

**MINUTES OF ZONING HEARING
COBB COUNTY BOARD OF COMMISSIONERS
FEBRUARY 18, 2025
9:00 A.M.**

The Board of Commissioners' Zoning Hearing was held on Tuesday, February 18, 2025, in the second-floor public meeting room of the David Hankerson Building, 100 Cherokee Street, Marietta, Georgia. Present and comprising a quorum of the Board were:

Lisa Cupid, Chairwoman
Commissioner JoAnn Birrell
Commissioner Keli Gambrell
Commissioner Monique Sheffield

CALL TO ORDER – CHAIRWOMAN CUPID

Chairwoman Cupid called the hearing to order at 9:02 a.m.

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 John Pederson, Zoning Division Manager, reviewed the hearing procedures and announced the following cases which were *withdrawn, held, or continued*.

WITHDRAWN, HELD, AND CONTINUED CASES

Z-37'²⁴ **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; continued by the PC from the October 1, 2024, through the December 3, 2024, PC hearings until the February 4, 2025, PC hearing).* **WITHDRAWN WITHOUT PREJUDICE**

Z-44'²⁴ **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 sides of Hickory Trail, south of Veterans Memorial Highway, and on the south side of Blackhawk Trail (922 Veterans Memorial Highway, Queen Mill Road, and 6001 Hickory Trail). *(Previously continued by Staff from the August 6, 2024, through the December 3, 2024, Planning Commission (PC) hearings until the February 4, 2025, PC hearing).* **WITHDRAWN WITHOUT PREJUDICE**

Z-63'²⁴ **WHATABURGER RESTAURANTS, LLC** (West Village Associates, LLC, owner) requesting rezoning from **R-20** to **PVC** for retail and a restaurant in land lot 748 of the 17th district. Property is located on the south side of Atlanta Road, east of West Village Way and northwest of Pine Street (Atlanta Road). *(Previously continued by Staff from the November 5, 2024, and December 3, 2024, Planning Commission (PC) hearings until the February 4, 2025, PC hearing).* **WITHDRAWN WITHOUT PREJUDICE**

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WITHDRAWN, HELD, AND CONTINUED CASES (CONT.)

Z-2 **KAREEM OLUGBENGA** (Grace Kareem and Kareem Olugbenga, owners) requesting rezoning from **RM-12** to **RA-4** for townhomes in land lot 279 of the 17th district. Property is located at the southwest intersection of Cranfill Road and Oak Street (212 Cranfill Road). ***WITHDRAWN WITHOUT PREJUDICE***

SLUP-1 **TT OF KENNESAW, INC.** (TT of Kennesaw, Inc., owner) requesting a **Special Land Use Permit** for a car sales and automotive parking lot in land lot 125 of the 20th district. Property is 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). ***WITHDRAWN WITHOUT PREJUDICE***

O.B. 73²⁴ To consider amending the site plan and stipulations for Whataburger Restaurants, LLC regarding rezoning application Z-64 of 2017. Property is located on the northwest side of West Village Parkway, the south side of West Atlanta Road, the west side of Atlanta Road, and the westerly side of Pine Street in land lot 748 of the 17th district (4448 Atlanta Road). ***(Previously continued by Staff from the November 19, 2024, and December 17, 2024, Board of Commissioners' (BOC) Zoning hearings until the February 18, 2025, BOC Zoning hearing). WITHDRAWN WITHOUT PREJUDICE***

LUP-4 **HERO FARMED COOPERATIVE** (Chimney Springs Homeowners' Association, Inc., owner) requesting a **Temporary Land Use Permit** for a pop-up market to sell frozen, packaged meats in land lots 21, 22, and 57 of the 1st district. Property is located on the south side of Hearthstone Circle and on the south side of Chimney Springs Drive (2465 Hearthstone Circle).

Mr. Pederson presented the Applicant's request to withdraw LUP-4; thereafter, the following motion was made:

MOTION: Motion by Birrell, second by Sheffield, to **allow** LUP-4 to be *withdrawn without prejudice*.

VOTE: **ADOPTED 4-0**

Z-2²⁴ **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 February 4, 2025, Planning Commission (PC) hearings until the March 4, 2025, PC hearing; therefore, was not considered at this hearing).***

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WITHDRAWN, HELD, AND CONTINUED CASES (CONT.)

- Z-43^{'24}** **CAMPUS REALTY ADVISORS, LLC** (Glenn Chastain, LLC, owner) requesting rezoning from **OS** to **RRC** for purpose-built student housing in land lot 430 of the 16th district. Property is located at the terminus of Chastain Center Boulevard, south of Chastain Road (500 Chastain Center Boulevard). *(Previously continued by Staff from the August 6, 2024, Planning Commission (PC) hearing until the September 3, 2024, PC hearing; continued by the Board of Commissioners (BOC) from the September 17, 2024, BOC Zoning hearing until the October 15, 2024, BOC Zoning hearing; continued by Staff from the October 15, 2024, through the February 18, 2025, BOC Zoning hearings until the March 18, 2025, BOC Zoning hearing; therefore, was not considered at this hearing).*
- Z-68^{'24}** **SAKSS AUSTELL, LLC** (Robert Alan Plott and Donna Dickson Plott and Yonas Bayou, owners) requesting rezoning from **R-20** to **NRC** for a convenience store with fuel sales, retail, and drive through restaurant in land lot 84 of the 17th district. Property is located on the west side of Austell Road, north of Chamberlain Circle (2096 and 2106 Austell Road). *(Previously continued by Staff from the December 3, 2024, and February 4, 2025, Planning Commission (PC) hearings until the March 4, 2025, PC hearing; therefore, was not considered at this hearing).*
- SLUP-9^{'24}** **CAMPUS REALTY ADVISORS, LLC** (Glenn Chastain, LLC, owner) requesting a **Special Land Use Permit** for purpose-built student housing in land lot 430 of the 16th district. Property is located at the terminus of Chastain Center Boulevard, south of Chastain Road (500 Chastain Center Boulevard). *(Previously continued by Staff from the August 6, 2024, Planning Commission (PC) hearing until the September 3, 2024, PC hearing; continued by the Board of Commissioners (BOC) from the September 17, 2024, BOC Zoning hearing until the October 15, 2024, BOC Zoning hearing; continued by Staff from the October 15, 2024, through the February 18, 2025, BOC Zoning hearings until the March 18, 2025, BOC Zoning hearing; therefore, was not considered at this hearing).*
- SLUP-2** **FREE BIRD COMMUNICATIONS, LLC** (Dixie L. Stretch and Donald G. Stretch, owners) requesting a **Special Land Use Permit** for a 185-foot communications tower in land lot 160 of the 20th district. Property is located on the northeast corner of Acworth Due West Road and Jim Owens Road (2516 Acworth Due West Road). *(Continued by Staff from the February 4, 2025, Planning Commission (PC) hearing until the March 4, 2025, PC hearing; therefore, was not considered at this hearing).*
- SLUP-3** **SWARM FOOTBALL CLUB, LLC** (Cobb Futbol Holdings, LLC, owner) requesting a **Special Land Use Permit** for a soccer facility in land lots 862 and 841 of the 19th district. Property is located south of Marathon Circle,

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WITHDRAWN, HELD, AND CONTINUED CASES (CONT.)

SLUP-3 SWARM FOOTBALL CLUB, LLC (CONT.)

south of the East-West Connector (3598 Marathon Circle). *(Held by the Planning Commission (PC) from the February 4, 2025, PC hearing until the March 4, 2025, PC hearing; therefore, was not considered at this hearing).*

NOTE: This case is in the City of Mableton, so this case will be shown as WITHDRAWN on next month's agenda.

O.B. 5 Diana Bickers requesting consideration for a road frontage reduction from 75-feet to zero-feet for Tract 2 for property located on the north side of Awtrey Church Road in land lot 39 of the 20th district (5830 Awtrey Church Road).

Mr. Pederson presented the Applicant's request for a continuance of O.B. 5; thereafter, the following motion was made:

MOTION: Motion by Gambrill, second by Birrell, to **continue** O.B. 5 to the March 18, 2025, Board of Commissioners' Zoning Hearing.

VOTE: **ADOPTED 4-0**

Mr. Pederson made the following announcement and read in the cases for 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 Cupid, second by Birrell, to **approve** the following cases on the Consent Agenda, *as revised*:

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. Property is 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).

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CONSENT AGENDA (CONT.)

Z-1 TT OF KENNESAW, INC. (CONT.)

To **approve** Z-1 to the **CRC** zoning district, subject to:

- 1. Site Plan received by the Zoning Division on December 2, 2024, with minor modifications to be approved by the District Commissioner (attached and made a part of these minutes)**
- 2. Applicant to plant a 40-foot landscape buffer along New Rutledge Road, which is to create a visual screening barrier that shall remain in perpetuity, with the District Commissioner to assess the adequacy**
- 3. There is to be no amplified sound within 100 feet of New Rutledge Road**
- 4. Fire Department comments and recommendations**
- 5. Stormwater Management Division comments and recommendations**
- 6. Water and Sewer Division comments and recommendations**
- 7. Department of Transportation comments and recommendations**

At the call for Z-3 (Traton Homes), opposition was present; therefore, Z-3 was pulled from the Consent Agenda and heard on the Regular Agenda in its numerical order. Later in the hearing, the Applicant and opposition came to an agreement, and Z-3 was added back to the Consent Agenda (see page 12 of these minutes for the motion).

