

**MINUTES OF ZONING HEARING
COBB COUNTY BOARD OF COMMISSIONERS
JUNE 17, 2025
9:00 A.M.**

The Board of Commissioners' Zoning Hearing was held on Tuesday, June 17, 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:

Commissioner JoAnn Birrell, Vice Chairwoman
Commissioner Erick Allen – arrived at 9:07 a.m.
Commissioner Keli Gambrell
Commissioner Monique Sheffield

Lisa Cupid, Chairwoman – not present

CALL TO ORDER – VICE CHAIRWOMAN BIRRELL

Vice Chairwoman Birrell called the hearing to order at 9:04 a.m.

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

HELD AND CONTINUED CASES

- Z-2'²⁴** **FLOURNOY DEVELOPMENT GROUP, LLC** (Cobb County, owner) requesting rezoning from **GC** to **RRC** for multifamily residential 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 June 3, 2025, Planning Commission (PC) hearings until the July 1, 2025, PC hearing; therefore, was not considered at this hearing).*
- Z-9** **WHATABURGER RESTAURANTS, LLC** (West Village Associates, LLC, owner) requesting rezoning from **R-20** to **PVC** for 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 May 6, 2025, and June 3, 2025, Planning Commission (PC) hearings until the July 1, 2025, PC hearing; therefore, was not considered at this hearing).*
- Z-14** **MIKE HECK** (David Marion Cantrell and Anthony Raymond Cantrell, as Trustees of the Doris Weatherford Cantrell Revocable Trust dated July 23, 2013, owners) requesting rezoning from **GC** and **NS** to **NRC** for neighborhood retail and a special contractor's office in land lot 296 of the 20th district. Property is located on the northwest side of Due West Road, northwest of Burnt Hickory Road, and at the terminus of Burnt Hickory Way (3808 Due West Road). *(Continued by Staff from the June 3, 2025, Planning Commission (PC) hearing until the July 1, 2025, PC hearing; therefore, was not considered at this hearing).*

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HELD AND CONTINUED CASES (CONT.)

- LUP-19** **IANNEL SALAS** (Felipe Manuel, owner) requesting a **Temporary Land Use Permit** to allow more vehicles than the code allows in land lot 207 of the 17th district. Property is located on the south side of Tatum Street, west of Olive Springs Road (53 Tatum Street). *(Previously held by the Planning Commission (PC) from the May 6, 2025, and June 3, 2025, PC hearings until the July 1, 2025, PC hearing; therefore, was not considered at this hearing).*
- LUP-24** **BRANDON LORENZO** (Brandon Lorenzo, owner) requesting a **Temporary Land Use Permit** for vehicle parking in land lot 1100 of the 19th district. Property is located on the southwest corner of Janet Way and Hiram Lithia Springs Road (4943 Janet Way). *(Previously held by the Planning Commission (PC) from the June 3, 2025, PC hearing until the July 1, 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, through the April 1, 2025, Planning Commission (PC) hearings until the May 6, 2025, PC hearing; held by the PC from the May 6, 2025, PC hearing until the June 3, 2025, PC hearing; continued by the PC from the June 3, 2025, PC hearing until the July 1, 2025, PC hearing; therefore, was not considered at this hearing).*

Commissioner Allen arrived at 9:07 a.m.

- O.B. 22** 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 May 20, 2025, and June 17, 2025, Board of Commissioners' (BOC) Zoning hearings until the July 15, 2025, BOC Zoning hearing; therefore, was not considered at this hearing).*
- Z-13** **ALLIANCE RESIDENTIAL COMPANY** (AHG Galleria, LLC, owner) requesting rezoning from **RRC** to **RRC** for a multifamily residential development in land lots 949, 978, and 979 of the 17th district. Property is located on the southwesterly side of Cobb Parkway, northwest of Riverview Parkway (3200 South Cobb Parkway).

Mr. Pederson presented the Applicant's request for a continuance of Z-13; thereafter, the following motion was made:

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HELD AND CONTINUED CASES (CONT.)

Z-13 ALLIANCE RESIDENTIAL COMPANY (CONT.)

MOTION: Motion by Allen, second by Birrell, to **continue** Z-13 until the July 15, 2025, Board of Commissioners' Zoning Hearing.

VOTE: **ADOPTED** 4-0, Cupid not present

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 Sheffield, second by Allen, to **approve** the following cases on the Consent Agenda, *as revised*:

Z-12 BELMONT CENTURY, LLC (Belmont Century, LLC, owner) requesting rezoning from **NS** to **NRC** for a retail store in land lots 277 and 278 of the 16th district. Property is located on the west side of Canton Road, south of Hawkins Store Road (4015 Canton Road).

