

**MINUTES OF PUBLIC HEARING/COMPREHENSIVE PLAN
COBB COUNTY PLANNING COMMISSION
JANUARY 7, 2025
7:00 P.M.**

The Planning Commission's *2025 Comprehensive Plan and Future Land Use Map Amendments Public Hearing* was held on Tuesday, January 7, 2025, at 7:00 p.m. in the second-floor public meeting room of the David Hankerson Building, Marietta, Georgia. Present and comprising a quorum of the Commission were:

Stephen Vault, Chairman
David Anderson
Fred Beloin
Christine Lindstrom
Michael Hughes

CALL TO ORDER – CHAIRMAN VAULT

Chairman Vault called the meeting to order at 7:01 p.m. and introduced Mr. Phillip Westbrook, Community Development Senior Planner, who explained the procedures regarding the public hearing and provided information regarding the *proposed 2025 Comprehensive Plan and Future Land Use amendments*. A copy of the document entitled *2025 Comprehensive Plan and Future Land Use Amendments* is on file in the Office of the County Clerk.

ZONING DECISIONS (ZDs)

Mr. Westbrook read the following *proposed* Zoning Decisions (ZDs) amendments into the record as each amendment was considered individually and voted on separately.

ZD-1 (Z-38 of 2023) request from LDR to MDR for property located on the west side of Spring Hill Road and on the south side of Simpson Road. (Commission District: 2)

The public hearing was opened; there were no public comments or commissioner concerns brought forward. Thereafter, the following motion was made:

MOTION: Motion by Anderson, second by Beloin, to recommend **approval** of ZD-1, *as presented*:

VOTE: **ADOPTED 5-0**

ZD-2 (Z-1 of 2024) request from NAC and LDR to NAC for property located on the east side of Mableton Parkway and on the north side of Community Road. (Commission District: 4)

The public hearing was opened; there were no public comments or commissioner concerns brought forward. Thereafter, the following motion was made:

**MINUTES OF PUBLIC HEARING/COMPREHENSIVE PLAN
COBB COUNTY PLANNING COMMISSION
JANUARY 7, 2025
PAGE 2**

ZONING DECISIONS (ZDs) (CONT.)

ZD-2 (CONT.)

MOTION: Motion by Hughes, second by Lindstrom, to recommend **approval** of ZD-2, *as presented*:

VOTE: **ADOPTED 5-0**

ZD-3 (Z-12 of 2024) request from MTC-MDR to MTC-NAC for property located on the east side of Floyd Road and on the south side of Ayres Road. (Commission District: 4)

The public hearing was opened; there were no public comments or commissioner concerns brought forward. Thereafter, the following motion was made:

MOTION: Motion by Hughes, second by Lindstrom, to recommend **approval** of ZD-3, *as presented*:

VOTE: **ADOPTED 5-0**

ZD-4 (Z-13 of 2024) request from MDR to PI for property located at the west side of Cooper Lake Road, north of Daniel Street. (Commission District: 2)

The public hearing was opened; there were no public comments or commissioner concerns brought forward. Thereafter, the following motion was made:

MOTION: Motion by Anderson, second by Beloin, to recommend **approval** of ZD-4, *as presented*:

VOTE: **ADOPTED 5-0**

ZD-5 (Z-36 of 2024) request from RAC-rs to RAC-hdr for property located on the southeast side of Lodge Road, east of Greers Chapel Road. (Commission District: 2)

The public hearing was opened; there were no public comments or commissioner concerns brought forward. Thereafter, the following motion was made:

MOTION: Motion by Anderson, second by Hughes, to recommend **approval** of ZD-5, *as presented*:

VOTE: **ADOPTED 5-0**

**MINUTES OF PUBLIC HEARING/COMPREHENSIVE PLAN
COBB COUNTY PLANNING COMMISSION
JANUARY 7, 2025
PAGE 3**

ZONING DECISIONS (ZDs) (CONT.)