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. Property is located on the west side of Elsner Road, south of Riverside Parkway (7310 Elsner Road).

To **delete** Z-4 to the **R-20** zoning district, subject to:

- 1. District Commissioner to approve the final Site Plan, final Landscape Plan, and final house elevations**
- 2. Landscape Plan shall include a 20-foot buffer along the northern property line of Lot 2**
- 3. All other Staff comments, *not otherwise in conflict***
- 4. Fire Department comments and recommendations**
- 5. Stormwater Management Division comments and recommendations**
- 6. Water and Sewer Division comments and recommendations**
- 7. Department of Transportation comments and recommendations**

LUP-1 THE GIVING GARDENS, INC. (The Giving Gardens, Inc., owner) requesting 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. Property is located on the north side of Cooper Lake Road, and on the east side of Waits Drive (79 Cooper Lake Road, 5288 Waits Drive).

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CONSENT AGENDA (CONT.)

LUP-1 THE GIVING GARDENS, INC. (CONT.)

To **approve** LUP-1 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**
- 4. Department of Transportation comments and recommendations**

LUP-2 JACQUELINE TIO (Jacqueline Tio, owner) requesting a **Temporary Land Use Permit (Renewal)** to allow occupancy of an accessory structure in land lot 256 of the 16th district. Property is located on the west side of Wesley Chapel Road, north of Rivaridge Drive (4015 Wesley Chapel Road).

To **approve** LUP-2 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) requesting a **Temporary Land Use Permit (RENEWAL)** for a catholic campus ministry in land lot 97 of the 20th district. Property is located on the west side of Campus Loop Road, across from Paulding Avenue (3487 Campus Loop Road).

To **approve** LUP-3 for **24 months**, subject to:

- 1. All parking to be within the driveway or at Kennesaw State University (KSU) campus**

LUP-5 CAITLIN COSTELLO (Caitlin Costello, owner) requesting a **Temporary Land Use Permit (RENEWAL)** for growing and selling cut flowers in land lot 156 of the 1st district. Property is located on the north side of Sunset Trail, east of Bayliss Drive (5171 Sunset Trail).

To **approve** LUP-5 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**

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CONSENT AGENDA (CONT.)

LUP-7 **GARFIELD MCCOOK** (Garfield McCook and Andrea McCook, owners) requesting a **Temporary Land Use Permit (RENEWAL)** for a personal care home in land lot 22 of the 20th district. Property is located on the south side of Stilesboro Road, west of Allatoona Lane (4549 Stilesboro Road).

To **approval** LUP-7 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 the size of the lot as it currently exists**
- 6. Department of Transportation comments and recommendations**

OTHER BUSINESS

O.B. 1 Robert Carignan requesting consideration for a lot size reduction from 20,000 square-feet to 18,402 square-feet (existing), a side setback variance from 10-feet to five-feet along north property line (existing), and encroachment into the stream buffer for a proposed swimming pool for property located on the east side of Paradise Shoals Road in land lot 835 of the 17th district (4559 Paradise Shoals Road).

To **approve** O.B. 1, subject to:

- 1. Lot size and other variances as provided**
- 2. Stormwater Management Division comments and recommendations contained in the Other Business packet**

O.B. 2 To consider a Settlement of Litigation for Donald K. Nix et al. regarding case Z-4 of 2023. Property is located on the south side of Freeman Road, east of Johnson Ferry Road in land lot 539 of the 16th district (4290 Freeman Road).

To **approve** O.B. 2, subject to:

- 1. Letter of agreeable conditions from Parks Huff dated January 9, 2025 (attached and made a part of these minutes), *with the following clarification:***
 - A. Manipulation of the front and rear setbacks as described in Item No. 2 of the stipulation letter shall take precedence over the front and rear setbacks listed on the Site Plan**
- 2. Letter of recommendation from the East Cobb Civic Association dated February 14, 2025 (attached and made a part of these minutes)**
- 3. Fire Department comments and recommendations contained in the Other Business packet**

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CONSENT AGENDA (CONT.)

OTHER BUSINESS (CONT.)

O.B. 2 (CONT.)

- 4. Cobb DOT comments and recommendations contained in the Other Business packet**
- 5. Stormwater Management Division comments and recommendations contained in the Other Business packet**
- 6. Site Plan Review comments and recommendations contained in the Other Business packet**

O.B. 3 James D. Helton requesting consideration for a road frontage reduction from 75-feet to zero-feet for lots 2 and 3, a road frontage reduction from 75-feet to 30-feet for lot 4, and to allow an accessory structure to the side of house on lot 4 (existing) for property located on the north side of Pickens Road in land lots 141 and 156 of the 19th district (1025 Pickens Road).

To **approve** O.B. 3, subject to:

- 1. Stormwater Management Division comments and recommendations contained in the Other Business packet**
- 2. Water and Sewer Division comments and recommendations contained in the Other Business packet**
- 3. Fire Department comments and recommendations contained in the Other Business packet**
- 4. Cobb DOT comments and recommendations contained in the Other Business packet**
- 5. Site Plan Review comments and recommendations contained in the Other Business packet**

O.B. 4 Ron King requesting consideration for a road frontage reduction from 75-feet to 50-feet for lots 1 & 2 for property located on the north side of Velma Drive in land lot 351 of the 19th district (3454 Velma Drive).

To **approve** O.B. 4, subject to:

- 1. Stormwater Management Division comments and recommendations contained in the Other Business packet**
- 2. Fire Department comments and recommendations contained in the Other Business packet**
- 3. Cobb DOT comments and recommendations contained in the Other Business packet**

At the call for O.B. 6 (Vanderlande Industries, Inc.), opposition was present; therefore, O.B. 6 was pulled from the Consent Agenda and heard later in its numerical order (see page 11 of these minutes).

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CONSENT AGENDA (CONT.)

OTHER BUSINESS (CONT.)

- O.B. 7** To consider installing a gate and making Park Grace Road a private road for BEB Investments LLC. Property is located on the west side of Acworth Dallas Road in land lot 40 of the 20th district (4313 Acworth Dallas Road).

To **approve** O.B. 7, subject to:

- 1. County Attorney's office to approve the Memorandum of Agreement for the gated subdivision prior to Board of Commissioners' approval**
- 2. Cobb DOT comments and recommendations contained in the Other Business packet**
- 3. Water and Sewer Division comments and recommendations contained in the Other Business packet**
- 4. Stormwater Management Division comments and recommendations contained in the Other Business packet**
- 5. Fire Department comments and recommendations contained in the Other Business packet**
- 6. Site Plan Review comments and recommendations contained in the Other Business packet**

- O.B. 8** Kareem Olugbenga requesting consideration for a lot size reduction from 80,000 square-feet to 13,249 square-feet and other variances outlined in the application for property located at the southwest corner of Cranfill Road and Oak Street in land lot 279 of the 17th district (212 Cranfill Road).

To **approve** O.B. 8, subject to:

- 1. Stormwater Management Division comments and recommendations contained in the Other Business packet**
- 2. Fire Department comments and recommendations contained in the Other Business packet**
- 3. Cobb DOT comments and recommendations contained in the Other Business packet**
- 4. Site Plan Review comments and recommendations contained in the Other Business packet**
- 5. Site Plan Approval Requests received by the Zoning Division on January 15, 2025 (attached and made a part of these minutes)**

- O.B. 9** To consider amending the site plan and stipulations for Caliber Capital Kennesaw, LLC regarding rezoning application Z-17 of 2023 and SLUP-5 of 2023. Property is located on the west side of Roberts Court, and on the east side of I-75 in land lot 651 of the 16th district (500 and 510 Roberts Court).

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CONSENT AGENDA (CONT.)

OTHER BUSINESS (CONT.)

O.B. 9 (CONT.)

To **approve** O.B. 9, subject to:

- 1. Site Plan received by the Zoning Division on January 15, 2025 (attached and made a part of these minutes)**
- 2. Fire Department comments and recommendations contained in the Other Business packet**
- 3. Cobb DOT comments and recommendations contained in the Other Business packet**
- 4. Stormwater Management Division comments and recommendations contained in the Other Business packet**
- 5. All previous stipulations and conditions, *not otherwise in conflict*, to remain in effect**

O.B. 10

To consider amending the site plan for Robles Partners, LLC regarding rezoning application Z-55 of 2007. Property is located on the southerly side of Riverside Parkway at White Road, in land lots 866, 867, 871, and 872 of the 18th district (601 Riverside Parkway).

To **approve** O.B. 10, subject to:

- 1. Site Plan received by the Zoning Division on January 16, 2025 (attached and made a part of these minutes)**
- 2. Additional landscaping to be planted along the road frontage to fill in the landscaping gap**
- 3. Final Landscape Plan to be approved by the District Commissioner**
- 4. Building elevations to include brick front, with final elevations to be approved by the District Commissioner**
- 5. A comprehensive Spill Prevention Plan to be reviewed and approved by Stormwater Management to ensure environmental compliance**
- 6. All other Staff comments and recommendations, *not otherwise in conflict***
- 7. Stormwater Management Division comments and recommendations contained in the Other Business packet**
- 8. Water and Sewer Division comments and recommendations contained in the Other Business packet**
- 9. Fire Department comments and recommendations contained in the Other Business packet**
- 10. Cobb DOT comments and recommendations contained in the Other Business packet**

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CONSENT AGENDA (CONT.)

OTHER BUSINESS (CONT.)

O.B. 10 (CONT.)

