



Cobb County...Expect the Best!

COBB COUNTY PLANNING COMMISSION

ZONING HEARING SUMMARY AGENDA

October 1, 2024

Cases Withdrawn Without Prejudice		
District	Case	Applicant
4	Z-54-2024	BRIAN CONDO <i>withdrawn without prejudice</i>

District	Case	Held and Continued cases (will not be heard)
2	Z-2-2024	FLOURNOY DEVELOPMENT GROUP, LLC (Continued by Staff from the February 6, 2024 through September 3, 2024 Planning Commission hearings until the November 5, 2024 Planning Commission hearing).
4	Z-44-2024	MANOR RESTORATIONS, LLC (Continued by Staff from the August 6, 2024 through October 1, 2024 Planning Commission hearings until the November 5, 2024 Planning Commission hearing).

District	Case	Consent Agenda
1	Z-53-2024	MILLS VETERINARY PROPERTY, LLC
2	Z-56-2024	ARTEMIS HOTEL GROUP
4	LUP-29-2024	GRECHELL CHAVARRIA
4	LUP-32-2024	DATHAN JOHNSON
4	LUP-33-2024	WORLD OF FAITH FAMILY WORSHIP CENTER, INC.
4	LUP-34-2024	MIELKE WAY MANOR, LLC

District	Case	Held and continued case - to be heard
4	Z-9-2024	THOMAS OROK (Continued by Staff from the March 5, 2024 through July 2, 2024 Planning Commission hearings until the August 6, 2024 Planning Commission hearing; Held by the Planning Commission from the August 6, 2024 Planning Commission hearing until the September 3, 2024 Planning Commission Hearing; Continued by the Planning Commission from the September 3, 2024 Planning Commission hearing until the October 1, 2024 Planning Commission hearing).
4	Z-37-2024	BOSCO IKEAKANAM (Held by the Planning Commission from the August 6, 2024 and September 3, 2024 Planning Commission hearings until the October 1, 2024 Planning Commission hearing).
2	Z-39-2024	ASHER HOMES, INC. LLC (Continued by Staff from the August 6, 2024 and September 3, 2024 Planning Commission hearing until the October 1, 2024 Planning Commission hearing).
1	Z-40-2024	ELITE ENGINEERING (Continued by Staff from the August 6, 2024 and September 3, 2024 Planning Commission hearings until the October 1, 2024 Planning Commission hearing).
4	Z-47-2024	AMERICAN DREAM HOMES, LLC AND KATHERINA EKEJI (Held by the Planning Commission from the September 3, 2024 Planning Commission hearing until the October 1, 2024 Planning Commission hearing).
3	LUP-25-2024	DAVID GATTI (Continued by the Planning Commission from the September 3, 2024 Planning Commission hearing until the October 1, 2024 Planning Commission hearing).
4	LUP-26-2024	LUCAS RUBIO LOVATON (Held by the Planning Commission from the September 3, 2024 Planning Commission hearing until the October 1, 2024 Planning Commission hearing).

District	Case	Regular cases
3	Z-52-2024	FORTUNELLA INTERNATIONAL COMPANY
2	Z-55-2024	IRMA V. PALACIOS
4	Z-57-2024	CAMERON LR DEVELOPMENT, LLC
4	Z-58-2024	DEONDRE GAY
1	OSC-1-2024	POSTON PROPERTIES, INC.
3	LUP-30-2024	WILLIAM SCHELLMAN AND DEBBIE SCHELLMAN
1	LUP-31-2024	L. FRANK SHIRLEY



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COBB COUNTY PLANNING COMMISSION

ZONING HEARING CONSENT AGENDA

October 1, 2024

Zoning Cases

Z-53⁽²⁰²⁴⁾ **MILLS VETERINARY PROPERTY, LLC** (Mody Investments, LLC, owner) requesting rezoning from **R-30 and TS** to **NRC** for a veterinary clinic in Land Lots 1 and 2 of the 20th District. Located on the west side of Cobb Parkway, south of Rutledge Drive (4483 North Cobb Parkway). Staff recommends approval subject to:

1. Site Plan received by the Zoning Division on July 29, 2024, with the District Commissioner approving minor modifications;
2. Architectural finishes plan received by the Zoning Division on July 29, 2024, with the District Commissioner approving the final plans;
3. Veterinary clinic use only;
4. No residential use;
5. Accessory structure to be used for storage only;
6. Variance as state in the Zoning comments;
7. 20' undisturbed Landscape buffer adjacent to any residentially zoned property;
8. Adherence to the allocated parameters of the Paulding County Pumpkinville Creek Intergovernmental Wastewater Treatment Agreement;
9. Fire Department comments and recommendations;
10. Stormwater Management comments and recommendations;
11. Water and Sewer comments and recommendations; and
12. Department of Transportation comments and recommendations.

