



Cobb County...Expect the Best!

COBB COUNTY PLANNING COMMISSION

ZONING HEARING SUMMARY AGENDA

March 4, 2025

Cases Withdrawn Without Prejudice		
District	Case	Applicant
4	SLUP-3-2025	SWARM FOOTBALL CLUB, LLC <i>withdrawn without prejudice</i>

District	Case	Held and Continued cases (will not be heard)
2	Z-2-2024	FLOURNOY DEVELOPMENT GROUP, LLC <i>(Continued by Staff from the February 6, 2024 through February 4, 2025 Planning Commission hearings until the May 6, 2025 Planning Commission hearing).</i>
1	SLUP-2-2025	FREE BIRD COMMUNICATIONS LLC <i>(Continued by Staff from the February 4, 2025 and March 4, 2025 Planning Commission hearings until the April 1, 2025 Planning Commission hearing).</i>

District	Case	Consent Agenda
2	Z-5-2025	ALIREZA MAHMODI

District	Case	Held and continued case - to be heard
2	Z-68-2024	SAKSS AUSTELL, LLC <i>(Continued by Staff from the December 3, 2024 and February 4, 2025 Planning Commission hearing until the March 4, 2025 Planning Commission hearing).</i>

District	Case	Regular cases
2	LUP-8-2025	ANGELA BENITEZ



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ZONING HEARING CONSENT AGENDA

March 4, 2025

Zoning Cases

Z-5 ALIREZA MAHMODI (Futurist Homes, Inc., owner) requesting rezoning from **GC** to **NRC** for heating and air contractor in Land Lot 293 of the 17th District. Located on the southwest corner of West Atlanta Street and Oakridge Drive (972 West Atlanta Street). The Planning Commission recommends approval to NRC with a Special Exception for a specialty contractor subject to:

1. Site plan received by the Zoning Division on December 30, 2024, with minor modifications to be approved by the District Commissioner;
2. Variances for existing setback encroachments as identified in the Zoning comments;
3. Fire Department comments and recommendations;
4. Water and Sewer Division comments and recommendations;
5. Department of Transportation comments and recommendations;
6. Stormwater Management Division comments and recommendations;
7. Planning Division comments and recommendations;
8. Striped parking to be added;
9. Landscape buffer adjacent to west and south property lines to extent allowable by current footprint up to 35 feet wide with privacy fence - plan to be approved by County Arborist; and
10. No outdoor storage and no outside display of merchandise.