**11. Site Plan Review comments and recommendations contained in the
Other Business packet**

CONSENT VOTE: **ADOPTED 4-0**

REGULAR AGENDA

At the call for Z-3 (Traton Homes), by general consensus, the Board put the case on hold to give the Applicant and the opposition more time to discuss the issues; therefore, LUP-6 was moved up on the agenda to be heard next.

At the call for LUP-6 (Lakee Gulleddge Banda), the Applicant was not present, and there was no opposition present. The case was put on hold while the Staff attempted to contact the Applicant. Other Business 6 (Vanderlande Industries Inc.) was heard next.

OTHER BUSINESS

O.B. 6 To consider installing more than five EV charging stations (eight stations) on a non-residentially zoned property for Vanderlande Industries Inc. Property is located on the east side of Chastain Meadows Parkway, and on the west side of Bells Ferry Road in land lots 498, 499, 510, and 511 of the 16th district (3054 Chastain Meadows Parkway).

The public hearing was opened; Bianca Sanderson, Tullan Avard, and Donald Barth addressed the Board. In the absence of a District 2 Commissioner, Chairwoman Cupid handled this case. Following the presentation and discussion, the following motion was made:

MOTION: Motion by Cupid, second by Birrell, to **hold** O.B. 6 until the March 18, 2025, Board of Commissioners' Zoning Hearing.

VOTE: **ADOPTED 4-0**

REGULAR AGENDA (CONT.)

LUP-6 LAKEE GULLEDGE BANDA (Diego A. Banda-Andrade, owner) requesting a **Temporary Land Use Permit** to allow more than one business vehicle to be parked on the premises in land lot 1012 of the 19th district. Property is located on the north side of Eloquent Lane, east of Ewing Road (2711 Eloquent Lane).

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REGULAR AGENDA (CONT.)

LUP-6 LAKEE GULLEDGE BANDA (CONT.)

Mr. Pederson announced that the Applicant for LUP-6 was contacted, and that she would not be attending the hearing today. The Staff requested that the case be withdrawn without prejudice; thereafter, the following motion was made:

MOTION: Motion by Sheffield, second by Birrell, to **allow** LUP-6 to be *withdrawn without prejudice*.

VOTE: **ADOPTED 4-0**

CONSENT AGENDA (CONT.)

The Applicant and opposition for Z-3 (Traton Homes) came to an agreement and requested the case be added back to the Consent Agenda. Mr. Pederson read in the case and initial stipulations, Commissioner Gambrill added her stipulations, and the motion was made to add the case back to the Consent Agenda.

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. Property is located on the north side of Lost Mountain Road, east of Macland Woods Drive (1949 Lost Mountain Road).

To **approve** Z-3 to the **R-30** and **R-80** zoning districts, subject to:

- 1. District Commissioner to approve the final Site Plan and building elevations**
- 2. District Commissioner to approve the final Landscape Plan**
- 3. Letter of agreeable conditions from Parks Huff dated January 29, 2025 (attached and made a part of these minutes), with the following change:**
 - A. Item No. 11 – delete in its entirety**
- 4. Any Staff comment stating, “fee in lieu of sidewalks” is to be deleted**
- 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. A vinyl coated chain link fence shall be installed at the rear setback line of lots 16, 17, and 18, and to the inside of the 50-foot undisturbed buffer**
- 10. Recognition of concerns that there are stormwater issues in the area**

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CONSENT AGENDA (CONT.)

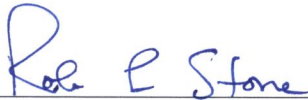
Z-3 TRATON HOMES (CONT.)

MOTION: Motion by Gambrill, second by Birrell, to **add** Z-3 back to the Consent Agenda as previously read.

VOTE: **ADOPTED** 4-0

ADJOURNMENT

The hearing adjourned at 10:03 a.m.



Robin L. Stone, Deputy County Clerk
Cobb County Board of Commissioners

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STATEMENT OF PROPOSED SITE IMPROVEMENTS
 THE OWNER AT 3067 N COBB PARKWAY IN COBB COUNTY IS PROPOSING AN ASPHALT PARKING LOT FOR A CAR DEALERSHIP INVENTORY PARKING. THE PARKING LOT WILL CONNECT TO THE WEST OF THE FUTURE MAZDA DEALERSHIP CURRENTLY BEING CONSTRUCTED AND ACCESS TO THE PROPOSED PARKING LOT WILL BE INTERNAL AS SHOWN. NO ENTRANCE/EXIT IS PROPOSED ONTO NORTH COBB PARKWAY. EXISTING TREES WILL BE REMOVED TO CONSTRUCT THE LOT AND TREES PLANTING WILL BE INSTALLED TO MEET THE COUNTY'S ORDINANCE. STORMWATER MANAGEMENT IS PROPOSED TO TREAT THE STORMWATER RUNOFF AND DETENTION WILL BE PROVIDED IN AN UNDERGROUND POND OR A STANDARD POND TO REDUCE THE FLOWS TO PREDEVELOPED CONDITIONS. THE PARKING LOT WILL HAVE LIGHTING THROUGHOUT TO MEET THE COUNTY'S ORDINANCE.

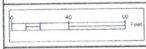


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REVISIONS		
No.	DATE	DESCRIPTION



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 WEST PALM BEACH, FL 33401
 EMAIL: facilityinvoices@amsinet.com

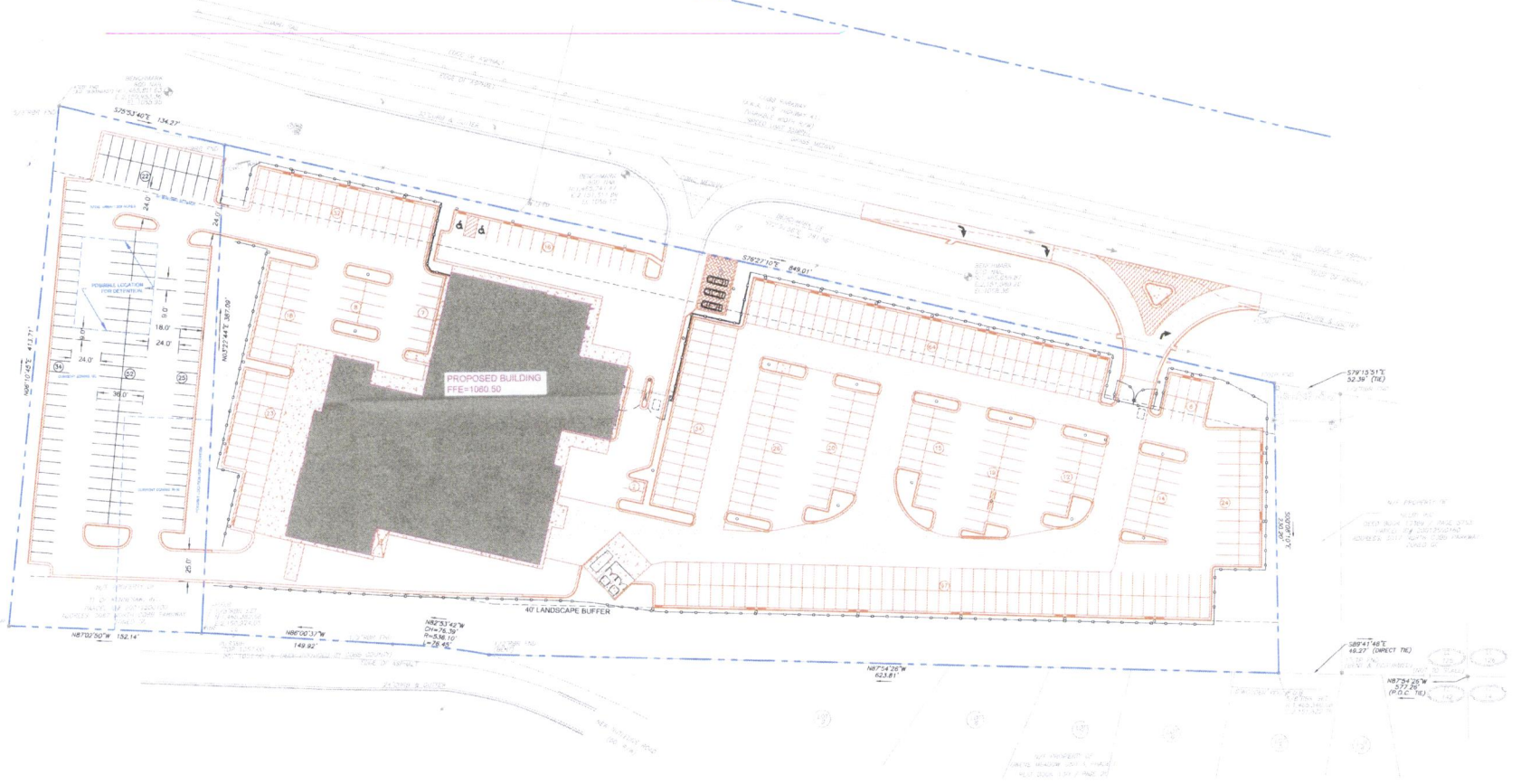
MAZDA ATLANTA
 3067 N COBB PKWY
 KENNESAW, GA 30152
 COBB COUNTY
 LL 125, DISTRICT 20, 2ND SECTION

SITE PLAN

DATE:	11-19-24
PROJECT:	23-061
SHEET:	1



C:\Users\jason\OneDrive\Projects\2023\23-061 - MAZDA MAZDA ATLANTA\DWG\23-061 - MAZDA MAZDA ATLANTA.dwg PLOTTED ON 11/19/2024 BY 8:44 AM BY JASON



