTS
10000 ASTON WOODS DRIVE
ASTON, VA 22004
703.548.8000



1 CONCEPTUAL LANDSCAPE PLAN
SCALE: 1" = 20'



2 SECTION THRU CHASTAIN ROAD
SCALE: 1" = 10'



PROPOSED ENTRANCE MONUMENT EXAMPLE PHOTOS
SCALE: N.T.S.

Z-15-2023 DEPARTMENT COMMENTS – Stormwater Management

Revised 11/01/2023

Site Data

1. Address: Chastain Meadow Parkway
2. District: 3
3. Existing Zoning: R-20, RA-4, GC, OI, NS, OS,
Existing Allowable Impervious Coverage: Varies 35% - 70%
4. Proposed Zoning: PVC, OS Allowable Future Impervious Coverage: 70%
5. Future Land Use: CAC

Min. Bk. 100 Petition No. Z-15'23
Doc. Type Swm comments
Meeting Date 8-20-2024

Existing Conditions

Floodplain Information

1. Flood Damage Prevention Designated Flood Hazard: Yes; Zone: X

Stormwater Information

1. Drainage Basin: Unnamed Tributary to Noonday Creek
2. State Stream Buffers: Yes; Georgia DNR Variance may be required to disturb within 25-foot streambank buffers. All stream buffers are to be located by the State's guidelines.
3. County Stream Buffer Ordinance: Yes, The County's Undisturbed Stream Buffer is 50' each side of the stream; with an additional 25' impervious setback from the undisturbed buffer line. All stream buffers are to be located by the State's guidelines.
4. Impaired Stream: Yes: If the site is within a one-mile radius of an impaired stream additional Erosion Control BMP's per the State's current requirements will be required. It is the Engineer's responsibility to verify Impaired Streams per the State EPD's list.
5. Wetlands: Yes, Location: As shown on the plan

Topography Information

1. General site Description: The proposed site is currently undeveloped and approximately 90% wooded. This site has rolling topography with relatively mild slopes ranging from 2% near the southeast corner along Chastain Meadows Parkway to 12% near the northwest corner adjacent to the I-575 right-of-way. The site is dominated by a drainage channel that drains the entire site and discharges to an existing large diameter metal culvert located near the southeast corner of the site.
2. Stormwater detention does not appear to be provided for this development within the Chastain Meadows Regional Stormwater Management Facility. While the site does lie within the drainage basin of the Chastain Meadows Regional Stormwater Management Facility, this area appears to be considered as "Woods" in the proposed conditions of the Chastain Meadows Facility hydrology study.

Z-15-2023 DEPARTMENT COMMENTS – Stormwater Management

(continued)

Project Design Comments and Recommendations

The following comments and recommendations are typically required at the time of plan review and permitting.

Proposed Project Onsite Design Requirements

1. At the time of plan review provide a comprehensive Hydrology Study and Design for the Stormwater Management Design will be required. The design and study shall be in accordance with the Georgia Stormwater Management Manual and the current Cobb County Codes. The design and study shall include but not limited to stormwater detention, runoff reduction and/or water quality, channel protection, and downstream flood prevention.
2. Project Engineer must evaluate the impact of increased volume of runoff generated by the proposed project on existing downstream drainage system(s). Including hydrologic routing of upstream and/or downstream detention ponds or lakes.
3. At the time of plan review calculate and provide the percentage of impervious coverage for the project site on the plans.
4. Recommend a pre-design concept meeting with Cobb County Stormwater Management Division. At the time of the Concept Meeting a proposed concept stormwater management plan shall be presented.
5. The proposed onsite storm drain system and stormwater management facility(ies) is considered private. All annual inspections, maintenance and repairs are the responsibility of the property owner. A stormwater facility "Maintenance Agreement and Access Easement" will be required at the time of the land disturbance permit with the Cobb County Stormwater Management Division.
6. The Owner/Developer is responsible for obtaining any required stream piping and wetland disturbance permits from the U.S. Army Corps of Engineers including any required mitigation. Copies of the Corps of Engineers approvals, permits, and proof of mitigation are to be furnished at the time of the Land Disturbance Permit and scanned onto the plan sheets of the project drawings.
7. The Owner/Developer is responsible for obtaining any required stream piping and buffer variances from the Georgia EPD including any mitigation. Copies of the State's approvals, permits, and proof of mitigation are to be furnished at the time of the Land Disturbance Permit and scanned onto the plan sheets of the project drawings.

Z-15-2023 DEPARTMENT COMMENTS – Stormwater Management

(continued)

8. Stormwater discharges must be controlled not to exceed the existing capacity of the downstream storm drainage system including drainage swales and roadside ditches.
9. Developer must secure drainage easement(s) to receive concentrated discharges where none naturally exist downstream.
10. Any spring activity discovered must be addressed by a qualified registered geotechnical professional engineer (PE) at the expense of the owner/developer.
11. Structural fill must be placed under the direction of a qualified registered geotechnical engineer (PE) at the expense of the owner/developer.

Special Conditions

1. Stormwater conveyance must be provided through the site for the offsite self-storage facility project located to the northwest at the corner of Chastain Road and I-575. This includes the 100-year storm.
2. Downstream culvert evaluations required at Chastain Meadow and Big Shanty. Must use a potential tailwater condition for the evaluation.
3. No portion of this site was included within the storage volume for detention within the Chastain Meadows Regional Stormwater Management Facility. The hydrology study for the Chastain Meadows Facility accounts for this site as "Woods" CN=55 or "Open/Mead." CN=58. Water Quality and/or Runoff Reduction, Channel Protection and Detention will be required on the project site.

Roadway	Roadway classification	Speed limit (MPH)	Jurisdictional control	Min. R.O.W. requirements
Chastain Road	Arterial	45	Cobb DOT	100'
Chastain Meadows Parkway	Arterial	45	Cobb DOT	100'

Roadway	Location	Average daily trips (vpd)	Level of service
Chastain Road	west of Chastain Meadows Parkway	18,300	C
Chastain Meadows Parkway	south of Big Shanty Road	14,300	C

Based on 2022 AADT count data taken by GDOT, as published on their website, for Chastain Road

Based on 2022 AADT count data taken by GDOT, as published on their website, for Chastain Meadows Parkway

Planning Level of Service based on available Average Daily Trips using GRTA guideline thresholds. Classification thresholds for LOS A and LOS B are not available for minor collector roads from this data source.

LOS C or D is acceptable based on GDOT Design Policy Manual criteria.

ITE Land Use	Description	Expected Size (Dwelling Units)	AM			PM			Daily (vpd)
			In (vph)	Out (vph)	Total (vph)	In (vph)	Out (vph)	Total (vph)	
210	Single Family Detached Housing	163	29	86	115	97	57	154	1,537
215	Single Family Attached Housing	180	22	65	87	61	42	103	1,296
Total			51	151	202	158	99	257	2,833

vph = vehicles per hour, vpd = vehicles per day

Development gross trip generation based on available development size and rates from the Institute of Transportation Engineers (ITE) Trip Generation, 11th edition.

Comments and observations

Chastain Road is classified as an arterial roadway and according to the available information the existing right-of-way does meet the minimum requirements for this classification.

Chastain Meadows Parkway is classified as an arterial roadway and according to the available information the existing right-of-way does meet the minimum requirements for this classification.

Cobb DOT received Traffic Study Submittal 2 (dated May 17, 2024). Furthermore, Cobb DOT received a Stipulation Letter (dated June 11, 2024) that included an updated site plan as Exhibit

(continued)

A. The comments were revised on June 18, 2024, based on the latest information available at that time.

Existing left turn lanes are located at the proposed full-movement driveways on Chastain Road and Chastain Meadows Parkway. The shared driveway on Chastain Meadows Parkway also has an existing deceleration lane. Because of these existing turn lanes, only the deceleration lane at the new driveway on Chastain Meadows Parkway is included in the following recommendations. A deceleration lane is already shown at the new proposed site drive C.

This development requires a traffic study submittal based on Cobb County Code 134-121. A Development of Regional Impact (DRI) study was required for this development and an associated traffic study (dated June 2023) was submitted and reviewed by Cobb DOT as part of the DRI process. Cobb DOT has accepted the final traffic study (Revised October 11, 2023) and the traffic study requirement can be considered satisfied for this development. Cobb DOT received a revised site plan (dated April 9, 2024) and Traffic Study Memorandum, Traffic Study Submittal 1 (dated April 17, 2024) which required a revised Submittal 2 traffic study to address the anticipated modifications. The Submittal 2 (received May 17, 2024) has been reviewed and approved by Cobb DOT. The traffic study requirement is considered satisfied for this zoning application.