Z-56⁽²⁰²⁴⁾ **ARTEMIS HOTEL GROUP** (AHG Galleria, LLC, owner) requesting rezoning from **O&I** to **RRC** for a multifamily residential in Land Lots 949, 978, and 979 of the 17th District. Located on the southwesterly side of Cobb Parkway, northwest of Riverview Parkway (3200 South Cobb Parkway). Staff recommends approval subject to:

1. Site plan received by the Zoning Division on August 1, 2024 with minor modifications to be approved by the District Commissioner or, if unavailable, the County Chair;
2. District Commissioner or, if unavailable, the County Chair to approved final elevations;

(continued on the next page)

Z-56⁽²⁰²⁴⁾ ARTEMIS HOTEL GROUP (continued)

3. Variance stated in the Zoning comments;
4. Fire Department comments and recommendations;
5. Department of Transportation comments and recommendations;
6. Water and Sewer Division comments and recommendations; and
7. Stormwater Management Division comments and recommendations.

LUP-29⁽²⁰²⁴⁾ GRECHELL CHAVARRIA (Koyman Eladio Mazariegos Reyes, owner) requests a Temporary Land Use Permit **(RENEWAL)** to allow a landscape business and related vehicle parking in Land Lot 626 of the 19th District. Located on the south side of Milford Church Road, across from Farmington Drive (1487 Milford Church Road). Staff recommends approval for 24 months, subject to:

1. Applicant allowed to park two (2) trucks and one (1) trailer inside the fenced area;
2. Applicant allowed to have two (2) employees;
3. Hours of operation to be from 8 am until 5 pm during the weekdays;
4. No weekend hours;
5. Employees' parking shall be behind the fenced area only;
6. No landscape debris or other materials stored or contained on the trucks overnight;
7. No outdoor storage;
8. No chipping or grinding of any landscape materials on-site;
9. The fence shall be maintained by the current and future property owner
10. Fire Department comments and recommendations;
11. Stormwater Management comments and recommendations; and
12. Department of Transportation comments and recommendations.

LUP-32⁽²⁰²⁴⁾ DATHAN JOHNSON (Dathan J. Johnson and Marie L. Johnson, owners) requests a Temporary Land Use Permit (**RENEWAL**) for a pet dealer in Land Lots 769 and 770 of the 19th District. Located on the east side of Shadyside Road, north of Hurt Road (3319 Shadyside Road). Staff recommends approval for 24 months, subject to:

1. Maximum of one customer per week on site;
2. Maximum of 15 dogs on the property;
3. Maximum of three litters per year; and
4. Stormwater Management Division comments and recommendations.

LUP-33⁽²⁰²⁴⁾ WORLD OF FAITH FAMILY WORSHIP CENTER, INC. (Word of Faith Family Worship Center, Inc., owners) requests a Temporary Land Use Permit (**RENEWAL**) for a daycare facility in Land Lots 697 and 698 of the 18th District. Located on the west side of Riverside Parkway, and on the north side of The Bluffs (7680 The Bluffs). Staff recommends approval for 24 months, subject to:

1. DOT approved traffic circulation plan; and
2. DOT comments

LUP-34⁽²⁰²⁴⁾ MIELKE WAY MANOR, LLC (Gordy Property Group, LLC, owner) requests a Temporary Land Use Permit (**RENEWAL**) to allow a family farm, wildlife sanctuary, event center, and educational facility in Land Lot 710 of the 19th District. Located on the south side of Pair Road, east of Sasanqua Lane (1901 Pair Road). Staff recommends approval for 24 months, subject to:

1. Site plan dated July 25, 2024 on file with Zoning division;
2. Letter of agreeable conditions from Adam Rozen dated October 30, 2023, not otherwise in conflict;
3. Shared parking agreement dated November 19, 2023 with the Trinity Baptist Church of Smyrna, Inc. and Mielke Way, LLC, not otherwise in conflict;
4. No parking on the right-of-way - all parking must be on approved parking area;
5. No exterior signs; and
6. Fire Department comments and recommendations.