RECEIVED
 OCT 9 2024
 COBB COUNTY ZONING



GARVIS L. SAMS, JR.
(1952-2025)
JOEL L. LARKIN
PARKS F. HUFF

SAMS, LARKIN & HUFF
A LIMITED LIABILITY PARTNERSHIP
SUITE 100
376 POWDER SPRINGS STREET
MARIETTA, GEORGIA 30064-3448

770-422-7016
TELEPHONE
770-426-6583
FACSIMILE

January 29, 2025

(STIPULATION LETTER AND REVISED SITE PLAN)

VIA EMAIL & HAND DELIVERY

Mr. John P. Pederson, AICP, Manager
Cobb County Zoning Division
Community Development Agency
1150 Powder Springs Road, Suite 400
Marietta, GA 30064

Min. Bk. 100 Petition No. Z-3
Doc. Type letter
Meeting Date 2-18-2025

Re: Application of Traton Homes to Rezone an approximate 40.55-Acre Tract from R-80 to R-30 and R-80; Land Lots 386 and 429 of the 19th District; located on the northeast side of Lost Mountain Road; (1949 Lost Mountain Road); Z-3 of 2025

Dear John:

Traton Homes ("Applicant") is proposing to develop a neighborhood of 27 homes on forty acres on Lost Mountain Road, north of Macland Road. The proposal is to rezone a portion of the 40-acre parcel from R-80 to R-30 leaving the remaining property R-80. The application is scheduled to be heard and considered by the Cobb County Planning Commission on February 4, 2025 and, thereafter, heard and considered for final action by the Cobb County Board of Commissioners on February 18, 2025.

The Subject Property is a ±40.55-acre tract of land located on the north side of Lost Mountain Road, east of Macland Woods Drive (1949 Lost Mountain Road). The Subject Property is within an area denominated as Very Low Density Residential ("VLDR") under Cobb County's Future Land Use Map ("FLUM") and it is currently zoned R-80. The property is developed with two single-family houses. The Subject Property abuts property to the north and west in the Rural Residential ("RR") and VLDR land use categories that include properties zoned R-80, in addition to properties to the east zoned R-80 in the RR land use category. Properties to the south are zoned R-80, R-30 and R-20/OSC in the VLDR and LDR land use categories.

The county zoning staff has reviewed the application and recommended approval as the proposal will offer a transition between the existing R-30 and R-20/OSC properties to the south



Petition No. 2-3
Meeting Date 2-18-2025
Continued

VIA EMAIL & HAND DELIVERY:

Mr. John P. Pederson, AICP, Manager
Cobb County Zoning Division
January 29, 2025
Page 2

and the R-80 properties to the north. Staff also indicated the Applicant's proposed density is within the range of zero to two units per acre for the VLDR land use designation.

During the pendency of this application, we have established a dialogue with the County's professional staff and area business and property owners. In that regard, this letter will serve as the Applicant's agreement to the following stipulations which shall become conditions and a part of the grant of the requested Rezoning and which shall be binding upon the Subject Property thereafter. The referenced stipulations are as follows, to wit:

1. The stipulations and conditions set forth herein shall replace and supersede in full any and all prior stipulations and conditions in whatsoever form which are currently in place concerning the Subject Property which constitutes the subject matter of the above-captioned Application.
2. The approval of this Application shall be specifically for the purposes of the a 27-lot single-family residential subdivision at a density of 0.67 units per acre.
3. This Rezoning shall be in substantial conformity to that certain revised Site Plan prepared by Maxwell-Reddick and Associates, which is being submitted concurrently with this Stipulation Letter, which includes changes recommended by the County's professional staff.
4. The architectural style and composition of the houses will be in substantial conformity to the renderings, elevations and floor plans submitted with the application.
5. In order to increase housing options in the community, Traton will agree to house size limitations for the 18 R-30 lots as follows:
 - a. At least six (6) lots will have homes that are between 2000 to 2400 sq. ft. of climate-controlled space.
 - b. At least six (6) lots will have homes between 2400 to 2800 sq. ft. of climate-controlled space.
6. The District Commissioner is to approve the final site plan and building elevations;



Petition No. Z-3
Meeting Date 2-18-2025
Continued

VIA EMAIL & HAND DELIVERY:

Mr. John P. Pederson, AICP, Manager
Cobb County Zoning Division
January 29, 2025
Page 3

7. The neighborhood will have a fifty (50) foot undisturbed buffer surrounding the entire development as shown on the site plan except where utilities must traverse the buffers;
8. Compliance with recommendations from the Cobb County Department of Transportation that are contained in the staff analysis.
9. Compliance with directives from the Cobb County Fire Marshal's Office regarding Life, Safety and Fire Prevention issues.
10. Subject to recommendations from the Stormwater Management Division with respect to detention, hydrology, stormwater management, water quality and downstream considerations. This stipulation includes recommendations regarding the ultimate location and configuration of on-site detention and water quality.
11. The District Commissioner shall have the authority to approve minor modifications as this development proposal proceeds through the Plan Review process and thereafter, except for those that:
 - a. Reduce the size of an approved buffer adjacent to property which is zoned in a more restrictive zoning district.
 - b. Relocate a structure closer to the property line to an adjacent property which is zoned in a more restrictive zoning district.
 - c. Increase the height of a building adjacent to property which is zoned in a more restrictive zoning district.
 - d. Change access location to different roadways.
 - e. Seek Variances to provisions of the Cobb County Zoning Ordinance.

Please do not hesitate to contact me should you have any questions or need any additional documentation prior to this application being heard and considered by the Planning Commission and the Board of Commissioners next month.



Petition No. 73
Meeting Date 2-18-2025
Continued

VIA EMAIL & HAND DELIVERY:

Mr. John P. Pederson, AICP, Manager
Cobb County Zoning Division
January 29, 2025
Page 4

With kind regards, I am

Very truly yours,

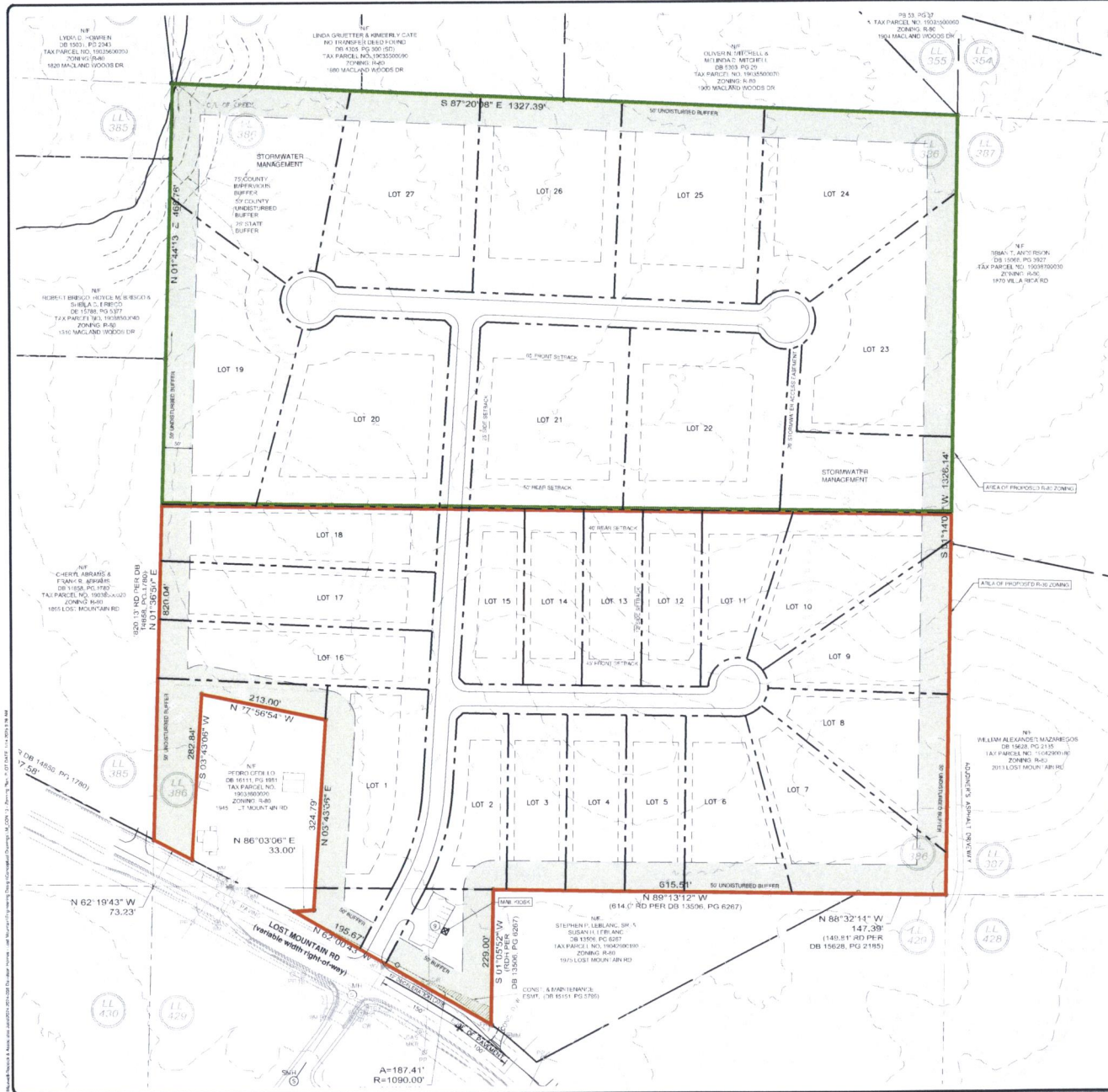
SAMS, LARKIN & HUFF, LLP

A handwritten signature in black ink, appearing to read "Parks F. Huff".