As mentioned, a DRI study was required for this development. The Georgia Regional Transportation Authority (GRTA) Notice of Decision (NOD) for the associated DRI was issued on July 26, 2023. This development DRI was approved subject to conditions that are included as part of the NOD documentation. A DRI study is not required for the revised site plan for the proposed development.

Cobb DOT received a Stipulation Letter and revised Site Plan dated August 14, 2024. The comments below are being revised on August 16, 2024, based on the information received.

Recommendations

1. Recommend applicant comply will all conditions in the July 26, 2023, NOD for the associated development DRI. This comment no longer applies.
2. Recommend Chastain Meadows Parkway access include a deceleration (right turn) lane to address safety because Chastain Meadows Parkway is an arterial roadway. This recommendation is pursuant to Cobb County Development Standard 402.9, Deceleration Lanes/Roadway Improvements Along Existing Streets, and Cobb County Development Standard Detail 401A, Deceleration Lanes. This right turn lane is shown on the revised site

(continued)

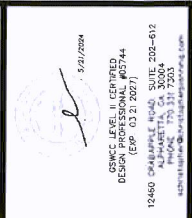
plan submitted as Exhibit A in the Stipulation Letter dated June 11, 2024; and Site Plan received August 14, 2024. Recommend final location and design be determined during plan review, subject to Cobb DOT approval.

3. Recommend applicant verify that minimum intersection sight distance is available for all new access points. This recommendation is pursuant to Cobb County Development Standard Detail 401B, Intersection Sight Distance. If minimum intersection sight distance is not available, recommend implement remedial measures to address safety, subject to the Department's approval, to achieve the minimum requirement of 630'.
4. Recommend a traffic study pursuant to Code Section 134-121(b)(8). This zoning requirement had been met for this application. An updated Traffic Study Submittal 1 (dated April 17, 2024) was received and was approved with minor comments on April 29, 2023. The Submittal 2 (received May 17, 2024) has been reviewed and approved by Cobb DOT. The traffic study requirement is considered satisfied for this zoning application.
5. Recommend all existing left turn lanes be extended as necessary to address safety and capacity because Chastain Road and Chastain Meadows Parkway are arterial roadways. This recommendation will be based on queue analysis from the recommended traffic study. Recommend final left turn lane designs be determined during plan review, subject to Cobb DOT approval.
6. Cobb County DOT Airport Manager may require additional information from the developer as part of Plan Review. This requirement is triggered by for having a building 40' or taller or is located within 4,000' of a runway for Cobb County International Airport-McCollum Field, Dobbin ARB, or Fulton County Airport – Brown Field.
7. Recommend applicant be required to meet all Cobb County Development Standards and Ordinances related to project improvements.
8. Recommend limiting Driveway D movement to right in, right out, left in access. No left turn would be permitted onto Chastain Meadows Parkway northbound. As part of this recommendation, recommend developer direct all trucks to use the Big Shanty Road route for ingress and egress from the Driveway D. Cobb DOT is not in agreement with the design of the modified R-cut shown at Driveway "D" on the site plan dated 10/30/23. Driveway D will need to be shifted to the south to ensure that the travel path for entering heavy vehicles will not encroach on the southbound left turn lane and/or the R-cut raised concrete island. Additionally, the raised concrete island for the R-cut is substandard in size and Driveway D should also have a raised concrete island (not a

(continued)

striped island only) on the exiting approach. Cobb DOT recommends that intersection modifications at Chastain Meadows Parkway and Driveway “D” receive conceptual approval only, so that the engineering details can be determined in Plan Review. Recommend developer provide 100% of the funding necessary for any intersection modifications at site driveways associated with this zoning case. This comment no longer applies, as it was implemented to address citizen concerns about heavy vehicle traffic.

9. Recommend the developer perform a signal warrant study at Driveway B as part of the Plan Review process. Developer submitted a signal warrant study dated October 27, 2023. Cobb DOT approved the signal warrant study on October 9, 2023. Per Traffic Study Memorandum dated April 17, 2024, an updated warrant study was required. A revised traffic signal warrant study (dated May 16, 2024) was reviewed and accepted by Cobb DOT.
10. Recommend developer contribute 100% of the cost for a traffic signal at the Driveway B entrance. If the traffic signal is not warranted at the time of Plan Review, the cost of the traffic signal will be placed into escrow for construction when warranted and installation approved by Cobb County DOT. Stipulation #18 of the Stipulation Letter dated June 11, 2024, addresses this comment, and proposes a dollar amount of \$350,000 and a 2-year timeframe for approval and installation of the traffic signal. Cobb DOT recommends \$400,000 contribution and that the timeframe be extended to a minimum of 5 years from zoning approval. [Stipulation \(29\) of Stipulation Letter dated August 14, 2024, addresses this comment.](#)
11. Cobb DOT is not in agreement with removing the entire portion of raised concrete median on Chastain Meadows Road at its intersection with Chastain Road that is indicated on the site plan dated 10/30/23. By pulling back the median/stop bar on westbound Chastain Road, the amount of median removal that would be required will be greatly reduced. Cobb DOT recommends that intersection modifications at Chastain Road and Chastain Meadows Parkway receive conceptual approval only, so that the engineering details can be determined in Plan Review. Recommend developer provide 100% of the funding necessary for any intersection modifications at Chastain Road and Chastain Meadows Parkway associated with this zoning case. This comment no longer applies, as it was implemented to address turning radius requirements for heavy vehicle traffic.

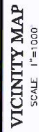
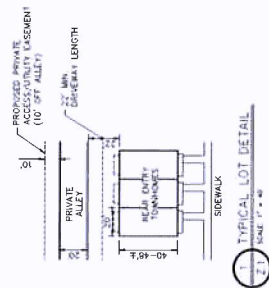
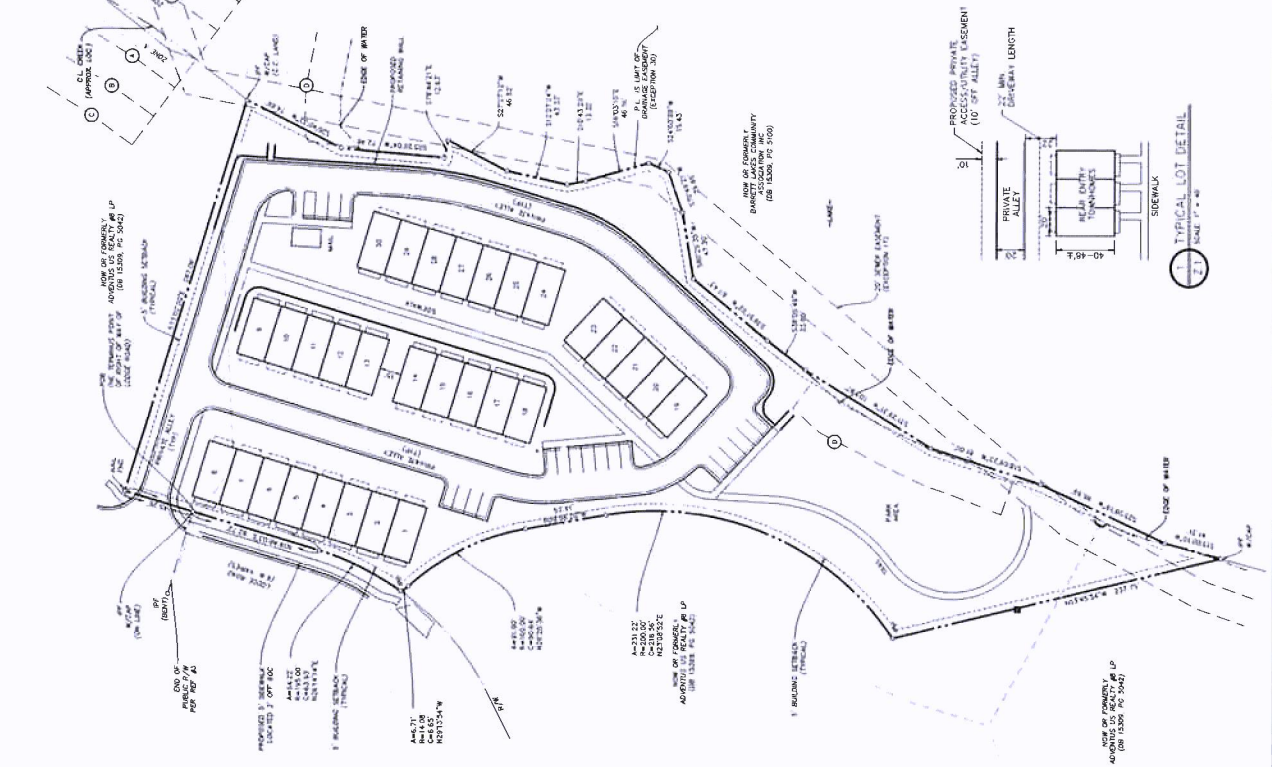
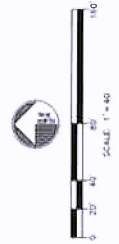


