

**MINUTES OF ZONING HEARING
COBB COUNTY PLANNING COMMISSION
OCTOBER 1, 2024
9:00 A.M.**

The Planning Commission Zoning Hearing was held on Tuesday, October 1, 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 Commission were:

Michael Hughes, Vice Chairman
David Anderson
Fred Beloin
Christine Lindstrom

Stephen Vault, Chairman – not present

CALL TO ORDER – VICE CHAIRMAN HUGHES

Vice Chairman Hughes called the hearing to order at 9:01 a.m.

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 John Pederson, Zoning Division Manager, reviewed the hearing procedures and announced the following cases which were *withdrawn or continued*.

WITHDRAWN AND CONTINUED CASES

Z-54 **BRIAN CONDO** (Bolt Electric Services, LLC, owner) requesting rezoning from **GC** to **NRC** for an office/warehouse in land lot 42 of the 18th district. Property is located on the southwesterly side of Veterans Memorial Highway, directly across from Cooper Lake Road (269 Veterans Memorial Highway). ***WITHDRAWN WITHOUT PREJUDICE***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 September 3, 2024, Planning Commission (PC) hearings until the November 5, 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, through the October 1, 2024, Planning Commission (PC) hearings until the November 5, 2024, PC hearing; therefore, was not considered at this hearing).***

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WITHDRAWN AND CONTINUED CASES (CONT.)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 northwest corner of Veterans Memorial Highway and 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; continued by the PC from the September 3, 2024, PC hearing until the October 1, 2024, PC hearing).*

Mr. Pederson presented the Applicant's request for a continuation of Z-9; thereafter, the following motion was made:

MOTION: Motion by Hughes, second by Lindstrom, to **continue** Z-9 until the November 5, 2024, Planning Commission Zoning Hearing.

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

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). *(Previously held by the Planning Commission (PC) from the August 6, 2024, and September 3, 2024, PC hearings until the October 1, 2024, PC hearing).*

Mr. Pederson presented the Applicant's request for a continuation of Z-37; thereafter, the following motion was made:

MOTION: Motion by Hughes, second by Lindstrom, to **continue** Z-37 until the November 5, 2024, Planning Commission Zoning Hearing.

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

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). *(Previously continued by Staff from the August 6, 2024, and September 3, 2024, Planning Commission (PC) hearings until the October 1, 2024, PC hearing).*

Mr. Pederson presented the Applicant's request for a continuation of Z-40; thereafter, the following motion was made:

MOTION: Motion by Beloin, second by Lindstrom, to **continue** Z-40 until the November 5, 2024, Planning Commission Zoning Hearing.

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

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Mr. Pederson made the following announcement and then read in the Consent Agenda.

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 Beloin, second by Anderson, to **approve** the Consent Agenda, *as revised.*

After Mr. Pederson read in Z-53 (Mills Veterinary Property, LLC) and Z-56 (Artemis Hotel Group) and the corresponding stipulations, Mr. Beloin and Mr. Anderson requested that the cases be pulled from the Consent Agenda and heard on the Regular Agenda (see pages 7 and 9 of these minutes).

At the call for LUP-29 (Grechell Chavarria), the Applicant was not present, and there was no opposition present. The case was pulled from the Consent Agenda and added to the Regular Agenda to see if the Applicant could be contacted (see page 11 of these minutes).

LUP-32 DATHAN JOHNSON (Dathan J. Johnson and Marie L. Johnson, owners) requesting a **Temporary Land Use Permit (RENEWAL)** for a pet dealer in land lots 769 and 770 of the 19th district. Property is located on the east side of Shadyside Road, north of Hurt Road (3319 Shadyside Road).