Parks F. Huff
phuff@samslarkinhuff.com

PFH/jac
Attachments

cc: Members, Cobb County Board of Commissioners (via email)
Members, Cobb County Planning Commission (via email)
Dr. Jackie McMorris, County Manager (via email)
Board of Commissioners Assistants (via email)
Ms. Jessica Guinn, AICP, Director (via email)
Mr. Terry Martin, AICP, CNU-A, Senior Planner (via email)
Mr. LeDarius Scott, AICP, CNU-A, Planner III (via email)
Mr. Cameron Jones, Planner II (via email)
Ms. Jessica Berman, Planner I (via email)
Ms. Pam Mabry, County Clerk (via email)
Ms. Robin Stone, Deputy County Clerk (via email)
Ms. Leila Washington, Deputy County Clerk (via email)
Mr. Jeff Byrd, Fire Marshal's Office (via email)
Ms. Ligia Florim, Cobb DOT (via email)
Mr. Andrew Heath, P.E., Stormwater Management Division (via email)
Mr. Wilson Collins, P.E., Engineer, Water System (via email)
Ms. Valerie Aseff, Land Entitlement and Development Manager, Traton Homes (via email)
Mr. Patrick Waylor, RLA, Senior Landscape Architect, Maxwell-Reddick and Associates
(via email)



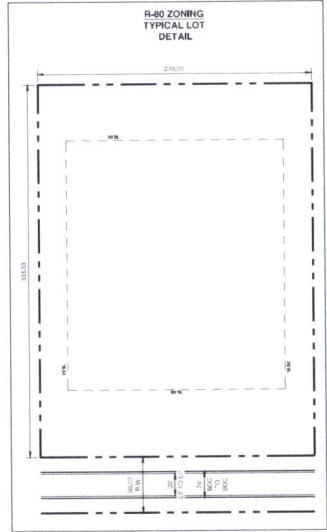
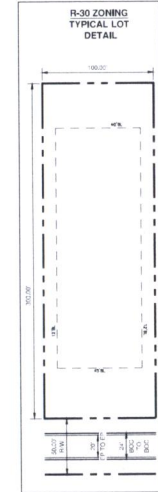
NOTES:

SETBACKS	
EXISTING ZONING	R-80
PROPOSED ZONING	R-80-R-30
SETBACKS	
PROPOSED R-80 ZONING STANDARDS	
LOT WIDTH	75 (50 FOR C/DJ-DE-SAC)
LOT AREA	80,000 SQ FT
FRONT SETBACK LINE	60
MAJOR SIDE SETBACK LINE	25
MINOR SIDE SETBACK LINE	25
REAR SETBACK LINE	50
PROPOSED R-30 ZONING STANDARDS	
LOT WIDTH	75 (50 FOR C/DJ-DE-SAC)
LOT AREA	30,000 SQ FT
FRONT SETBACK LINE	45
MAJOR SIDE SETBACK LINE	25
MINOR SIDE SETBACK LINE	15
REAR SETBACK LINE	40
PROPOSED LOT SUMMARY	
TOTAL PROPOSED R-80 LOTS	9
TOTAL PROPOSED R-30 LOTS	18
TOTAL PROPOSED LOTS	27
DWELLING UNIT DENSITY	0.67 DU/AC

NOTE:

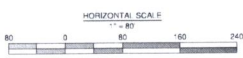
LOTS WITHIN R-30 ZONING CATEGORY WILL UTILIZE SANITARY SEWER. LOTS WITHIN R-80 ZONING CATEGORY ARE ANTICIPATED TO UTILIZE INDIVIDUAL SEPTIC SYSTEMS. THE LAYOUT S-O-WN ASSUMES SOILS WITHIN THE R-80 AREA ARE ACCEPTABLE FOR SEPTIC. FURTHER DUE DILIGENCE REQUIRED TO CONFIRM.

NO KNOWN LAKES, 100-YEAR FLOOD PLANS, CEMETRIES, WETLANDS OR ARCHITECTURAL OR HISTORICAL LANDMARKS ARE PRESENT ON-SITE.



DATA SOURCE NOTE:

THE TOPOGRAPHIC AND ELEVATION DATA SHOWN HEREON WAS OBTAINED FROM COBB COUNTY GIS AND IS NOT CERTIFIED AS CORRECT BY THIS ENGINEER. USERS OF THIS DATA DO SO AT THEIR OWN RISK.



SEAL OF COBB COUNTY, GEORGIA

J. K. BALES
Professional Engineer
No. 1142025
State of Georgia

STATE OF GEORGIA

CITY OF ATLANTA

COBB COUNTY

CITY OF MARIETTA

CITY OF ROSWELL

CITY OF DUNWOODY

CITY OF ALPHARETTA

CITY OF KENNESAW

CITY OF ACWORTH

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GARVIS L. SAMS, JR.
JOEL L. LARKIN
PARKS F. HUFF

SAMS, LARKIN & HUFF

A LIMITED LIABILITY PARTNERSHIP
SUITE 100
376 POWDER SPRINGS STREET
MARIETTA, GEORGIA 30064-3448

770•422•7016
TELEPHONE
770•426•6583
FACSIMILE

January 9, 2025

VIA EMAIL

Min. Bk. 100 Petition No. O.B. 2
Doc. Type Letter from Parks Huff
Meeting Date 2-18-2025

Mr. Brian Johnson, Senior Associate County Attorney
Cobb County Attorney's Office
100 Cherokee Street
Marietta, GA 30090

RE: Settlement Offer
Donald K. Nix et al. v. Cobb County et al., CAFN: 23103059

Dear Brian:

As you know, I represent the Plaintiffs in the above-described lawsuit who own the subject property, a one-acre parcel known as 4290 Freeman Road. When the Plaintiffs acquired the property in 2010, the property was zoned General Commercial (GC). Because the County's Land Use Plan placed the property in a Neighborhood Activity Center (NAC), the GC zoning was not useable. In 2011, the Plaintiffs requested to rezone the property to NRC, a zoning category consistent with the NAC designation. Because of opposition from the community, the Board of Commissioners deleted the NRC request to Low Rise Office (LRO) with an additional limitation of Professional Office only (Z-33, September 20, 2011). For over ten (10) years the Plaintiffs have marketed the property for sale as zoned and have not received any offers consistent with the LRO zoning. All the offers received have been for NRC uses such as the self-storage proposal that was denied recently by the Board of Commissioners.

The subject one-acre parcel is sandwiched between a Pike's Nursery greenhouse and an R-15 neighborhood. The parcel is the transition between the intensive commercial uses that are oriented towards Johnson Ferry Road and the low-density residential neighborhood to the east. Because of the lack of visibility from Johnson Ferry Road and the relative softness of the office market, the property has remained unsold and undeveloped for over 10 years.

The Plaintiffs have looked at other uses of the property that might allow the use of the property while creating the transition between the existing commercial and residential uses. Because of the need for housing in the area, the Plaintiffs propose a relatively simple settlement proposal to downzone the property from LRO to R-20 for two lots. Because the adjacent residential properties are zoned R-15, the R-20 proposal is consistent with the existing development in the area. Below are the proposed stipulations that would apply to the settlement proposal. The Plaintiffs are open to additional reasonable conditions and additional dialogue with the county development staff on proposed conditions.



Petition No. 0.8.2
Meeting Date 2-18-2025
Continued

Mr. Brian Johnson, Senior Associate County Attorney
Cobb County Attorney's Office
January 9, 2025
Page 2

- 1) The property will be rezoned to R-20 for a maximum of two lots as depicted on the attached site plan.
- 2) The approval of a front-setback variance to allow the possibility to move the homes closer to Freeman Road. The custom-built homes may have a side entry garage which often work in conjunction with a reduced front setback. Additionally, the front setback variance could reduce grading and the percentage of impervious coverage. If the builder reduces the front setback from the code requirement of 35 feet there will be an increase in the rear setback by an equal amount.
- 3) The development will comply with all Cobb County stormwater management requirements for a two-lot development and the developer/builder will work with the Stormwater Management Division to ensure there is no negative impact on surrounding properties.
- 4) The Plaintiffs request a fee in lieu of sidewalks on Freeman Road since there are not sidewalks in the area.
- 5) The final site plan and architecture to be approved by the District Commissioner.

The proposed settlement as outlined above will allow the property to be sold and developed for a use that is compatible with the existing uses in the area. Please let me know if the county needs any additional information to evaluate the settlement proposal.

Sincerely,

SAMS, LARKIN & HUFF, LLP

A handwritten signature in dark ink, appearing to read "Parks F. Huff".

Parks F. Huff
phuff@samlarkinbuff.com

PFH/jcc
Attachment

Cc: Mr. Donald K. Nix (w/attachment)
Mr. John P. Pederson (w/attachment)
Ms. JoAnn Birrell (w/attachment)

Rezoning Plat

4290 Freeman Road

Cobb County, Georgia Land Lot 539, 16th District, 2nd Section

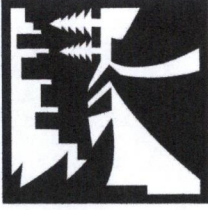
prepared for:

Freeman Commercial Property, LLC

September 13, 2023

DGM

LAND PLANNING
CONSULTANTS, INC.



