



Cobb County...Expect the Best!

COBB COUNTY BOARD OF COMMISSIONERS

ZONING HEARING SUMMARY AGENDA

March 18, 2025

Withdrawn cases		
District	Case	Applicant
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 through February 18, 2025 Board of Commissioners hearings until the March 18, 2025 Board of Commissioners hearing). withdrawn without prejudice
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 through February 18, 2025 Board of Commissioners hearings until the March 18, 2025 Board of Commissioners hearing). withdrawn without prejudice
4	SLUP-3-2025	SWARM FOOTBALL CLUB, LLC (Held by the Planning Commission from the February 4, 2025 Planning Commission hearing until the March 4, 2025 Planning Commission hearing). withdrawn without prejudice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 May 6, 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 hearings until the March 4, 2025 Planning Commission hearing; Held by the Planning Commission from the March 4, 2025 Planning Commission hearing until the May 6, 2025 Planning Commission hearing).
2	LUP-8-2025	ANGELA BENITEZ (Held by the Planning Commission from the March 4, 2025 Planning Commission hearing until the May 6, 2025 Planning Commission hearing).
1	SLUP-2-2025	FREE BIRD COMMUNICATIONS LLC (Continued by Staff from the February 4, 2025 and March 4, 2025 Planning Commission hearings until the April 1, 2025 Planning Commission hearing).
1	OB-14-2025	DAVID PEARSON COMMUNITIES, INC. (Continued by Staff from the March 18, 2025 Board of Commissioners hearing until the April 15, 2025 Board of Commissioners hearing).

District	Case	Consent Agenda cases
2	Z-5-2025	ALIREZA MAHMODI
1	OB-5-2025	DIANA BICKERS
2	OB-6-2025	VANDERLANDE INDUSTRIES INC.
3	OB-11-2025	ENVIROSPARK ENERGY SOLUTIONS
3	OB-12-2025	ROBERT BUEHLER
4	OB-13-2025	EMORY FLOYD



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ZONING HEARING CONSENT AGENDA

March 18, 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). *(Previously continued by staff from the March 4, 2025 Planning Commission hearing until the April 1, 2025 Planning Commission hearing)*. The Planning Commission recommends approval of Z-5 to the **NRC** zoning district, subject to:

1. Site Plan received by the Zoning Division on December 30, 2024, (on file in the Zoning Division), with minor modifications to be approved by the District Commissioner
2. Variances for existing setback encroachments as identified in the Zoning Division comments and recommendations
3. Striped parking to be added
4. Landscape buffer adjacent to west and south property lines to the extent allowable by the current footprint up to 35 feet wide with a privacy fence; plan to be approved by the County Arborist
5. No outdoor storage and no outside display of merchandise
6. Fire Department comments and recommendations
7. Water and Sewer Division comments and recommendations
8. Department of Transportation comments and recommendations
9. Stormwater Management Division comments and recommendations
10. Planning Division comments and recommendations
11. Inclusion on the Consent Agenda for the Board of Commissioners' Zoning Hearing on March 18, 2025

OTHER BUSINESS CASES

ITEM OB-5-2025

Diana Bickers request consideration of a road frontage reduction from 75-feet to 0-feet for Tract 2 for property located on the north side of Awtrey Church Road in Land District 20, Land Lot 39 (5830 Awtrey Church Road). *(Previously continued by the Board of Commissioners from the February 18, 2025 Board of Commissioners hearing until the March 18, 2025 Board of Commissioners hearing)*. Staff recommends approval subject to:

1. No further subdividing of tract 2;
2. Fire Department comments; and
3. Cobb DOT comments and recommendations.

ITEM OB-6-2025

To consider installing more than five EV charging stations (eight stations) on a nonresidentially zoned property for Vanderlande Industries Inc. The 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). *(Previously held by the Board of Commissioners from the February 18, 2025 Board of Commissioners hearing until the March 18, 2025 Board of Commissioners hearing).* Staff recommends approval subject to:

1. Plans contained in the Other Business packet.

ITEM OB-11-2025

To consider installing more than five EV charging stations (six stations) on a nonresidentially zoned property for Envirospark Energy Solutions. The property is located on the east side of Windy Ridge Parkway, north of Powers Ferry Road in Land Lots 1007 and 1008 of the 17th District (3301 Windy Ridge Parkway). Staff recommends approval subject to:

1. Plans contained in the Other Business packet.

ITEM OB-12-2025

To consider amending the site plan and stipulations for Robert Buehler regarding rezoning application Z-123 of 1992. The property is located on the east side of Edgemere Trace, east of Edgemere Lake Circle in Land Lot 684 of the 16th District (4515 Edgemere Trace). Staff recommends approval subject to:

1. Stormwater Management comments;
2. Maximum of 35% impervious surface;
3. 10-foot undisturbed buffer to be deleted for this lot; and
4. All remaining stipulations not in conflict with this amendment to remain in effect.

ITEM OB-13-2025

To consider amending the site plan and stipulations for Emory Floyd regarding rezoning application Z-70 of 1999. The property is located on the north side of Hampton Estates Drive, north of Hampton Valley Drive in Land Lot 488 of the 19th District (2413 Hampton Estates Drive). Staff recommends approval subject to:

1. The buffer to be reduced to a 20-foot landscape buffer; and
2. All remaining stipulations not in conflict with this amendment to remain in effect.