ZONING SITE PLANS
FOR
**BARRETT LAKES
TRACT**
LAND LOT 721
20TH DISTRICT 2ND SECTION
COBB COUNTY, GEORGIA

REVISIONS

ZONING
SITE PLAN

ON 133H
Z.1

[illegible]

Min. Bk. 100 Petition No. Z-36
Doc. Type site plan
Meeting Date 8-20-2024

MINUTES OF ZONING HEARING
COBB COUNTY PLANNING COMMISSION
AUGUST 6, 2024
PAGE 5

Min. Bk. 100 Petition No. Z-38
Doc. Type B-6-2024 Planning
Commission comments for Z-38
Meeting Date 8-20-2024

REGULAR AGENDA (CONT.)

~~LUP-23 (Wayne Kaweck) was moved up on the Regular Agenda and heard next.~~

LUP-23 **WAYNE KAWECK** (Wayne A. Kaweck, owner) requesting a **Temporary Land Use Permit** to allow more vehicles and adults than the code allows in land lots 20 and 57 of the 20th district. Property is located at the terminus of Westfield Row, east of Parkwood Chase (882 Westfield Row).

The public hearing was opened, and Marnie Kaweck addressed the Planning Commission. Following the presentation and discussion, the following motion was made:

MOTION: Motion by Lindstrom, second by Anderson, to recommend **approval** of LUP-23 for **12 months**.

VOTE: **ADOPTED** 4-0, Vault not present

At the call for Z-35 (Chuck Owuzo), the Applicant was not present, and there was no opposition present. The case was put on hold to see if Staff could reach the Applicant. Later in the hearing, the Applicant was present, and the case was heard (see page 7 of these minutes).

Z-37 **BOSCO IKEAKANAM** (Sunrise GA Inc., owner) requesting rezoning from **R-20** to **O&I** for a doctor's office in land lot 1006 of the 19th district. Property is located on the west side of Austell Road, north of Drennon Avenue (4470 Austell Road).

The public hearing was opened; Wes Hughes and Robin Meyer addressed the Planning Commission. Following the presentation and discussion, the following motion was made:

MOTION: Motion by Hughes, second by Beloin, to **hold** Z-37 until the September 3, 2024, Planning Commission Zoning Hearing.

~~VOTE: **ADOPTED** 4-0, Vault not present~~

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. Property is located on the east side of Atlanta Country Club Drive and on the south side of Paper Mill Road (101 Atlanta Country Club Drive).

The public hearing was opened; Parks Huff and Guy Jackson addressed the Planning Commission. Following the presentation and discussion, the following motion was made:

REGULAR AGENDA (CONT.)

Z-38 MURRAY D. GRAY, III (CONT.)

MOTION: Motion by Anderson, second by Beloin, to recommend approval of Z-38 to the **R-40** zoning district, subject to:

1. Addition of a 10-ft landscape buffer on the eastern property line
2. Since there will be a new lot split line added, a 10-ft privacy buffer (five feet on each side) shall be installed along the lot split line
3. Fire Department comments and recommendations
4. Water and Sewer Division comments and recommendations
5. Stormwater Management Division comments and recommendations
6. Department of Transportation comments and recommendations
7. Site Plan Review comments and recommendations

VOTE: **ADOPTED** 4-0, Vault not present

~~**Z-41 EASTWOOD HOMES OF GEORGIA, LLC** (Lee F. Jaraysi, owner) requesting rezoning from **R-20** to **RSL** for residential senior living, non-supportive units in land lots 488 and 489 of the 19th district. Property is located on the west side of Powder Springs Road, south of Heritage Green Drive (1860 Powder Springs Road).~~

~~The public hearing was opened, and Kevin Moore addressed the Planning Commission. Following the presentation and discussion, the following motion was made:~~

~~MOTION: Motion by Hughes, second by Anderson, to recommend 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~~

~~VOTE: **ADOPTED** 4-0, Vault not present~~

Vice Chairman Hughes called for a brief recess from 10:43 a.m. until 10:53 a.m.

MOORE INGRAM JOHNSON & STEELE

A LIMITED LIABILITY PARTNERSHIP
WWW.MIJS.COM

MARIETTA, GEORGIA
EMERSON OVERLOOK
328 ROSWELL STREET
SUITE 100
MARIETTA, GEORGIA 30060
TELEPHONE (770) 429-1499

KNOXVILLE, TENNESSEE
408 N. CEDAR BLUFF ROAD
SUITE 500
KNOXVILLE, TENNESSEE 37923
TELEPHONE (865) 692-9039

JACKSONVILLE, FLORIDA
10201 CENTURION PARKWAY N.
SUITE 401
JACKSONVILLE, FLORIDA 32256
TELEPHONE (904) 428-1465

BRENTWOOD, TENNESSEE
12 CADILLAC DRIVE
SUITE 200
BRENTWOOD, TENNESSEE 37027
TELEPHONE (615) 425-7347

LEXINGTON, KENTUCKY
2408 SIR BARTON WAY
SUITE 375
LEXINGTON, KY 40509
TELEPHONE (859) 309-0026

ORLANDO, FLORIDA
390 N. ORANGE AVENUE
SUITE 625
ORLANDO, FLORIDA 32801
TELEPHONE (407) 367-6233

HARRISBURG, PENNSYLVANIA
101 ERFORD ROAD
SUITE 300
CAMP HILL, PA 17011
TELEPHONE (717) 790-2854

August 19, 2024

Via E-mail Only

Min. Bk. 100 Petition No. Z-41
Doc. Type letter of agreeable
conditions
Meeting Date 8-20-2024

Mr. John P. Pederson, AICP
Zoning Division Manager
Zoning Division
Cobb County Community Development Agency
Suite 400
1150 Powder Springs Road
Marietta, Georgia 30064

RE: Application for Rezoning - Application No. Z-41 (2024)
 Applicant: Eastwood Homes of Georgia, LLC
 Property Owner: Lee F. Jaraysi
 Property: 4.6 acres, more or less, located on the
 westerly side of Powder Springs Road,
 southerly of Heritage Green Drive, being
 more particularly known as 1860 Powder
 Springs Road; Land Lots 488 and 489,
 19th District, 2nd Section, Cobb County,
 Georgia

Dear John:

The undersigned and this firm represent Eastwood Homes of Georgia, LLC, as Applicant (hereinafter referred to as "Applicant"), and Lee F. Jaraysi, the Property Owner (hereinafter referred to as "Owner" or "Property Owner"), in their Application for Rezoning with regard to property located on the westerly side of Powder Springs Road, southerly of Heritage Green Drive, being more particularly known as 1860 Powder Springs Road, Land Lots 488 and 489, 19th District, 2nd Section, Cobb County, Georgia (hereinafter the "Property" or "Subject Property"). After meetings and discussions with Planning and Zoning Staff and various Cobb County Departmental Representatives, discussions with area residents and homeowner representatives, reviewing the Departmental Comments and Staff Recommendations, reviewing the uses of surrounding properties, and following the presentation to and hearing before the Cobb County Planning Commission, we have been authorized by the Applicant to submit this revised letter of agreeable stipulations and conditions which, if the Application for Rezoning is approved, as submitted, shall become a part of the grant of the requested zoning and shall be binding upon the Subject Property.

Mr. John P. Pederson, AICP
Zoning Division Manager
Zoning Division
Cobb County Community Development Agency
Page 2 of 6
August 19, 2024

This letter shall supersede and replace in full all prior letters of stipulations and conditions submitted in the pending Application for Rezoning. The proposed, revised stipulations are as follows:

- (1) Applicant seeks rezoning of the Subject Property from the current zoning category of R-20 to the proposed zoning category of Residential Senior Living ("RSL") (non-supportive), site plan specific to the revised Site Plan prepared for Applicant by BGE, Inc., dated and last revised July 19, 2024, and submitted electronically on July 25, 2024. A reduced copy of the revised Site Plan is attached as Exhibit "A" and incorporated herein by reference.
- (2) The Subject Property consists of approximately 4.6 acres of total site area and shall contain a maximum of twenty-two (22) residential units for homeowners, age fifty-five (55) and older, pursuant to and in accordance with the Fair Housing Act.
- (3) The residences shall have a minimum of 1,950 square feet of heated and cooled living space.
- (4) The proposed residences shall be Traditional in style and architecture, with exterior façades consisting of brick, stone, stacked stone, cedar shake, board and batten, hardi-plank, cementitious siding, and combinations thereof, with complementary accents, and shall be substantially similar to the rendering attached as Exhibit "B."