1635 OLD HWY 41
SUITE 112-314
KENNESAW, GA 30152
770-514-9006
DGMPLPC.COM



Site Data

Total Site Area: 1.0 AC

Present Zoning: LRO

Proposed Zoning: R-20

Proposed R-20 Setbacks:

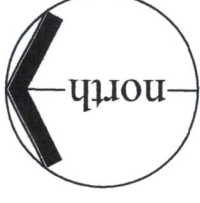
front: 25' *

side: 10'

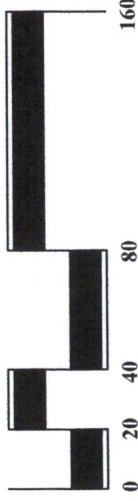
rear: 35'

General Notes:

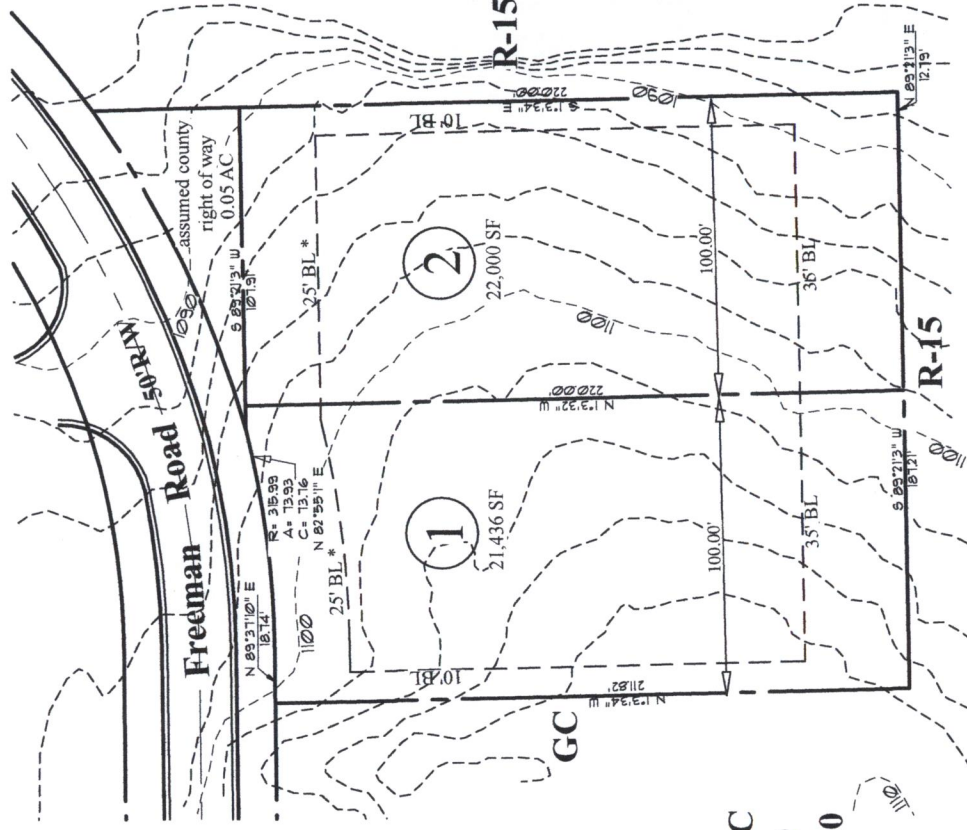
1. Boundary taken from Cobb County Plat Book 89, page 92.
2. Topographic information from Cobb County GIS.
3. According to Flood Insurance Rate Map (FIRM) #13067C0068H, March 4, 2013, no portion of this site contains floodplain.
4. No cemeteries are known to exist on site.
5. No streams and/or wetlands are known to exist on site.
6. No archeological or architectural landmarks are known to exist on site.
7. No utility easements exist on site.



Petition No. 0.B.2
Meeting Date 2-18-2025
Continued



Scale: 1" = 40'



*Variances Requested:

- 1) for proposed R-20 zoning building setbacks :
setbacks: front : 35' to 25'

**COMMISSION DISTRICT 3
EAST COBB CIVIC ASSOCIATION, INC.**

PETITION OB-2 (2025): To consider a Settlement of Litigation for Donald K. Nix et al. (the owners of the property) v. Cobb County et al. regarding case CAFN: 23103059. The Applicants are represented by Parks F. Huff, 770-422-7016. The Applicants propose to downzone the property from LRO to R-20 for two lots.

Additional Information:

The property is located at 4290 Freeman Road and is undeveloped. The property is located on the south side of Freeman Road, east of Johnson Ferry Road.

Contiguous Zonings:

North: (NRC) – 3000 Johnson Ferry Road (shopping center)
South: (R-15) – Alpine Lakes
East: (R-15) – Byron's Pond
West: (GC) – Pikes Nursery – 2900 Johnson Ferry Road

Present Zoning: LRO

Size of Tract: 1.0 acres

Future Land Use: NAC

ECCA Case Manager: Richard Grome

Discussion:

ECCA has been in communication and negotiation with the Applicants' representative, Parks Huff, and the HOA representatives of the affected subdivisions; Byron's Pond, Alpine Lakes, and Breckenridge.

ECCA agrees with Mr. Huff's proposed Settlement Offer letter of January 9, 2025, and included stipulations. However, ECCA and the affected subdivisions requested some additional stipulations. On 02/13/25, ECCA sent a revised set of these stipulations to Mr. Huff. Mr. Huff agreed to them later that day.

The agreed to additional stipulations are as follows:

1. The subject property shall be developed as two (2) single family homes, and
2. That each home shall have a minimum of a two-car garage.
3. That the front yard of each home would be sodded.

FILED WITH COUNTY CLERK THIS 18th DAY
OF February 2025 BY JoAnn Barrell
RE OB-2 - ECCA Recommendations & email
Rel E Stone
COUNTY CLERK/ASST. COUNTY CLERK/DEPUTY COUNTY CLERK
COBB COUNTY, GEORGIA

4. That each home shall meet the Cobb County Code except for the variances hereby requested in this stipulation/conditions letter or on the attached site plan unless a variance is granted by the County at a later date.
5. Construction trucks and worker vehicles shall be parked on the site. No stacking or parking of vehicles or trucks along Freeman Road.
6. Construction vehicles to use Johnson Ferry Rd. **ONLY** for ingress and egress to Freeman Rd. and to the property; no construction traffic allowed through the adjacent neighborhood streets.
7. A tire washing station shall be provided at the exit from the property during the development and construction of the project.
8. The District Commissioner shall have the authority to approve minor modifications to the site plan, the architecture, and these stipulations/conditions as the development proposal proceeds through the plan review process and thereafter, except for those that:
 - a. Reduce the size of an approved buffer adjacent to existing residential property.
 - b. Relocate a structure closer to the property line of an adjacent residential property.
 - c. Seeks additional Variances to provisions of the Cobb County Zoning Ordinance.

ECCA's Recommendation:

ECCA recommends APPROVAL subject to:

- The Settlement Offer letter from Parks F. Huff dated January 9, 2025.
- Addition of the above stipulations 1 through 8 as agreed to by the Applicants; and
- All staff comments where not in conflict.

Jorgensen, Kimberly

From: ECCA President <presidentecca@gmail.com>
Sent: Sunday, February 16, 2025 3:34 PM
To: Parks Huff
Cc: Birrell, JoAnn; Pederson, John
Subject: OB-2 (2025) 4290 Freeman Rd., Clarification of site plan

Parks,

Thank you for your Applicants' agreement with ECCA's February 13, 2025, request for added stipulations to OB-2 (2025) 4290 Freeman Road.

In reviewing the site plan, I just realized that the front setback is shown at 25 feet, and the rear setback is shown at 35 feet. This does not agree with your #2) Stipulation in your letter of January 9, 2025, which requires any deletion in the front setback have a corresponding addition to the rear setback. Would you verify with Commissioner Birrell and John Pederson that your stipulations take precedent over your site plan.

Thanks,

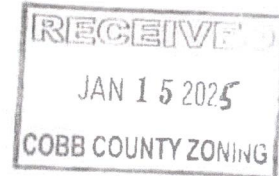
Ric Grome, President
East Cobb Civic Association, Inc.

Min. Bk. 100 Petition No. O.B.8
Doc. Type Site Plan Approval
Requests
Meeting Date 2-18-2025

KAREEM OLUGBENGA – SITE PLAN APPROVAL REQUESTS

This revised site plan addresses comments received from Cobb County during our 12/12/2025 meeting with Department Representatives. These revisions include the following:

1. Reduce to one shared driveway, 50' from the intersection.
2. Access Easements shown across the driveways.
3. The dedication of right-of-way on Cranfill Rd and Oak St.,
4. Widen Cranfill Rd and Oak St. to current Cobb standards.
5. Add curb and gutter and sidewalks along both road frontages.
6. Add Stormwater Management Facility schematic location.
7. Increase to 3-story building.



