



Cobb County...Expect the Best!

COBB COUNTY BOARD OF COMMISSIONERS

ZONING HEARING SUMMARY AGENDA

November 19, 2024

Withdrawn cases		
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withdrawn without prejudice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).
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 and 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).
2	Z-43-2024	CAMPUS REALTY ADVISORS, LLC (Continued by Staff from the August 6, 2024 Planning Commission hearing until the September 3, 2024 Planning Commission Hearing; Continued by the Board of Commissioners from the September 17, 2024 Board of Commissioners hearing until the October 15, 2024 Board of Commissioners hearing; Continued by Staff from the October 15, 2024 and November 19, 2024 Board of Commissioners hearings until the December 17, 2024 Board of Commissioners 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).
1	OSC-1-2024	POSTON PROPERTIES, INC. (Continued by the Planning Commission from the October 1, 2024 Planning Commission hearing until the November 5, 2024 Planning Commission hearing; Held by the Planning Commission from the November 5, 2024 Planning Commission hearing until the December 3, 2024 Planning Commission hearing).
3	LUP-35-2024	LATRICE WEST (Held by the Planning Commission from the November 5, 2024 Planning Commission hearing until the December 3, 2024 Planning Commission hearing).
3	LUP-36-2024	JOSE P. GARCIA (Held by the Planning Commission from the November 5, 2024 Planning Commission hearing until the December 3, 2024 Planning Commission hearing).

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District	Case	Held and Continued cases (will not be heard) continued
4	LUP-39-2024	JULIUS C. SEYMOUR (Held by the Planning Commission from the November 5, 2024 Planning Commission hearing until the December 3, 2024 Planning Commission hearing).
3	LUP-40-2024	LUCAS A DOS SANTOS ARAUJO (Held by the Planning Commission 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).
2	SLUP-9-2024	CAMPUS REALTY ADVISORS, LLC (Continued by Staff from the August 6, 2024 Planning Commission hearing until the September 3, 2024 hearing; Continued by the Board of Commissioners from the September 17, 2024 Board of Commissioners hearing until the October 15, 2024 Board of Commissioners Hearing; Continued by Staff from the October 15, 2024 and November 19, 2024 Board of Commissioners hearings until the December 17, 2024 Board of Commissioners hearing).
4	OB-44-2024	HILLTOP RUFÉ SNOW, LLC AND HILLTOPTIC, LP (Held by the Board of Commissioners from the August 20, 2024 Board of Commissioners hearing until the October 15, 2024 Board of Commissioners hearing; Continued by Staff from the October 15, 2024 and November 19, 2024 Board of Commissioners hearings until the December 17, 2024 Board of Commissioners hearing).
3	OB-64-2024	KA MARIETTA, LLC (Continued by Staff from the October 15, 2024 and November 19, 2024 Board of Commissioners hearings until the December 17, 2024 Board of Commissioners hearing).
2	OB-73-2024	WHATABURGER RESTAURANTS, LLC (Continued by Staff from the November 19, 2024 Board of Commissioners hearing until the December 17, 2024 Board of Commissioners hearing).

District	Case	Consent Agenda cases
2	Z-55-2024	IRMA V. PALACIOS (Continued by the Planning Commission from the October 1, 2024 Planning Commission hearing until the November 5, 2024 Planning Commission hearing).
2	Z-59-2024	MAYNOR S. GOMEZ RAMIREZ
2	Z-60-2024	PROBITY ONE, LLC
4	Z-61-2024	NEW ERA HISPANIC SERVICES, INC.
3	LUP-38-2024	CHELSEA HURST
4	OB-49-2024	AMANDA BONETTI/ STNL DEVELOPMENT (Continued by the Board of Commissioners from the August 20, 2024 Board of Commissioners hearing until the September 17, 2024 Board of Commissioners hearing; Continued by Staff from the September 17, 2024 Board of Commissioners hearing until the October 15, 2024 Board of Commissioners hearing; Continued by Staff from the October 15, 2024 Board of Commissioners hearing until the November 19, 2024 Board of Commissioners hearing).
4	OB-68-2024	CARLOS IGLEGIAS
1	OB-69-2024	STEVEN ROGERS

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District	Case	Consent Agenda cases (continued)
4	OB-70-2024	NATE DUNNINGTON
3	OB-71-2024	THE RUBY AND DAVID BROEL LIVING TRUST
4	OB-72-2024	LISSIAH HUNDLEY

