



Cobb County...Expect the Best!

COBB COUNTY PLANNING COMMISSION

ZONING HEARING SUMMARY AGENDA

November 5, 2024

Cases Withdrawn Without Prejudice		
District	Case	Applicant
2	LUP-37-2024	MARBEL ANGARITA <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withdrawn without prejudice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 November 5, 2024 Planning Commission hearings until the December 3, 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; Continued by the Planning Commission from the October 1, 2024 and November 5, 2024 Planning Commission hearings until the December 3, 2024 Planning Commission hearing).).
4	Z-44-2024	MANOR RESTORATIONS, LLC (Continued by Staff from the August 6, 2024 through November 5, 2024 Planning Commission hearings until the December 3, 2024 Planning Commission hearing).
2	Z-63-2024	WHATABURGER RESTAURANTS, LLC (Continued by Staff from the November 5, 2024 Planning Commission hearing until the December 3, 2024 Planning Commission hearing).
1	Z-64-2024	LOST MTN BAPTIST CHURCH, INC. (Continued by Staff from the November 5, 2024 Planning Commission hearing until the December 3, 2024 Planning Commission hearing).
4	LUP-41-2024	Maya Moore, as Trustee of The Maya Moore Declaration of Trust dtd 07.20.2017 (Continued by Staff from the November 5, 2024 Planning Commission hearing until the December 3, 2024 Planning Commission hearing).

District	Case	Consent Agenda
2	Z-60-2024	PROBITY ONE, LLC
4	Z-61-2024	NEW ERA HISPANIC SERVICES, INC.
3	LUP-38-2024	CHELSEA HURST

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; Continued by Staff from the October 1, 2024 Planning Commission hearing until the November 5, 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; Continued by the Planning Commission from the October 1, 2024 Planning Commission hearing until the November 5, 2024 Planning Commission hearing).).

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District	Case	Held and continued case - to be heard (continued)
2	Z-55-2024	IRMA V. PALACIOS <i>(Continued by the Planning Commission from the October 1, 2024 Planning Commission hearing until the November 5, 2024 Planning Commission hearing).</i>
1	OSC-1-2024	POSTON PROPERTIES, INC. <i>(Held by the Planning Commission from the October 1, 2024 Planning Commission hearing until the November 5, 2024 Planning Commission hearing).</i>

District	Case	Regular cases
2	Z-59-2024	MAYNOR S. GOMEZ RAMIREZ
1	Z-62-2024	SCOTT MOORE
4	Z-65-2024	TREJO SOCCER ACADEMY, LLC
3	LUP-35-2024	LATRICE WEST
3	LUP-36-2024	JOSE P. GARCIA
4	LUP-39-2024	JULIUS C. SEYMOUR
3	LUP-40-2024	LUCAS A DOS SANTOS ARAUJO

District	Case	Other Business
	OB-1-2024	Consider a recommendation to the Board of Commissioners regarding the November 2024 Code Amendments for Section 134 of the Cobb County Code.



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ZONING HEARING CONSENT AGENDA

November 5, 2024

Zoning Cases

Z-60⁽²⁰²⁴⁾ **PROBITY ONE, LLC** (Probit One, LLC, owner) requesting rezoning from **UVC** to **R-20** for a single-family residential in Land Lot 859 of the 16th District. Located on the west side of Bells Ferry Road, north of Turner Road (Bells Ferry Road). Staff recommends approval subject to:

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

Z-61⁽²⁰²⁴⁾ **NEW ERA HISPANIC SERVICES, INC.** (Flores Painting & Remodeling, LLC, owner) requesting rezoning from **CF** to **NRC** for a professional office and contractor's office in Land Lot 702 of the 19th District. Located on the east side of Austell Road, north of Byers Drive (3065 Austell Road). Staff recommends approval subject to:

1. Site plan received September 5, 2024 with the District Commissioner or, if unavailable, the County Chair approving minor modifications;
2. *Professional Office and Specialized Contractor with a Special Exception* use permitted;
3. No outdoor storage;
4. Variance for parking on a non-hardened-and-treated surface as stated in the Zoning comments;
5. 10' landscape screening buffer *and* 6' solid wood or masonry privacy fence along eastern property line;
6. Adherence to the Austell Road Design Guidelines;
7. All refuse and designated recycling collection location facilities must be contained within completely enclosed facilities;
8. Planning Department comments and recommendations;
9. Fire Department comments and recommendations;
10. Water and Sewer Division comments and recommendations;
11. Stormwater Management Division comments and recommendations; and
12. Department of Transportation comments and recommendations.

LUP-38 **CHELSEA HURST** (Wade Hurst and Chelsea Hurst, owners) requests a Temporary Land Use Permit (**RENEWAL**) for a garden/crafts to sell at farmers markets in Land Lot 535 of the 16th District. Located on the west side of Missy Drive, north of Shelby Lane (2917 Missy Drive). Staff recommends approval for 24 months, subject to:

1. Adherence to all code requirements for customary home occupations, not in conflict;
2. No sales from this location;
3. No exterior signs; and
4. Department of Transportation comments and recommendations.