To recommend **approval** of LUP-32 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**
- 4. Stormwater Management Division comments and recommendations**
- 5. Inclusion on the Consent Agenda for the Board of Commissioners' Zoning Hearing on October 15, 2024**

LUP-33 WORD OF FAITH FAMILY WORSHIP CENTER, INC. (Word of Faith Family Worship Center, Inc., owners) requesting a **Temporary Land Use Permit (RENEWAL)** for a daycare facility in land lots 697 and 698 of the 18th district. Property is located on the west side of Riverside Parkway, and on the north side of The Bluffs (7680 The Bluffs).

To recommend **approval** of LUP-33 for **24 months**, subject to:

- 1. Department of Transportation approved traffic circulation plan**
- 2. Department of Transportation comments and recommendations**

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CONSENT AGENDA (CONT.)

LUP-33 WORD OF FAITH FAMILY WORSHIP CENTER, INC. (CONT.)

3. Inclusion on the Consent Agenda for the Board of Commissioners' Zoning Hearing on October 15, 2024

LUP-34 MIELKE WAY MANOR, LLC (Gordy Property Group, LLC, owner) requesting 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. Property is located on the south side of Pair Road, east of Sasanqua Lane (1901 Pair Road).

To recommend **approval** of LUP-34 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* (on file in the Zoning Division)**
- 3. Shared parking agreement dated November 19, 2023, with the Trinity Baptist Church of Smyrna, Inc. and Mielke Way, LLC, *not otherwise in conflict* (on file in the Zoning Division)**
- 4. No parking on the right-of-way; all parking must be on approved parking area**
- 5. No exterior signs**
- 6. Fire Department comments and recommendations**
- 7. Inclusion on the Consent Agenda for the Board of Commissioners' Zoning Hearing on October 15, 2024**

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

REGULAR AGENDA

Z-39 ASHER HOMES, INC. (Apple Investments, Inc., owner) requesting rezoning from **R-20** to **RD** 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). *(Previously continued by Staff from the August 6, 2024, and September 3, 2024, Planning Commission (PC) hearings until the October 1, 2024, PC hearing).*

The public hearing was opened; Parks Huff, Art Distin, and Ross Doyle addressed the Planning Commission. Following the presentation and discussion, the following motion was made:

MOTION: Motion by Anderson, second by Lindstrom, to recommend **approval** of Z-39 to the **RD** zoning district, subject to:

- 1. Lot may not be subdivided**

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REGULAR AGENDA (CONT.)

Z-39 ASHER HOMES, INC. (CONT.)

2. No additional dwelling units shall be permitted
3. A maximum of one rental unit shall be permitted
4. A maximum of six residents and six cars parked
5. Site Plan received by the Zoning Division on August 22, 2024 (on file in the Zoning Division)
6. Building architecture style and design to be compatible with or to upgrade the existing neighborhood
7. No use of vinyl siding on the exterior
8. Landscaping Plan to be submitted subject to approval by the County Arborist with review and final approval by the District Commissioner but shall include at a minimum a 10-foot landscaping buffer on the western property line, a landscaping strip along the southern boundary line, at a minimum height of 10-feet, and a landscaping strip along the eastern boundary line
9. Driveways to be paved and wide enough so that no one will be blocked in
10. Setback variance as stated in the Zoning comments and recommendations; that does not include the variance on the landscaping buffer (already addressed)
11. Construction hours shall be Monday through Friday, 7:00 a.m. until 8:00 p.m.; Saturday, 9:00 a.m. until 6:00 p.m.; and no work on Sunday
12. Fire Department comments and recommendations
13. Stormwater Management Division comments and recommendations
14. Water and Sewer Division comments and recommendations
15. Department of Transportation comments and recommendations

VOTE: ADOPTED 3-1, Beloin opposed and Vault not present

Z-47 AMERICAN DREAM HOMES, LLC AND KATHERINA EKEJI
(Katherina Ekeji and American Dream Homes, LLC, owners) requesting rezoning from **R-20** to **RA-6** for a townhome community in land lot 383 of the 18th district. Property is located on the south side of South Gordon Road, east of Timber Trail (1001 South Gordon Road). *(Previously held by the Planning Commission (PC) from the September 3, 2024, PC hearing until the October 1, 2024, PC hearing).*

The public hearing was opened; John Okooboh, Clemente Quinones, Robin Meyer, and Pamela Johnson addressed the Planning Commission. Following the presentation and discussion, the following motion was made:

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REGULAR AGENDA (CONT.)