District	Case	Held and continued cases - 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).
2	Z-25-2024	LCD ACQUISITIONS, LLC; TOWNPARK RENAISSANCE, LLC (Continued by Staff from the May 7, 2024 Planning Commission hearing until the June 4, 2024 Planning Commission hearing; Held by the Planning Commission from the June 4, 2024 hearing until the July 2, 2024 Planning Commission Hearing; Continued by Staff from the July 16, 2024 Board of Commissioners hearing until the August 20, 2024 hearing; Continued by the Board of Commissioners from the August 20, 2024 hearing until the September 17, 2024 Board of Commissioners hearing; Held by the Board of Commissioners from the September 17, 2024 and the October 15, 2024 Board of Commissioners hearings until the November 19, 2024 Board of Commissioners hearing).
2	SLUP-6-2024	LCD ACQUISITIONS, LLC; TOWNPARK RENAISSANCE, LLC (Continued by Staff from the May 7, 2024 Planning Commission hearing until the June 4, 2024 hearing; Held by the Planning Commission from the June 4, 2024 Planning Commission hearing until the July 2, 2024 hearing; Continued by Staff from the July 16, 2024 Board of Commissioners hearing until the August 20, 2024 hearing; Continued by the Board of Commissioners from the August 20, 2024 Board of Commissioners hearing until the September 17, 2024 Board of Commissioners hearing; Held by the Board of Commissioners from the September 17, 2024 and October 15, 2024 Board of Commissioners hearings until the November 19, 2024 Board of Commissioners hearing).

District	Case	Regular cases
1	Z-62-2024	SCOTT MOORE
4	Z-65-2024	TREJO SOCCER ACADEMY, LLC

District	Case	Other Business cases
3	OB-63-2024	MT. BETHEL CHRISTIAN ACADEMY, INC. (Continued by Staff from the October 15, 2024 Board of Commissioners hearing until the November 19, 2024 Board of Commissioners hearing).
2	OB-74-2024	RIVERVIEW ASSOCIATES, LTD.



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COBB COUNTY BOARD OF COMMISSIONERS

ZONING HEARING CONSENT AGENDA

November 19, 2024

Zoning Cases

Z-55⁽²⁰²⁴⁾ **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. Located on the northwest corner of South Cobb Drive and Waldrep Circle, north of Dink Lane (1883 Waldrep Circle). *(Previously continued by the Planning Commission from the October 1, 2024 Planning Commission hearing until the November 5, 2024 Planning Commission hearing).* Staff recommends approval of Z-55 to the **R-12** zoning district, subject to:

1. Single-family residential use *only*
2. The existing shed for personal storage use *only*
3. Submission of a modified Site Plan showing a reduction of existing impervious area within 60 days to the District Commissioner or, if unavailable, the County Chair, with work to begin within 30 days of Commissioner approval
4. Setback variances *only* as stated in the Zoning comments and recommendations
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
9. Inclusion on the Consent Agenda for the Board of Commissioners' Zoning Hearing on November 19, 2024

Z-59⁽²⁰²⁴⁾ **MAYNOR S. GOMEZ RAMIREZ** (GS Home Solutions, LLC and DMPS Builders, LLC, owner) requesting rezoning from **PSC** to **LI** for an office and warehouse in Land Lot 59 of the 17th District. Located on the northeast corner of Austell Road and Brackett Street (2291 Austell Road). Staff recommends deletion of Z-59 to the **NRC** zoning district, subject to:

1. The District Commissioner or, if unavailable, the County Chair to approve the final Site Plan
2. Variances as stated in the Zoning comments and recommendations
3. Adherence to the Austell Road Design Guidelines, specific to Building Improvements
4. Billboard signage to be ground-based
5. Final elevations to be approved by the District Commissioner

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Z-59⁽²⁰²⁴⁾ MAYNOR S. GOMEZ RAMIREZ (continued)

6. Cleanup of the property within 60 days of approval by the Board of Commissioners
7. Work vehicles to be parked in the rear or inside the building (not in the front)
8. *Use* restrictions (*uses* not permitted) include the following: emissions or inspection stations and light automobile repair establishments
9. Fire Department comments and recommendations
10. Water and Sewer Division 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 November 19, 2024

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 of Z-60 to the **R-20** zoning district, subject to:

1. Fire Department comments and recommendations
2. Stormwater Management Division comments and recommendations
3. Water and Sewer Division comments and recommendations
4. Department of Transportation comments and recommendations
5. Inclusion on the Consent Agenda for the Board of Commissioners' Zoning Hearing on November 19, 2024