Applicant agrees home exteriors shall have a water table to the first floor windowsill on the front, side, and rear of all homes.

- (5) Applicant agrees to the creation of a mandatory homeowners association consistent with upscale RSL communities. The mandatory homeowners association shall be responsible for the upkeep and maintenance of all landscaping and landscaping maintenance of the amenity area, common areas, buffer areas, open space areas, exterior yard areas around the residences, mail kiosk, sidewalk areas, private streets, gates, fencing, and the like contained within the proposed residential community.
- (6) Additionally, and in conjunction with the creation of the mandatory homeowners association, there shall be Declaration of Restrictive Covenants for the proposed community. The Restrictive Covenants shall be recorded in the Deed Records of Cobb County, Georgia, and shall contain covenants, rules, and regulations applicable to the residential community and consistent with the age restrictions of

Mr. John P. Pederson, AICP
Zoning Division Manager
Zoning Division
Cobb County Community Development Agency
Page 3 of 6
August 19, 2024

the RSL Ordinance. The mandatory association shall be responsible for the enforcement of the Covenants.

- (7) The yard areas around the residences shall be fully sodded by the Applicant and maintained by the mandatory homeowners association to be created through the Covenants applicable to the residential community.
- (8) Entrance signage for the proposed community shall be ground based, monument-style signage, and shall consist of brick, stone, stacked stone, stucco, or combinations thereof, with accents, complementary to materials used in the construction of the homes within the community. Lighting for the entrance signage shall be in-ground. The entrance landscaping shall be professionally designed and implemented, with final approval being included as part of the overall Landscape Plan. Maintenance of the entrance area shall be through the mandatory homeowners association as set forth in the Covenants.
- (9) The proposed community may have private streets.
- (10) If private streets are utilized, Applicant agrees the Declaration of Covenants, Easements, and Restrictions shall include a provision the community streets will remain private, in perpetuity.
- (11) Applicant agrees to establish and fund a separate account for the benefit of the future homeowners association for purposes of future private street maintenance. Prior to approval of the initial final plat, Applicant agrees to perform a third-party street maintenance reserve study, subject to review and approval by the Cobb County Department of Transportation, and Applicant shall fund the private street maintenance reserve fund with the prescribed amount as determined in the reserve study.
- (12) Applicant agrees the construction of the private streets shall be to public street standards with respect to the profile of the pavement sections.
- (13) Entrance to the proposed community may be gated, and if so, shall comply with Cobb County Standards and Ordinances.
- (14) The community gathering area will consist of an in-ground, masonry fire pit and park/open space area.

MOORE INGRAM JOHNSON & STEELE

Mr. John P. Pederson, AICP
Zoning Division Manager
Zoning Division
Cobb County Community Development Agency
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August 19, 2024

Petition No. 2-41
Meeting Date 8-20-2024
Continued

- (15) Applicant agrees to install lighting in the mail kiosk shelter.
- (16) Applicant agrees no construction work shall be conducted on Sundays.
- (17) The setbacks for the proposed residential community shall be as more particularly shown and reflected on the revised Site Plan.
- (18) The detention area shall be as shown and reflected on the revised Site Plan. The detention area shall be fenced with black, vinyl-clad chain link fencing, a minimum of six (6) feet in height. Landscaping for this area shall be to the exterior of the fencing for purposes of visual screening. Final approval of the landscaping shall be included as part of the Landscape Plan for the proposed community.
- (19) The District Commissioner shall have final approval of the Landscape Plan for the proposed community.
- (20) Applicant agrees to a minimum twenty (20) foot landscaped or undisturbed buffer around the perimeter of the Property, excepting only on Powder Springs Road, as shown and reflected on the revised Site Plan. Areas not disturbed during development and construction may remain as undisturbed so long as sufficient natural screening is present.
- (21) All landscaping referenced herein shall be approved by the Cobb County Arborist as part of the Plan Review and Permitting Process and incorporated into the overall landscape plan for the proposed community.
- (22) Minor modifications to the within stipulations, the referenced, revised Site Plan, lighting, signage, landscaping, architecture, site features, and the like, may be approved by the District Commissioner, as needed or necessary, except for those that:
 - (a) Increase the density of a residential project or the overall square footage of a non-residential project;
 - (b) Reduce the size of an approved buffer adjacent to a property that is zoned the same or in a more restrictive zoning district;
 - (c) Relocate a structure closer to the property line of an adjacent property that is zoned the same or in a more restrictive zoning district;

MOORE INGRAM JOHNSON & STEELE

Mr. John P. Pederson, AICP
Zoning Division Manager
Zoning Division
Cobb County Community Development Agency
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August 19, 2024

Petition No. 2-41
Meeting Date 8-20-2024
Continued

- (d) Increase the height of a building that is adjacent to a property that is zoned the same or in a more restrictive zoning district;
 - (e) Change an access location to a different roadway;
 - (f) Would be in direct contradiction or conflict with any of the stipulations of this rezoning;
 - (g) Would be in direct contradiction or conflict with Cobb County Code and Ordinances; or
 - (h) Would be in direct contradiction or conflict with any Staff Recommendations that were adopted into the final zoning decision.
- (23) All setbacks, landscape, and buffer areas may be penetrated for purposes of fencing, access, utilities, and stormwater management; including, but not limited to, drainage and detention facilities, utilities, and any and all slopes or other required engineering features of the foregoing.
- (24) Applicant agrees to comply with all Cobb County Stormwater Management requirements applicable to the Subject Property.
- (25) Applicant agrees to comply with the Cobb County Water and Sewer Staff Comments and Recommendations.
- (26) Applicant agrees to the following system improvements to mitigate traffic concerns:
- (a) Installation of sidewalk, curb, and gutter along the frontage of the Subject Property along Powder Springs Road; and
 - (b) Installation of a deceleration lane fifty (50) feet in length, with a one hundred (100) foot taper, for ingress into the proposed community.

We believe the requested zoning, pursuant to the revised Site Plan and the revised stipulations set forth herein, is an appropriate use of the Subject Property while taking into consideration the existing conditions and use of the Property and the area neighborhoods. The proposed community

MOORE INGRAM JOHNSON & STEELE

Mr. John P. Pederson, AICP
Zoning Division Manager
Zoning Division
Cobb County Community Development Agency
Page 6 of 6
August 19, 2024

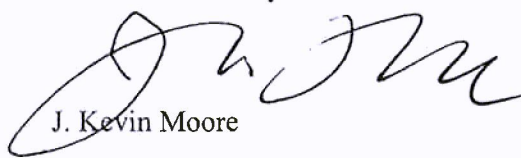
Petition No. Z-41
Meeting Date 8-20-2024
Continued

shall be a quality development, providing a much needed and highly sought-after type of community within the Cobb County area. Additionally, the proposed community shall be compatible with surrounding developments and be an enhancement to the Subject Property. Thank you for your consideration in this request.