**Z-47 AMERICAN DREAM HOMES, LLC AND KATHERINA EKEJI
(CONT.)**

MOTION: Motion by Hughes, second by Lindstrom, to recommend **denial** of Z-47.

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

LUP-25 DAVID GATTI (David Anthony Gatti, owner) requesting a **Temporary Land Use Permit** to allow more vehicles and adults than the code allows in land lot 354 of the 16th district. Property is located on the north side of Parkwood Drive, east of Bells Ferry Road (75 Parkwood Drive). *(Previously continued by the Planning Commission (PC) from the September 3, 2024, PC hearing until the October 1, 2024, PC hearing).*

The public hearing was opened, and David Gatti 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-25 for **12 months**, subject to:

1. Approval for one additional person

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

Vice Chairman Hughes called for a brief recess from 10:24 a.m. until 10:36 a.m.

LUP-26 LUCAS RUBIO LOVATON (Lucas Rubio Lovaton and Gladiana Reyes Jimenez, owners) requesting a **Temporary Land Use Permit** to allow more vehicles and adults than the code allows in land lot 705 of the 19th district. Property is located at the southwest intersection of Amelia Drive and Lyle Lane (1151 Amelia Drive).

The public hearing was opened; Lucas Rubio Lovaton, Lucas Rubio Lovaton, Jr. (translator for his father), Claudia Brice, and Mike Hughes addressed the Planning Commission. Following the presentation and discussion, the following motion was made:

MOTION: Motion by Hughes, second by Beloin, to recommend **approval** of LUP-26 for **12 months**, subject to:

- 1. Relocation of two business vehicles within 45 days**
- 2. Quarterly Code Enforcement inspections during the 12-month period**

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REGULAR AGENDA (CONT.)

LUP-26 LUCAS RUBIO LOVATON (CONT.)

3. Approval for two unrelated adults

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

Z-52 FORTUNELLA INTERNATIONAL COMPANY (Fortunella International Company, owner) requesting rezoning from **NS** to **NRC** for a daycare center in land lot 470 of the 16th district. Property is located on the northwesterly side of Johnson Ferry Road, south of Waterfront Drive (3001 Johnson Ferry Road).

The public hearing was opened; Jing-Tian Ling and Richard Grome addressed the Planning Commission. Following the presentation and discussion, the following motion was made:

MOTION: Motion by Lindstrom, second by Anderson, to recommend deletion of Z-52 to the **LRO** zoning district for the daycare center *only*, subject to:

- 1. Reduce the south side buffer from five feet to zero feet**
- 2. Maintain a 20-foot buffer along the western side and a 10-foot buffer along the entire north/northeastern side**
- 3. Additional or new landscaping and/or cleanup be done along the west and northeast property lines; all landscaping to be reviewed and approved by the County Arborist, with final approval by the District Commissioner**
- 4. Any vehicles should be removed**
- 5. All other recommendations by the East Cobb Civic Association and County Staff, *except where in conflict with the above stipulations***

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

Z-53 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. Property is located on the west side of Cobb Parkway, south of Rutledge Drive (4483 North Cobb Parkway).

The public hearing was opened; Michelle Mills and Tom McCanless addressed the Planning Commission. Following the presentation and discussion, the following motion was made:

MOTION: Motion by Beloin, second by Lindstrom, to recommend approval of Z-53 to the **NRC** zoning district, subject to: (stipulations 1 – 12 previously read in by Mr. Pederson)

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REGULAR AGENDA (CONT.)

Z-53 MILLS VETERINARY PROPERTY, LLC (CONT.)