This plan maintains RM-12 zoning and requests Cobb County to approve variances for the following:

1. Allow four units on 0.344-ac tract (approximately 11.62 upa)
2. Reduce the minimum overall Lot Area from the required 80,000 square feet to approximately 13,249 square feet (after right-of-way dedication), with sub-lots shown as follows: Lot 1 - 3,712 square feet; Lot 2 - 2,903 square feet; Lot 3 - 2,905 square feet; and, Lot 4 - 3,728 square feet
3. Lot Width and Frontage for the sub-lots to be created from the required 75' to the following after right-of-way dedication: 25.6' for Sub-Lot 1; 20' for Sub-Lot 2; 20' for Sub-Lot 3; and, 25.6' for Sub-Lot 4.
4. Building Setbacks – Major Side Setback waived from the required 35' to 5.6'; and waive the Minor Side Setback from the required 35' to 5.6'.
5. Impervious Surface Coverage increase from the maximum of 45% for Sub-Lot 2 to 50.5%, and for Sub-Lot 3 to 46.4%.

PROJECT INFORMATION

PROJECT NAME:
20 CRANFILL ROAD QUAD-TOWNHOMES

OWNER / DEVELOPER:
KAREEM OLUGBENGA
6903 OAK BROOK DR
BETHLEHEM, GA 30606
PH: (770) 895-5007
EMAIL: OLUGBENGA@GMAIL.COM

LAND PLANNER / LANDSCAPE ARCHITECT:
PARKER LAND DESIGN LLC
670 COPPER CREEK CIRCLE
MILITARY, GA 30004
PH: (770) 895-5007

SITE SURVEYOR:
ROCKSTONE SURVEYING
3015 SILENT DRIVE
JACKSON, GA 30233
MR. SONATHAN E. FRITZ, RLS
(770) 351-4634

SITE LOCATION:
20 CRANFILL ROAD SE
MARIETTA, GA 30066
LL 37.2851, LT SEC 2
COBB COUNTY
TAX ID: 17027900320

SITE AREA:
0.344 ACRES (15,000 SF)

PROPERTY FRONTAGE:
CRANFILL ROAD, 100' FRONTAGE
OAK STREET, 50' FRONTAGE

ZONING:
ZONING: RM-12

WATER AND SEWER PROVIDER:
COBB COUNTY

FLOOD HAZARDS:
THIS PROPERTY IS NOT LOCATED IN A FEDERAL FLOOD AREA AS INDICATED BY FIA. OFFICIAL HAZARD MAPS PER COBB COUNTY FLOOD HAZARD MAPS NUMBER: 10000000. EFFECTIVE DATE: OCTOBER 5, 2016

STATE WATERS:
THERE ARE NO STATE WATERS ON THIS SITE

WETLANDS:
THERE ARE NO WETLANDS ON THIS SITE

COBB COUNTY RM-12 REQUIREMENTS

PERMITTED USE:
TOWNHOMES ATTACHED
PROPOSED FOUR (4) SINGLE-FAMILY 3-STORY TOWNHOUSE DWELLING UNITS, ATTACHED

USE LIMITATIONS:
TOWNHOUSE AREA: 0.344 ACRES
PROPOSED 4 UNITS PER ACRE. REFER TO REQUIRED VARIANCES
CONCRETE LOT AREA: 1500 SF
PROPOSED 4 UNITS PER ACRE. REFER TO REQUIRED VARIANCES
CONCRETE LOT AREA: 1500 SF
PROPOSED 4 UNITS PER ACRE. REFER TO REQUIRED VARIANCES

LOT WIDTH:
MINIMUM LOT WIDTH: 75 FEET
PRINCIPAL LOT WIDTH: 90 FEET (AFTER R/W DEDICATION)
FOR SUB-LOTS WIDTH REFER TO REQUIRED VARIANCES

LOT FRONTAGE:
MINIMUM LOT FRONTAGE: 75 FEET
PRINCIPAL LOT FRONTAGE: 90 FEET
FOR SUB-LOTS WIDTH REFER TO REQUIRED VARIANCES

SETBACKS:
MINIMUM FRONT SETBACK: 30'
MINIMUM MAJOR SIDE SETBACK: 30'
MINIMUM MINOR SIDE SETBACK: 30'
MINIMUM REAR SETBACK: 30'

BUILDING REQUIREMENTS:
MAXIMUM BUILDING HEIGHT: 3 AND 4 STORIES, 40'
PROPOSED BUILDING HEIGHT: 3 STORIES, LESS THAN 40'

PARKING REQUIREMENTS:
MINIMUM PARKING SPACES: 2 PER DWELLING UNIT
PROPOSED PARKING SPACES: 2 PER DWELLING UNIT

MAXIMUM IMPERVIOUS SURFACE:
MAXIMUM IMPERVIOUS SURFACE SHALL NOT EXCEED 45%
PROPOSED IMPERVIOUS SURFACE:
PRINCIPAL LOT (BEFORE TO SUBDIVISION) 55% OF COVER / 3,000 SF LOT + 41%
42% IS LESS THAN 45% SO VARIANCE NOT REQUIRED FOR PRINCIPAL LOT

SUB-LOT 1: 1 UNIT OF COVER / 370 SF LOT + 340%
40% IS LESS THAN 45% SO VARIANCE NOT REQUIRED
SUB-LOT 2: 1 UNIT OF COVER / 290 SF LOT + 100%
40% IS LESS THAN 45% SO VARIANCE NOT REQUIRED
SUB-LOT 3: 1 UNIT OF COVER / 290 SF LOT + 100%
40% IS LESS THAN 45% SO VARIANCE NOT REQUIRED
SUB-LOT 4: 1 UNIT OF COVER / 290 SF LOT + 100%
40% IS LESS THAN 45% SO VARIANCE NOT REQUIRED

REQUIRED VARIANCES

USE LIMITATIONS:
LOT'S PER ACRE
SUB-LOT 1: 1 UNIT OF COVER / 370 SF LOT + 340%
40% IS LESS THAN 45% SO VARIANCE NOT REQUIRED
SUB-LOT 2: 1 UNIT OF COVER / 290 SF LOT + 100%
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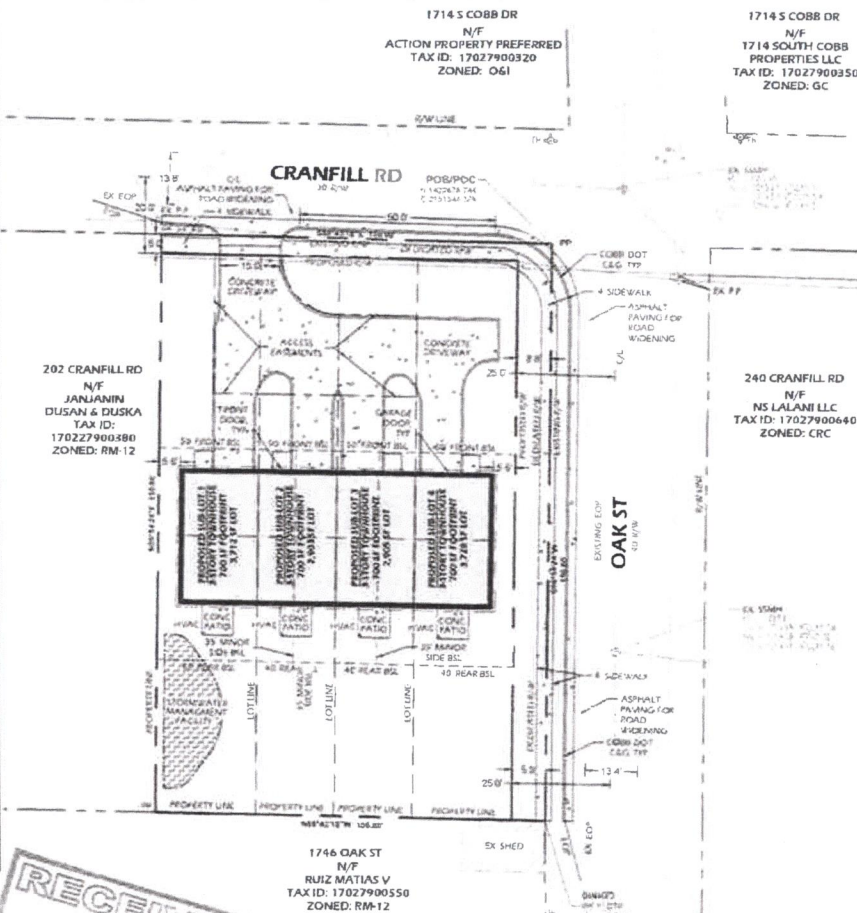
LOT AREA:
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LOT FRONTAGE:
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IMPERVIOUS SURFACE:
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40% IS LESS THAN 45% SO VARIANCE NOT REQUIRED
SUB-LOT 4: 1 UNIT OF COVER / 290 SF LOT + 100%
40% IS LESS THAN 45% SO VARIANCE NOT REQUIRED



RECEIVED
JAN 15 2025
COBB COUNTY ZONING



Parker Land Design LLC

212 CRANFILL ROAD
QUAD-TOWNHOMES SUBDIVISION
FOR
KAREEM OLUGBENGA
MARIETTA, GA

REVISIONS		
No.	DATE	DESCRIPTION
01	03-24-25	ADDENDUM COMMENTS

PRELIMINARY - NOT RELEASED FOR CONSTRUCTION

PLD PROJECT NO: 24029
DATE: 11-25-2024
DRAWING BY: RRP
DRAWING SCALE: 1" = 20'

