



Cobb County...Expect the Best!

COBB COUNTY BOARD OF COMMISSIONERS

ZONING HEARING SUMMARY AGENDA

April 15, 2025

Withdrawn cases		
District	Case	Applicant
4	OB-15-2025	ISSAN CHETTY <i>withdrawn without prejudice</i>

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 hearing 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).
4	Z-7-2025	FORT & COLE STREET, LLC (Held by the Planning Commission from the April 1, 2025 Planning Commission hearing until the May 6, 2025 Planning Commission hearing).
2	LUP-8-2025	ANGELA BENITEZ (Previously held by the Planning Commission from the March 4, 2025 Planning Commission hearing until the May 6, 2025 Planning Commission hearing).
4	LUP-9-2025	JOSE A. ESCARENA (Continued by the Planning Commission from the April 1, 2025 Planning Commission hearing until the May 6, 2025 Planning Commission hearing).
4	LUP-11-2025	RICHARD GONZALEZ (Continued by the Planning Commission from the April 1, 2025 Planning Commission hearing until the May 6, 2025 Planning Commission hearing).
4	LUP-12-2025	JONATHAN MARTIN (Continued by the Planning Commission from the April 1, 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 through April 1, 2025 Planning Commission hearings until the May 6, 2025 Planning Commission hearing).
3	OB-20-2025	KARAN SINGH (Continued by Staff until the May 20, 2025 hearing).

District	Case	Consent Agenda cases
2	Z-6-2025	MASHONA COUNCIL
3	Z-8-2025	WILLIAMSON PROPERTIES, LLC
4	LUP-10-2025	JOSE R. MEDINA
1	LUP-13-2025	SANDY CLOUGH
1	LUP-14-2025	NORDIA WRIGHT-AGNANT
3	OB-16-2025	TERRANCE RALPH
1	OB-17-2025	SERGIO CONDORI
1	OB-18-2025	DILLON INVESTMENTS, LLC
3	OB-19-2025	THOMAS B. MARSH, JR.

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District	Case	Other Business case
1	OB-14-2025	DAVID PEARSON COMMUNITIES, INC. <i>(Continued by Staff from the March 18, 2025 Board of Commissioners hearing until the April 15, 2025 Board of Commissioners hearing).</i>



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COBB COUNTY BOARD OF COMMISSIONERS

ZONING HEARING CONSENT AGENDA

April 15, 2025

Zoning Cases

Z-6 MASHONA COUNCIL (Mashona Council, owner) requesting rezoning from **GC** to **R-12** for single-family residence in Land Lot 1207 of the 16th District. Located on the east side of Dogwood Drive, east of Nekoma Street (107 Dogwood Drive). The Planning Commission recommends approval of Z-6 to the **R-12** zoning district, subject to:

1. Lot size reduction variance as stated in the Zoning comments and recommendations
2. Department of Transportation comments and recommendations
3. Inclusion on the Consent Agenda for the Board of Commissioners' Zoning Hearing on April 15, 2025

Z-8 WILLIAMSON PROPERTIES, LLC (Williamson Properties, LLC, owner) requesting rezoning from **NRC** to **NRC** for a real estate office with storage in Land Lot 85 of the 16th District. Located on the northwest corner of Canton Road and Ecton Drive (4700 Ecton Drive). The Planning Commission recommends approval of Z-8 to the **NRC** zoning district, subject to:

1. Site Plan received by the Zoning Division dated February 6, 2025 (on file in the Zoning Division)
2. Variances as stated in the Zoning comments and recommendations
3. Refuse and designated recycling collection location facilities must be contained within completely enclosed facilities
4. No outdoor storage of vehicle parts
5. No outdoor display of merchandise
6. Parking lot to be striped and all vehicles to be parked in striped parking spaces
7. Fire Department comments and recommendations
8. Stormwater Management Division comments and recommendations
9. Planning Division comments and recommendations
10. Water and Sewer Division comments and recommendations
11. Department of Transportation comments and recommendations
12. Maximum of 70% impervious surface
13. Email from Amy Diaz dated April 1, 2025
14. Inclusion on the Consent Agenda for the Board of Commissioners' Zoning Hearing on April 15, 2025