- 1. Site Plan received by the Zoning Division on July 29, 2024, with the District Commissioner approving minor modifications (on file in the Zoning Division)**
- 2. Architectural finishes plan received by the Zoning Division on July 29, 2024, with the District Commissioner approving the final plans (on file in the Zoning Division)**
- 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 and recommendations**
- 7. 20-foot undisturbed landscape buffer adjacent to any residentially zoned property**
- 8. Adherence to the allocated parameters of the Paulding County Pumpkinvine Creek Intergovernmental Wastewater Treatment Agreement**
- 9. Fire Department comments and recommendations**
- 10. Stormwater Management Division comments and recommendations**
- 11. Water and Sewer Division comments and recommendations**
- 12. Department of Transportation comments and recommendations**
- 13. The use of the building is to be limited strictly to the Veterinary Clinic**
- 14. District Commissioner to approve the final Site Plan including any additional sound proofing requirements deemed necessary**
- 15. No outdoor kennels allowed**
- 16. All wooded areas currently in existence past the existing house on the property, which is to remain, should remain substantially natural in its present form as a wooded area for sound proofing purposes**
- 17. Maximum limit of 55 indoor kennels, with no more than 40 of those kennels to be used for overnight purposes**
- 18. No additional structures are to be placed on the property beyond the new and proposed building as shown on Plan C-02 (on file in the Zoning Division) that was submitted with the application packet**
- 19. No additional parking is to be added beyond that shown on the Plan C-02 (on file in the Zoning Division)**
- 20. The hours of operation shall be Monday through Saturday from 8:00 a.m. until 6:00 p.m. for the public (animal drop off and pick up)**
- 21. Inclusion on the Consent Agenda for the Board of Commissioners' Zoning Hearing on October 15, 2024**

VOTE: ADOPTED 4-0, Vault not present

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REGULAR AGENDA (CONT.)

Due to the Applicant needing to leave the hearing early, Z-56 (Artemis Hotel Group) was heard next.

Z-56 **ARTEMIS HOTEL GROUP** (AHG Galleria, LLC, owner) requesting rezoning from **O&I** to **RRC** for a multifamily residential development in land lots 949, 978, and 979 of the 17th district. Property is located on the southwesterly side of Cobb Parkway, northwest of Riverview Parkway (3200 South Cobb Parkway).

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

MOTION: Motion by Anderson, second by Beloin, to recommend **approval** of Z-56 to the **RRC** zoning district, subject to:

1. **Site Plan received by the Zoning Division on August 1, 2024 (on file in the Zoning Division), with the District Commissioner approving minor modifications, or if unavailable, the County Chair**
2. **The final elevations to be approved by the District Commissioner, or if unavailable, the County Chair**
3. **Variance stated in the Zoning comments and recommendations**
4. **All dumpsters shall be enclosed and on separate pads**
5. **All signage shall be ground based monument signage**
6. **All units shall be fit out with a standard consistent with neighboring Class A multifamily properties**
7. **Fire Department comments and recommendations**
8. **Department of Transportation comments and recommendations**
9. **Water and Sewer Division comments and recommendations**
10. **Stormwater Management Division comments and recommendations**
11. **Inclusion on the Consent Agenda for the Board of Commissioners' Zoning Hearing on October 15, 2024**

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

Vice Chairman Hughes called for a lunch recess at 12:02 p.m.; the hearing reconvened at 1:15 p.m.

Z-55 **IRMA V. PALACIOS** (Irma Vanessa Palacio Garza, owner) requesting rezoning from **CF** to **R-12** for a single-family residence in land lots 278 and 299 of the 17th district. Property is located on the northwest corner of South Cobb Drive and Waldrep Circle, north of Dink Lane (1883 Waldrep Circle).

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REGULAR AGENDA (CONT.)

Z-55 IRMA V. PALACIOS (CONT.)

At the call for Z-55, the Applicant was not present, and there was no opposition present; thereafter, the following motion was made:

MOTION: Motion by Anderson, second by Lindstrom, to **continue** Z-55 until the November 5, 2024, Planning Commission Zoning Hearing.