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 of Z-61 to the **NRC** zoning district, subject to:

1. Site Plan received by the Zoning Division on September 5, 2024 (on file in the Zoning Division), 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

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Z-61⁽²⁰²⁴⁾ NEW ERA HISPANIC SERVICES, INC. (continued)

4. Variance for parking on a non-hardened and treated surface as stated in the Zoning comments and recommendations
5. 10-foot landscape screening buffer and a six-foot 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
12. Department of Transportation comments and recommendations
13. Inclusion on the Consent Agenda for the Board of Commissioners' Zoning Hearing on November 19, 2024

LUP-38⁽²⁰²⁴⁾ 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). To recommend approval of LUP-38 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
4. Department of Transportation comments and recommendations
5. Inclusion on the Consent Agenda for the Board of Commissioners' Zoning Hearing on November 19, 2024

OTHER BUSINESS CASES

ITEM OB-49-2024

To consider amending the site plan and stipulations for Amanda Bonetti/ STNL Development regarding rezoning application Z-20 of 2006. The 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). *(Continued by the Board of Commissioners from the August 20, 2024 Board of Commissioners hearing until the September 17, 2024 Board of Commissioners hearing; Continued by Staff from the September 17, 2024 Board of Commissioners hearing until the October 15, 2024 Board of Commissioners hearing; Continued by the Board of Commissioners from the October 15, 2024 Board of Commissioners hearing until the November 19, 2024 Board of Commissioners hearing).*

1. Revised site plan received on November 11, 2024, with the District Commissioner approving minor modifications;
2. Building elevations received November 11, 2024, with the District Commissioner approving the final elevations;
3. Cobb DOT comments last revised October 22, 2024.
4. Fire Department comments contained in the Other Business packet; and
5. All previous stipulations not in conflict with this amendment to remain in effect.

ITEM OB-68-2024

To consider amending the site plan for Carlos Iglecias regarding rezoning application Z-118 of 1996. The property is located at the east side of Floyd Road, north of White Boulevard in Land Lots 31 and 42 of the 17th District (4855 Floyd Road). Staff recommends approval subject to:

1. Site plan received September 18, 2024 with the District Commissioner approving minor modifications;
2. Fire comments;
3. Cobb DOT comments;
4. SWM comments; and
5. District Commissioner approve the final building elevations.

ITEM OB-69-2024

To consider a reduction of public road frontage from 75-feet to zero-feet and variances for gravel drives and setbacks for existing accessory structures for Steven Rogers. The property located on the north end of Trail Road, south of Due West Road in Land Lot 298 and 311 of the 20th District (4531 Due West Road). Staff recommends approval subject to:

1. Road frontage is reduced to zero-feet;
2. Variances approved for the gravel driveway and accessory structures as shown on the site plan received October 1, 2024;
3. SWM comments; and
4. Fire comments.

ITEM OB-70-2024

To consider amending the site plan for Nate Dunnington regarding rezoning application #167 of 1987. The property is located on the north side of the East West Connector, east of Hospital South Drive in Land Lot 921 of the 19th District (3999 Austell Road). Staff recommends approval subject to:

1. Site plan received October 4, 2024 with the District Commissioner approving minor modifications;
2. Fire comments;
3. Water and Sewer comments;
4. SWM comments; and
5. District Commissioner approve the final building elevations.

ITEM OB-71-2024

To consider a reduction of required minimum public road frontage from 75-feet to 20-feet for Tract 2, access on gravel driveway and accessory structure variances for tract 1 for The Ruby and David Broel Living Trust. The property is located on the south side of Ebenezer Road, southeast of Fawn Trail in Land Lot 415 of the 16th District (3405 Ebenezer Road). Staff recommends approval subject to:

1. Road frontage for Tract 2 reduced to 20-feet;
2. Variances approved for the gravel driveway and accessory structures as shown on the site plan received October 10, 2024;
3. SWM comments;
4. Water and Sewer comments;
5. Fire comments; and
6. Cobb DOT comments.

ITEM OB-72-2024

To consider amending the site plan for Lissiah Hundley regarding rezoning application Z-73 of 2022. The property is located on the south side of I-20, and on the north side of Interstate West Parkway in Land Lot 583 of the 18th District. Staff recommends approval subject to:

1. Site plan received October 14, 2024 with the District Commissioner approving minor modifications;
2. Fire comments;
3. Water and Sewer comments;
4. SWM comments; and
5. All previous stipulations not in conflict to remain in effect.