ZD-6 (Z-15 of 2023 – Approved in 2024) request from CAC to HDR for property located on the southside of Chastain Road, on the west side of Chastain Meadows Parkway. (Commission District: 2)

The public hearing was opened, and Tammy Rubel addressed the Planning Commission. Thereafter, the following motion was made:

MOTION: Motion by Anderson, second by Beloin, to recommend **denial** of ZD-6.

VOTE: **ADOPTED** 5-0

COMMISSIONER PROPOSALS (CPs) CONSIDERED CONCURRENTLY

Mr. Westbrook read all the Commissioner Proposals (CPs) amendments into the record. Of the proposed CPs, the following amendments were considered and voted on concurrently as there were no public comments or commissioner concerns brought forward. Thereafter, the following motion was made:

MOTION: Motion by Beloin, second by Anderson, to recommend **approval** of the following Commissioner Proposals, *as presented*:

CP-1-1A Request from LDR to PI for property located on the west side of Campus Loop Road, north of Chastain Road. (Commission District: 1)

CP-1-1B Request from RAC-rs and RAC-off to RAC-pi for property located on the west side of Busbee Drive, north of Big Shanty Road. (Commission District: 1)

CP-1-1C Request from PIA to PI for property located on the east and west sides of Chastain Road, west of Town Point Drive and south of Big Shanty Road. (Commission District: 1)

CP-1-1D Request from NAC to PI for property located on the east side of Campus Loop Road and north of Big Shanty Road. (Commission District: 1)

CP-1-2 Request from RAC-rs to CAC for property located on the west side of Greers Chapel Road, south of Ernest Barrett Parkway. (Commission District: 1)

CP-1-3 Request from PIA to PRC for property located on the west side of Barrett Lakes Boulevard, north of Cobb Place Boulevard. (Commission District: 1)

**MINUTES OF PUBLIC HEARING/COMPREHENSIVE PLAN
COBB COUNTY PLANNING COMMISSION
JANUARY 7, 2025
PAGE 4**

**COMMISSIONER PROPOSALS (CPs) CONSIDERED CONCURRENTLY
(CONT.)**

- CP-1-4** Request from LDR to PI for property located on the west side of Powder Springs Road, south of County Services Parkway. (Commission District: 1)
- CP-3-2** Request from NAC w/SAPG to NAC for property located on the west side of Johnson Ferry Road, north of Paper Mill Road. (Commission District: 3)
- CP-4-2** Request from NAC to LDR for property located on the north and south sides of Evergreen Drive and Warren Drive, west of Austell Road. (Commission District: 4)
- CP-4-3** Request from MDR to LDR for property located on the west side of Cooper Lake Road, north of Veterans Memorial Highway. (Commission District: 4)

VOTE: ADOPTED 5-0

COMMISSIONER PROPOSALS (CPs) CONSIDERED INDIVIDUALLY

Mr. Westbrook read the following *proposed* Commissioner Proposal (CP) amendments into the record as each amendment was considered individually and voted on separately.

- CP-3-1** Request from MDR to LDR for property located on the east side of Alabama Road, north of Lindsey Way. (Commission District: 3)

The public hearing was opened, and Shelia Jett 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 CP-3-1, *as presented*.

VOTE: ADOPTED 5-0

- CP-4-1** Request from NAC to LDR for property located on the south side of Perkerson Mill Road, west of Austell Road. (Commission District: 4)

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

MINUTES OF PUBLIC HEARING/COMPREHENSIVE PLAN
COBB COUNTY PLANNING COMMISSION
JANUARY 7, 2025
PAGE 5

COMMISSIONER PROPOSALS (CPs) CONSIDERED INDIVIDUALLY (CONT.)

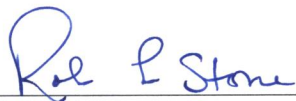
CP-4-1 (CONT.)

MOTION: Motion by Hughes, second by Lindstrom, to recommend approval of CP-4-1, *as presented*.

VOTE: **ADOPTED** 5-0

ADJOURNMENT:

The hearing adjourned at 7:37 p.m.



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