With kindest regards, I remain

Very truly yours,

MOORE, INGRAM, JOHNSON & STEELE, LLP



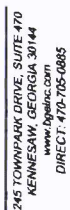
J. Kevin Moore

JKM:cc
Attachments

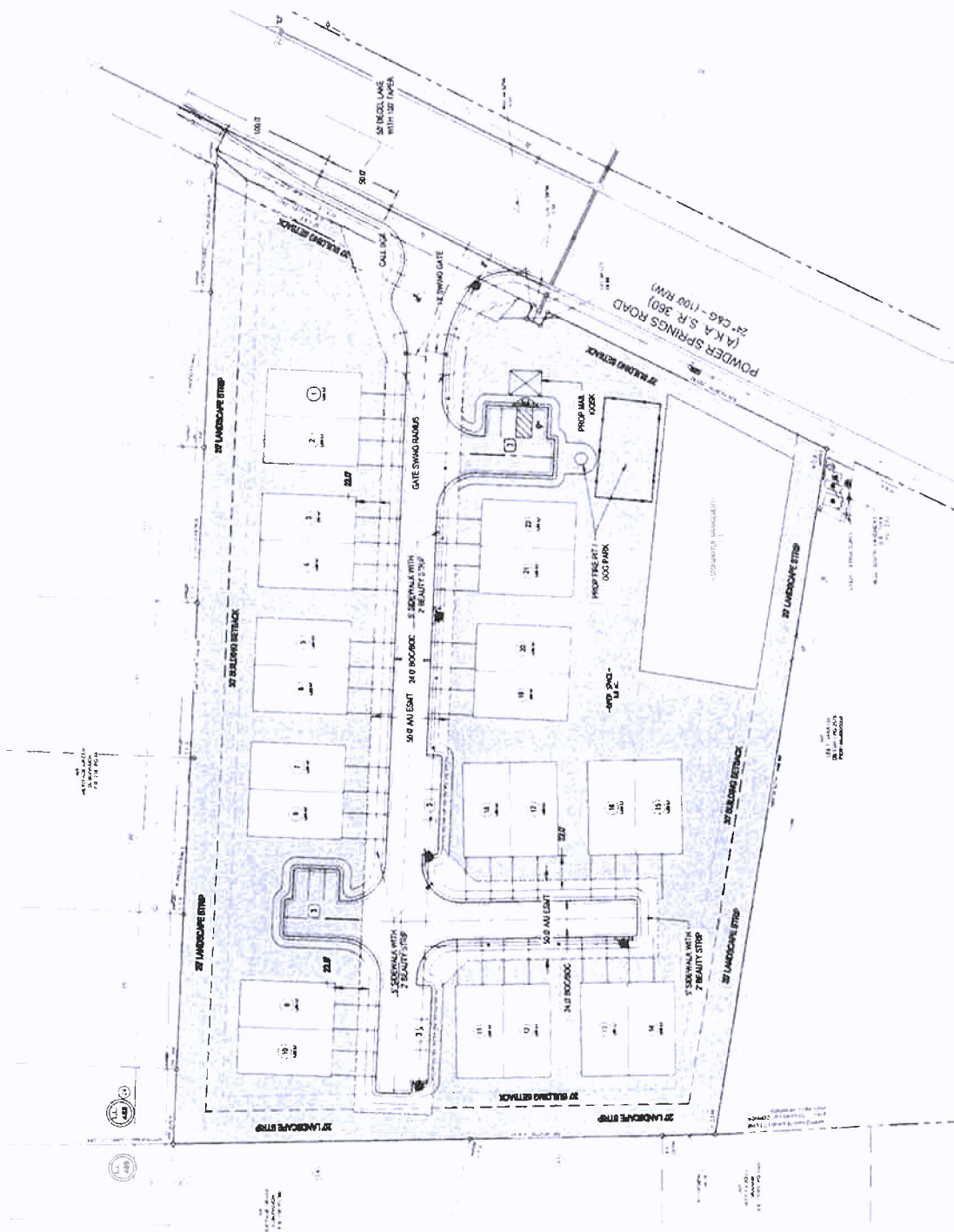
c: Cobb County Board of Commissioners:
Lisa N. Cupid, Chairwoman
JoAnn Birrell
Keli A. Gambrill
Jerica Richardson
Monique Sheffield
(With Copies of Attachments)

Terry L. Martin, AICP, CNU-A
Senior Planner
Zoning Division
Cobb County Community Development Agency
(With Copies of Attachments)

Eastwood Homes of Georgia, LLC
(With Copies of Attachments)

[illegible]

Petition No. 2-41
Meeting Date 8-20-2024
Continued



1860 POWDER SPRINGS ROAD - LAND PLAN

07 19 2024

EXHIBIT "A"



EXHIBIT "B"

MOORE INGRAM JOHNSON & STEELE

A LIMITED LIABILITY PARTNERSHIP
WWW.MIJS.COM

MARIETTA, GEORGIA
EMERSON OVERLOOK
326 ROSWELL STREET
SUITE 100
MARIETTA, GEORGIA 30060
TELEPHONE (770) 429-1499

KNOXVILLE, TENNESSEE
408 N. CEDAR BLUFF ROAD
SUITE 500
KNOXVILLE, TENNESSEE 37923
TELEPHONE (865) 892-9039

JACKSONVILLE, FLORIDA
10201 CENTURION PARKWAY N.
SUITE 401
JACKSONVILLE, FLORIDA 32256
TELEPHONE (904) 428-1465

BRENTWOOD, TENNESSEE
12 CADILLAC DRIVE
SUITE 200
BRENTWOOD, TENNESSEE 37027
TELEPHONE (615) 425-7347

LEXINGTON, KENTUCKY
2408 SIR BARTON WAY
SUITE 375
LEXINGTON, KY 40509
TELEPHONE (859) 309-0026

ORLANDO, FLORIDA
390 N. ORANGE AVENUE
SUITE 625
ORLANDO, FLORIDA 32801
TELEPHONE (407) 367-6233

HARRISBURG, PENNSYLVANIA
101 ERFORD ROAD
SUITE 300
CAMP HILL, PA 17011
TELEPHONE (717) 790-2854

July 30, 2024

Via E-mail Only

Min. Bk. 100 Petition No. Z-42
Doc. Type letter of agreeable
conditions
Meeting Date 8-20-2024

Mr. John P. Pederson, AICP
Zoning Division Manager
Zoning Division
Cobb County Community Development Agency
Suite 400
1150 Powder Springs Road
Marietta, Georgia 30064

RE: Application for Rezoning: Z-42 (2024)
 Applicant: FH&L Holdings, LLC
 Property Owner: T.D. Management Ltd.
 Property: 1.55 acres, more or less, located on the
 northerly side of Sandy Plains Road, westerly
 of Alabama Road (a/k/a Highway 92), being
 more particularly known as 4701 Sandy
 Plains Road, Land Lot 107, 16th District,
 2nd Section, Cobb County, Georgia

Dear John:

The undersigned and this firm represent the Applicant, FH&L Holdings, LLC (hereinafter referred to as "Applicant"), and the Property Owner, T.D. Management Ltd. (hereinafter referred to as "Owner" or "Property Owner"), in the above-referenced Application for Rezoning with regard to a total tract of 1.55 acres, more or less, located on the northerly side of Sandy Plains Road, westerly of Alabama Road (a/k/a Highway 92), being more particularly known as 4701 Sandy Plains Road, Land Lot 107, 16th District, 2nd Section, Cobb County, Georgia (hereinafter the "Property" or the "Subject Property"). After meetings and conferences with Planning and Zoning Staff; as well as, other County Departmental Staff, communications with area residents and homeowner representatives, reviewing the Departmental Comments and Staff Recommendations, and reviewing the uses of surrounding properties, we have been authorized by the Applicant to submit this letter of agreeable stipulations and conditions, which, if the Application for Rezoning is approved, as submitted, shall become a part of the grant of the requested rezoning and shall be binding upon the Subject Property. The proposed stipulations are as follows:

Mr. John P. Pederson, AICP
Zoning Division Manager
Zoning Division
Cobb County Community Development Agency
Page 2 of 5
July 30, 2024

- (1) Applicant seeks rezoning of the Subject Property from the current zoning classification of Neighborhood Shopping ("NS") to the proposed zoning classification of Neighborhood Retail Commercial ("NRC"), site plan specific to the Site Plan prepared for Applicant by CiviLogistix dated May 30, 2024, and filed with the Application for Rezoning on June 6, 2024. A reduced copy of the Site Plan is attached as Exhibit "A" for reference.
- (2) The Subject Property consists of approximately 1.55 acres and has an existing structure, formerly used as a bank. Applicant seeks rezoning to allow for the demolition of the existing structure, and construction of a new structure for use as an auto spa, which includes a drive-thru wash tunnel and metal canopies for individual detailing of vehicles; as well as, reconfiguration of access and parking related to the auto spa, together with landscaping, signage, and the like.
- (3) The signage shall have a design, finish, materials, and colors complementary with the building and have a stone or stacked stone monument base.
- (4) Lighting fixtures for the canopied and parking areas shall be fitted with non-glare lenses and cut-off shields with downcast lighting to prevent light from extending beyond the property line.
- (5) The dumpsters servicing the proposed auto spa shall be enclosed, with materials and colors for the enclosure being matching and complementary to the façade of the proposed structure.
- (6) Applicant agrees no outside speakers shall be utilized in its operation.
- (7) Minor modifications to the within stipulations, the referenced Site Plan, lighting, signage, landscaping, building architecture, site features, and the like, may be approved by the District Commissioner, as needed or necessary, except for those that:
 - (a) Increase the density of a residential project or the overall square footage of a non-residential project;
 - (b) Reduce the size of an approved buffer adjacent to a property that is zoned the same or in a more restrictive zoning district;
 - (c) Relocate a structure closer to the property line of an adjacent property that is zoned the same or in a more restrictive zoning district;