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

Due to the Applicant for Z-57 (Cameron LR Development, LLC) not being present, Z-58 (Deondre Gay) was heard next.

Z-58 DEONDRE GAY (Atlanta Neighborhood Development Partnership, Inc., owner) requesting rezoning from **R-20** to **RA-6** for townhome condominiums in land lot 189 of the 18th district. Property is located on the south side of Community Road, east of Mableton Parkway (351 Community Road).

The public hearing was opened; Deondre Gay, Kevin Plenge, 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 recommend **deletion** of Z-58 to the **RA-5** zoning district, subject to:

1. **Final Site Plan to be approved by the District Commissioner, or if unavailable, the County Chair**
2. **Final elevations to be approved by the District Commissioner, or if unavailable, the County Chair**
3. **Approval of one variance for the rooftop pergola or similar structures, if needed**
4. **Maximum density of five units per acre**
5. **Fire Department comments and recommendations**
6. **Water and Sewer Division comments and recommendations**
7. **Stormwater Management Division comments and recommendations**
8. **Department of Transportation comments and recommendations**

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

Z-57 CAMERON LR DEVELOPMENT, LLC (ANNABEK, LLC, owner) requesting rezoning from **CS** and **LI** to **LI** for a warehouse in land lots 686, 687, 699, and 700 of the 18th district. Property is located on the northwest corner of Hartman Road and Lake Careca Road (Lake Careca Road).

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REGULAR AGENDA (CONT.)

Z-57 CAMERON LR DEVELOPMENT, LLC (CONT.)

The public hearing was opened; Adam Rozen, Robin Meyer, and Wayne Matthews addressed the Planning Commission. Following the presentation and discussion, the following motion was made:

MOTION: Motion by Hughes, second by Beloin, to recommend **approval** of Z-57 to the **LI** zoning district, subject to:

- 1. Staff comments and recommendations in the Zoning Analysis**
- 2. Applicant to obtain a stream buffer variance from the Georgia Environmental Protection Division (EPD)**
- 3. Applicant to submit for review and approval an Erosion Control Plan leading to the issuance of a Letter of Awareness prior to EPD approval**
- 4. Applicant to grant a storm/sewer easement to carry off the water that would be received from the adjacent property to the north**

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

OSC-1 POSTON PROPERTIES, INC. (Luciel Marie F. Murphy, Trustee of the Luciel Marie F. Murphy Living Trust, Dated January 3, 2024, owner) requesting rezoning from **R-30** to **R-30/OSC** for single-family residences in land lots 62 and 87 of the 19th district. Property is located on the west side of Midway Road, south of Dallas Highway (636 Midway Road).

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

MOTION: Motion by Beloin, second by Anderson, to **hold** OSC-1 until the November 5, 2024, Planning Commission Zoning Hearing.

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

Mr. Pederson left the hearing at 2:30, and Mr. Terry Martin, Senior Planner with the Zoning Division, conducted the remainder of the hearing.

Mr. Martin announced that the Applicant for LUP-29 (Grechell Chavarria) could not be reached. Since the case was pulled from the Consent Agenda, the decision was made to approve LUP-29 with its stipulations as originally read in.

LUP-29 GRECHELL CHAVARRIA (Koyman Eladio Mazariegos Reyes, owner) requesting a **Temporary Land Use Permit (RENEWAL)** to allow a landscape business and related vehicle parking in land lot 626 of the 19th district. Property is located on the south side of Milford Church Road, across from Farmington Drive (1487 Milford Church Road).

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REGULAR AGENDA (CONT.)

LUP-29 GRECHELL CHAVARRIA (CONT.)