To **approve** Z-12 to the **NRC** zoning district, subject to:

- 1. Site Plan received by the Zoning Division on March 17, 2025 (attached and made a part of these minutes), with the District Commissioner approving minor modifications**
- 2. Variances as stated in the Zoning Division comments and recommendations**
- 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**

LUP-18 ARTEMIO CALDERON (Artemio Calderon, owner) requesting a **Temporary Land Use Permit** to allow more people and vehicles than the code allows in land lot 56 of the 17th district. Property is located on the north side of Walnut Circle, across from Birchwood Court (987 Walnut Circle). *(Previously continued by the Planning Commission (PC) from the May 6, 2025, PC hearing until the June 3, 2025, PC hearing).*

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CONSENT AGENDA (CONT.)

LUP-18 ARTEMIO CALDERON (CONT.)

To **approve** LUP-18 for **12 months**, subject to:

- 1. No chipper or dump truck to be parked in the driveway or in front of the house**
- 2. Approval for five vehicles**
- 3. No parking on grass or gravel**
- 4. Parking is to be on a hardened and treated surface and all vehicles are to be parked in the driveway**
- 5. All other Staff comments and recommendations, *not otherwise in conflict***

OTHER BUSINESS

O.B. 14 To consider installing a gate and making Allatoona Heights subdivision a private road for David Pearson Communities, Inc. Property is located at the western end of Collins Road in land lots 190 and 191 of the 20th district (Collins Road). *(Previously continued by Staff from the March 18, 2025, Board of Commissioners' (BOC) Zoning hearing until the April 15, 2025, BOC Zoning hearing; continued by the BOC from the April 15, 2025, BOC Zoning hearing until the May 20, 2025, BOC Zoning hearing; continued by Staff from the May 20, 2025, BOC Zoning Hearing until the June 17, 2025, BOC Zoning hearing).*

To **approve** O.B. 14, subject to:

- 1. Any gate, fence, or wall shall be compliant with the Cobb County Code**
- 2. Site Plan received by the Zoning Division on May 22, 2025 (attached and made a part of these minutes), with the District Commissioner approving the final Site Plan**
- 3. Cobb DOT comments and recommendations contained in the Other Business packet**
- 4. Water and Sewer comments and recommendations contained in the Other Business packet**
- 5. Stormwater Management Division comments and recommendations contained in the Other Business packet**
- 6. Fire Department comments and recommendations contained in the Other Business packet**

O.B. 23 Jamila Brown requesting consideration of a lot size reduction from 20,000 square-feet to 13,397 square-feet (existing) for property located on the south side of Gresham Road, east of Glencrest Drive in land lot 1137 of the 16th district (Gresham Road). *(Previously continued by Staff from the May 20, 2025, Board of Commissioners' (BOC) Zoning hearing until the June 17, 2025, BOC Zoning hearing).*

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CONSENT AGENDA (CONT.)

OTHER BUSINESS (CONT.)

O.B. 23 (CONT.)

To **approve** O.B. 23, subject to:

- 1. Minimum lot size approved to 13,397 square feet**
- 2. Stormwater Management Division comments and recommendations contained in the Other Business packet**
- 3. Cobb DOT comments and recommendations contained in the Other Business packet**

O.B. 26 To consider amending the stipulations for Marietta Central Hispanic SDA Church regarding rezoning application Z-65 of 1998. Property is located on the northwest side of Smyrna Powder Springs Road, west of Landmark Drive in land lot 200 of the 17th district (110 Smyrna Powder Springs Road).

To **approve** O.B. 26, subject to:

- 1. Water and Sewer comments and recommendations contained in the Other Business packet**
- 2. Site Plan Review comments and recommendations contained in the Other Business packet**
- 3. Cobb DOT comments and recommendations contained in the Other Business packet**
- 4. Fire Department comments and recommendations contained in the Other Business packet**
- 5. Additional use of the church is permitted**

O.B. 27 To consider a site plan amendment for The Home Depot, Inc. regarding rezoning application #419 of 1984 for property located on the south side of Paces Ferry Road, the west side of I-285, the north side of Crestview Drive, and on the east side of Hillcrest Drive in land lots 769, 815, and 816 of the 17th district (2410 Paces Ferry Road).

To **approve** O.B. 27, subject to:

- 1. Letter of agreeable conditions from Ellen Smith dated May 13, 2025 (attached and made a part of these minutes)**
- 2. Site Plan received by the Zoning Division on May 13, 2025 (attached and made a part of these minutes), with the District Commissioner approving the final Site Plan**
- 3. Stormwater Management Division comments and recommendations contained in the Other Business packet**

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CONSENT AGENDA (CONT.)

