



Cobb County...Expect the Best!

COBB COUNTY PLANNING COMMISSION

ZONING HEARING SUMMARY AGENDA

February 4, 2025

Cases Withdrawn Without Prejudice		
District	Case	Applicant
4	Z-44-2024	MANOR RESTORATIONS, LLC (Continued by Staff from the August 6, 2024 through December 3, 2024 Planning Commission hearings until the February 4, 2025 Planning Commission hearing). withdrawn without prejudice
2	Z-63-2024	WHATABURGER RESTAURANTS, LLC (Continued by Staff from the November 5, 2024 and December 3, 2024 Planning Commission hearings until the February 4, 2025 Planning Commission hearing). withdrawn without prejudice
2	Z-2-2025	KAREEM OLUGBENGA withdrawn without prejudice
1	SLUP-1-2025	TT OF KENNESAW, INC. withdrawn without prejudice

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 February 4, 2025 Planning Commission hearings until the March 4, 2025 Planning Commission hearing).
2	Z-68-2024	SAKSS AUSTELL, LLC (Continued by Staff from the December 3, 2024 and February 4, 2025 Planning Commission hearing until the March 4, 2025 Planning Commission hearing).
1	SLUP-2-2025	FREE BIRD COMMUNICATIONS LLC (Continued by Staff from the February 4, 2025 Planning Commission hearing until the March 4, 2025 Planning Commission hearing).

District	Case	Consent Agenda
1	Z-1-2025	TT OF KENNESAW, INC.
1	Z-3-2025	TRATON HOMES
4	Z-4-2025	JUSCELIO CRUZ
4	LUP-1-2025	THE GIVING GARDENS, INC.
3	LUP-2-2025	JACQUELINE TIO
1	LUP-3-2025	ARCHBISHOP GREGORY J. HARTMAYER, ARCHBISHOP OF THE ARCHDIOCESE OF ATLANTA, AS TRUSTEE OF AOA PARISH REAL ESTATE TRUST
3	LUP-5-2025	CAITLIN COSTELLO
1	LUP-7-2025	GARFIELD MCCOOK

District	Case	Held and continued case - to be heard
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 through December 3, 2024 Planning Commission hearings until the February 4, 2025 Planning Commission hearing).

District	Case	Regular cases
3	LUP-4-2025	HERO FARMED COOPERATIVE
4	LUP-6-2025	LAKEE GULLEDGE BANDA
4	SLUP-3-2025	SWARM FOOTBALL CLUB, LLC



Cobb County...Expect the Best!

COBB COUNTY PLANNING COMMISSION

ZONING HEARING CONSENT AGENDA

February 4, 2025

Zoning Cases

Z-1 TT OF KENNESAW, INC. (TT of Kennesaw, Inc., owner) requesting rezoning from **R-30 and GC** to **CRC** for used car sales and an automotive parking lot in Land Lot 125 of the 20th District. Located on the south side of Cobb Parkway, on the north side of New Rutledge Road, east of Jim Owens Road (3067 North Cobb Parkway). The Planning Commission recommends approval subject to:

1. Site plan received by the Zoning Division on December 2, 2024, with minor modifications to be approved by the District Commissioner;
2. Fire Department comments and recommendations;
3. Stormwater Management Division comments and recommendations;
4. Water and Sewer Division comments and recommendations;
5. Department of Transportation comments and recommendations; and
6. Applicant to plant a 40-foot landscape buffer along New Rutledge Road.

Z-3 TRATON HOMES (Karen C. Pigott, as Executor of the Estate of Bernard E. Inhulsen, owners) requesting rezoning from **R-80** to **R-30 and R-80** for a single-family residential subdivision in Land Lots 386 and 429 of the 19th District Located on the north side of Lost Mountain Road, east of Macland Woods Drive (1949 Lost Mountain Road). The Planning Commission recommends approval subject to:

1. The District Commissioner to approve the final site plan and building elevations;
2. The District Commissioner to approve the final landscape plan;
3. Fire Department comments and recommendations;
4. Water and Sewer Division comments and recommendations;
5. Stormwater Management Division comments and recommendations; and
6. Department of Transportation comments and recommendations.

Z-4 **JUSCELIO CRUZ** (Feydi Mendez Hernandez, owner) requesting rezoning from **R-20 and RM-12** to **R-15** for two single-family houses in Land Lot 590 of the 18th District. Located on the west side of Elsner Road, south of Riverside Parkway (7310 Elsner Road). The Planning Commission recommends deletion to R-20 subject to:

1. District Commissioner approve the final house elevations;
2. Fire Department comments and recommendations;
3. Stormwater Management Division comments and recommendations;
4. Water and Sewer Division comments and recommendations; and
5. Department of Transportation comments and recommendations.

LUP-1 **THE GIVING GARDENS, INC.** (The Giving Gardens, Inc., owner) requests a Temporary Land Use Permit (**Renewal**) for a community garden space including animal husbandry, education, mobile food service unit, food sales, and intern housing in Land Lots 183 and 250 of the 17th District. Located on the north side of Cooper Lake Road, and on the east side of Waits Drive (79 Cooper Lake Road, 5288 Waits Drive). Staff recommends approval for 24 months, subject to:

1. No parking on the right-of-way. All customer and client parking must be on the adjacent, paved Church property parking lot;
2. No exterior signs;
3. No outside storage allowed; and
4. DOT comments and recommendations.

LUP-2 **JACQUELINE TIO** (Jacqueline Tio, owner) requests a Temporary Land Use Permit (**Renewal**) to allow occupancy of an accessory structure in Land Lot 256 of the 16th District. Located on the west side of Wesley Chapel Road, north of Rivaridge Drive (4015 Wesley Chapel Road). Staff recommends approval for 24 months, subject to:

1. To be used for personal (family) use *only*

LUP-3 **ARCHBISHOP GREGORY J. HARTMAYER, ARCHBISHOP OF THE ARCHDIOCESE OF ATLANTA, AS TRUSTEE OF AOA PARISH REAL ESTATE TRUST** (Most Reverend John F. Donoghue, D.D., as Archbishop of the Roman Catholic Archdiocese of Atlanta and/or His Successors in Office, owners) requests a Temporary Land Use Permit **(RENEWAL)** for a catholic campus ministry in Land Lot 97 of the 20th District. Located on the west side of Campus Loop Road, across from Paulding Avenue (3487 Campus Loop Road). Staff recommends approval for 24 months, subject to:

1. All parking to be within the driveway or at KSU.

LUP-5 **CAITLIN COSTELLO** (Caitlin Costello, owner) requests a Temporary Land Use Permit **(RENEWAL)** for growing and selling cut flowers in Land Lot 156 of the 1st District. Located on the north side of Sunset Trail, east of Bayliss Drive (5171 Sunset Trail). 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.

LUP-7 **GARFIELD MCCOOK** (Garfield McCook and Andrea McCook, owners) requests a Temporary Land Use Permit **(RENEWAL)** for a personal care home in Land Lot 22 of the 20th District. Located on the south side of Stilesboro Road, west of Allatoona Lane (4549 Stilesboro Road). Staff recommends approval for 24 months, subject to:

1. Maximum of 14 residents;
2. Maintain turn around capabilities of driveway so that vehicles can exit the property frontwards;
3. No exterior signs;
4. Maintain all State and County required permits;
5. Maintain size of lot as it exists currently; and
6. Department of Transportation comments and recommendations.