MOORE INGRAM JOHNSON & STEELE

Mr. John P. Pederson, AICP
Zoning Division Manager
Zoning Division
Cobb County Community Development Agency
Page 3 of 5
July 30, 2024

Petition No. 7-42
Meeting Date 8-20-2024
Continued

- (d) Increase the height of a building that is adjacent to a property that is zoned the same or in a more restrictive zoning district;
 - (e) Change an access location to a different roadway;
 - (f) Would be in direct contradiction or conflict with any of the stipulations of this rezoning;
 - (g) Would be in direct contradiction or conflict with Cobb County Code and Ordinances; or
 - (h) Would be in direct contradiction or conflict with any Staff Recommendations that were adopted into the final zoning decision.
- (8) The detention areas shall be as shown and reflected on the Site Plan. Landscaping for this area shall be to the exterior for purposes of visual screening. The landscaping shall be approved by the Cobb County Arborist during the Plan Review Process and shall include designated tree save areas along the Sandy Plains Road frontage.
- (9) All setback, landscape, and buffer areas may be penetrated for purposes of access, utilities, and stormwater management, including, but not limited to, detention/retention facilities, drainage facilities and any and all slopes or other required engineering features of the foregoing.
- (10) Applicant agrees to comply with all Cobb County Stormwater Management requirements applicable to the Subject Property.
- (11) Applicant agrees to comply with all Cobb County Department of Transportation requirements applicable to the Subject Property.
- (12) Applicant agrees to the following system improvements to mitigate traffic concerns:
- (a) Repair and/or replacement of any existing sidewalk, curb, and gutter along Sandy Plains Road which may be damaged as a result of construction of the proposed development.

MOORE INGRAM JOHNSON & STEELE

Mr. John P. Pederson, AICP
Zoning Division Manager
Zoning Division
Cobb County Community Development Agency
Page 4 of 5
July 30, 2024

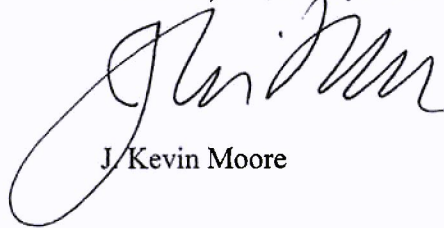
Petition No. 2-42
Meeting Date 8-20-2024
Continued

We believe rezoning of the Subject Property, pursuant to the Site Plan and the stipulations set forth herein, will allow for redevelopment of the Property for an appropriate use while taking into consideration the overall area and uses of properties surrounding the proposed development. We very much appreciate Staff's consideration; as well as that of the Cobb County Planning Commission and Cobb County Board of Commissioners, in this request.

With kindest regards, I remain

Very truly yours,

MOORE, INGRAM, JOHNSON & STEELE, LLP



J. Kevin Moore

JKM:cc
Attachment

c: Cobb County Board of Commissioners:
Lisa N. Cupid, Chairwoman
JoAnn Birrell
Keli A. Gambrill
Jerica Richardson
Monique Sheffield
(With Copy of Attachment)

Cobb County Planning Commission:
Stephen Vault, Chairman
David Anderson
Fred Beloin
Michael Hughes
Christine Lindstrom
(With Copy of Attachment)

Terry L. Martin, AICP, CNU-A
Senior Planner
Zoning Division
Cobb County Community Development Agency
(With Copy of Attachment)

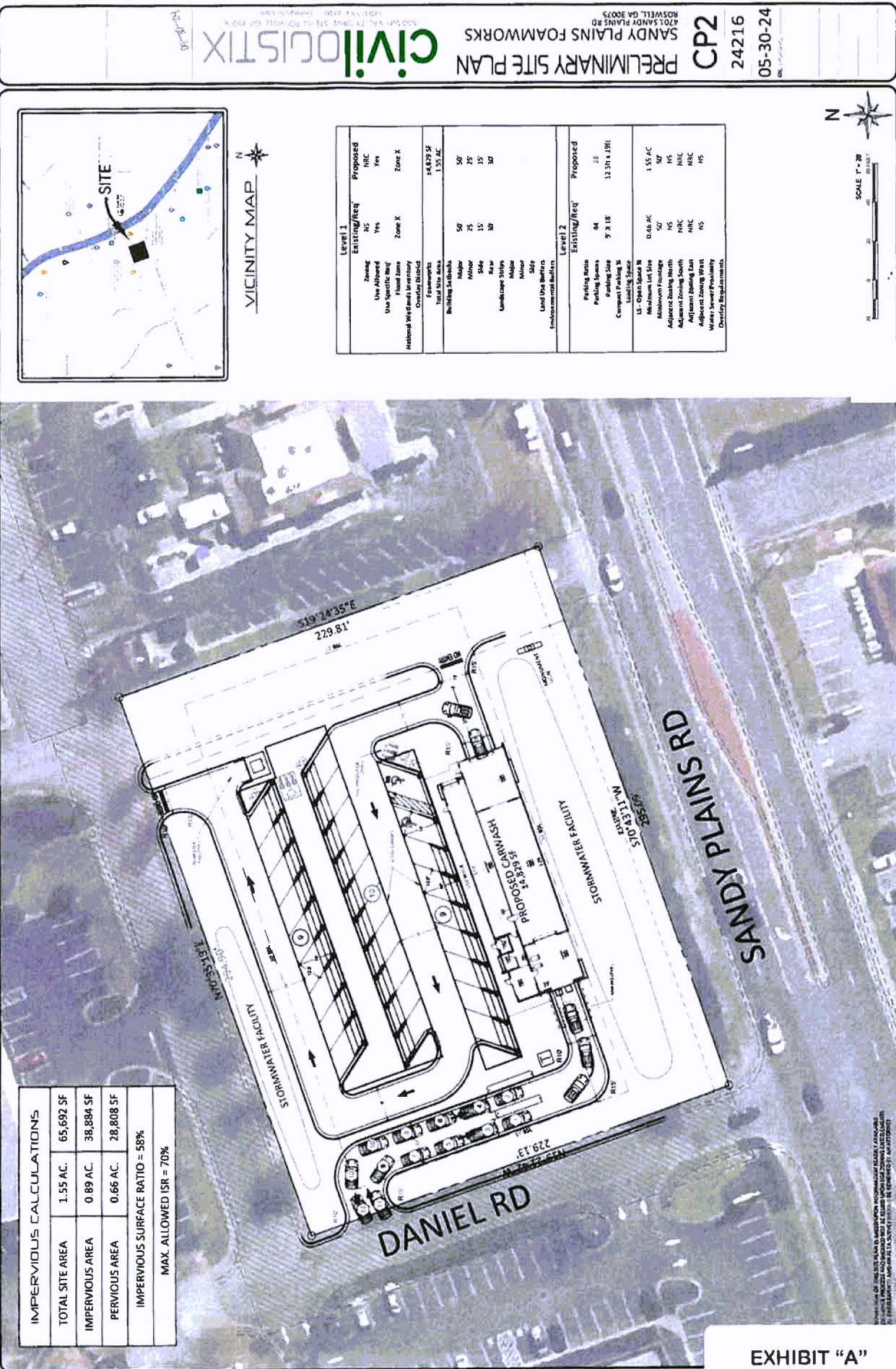
MOORE INGRAM JOHNSON & STEELE

Mr. John P. Pederson, AICP
Zoning Division Manager
Zoning Division
Cobb County Community Development Agency
Page 5 of 5
July 30, 2024

Petition No. 2-42
Meeting Date 8-20-2024
Continued

c: Marsue Minton
Jefferson Township Resident
(With Copy of Attachment)

FH& L Holdings, LLC
(With Copy of Attachment)