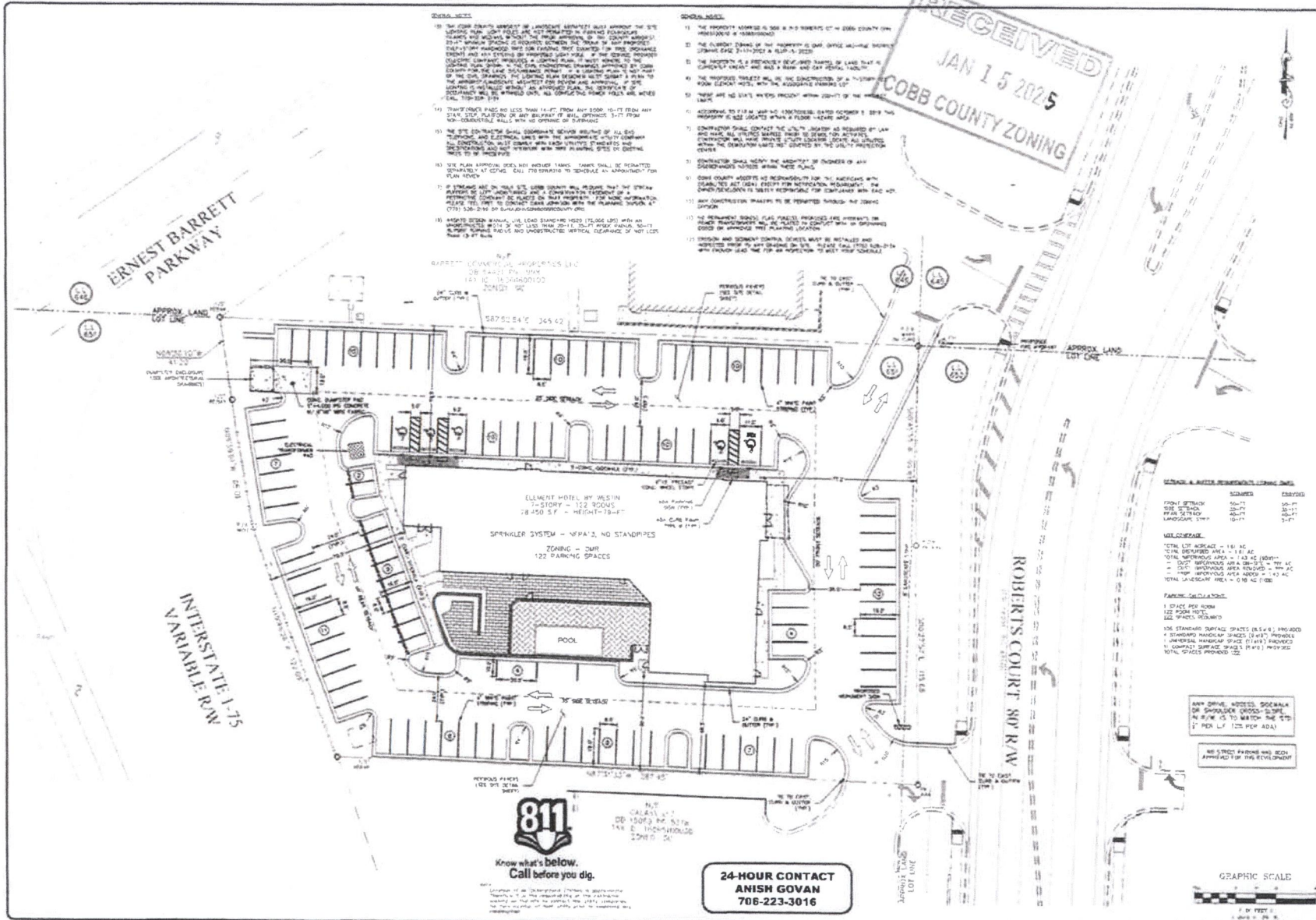
SCHEMATIC SITE PLAN

TITLE

SHEET#

21.00

015-8-2025
Parker



Engineering, Inc.
1000 Peachtree Street, N.E.
Atlanta, Georgia 30309
404.525.1234
www.kincaid.com

KINCAID HOTEL KINCAID
1000 Peachtree Street, N.E.
Atlanta, Georgia 30309
404.525.1234
www.kincaid.com

SITE LAYOUT PLAN

C-2

Min. Bk. 100 Petition No. 0.8.10
 Doc. Type Site Plan

Meeting Date 2-18-2025



GEVEGIS ENGINEERING
COLLABORATIVE

3360 Martin Farm Road
 Suite 200
 Suwanee, Georgia 30024
 470.375.2001
 www.gevegiseng.net

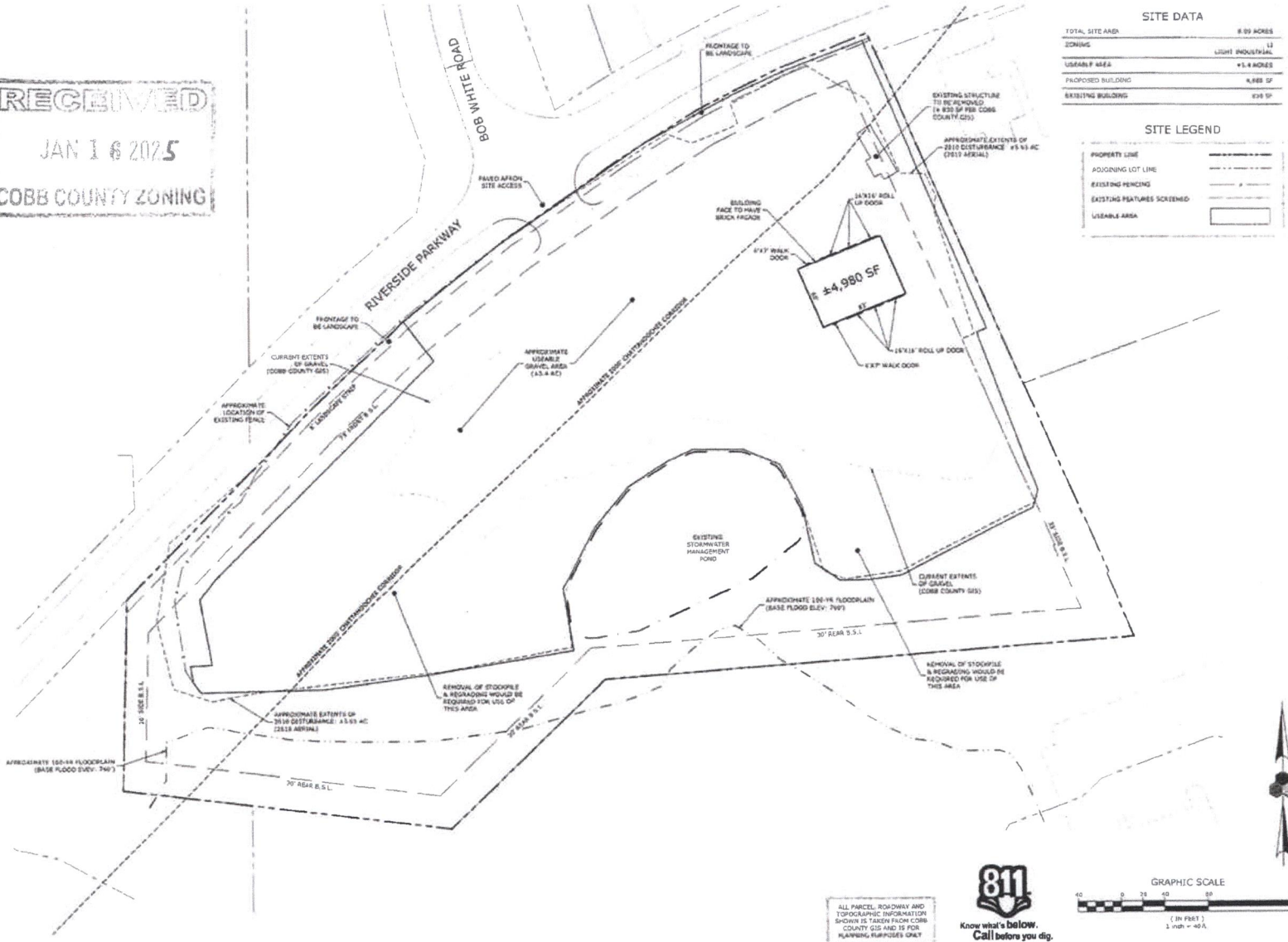
PROJECT: ROBLES TRUCK PARKING
 601 RIVERSIDE PARKWAY
 CITY OF MABLETON, COBB COUNTY, GA
 CLIENT: ROBLES PARTNERS
 999 PEACHTREE STREET NE, SUITE 250
 ATLANTA, GA 30309

REVISIONS
 PROJECT NUMBER: 24-226
 DATE: 01/13/2025

PRELIMINARY
SITE PLAN

PS-5.1

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 JAN 16 2025
 COBB COUNTY ZONING



SITE DATA

TOTAL SITE AREA	8.59 ACRES
ZONING	LI LIGHT INDUSTRIAL
USABLE AREA	±5.4 ACRES
PROPOSED BUILDING	4,980 SF
EXISTING BUILDING	0 SF

SITE LEGEND

PROPERTY LINE	---
ADJOINING LOT LINE	---
EXISTING FENCING	---
EXISTING FEATURES SCREENED	---
USABLE AREA	---

ALL PARCEL, ROADWAY AND TOPOGRAPHIC INFORMATION SHOWN IS TAKEN FROM COBB COUNTY GIS AND IS FOR PLANNING PURPOSES ONLY