LUP-10 **JOSE R. MEDINA** (Jose R. Medina and Eleuteria Diaz, owners) requests a Temporary Land Use Permit to allow more vehicles than the code allows in Land Lot 773 of the 19th District. Located on the west side of Sir Galahad Drive, east of Corbin Place (1524 Sir Galahad Drive). The Planning Commission recommends approval of LUP-10 for 24 months, subject to:

1. **Allow four adults**
2. **Allow four cars to be parked outside on the driveway, and one additional car to be parked in the garage**
3. **Inclusion on the Consent Agenda for the Board of Commissioners' Zoning Hearing on April 15, 2025**

LUP-13 **SANDY CLOUGH** (Sandra L. Clough and Richard C. Clough, owners) requests a Temporary Land Use Permit (renewal) to allow an artist's studio and the storage of art prints in Land Lot 336 of the 20th District. Located on the west side of Trail Road, north of the intersection of Trail Road and Midway Road (25 Trail Road). The Planning Commission recommends approval of LUP-13 for 24 months, subject to:

1. **No signs**
2. **No on-street parking**
3. **No outdoor storage**
4. **Two seasonal employees *only***
5. **Inclusion on the Consent Agenda for the Board of Commissioners' Zoning Hearing on April 15, 2025**

LUP-14 **NORDIA WRIGHT-AGNANT** (Thankful Baptist-Kennesaw, Inc., owners) requests a Temporary Land Use Permit church for a social adult club for seniors in Land Lot 256 of the 20th District. Located on the southeast side of Kennesaw Due West Road, south of Frank Kirk Road (928 Kennesaw Due West Road). The Planning Commission recommends approval of LUP-14 for 24 months, subject to:

1. **Inclusion on the Consent Agenda for the Board of Commissioners' Zoning Hearing on April 15, 2025**

OTHER BUSINESS CASES

ITEM OB-16-2025

Terrance Ralph request consideration of a road frontage reduction from 75-feet to 0-feet for a single-family house on Tract 8B, and other variances as shown on the site plan. The property is located on the south side of North River Forest Court, south of North River Forest Drive in Land District 1, Land Lot 281 (707 North River Forest Court). Staff recommends approval subject to:

1. Water and Sewer comments;
2. Site Plan Review comments;
3. Stormwater Management comments;
4. Tract 8B approved for no public road frontage, and other variances in the Other Business Item are approved; and
5. Maximum of 35% impervious surface per lot.

ITEM OB-17-2025

To consider amending the site plan and stipulations for Sergio Condori regarding rezoning application Z-182 of 2005. The property is located on the west side of Mars Hill Road, south of Hadaway Road in Land Lot 270 of the 20th District (755 Mars Hill Road). Staff recommends approval subject to:

1. Cobb DOT comments;
2. Stormwater Management comments;
3. Fire Department comments; and
4. Only one house permitted on this 1.49 acre tract.

ITEM OB-18-2025

To consider amending the stipulations for Dillon Investments, LLC regarding rezoning application Z-15 of 2024. The property is located at the northwest corner of Macland Road and Villa Rica Road in Land Lot 428 of the 19th District (2080 Villa Rica Road). Staff recommends approval subject to:

1. The lot split stipulation is extended to July 15, 2025; and
2. All previous stipulations not in conflict with this amendment to remain in effect.

ITEM OB-19-2025

To consider amending the stipulations for Thomas B. Marsh, Jr. regarding rezoning application Z-15 of 2021. The property is located on the north side of Woodstock Road, east of York Place in Land Lot 109 of the 16th District (4618 Woodstock Road). Staff recommends approval subject to:

1. Fire Department comments;
2. Use approved to be an administrative office for a roofing business only;
3. All previous stipulations not in conflict with this amendment to remain in effect;
4. No outdoor storage; and
5. No roofing trailers onsite.