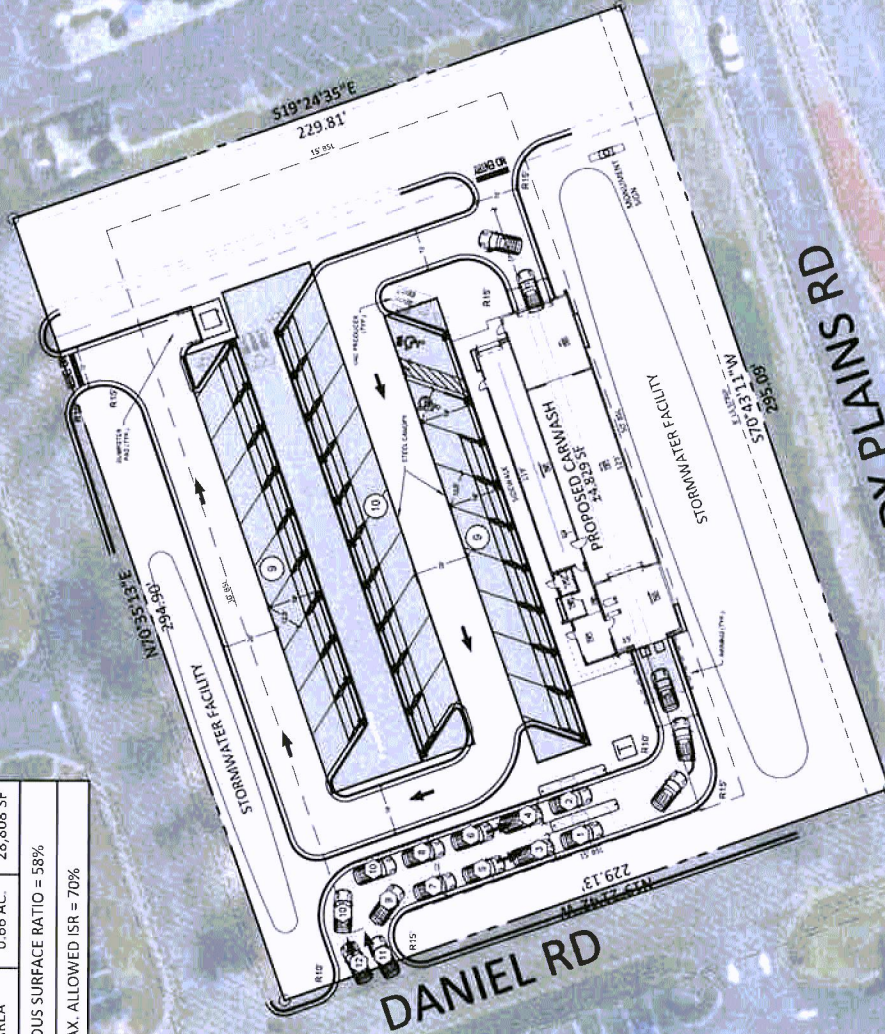


Level 1		Proposed	
Use Allowed	Yes	Zone X	Zone X
Use Specific Req			
Flood Zone			
National Wetland Inventory			
Other			
Total Site Area		94,829 SF	1.55 AC.
Building Footprints			
Building Subdivisions			
Major	50'	50'	
Minor	25'	25'	
Side	15'	15'	
Rear	50'	50'	
Landscaping			
Land Use Barriers			
Endorsement Barriers			
Level 2		Proposed	
Parking Ratio	0.4	12.5%	12.5%
Parking Spaces	9' x 18'	12.5%	12.5%
Concentric Parking %			
Landscaping			
Landscaping Ratio	0.46 AC	1.55 AC	1.55 AC
Major	50'	50'	
Minor	25'	25'	
Side	15'	15'	
Rear	50'	50'	
Landscaping			
Land Use Barriers			
Endorsement Barriers			



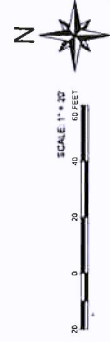
EXHIBIT "A"

IMPERVIOUS CALCULATIONS		
TOTAL SITE AREA	1.55 AC.	65,692 SF
IMPERVIOUS AREA	0.89 AC.	38,884 SF
PERVIOUS AREA	0.66 AC.	28,808 SF
IMPERVIOUS SURFACE RATIO = 58%		
MAX. ALLOWED ISR = 70%		



VICINITY MAP

Level 1		Proposed	
Zoning	NS	NS	NS
Use Allowed	Yes	Yes	Yes
Use Specific Req	-	-	-
Flood Zone	Zone X	Zone X	Zone X
National Wetlands Inventory	-	-	-
Overlay District	-	-	-
Footprints	-	-	-
Total Site Area	-	14,825 SF	1.55 AC
Building Setbacks			
Major	50'	50'	50'
Minor	25'	25'	25'
Side	15'	15'	15'
Rear	30'	30'	30'
Landscape Strips			
Major	-	-	-
Minor	-	-	-
Side	-	-	-
Land Use Buffers	-	-	-
Environmental Buffers	-	-	-
Level 2		Proposed	
Parking Ratio	-	44	28
Parking Spaces	-	9' x 18'	12.5 ft x 18 ft
Parking Size	-	-	-
Compact Parking %	-	-	-
Loading Space	-	-	-
L5 - Open Space %			
Minimum Lot Size	0.46 AC	1.55 AC	1.55 AC
Minimum Frontage	50'	50'	50'
Adjacent Zoning North	NS	NS	NS
Adjacent Zoning South	NRC	NRC	NRC
Adjacent Zoning East	NRC	NRC	NRC
Adjacent Zoning West	NS	NS	NS
Water Sewer Proximity	-	-	-
Other Requirements	-	-	-



Min. Bk. 100 Petition No. LUP-24
Doc. Type sitz plan
Meeting Date 8-20-2024

ArcGIS Web Map

LUP-24-2024

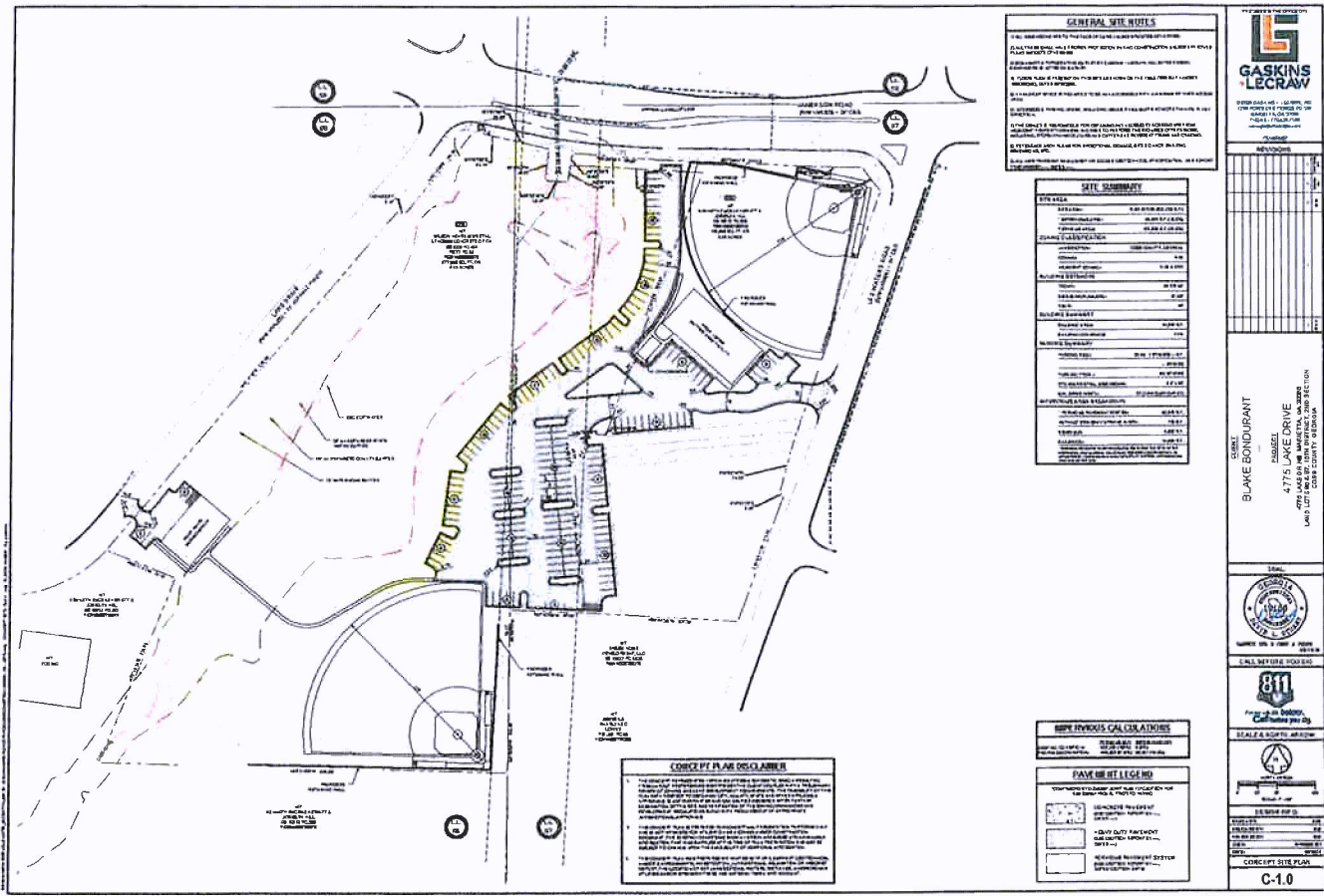


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- ☐ Land Lots Zoning District Other
- ☐ Subdivisions <all other values>
- ☐ CobbParcels CF NRC