MOTION: Motion by Hughes, second by Beloin, to recommend **approval** of LUP-29 for **24 months**, subject to: (stipulations previously read in by Mr. Pederson)

- 1. Applicant allowed to park two trucks and one trailer inside the fenced area**
- 2. Applicant allowed to have two employees**
- 3. Hours of operation to be from 8 a.m. until 5 p.m. 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 Division comments and recommendations**
- 12. Department of Transportation comments and recommendations**
- 13. Inclusion on the Consent Agenda for the Board of Commissioners' Zoning Hearing on October 15, 2024**

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

LUP-30 WILLIAM SCHELLMAN AND DEBBIE SCHELLMAN (William Schellman and Debbie Schellman, owners) requesting a **Temporary Land Use Permit** to allow parking of trucks and trailers in land lot 779 of the 16th district. Property is located at the northwest intersection of East Lake Drive and Boyd Road, west of New Kemp Road (1119 Boyd Road).

The public hearing was opened; William Schellman and Mario Abbott addressed the Planning Commission. Following the presentation and discussion, the following motion was made:

MOTION: Motion by Lindstrom, second by Beloin, to recommend **denial** of LUP-30, subject to:

- 1. Applicant to come into compliance within six months (remove all the equipment, trucks, and trailers from the property)**

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

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REGULAR AGENDA (CONT.)

LUP-31 **L. FRANK SHIRLEY** (Frank Shirley, owner) requesting a **Temporary Land Use Permit** for equipment storage for contractor business in land lot 22 of the 20th district. Property is located on the northwesterly side of Wade Green Road, north of Hickory Grove Road (4521 Wade Green Road).

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

MOTION: Motion by Beloin, second by Lindstrom, to recommend **approval** of LUP-31 for **12 months**, subject to:

- 1. Time given to the Applicant to prepare and submit plans to redevelop the property and seek the long-term zoning needed**
- 2. Property to be kept substantially clear and clean**
- 3. At any given time, not more than 10 vehicles (trailers, trucks, cabs, and pieces of heavy construction equipment) are to be kept overnight on the property**

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

APPROVAL OF MINUTES

MOTION: Motion by Anderson, second by Lindstrom, to **approve** the following minutes, *as submitted*:

September 3, 2024 – Planning Commission Zoning Hearing

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

MOTION: Motion by Anderson, second by Lindstrom, to **approve** the following minutes, *as submitted*:

September 23, 2024 – Special Called Meeting/Agenda Review Work Session

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

ADJOURNMENT

The hearing adjourned at 3:59 p.m.

Robin L. Stone, Deputy County Clerk
Cobb County Planning Commission

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REGULAR AGENDA (CONT.)

LUP-31 **L. FRANK SHIRLEY** (Frank Shirley, owner) requesting a **Temporary Land Use Permit** for equipment storage for contractor business in land lot 22 of the 20th district. Property is located on the northwesterly side of Wade Green Road, north of Hickory Grove Road (4521 Wade Green Road).

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

MOTION: Motion by Beloin, second by Lindstrom, to recommend **approval** of LUP-31 for **12 months**, subject to:

1. **Time given to the Applicant to prepare and submit plans to redevelop the property and seek the long-term zoning needed**
2. **Property to be kept substantially clear and clean**
3. **At any given time, not more than 10 vehicles (trailers, trucks, cabs, and pieces of heavy construction equipment) are to be kept overnight on the property**

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

APPROVAL OF MINUTES

MOTION: Motion by Anderson, second by Lindstrom, to **approve** the following minutes, *as submitted*:

September 3, 2024 – Planning Commission Zoning Hearing

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

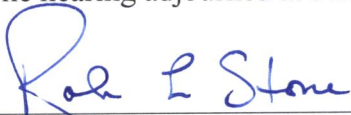
MOTION: Motion by Anderson, second by Lindstrom, to **approve** the following minutes, *as submitted*:

September 23, 2024 – Special Called Meeting/Agenda Review Work Session

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

ADJOURNMENT

The hearing adjourned at 3:59 p.m.



Robin L. Stone, Deputy County Clerk
Cobb County Planning Commission