

**MINUTES OF ZONING HEARING
COBB COUNTY PLANNING COMMISSION
MARCH 4, 2025
9:00 A.M.**

The Planning Commission Zoning Hearing was held on Tuesday, March 4, 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 Commission were:

Michael Hughes, Vice Chairman
Fred Beloin
Christine Lindstrom

Stephen Vault, Chairman – not present

CALL TO ORDER – VICE CHAIRMAN HUGHES

Vice Chairman Hughes called the hearing to order at 9:01 a.m.

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 John Pederson, Zoning Division Manager, reviewed the hearing procedures and announced the following cases which were *withdrawn or continued*.

WITHDRAWN AND CONTINUED CASES

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, south of the East-West Connector (3598 Marathon Circle). *(Previously held by the Planning Commission from the February 4, 2025, Planning Commission (PC) hearing until the March 4, 2025, PC hearing).*
WITHDRAWN WITHOUT PREJUDICE

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 May 6, 2025, PC 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). *(Previously continued by Staff from the February 4, 2025, and March 4, 2025, Planning Commission (PC) hearings until the April 1, 2025, PC hearing; therefore, was not considered at this hearing).*

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Mr. Pederson read in the Consent Agenda.

CONSENT AGENDA

MOTION: Motion by Beloin, second by Lindstrom, to **approve** the Consent Agenda, *as presented*.

Z-5 **ALIREZA MAHMODI** (Futurist Homes, Inc., owner) requesting rezoning from **GC** to **NRC** for a heating and air contractor in land lot 293 of the 17th district. Property is located on the southwest corner of West Atlanta Street and Oakridge Drive (972 West Atlanta Street).

To recommend **approval** of Z-5 to the **NRC** zoning district, *with a Special Exception for a specialty contractor*, 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**

CONSENT VOTE: **ADOPTED** 3-0, Vault not present

REGULAR AGENDA

At the call for Z-68²⁴(Sakss Austell, LLC), the Applicant was not present, and there was no opposition present. The case was put on hold until the Applicant could be present. Later in the hearing, the Applicant was present, and the case was heard (see page 3 of these minutes).

LUP-8 **ANGELA BENITEZ** (Hector A. Benitez and Angela Marina B. Escamilla, owners) requesting a **Temporary Land Use Permit** to allow more vehicles and adults than the code allows in land lot 478 of the 19th district. Property is located on the west side of Chamirey Drive, southwest of Callaway Road (1478 Chamirey Drive).

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REGULAR AGENDA (CONT.)

LUP-8 ANGELA BENITEZ (CONT.)

At the call for LUP-8, the Applicant was not present, and there was no opposition present. Discussion ensued, and the following motion was made:

MOTION: Motion by Beloin, second by Lindstrom, to **hold** LUP-8 until the May 6, 2025, Planning Commission Zoning Hearing.

VOTE: **ADOPTED** 3-0, Vault not present

Mr. Pederson called for a brief recess from 9:08 a.m. until 9:14 a.m.

Z-68²⁴ 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).*

The public hearing was opened; Junaid Virani and Aryn Chagani addressed the Planning Commission. Following the presentation and discussion, the following motion was made:

MOTION: Motion by Hughes, second by Beloin, to **hold** Z-68²⁴ until the May 6, 2025, Planning Commission Zoning Hearing.

VOTE: **ADOPTED** 3-0, Vault not present

APPROVAL OF MINUTES

MOTION: Motion by Beloin, second by Lindstrom, to **approve** the following minutes, *as submitted*:

February 4, 2025 – Planning Commission Zoning Hearing

VOTE: **ADOPTED** 3-0, Vault not present

MOTION: Motion by Beloin, second by Lindstrom, to **approve** the following minutes, *as submitted*:

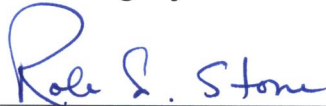
February 24, 2025 – Special Called Meeting/Agenda Review Work Session

VOTE: **ADOPTED** 3-0, Vault not present

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ADJOURNMENT

The hearing adjourned at 9:25 a.m.



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