1:2,257
0 0.01 0.03 0.05 0.1 km
0 0.01 0.03 0.05 0.1 mi
Copyright Cobb County All rights reserved Sources: Esri, Airphoto, USGS, NGA, NASA, NOAA, NCEAS, NLS, OS, NMA, ArcGIS Web AppBuilder
Esri Community Maps Contributors, © OpenStreetMap, Microsoft, Esri, TomTom, Garmin, SafeGraph, GeoTechnologies, Inc, METINASA, USGS, EPA, NPS, US Census Bureau, USDA, USFWS | cobbcodeemap_metrocard.mxd | Copyright Cobb County All rights

Here is an updated site plan based on the comments that were made from the first hearing.



Min. Bk. 100 Petition No. SLUP-8
Doc. Type site plan
Meeting Date 8-20-2024

OB-48-2024
Proposed
1/4

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JUL 16 2024
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pb2 architecture
Marietta, Georgia
12/07/2023

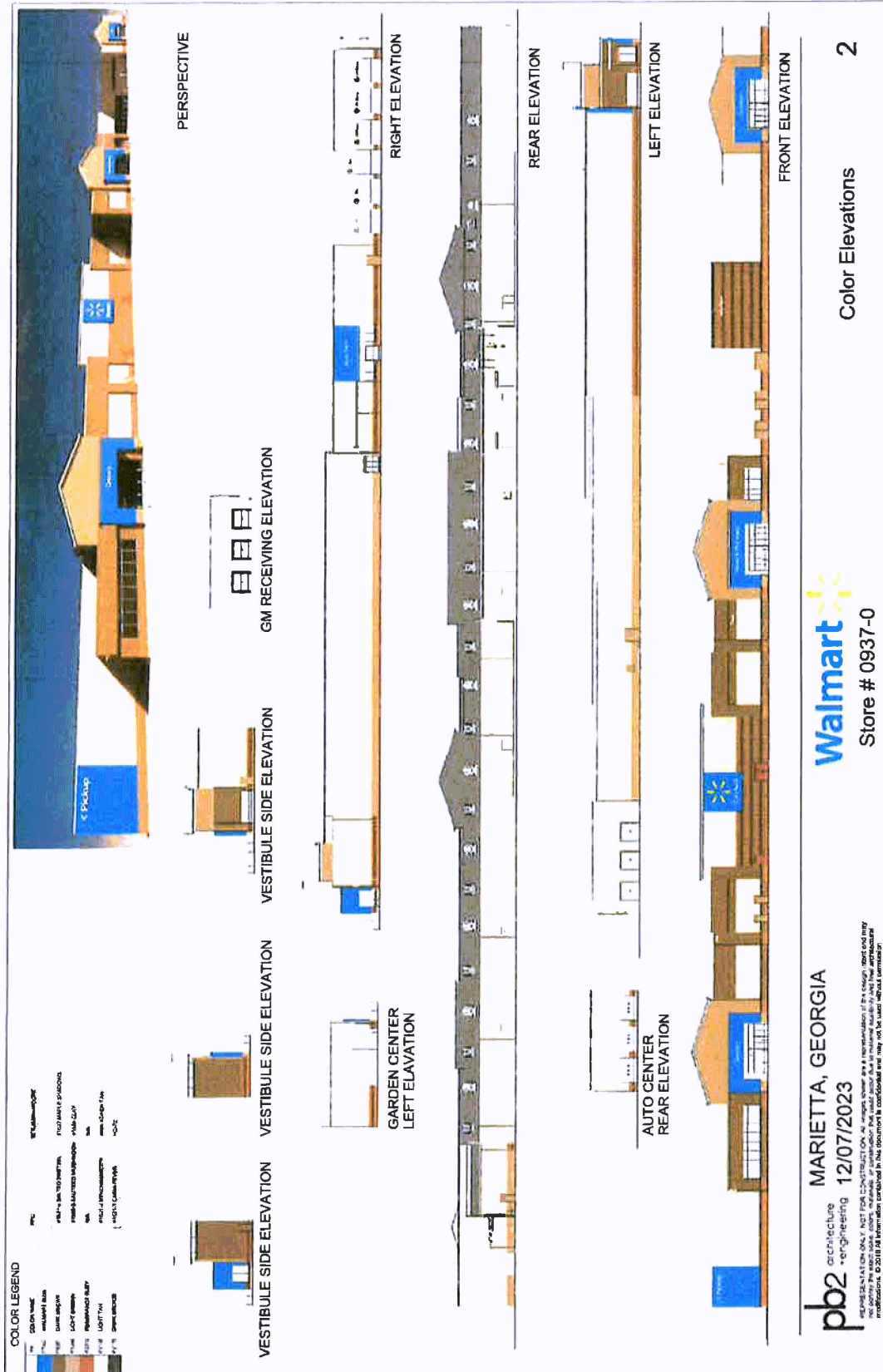
Walmart
Store # 0937-0

Elevation Comparison

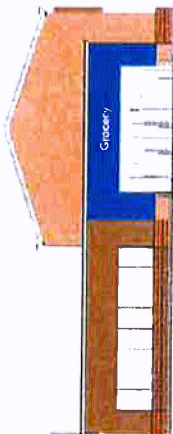
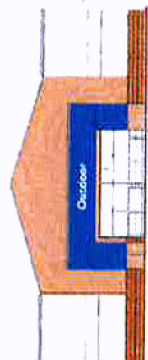
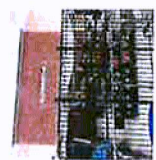
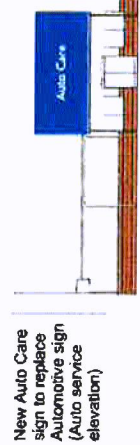
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REPRESENTATION ONLY. NOT FOR CONSTRUCTION. All images shown are a representation of the design intent and are not intended to be used for construction. All images shown are a representation of the design intent and are not intended to be used for construction. All images shown are a representation of the design intent and are not intended to be used for construction.

2/4



3/4

 12'-0" Walmart (Spark) (158.41 SF)	 New Walmart sign to replace existing. Plus new paint.	 New Pickup Sign to replace existing. Plus new paint. 2'-6" < Pickup (40.83 SF)	 (Pickup)
 2'-0" Grocery (26.27 SF)	 No change to Grocery or Home & Pharmacy signs, paint only.	 New Vision sign plus new paint. 2'-0" Home & Pharmacy (60.74 SF)	 Home & Pharmacy
 2'-0" Outdoor (20.67 SF)	 No change to Outdoor sign, paint only.	 New Auto Care sign to replace Automotive sign (front elevation) 1'-6" Auto Care (16.25 SF)	 Auto Care
 New Paint	 New Auto Care sign to replace Automotive sign (Auto service elevation)	 Auto Care	 Auto Care
2'-0" Auto Care (24.75 SF) and Auto Numerals 1-6 (29.46 SF) and (3) 1'-0" Tire (6.99 SF) and (3) 1'-0" Oil Change (27.99 SF)	2'-0" Auto Care (24.75 SF) and Auto Numerals 1-6 (29.46 SF) and (3) 1'-0" Tire (6.99 SF) and (3) 1'-0" Oil Change (27.99 SF)	2'-0" Auto Care (24.75 SF) and Auto Numerals 1-6 (29.46 SF) and (3) 1'-0" Tire (6.99 SF) and (3) 1'-0" Oil Change (27.99 SF)	2'-0" Auto Care (24.75 SF) and Auto Numerals 1-6 (29.46 SF) and (3) 1'-0" Tire (6.99 SF) and (3) 1'-0" Oil Change (27.99 SF)

[illegible]

Monument Sign A



Monument Sign B

Site ID Existing

AERIAL PLAN

architecture
+ engineering

prob2

MARIETTA, GEORGIA

12/07/2023

Walmart 

Store # 0937-0

Signage Details

4