OTHER BUSINESS (CONT.)

O.B. 27 (CONT.)

- 4. Cobb DOT comments and recommendations contained in the Other Business packet**
- 5. All previous conditions and stipulations, *not otherwise in conflict*, to remain in effect**

O.B. 28 To consider a site plan amendment for The Home Depot, Inc. regarding rezoning application Z-32 of 1994 and Z-86 of 1998 for property located on the north side of Paces Ferry Road, the east side of Spring Hill Parkway, and the west side of I-285 in land lots 814, 815, and 842 of the 17th district (2455 Paces Ferry Road).

To **approve** O.B. 28, subject to:

- 1. Letter of agreeable conditions from Ellen Smith dated May 13, 2025 (attached and made a part of these minutes)**
- 2. Site Plan received by the Zoning Division on May 13, 2025 (attached and made a part of these minutes), with the District Commissioner approving the final Site Plan**
- 3. Fire Department comments and recommendations contained in the Other Business packet**
- 4. Stormwater Management Division comments and recommendations contained in the Other Business packet**
- 5. Cobb DOT comments and recommendations contained in the Other Business packet**
- 6. All previous conditions and stipulations, *not otherwise in conflict*, to remain in effect**

O.B. 29 To consider amending the stipulations, and an impervious surface variance from 35% to 37.93% for Chad Davis regarding rezoning application Z-108 of 2003. Property is located on the west side of Ellis Farm Drive, at Peacedale Court in land lot 119 of the 19th district (2158 Ellis Farm Drive).

To **approve** O.B. 29, subject to:

- 1. Site Plan received by the Zoning Division on May 15, 2025 (attached and made a part of these minutes), with the District Commissioner approving the final Site Plan**
- 2. Stormwater Management Division comments, and the recommendations to be done within 90 days of the Board of Commissioners' final decision**

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CONSENT AGENDA (CONT.)

OTHER BUSINESS (CONT.)

O.B. 29 (CONT.)

- 3. Cobb DOT comments and recommendations contained in the Other Business packet**
- 4. All previous conditions and stipulation, *not otherwise in conflict with this amendment*, to remain in effect**

CONSENT VOTE: **ADOPTED** 4-0, Cupid not present and Birrell in opposition to LUP-18 and O.B. 29.

REGULAR AGENDA

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; held by the PC from the March 4, 2025, through the May 6, 2025, PC hearings until the June 3, 2025, PC hearing).*

The public hearing was opened, and Amyn Chagani addressed the Board. Following the presentation and discussion, the following motion was made:

MOTION: Motion by Allen, second by Birrell, to **hold** Z-68²⁴ until the August 19, 2025, Board of Commissioners' Zoning Hearing.

VOTE: **ADOPTED** 4-0, Cupid not present

Z-7 **FORT & COLE STREET, LLC** (Estate of Betty J. King (a/k/a Betty Hayes King) and Jerry Wayne Hayes, owners) requesting rezoning from **R-15** to **FST** for townhomes in land lot 639 of the 19th district. Property is located on the northwest corner of Powder Springs Road and Wood Meadows Drive (2318 Powder Springs Road). *(Previously held by the Planning Commission (PC) from the April 1, 2025, and May 6, 2025, PC hearings until the June 3, 2025, PC hearing).*

The public hearing was opened; Kevin Moore, Robert Soricelli, Christal McDowell, Tobye Pierce, and Stephen Swanson addressed the Board. Following the presentation and discussion, the following motion was made:

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REGULAR AGENDA (CONT.)

Z-7 FORT & COLE STREET, LLC (CONT.)

MOTION: Motion by Sheffield, second by Allen, to **hold** Z-7 until the July 15, 2025, Board of Commissioners' Zoning Hearing.

VOTE: **ADOPTED** 4-0, Cupid not present

Clerk's Note: Commissioner Sheffield requested that the Applicant/Developer have a meeting with the downstream homeowners located at 2250, 2251, 2261, and 2271 Rock Creek Drive and Stormwater Management Staff to determine the best course to mitigate runoff on their properties.

Z-10 THE REVIVE LAND GROUP, LLC (Ricardo Larred, James Copeland, Vernamarie Truan, Alfred Geoffrey Alex Truan, Joyce Fabrie, Judith Ann Howell, Jon M. Howell, Kymberly B. Matthews, and Jimmy D. Walker, owners) requesting rezoning from **R-20** to **RSL** for a residential senior living subdivision in land lots 498, 538, 539, 572, and 613 of the 19th district. Property is located on the south side of Macland Road, the east side of Hopkins Road, and the north side of John Petree Road (2495 Hopkins Road, 3455 Macland Road, 3445 Macland Road, 2505 Hopkins Road, 2531 Hopkins Road, 2445 Hopkins Road, and 2427 Hopkins Road). ***(Held by the Planning Commission (PC) from the May 6, 2025, PC hearing until the June 3, 2025, PC hearing).***

The public hearing was opened; Kevin Moore, Fred Chumley, and Neville Allison addressed the Board. Following the presentation and discussion, the following motion was made:

MOTION: Motion by Sheffield, second by Birrell, to **hold** Z-10 until the July 15, 2025, Board of Commissioners' Zoning Hearing.

VOTE: **ADOPTED** 4-0, Cupid not present

Clerk's Note: Commissioner Sheffield requested that the Applicant address the dam issues along with the property owners and submit an updated plan to Stormwater to reflect access to the dam from the subject parcel.

Vice Chairwoman Birrell called for a brief recess from 11:37 a.m. until 11:51 a.m.

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). ***(Previously held by the Planning Commission (PC) from the March 4, 2025, PC hearing until the May 6, 2025, PC hearing;***

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REGULAR AGENDA (CONT.)

LUP-8 ANGELA BENITEZ (CONT.)

continued by Staff from the May 20, 2025, Board of Commissioners' (BOC) Zoning hearing until the June 17, 2025, BOC Zoning hearing).

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

MOTION: Motion by Allen, second by Birrell, to continue LUP-8 until the July 15, 2025, Board of Commissioners' Zoning Hearing.

VOTE: **ADOPTED** 4-0, Cupid not present

LUP-11 RICHARD GONZALEZ (Otoniel Gonzalez, owner) requesting a **Temporary Land Use Permit (Renewal)** to allow more vehicles and adults than the code allows in land lot 795 of the 19th district. Property is located on the north side of Hopkins Court, east of Hopkins Road (3450 Hopkins Court). *(Previously continued by the Planning Commission (PC) from the April 1, 2025, and May 6, 2025, PC hearings until the June 3, 2025, PC hearing).*

At the call for LUP-11, the Applicant was not present, and there was no opposition present; thereafter, the following motion was made:

MOTION: Motion by Sheffield, second by Allen, to deny LUP-11.

VOTE: **ADOPTED** 4-0, Cupid not present

LUP-12 JONATHAN MARTIN (Juan Castaneda, owner) requesting a **Temporary Land Use Permit** to allow more vehicles than the code allows in land lot 307 of the 17th district. Property is located on the southeast corner of Norton Circle and Orrin Drive (340 Norton Circle). *(Previously continued by the Planning Commission (PC) from the April 1, 2025, and May 6, 2025, PC hearings until the June 3, 2025, PC hearing).*

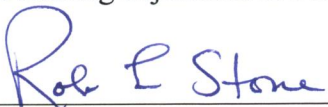
At the call for LUP-12, the Applicant was not present, and there was no opposition present; thereafter, the following motion was made:

MOTION: Motion by Sheffield, second by Birrell, to deny LUP-12.

VOTE: **ADOPTED** 4-0, Cupid not present

ADJOURNMENT

The hearing adjourned at 11:58 a.m.



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

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SURVEY NOTES:

1. STORM SEWER, SANITARY SEWER AND OTHER BURIED UTILITIES MAY HAVE BEEN PLACED OR COVERED OVER THE LOCATION OF UNDERGROUND UTILITIES AS SHOWN HEREON ARE BASED ON ABOVE GROUND STRUCTURES AND RECORD DRAWINGS PROVIDED TO THE SURVEYOR. LOCATION OF UNDERGROUND UTILITIES MAY VARY FROM LOCATION SHOWN HEREON. ADDITIONAL BURIED UTILITIES MAY BE ENCOUNTERED. NO EXCAVATIONS WERE MADE DURING THE PROCESS OF THIS SURVEY TO LOCATE BURIED UTILITIES. BEFORE EXCAVATIONS ARE MADE, HIGHLY RECOMMENDED THAT THE SURVEYOR CONSULT WITH THE LOCAL UTILITY DEPARTMENT, SUCH AS THE CITY OF ATLANTA, TO OBTAIN RECORD DRAWINGS AND INFORMATION ON ANY OTHER BURIED UTILITIES. THE SURVEYOR IS NOT RESPONSIBLE FOR ANY DAMAGE TO OR DESTRUCTION OF BURIED UTILITIES. THE SURVEYOR IS NOT RESPONSIBLE FOR ANY DAMAGE TO OR DESTRUCTION OF BURIED UTILITIES. THE SURVEYOR IS NOT RESPONSIBLE FOR ANY DAMAGE TO OR DESTRUCTION OF BURIED UTILITIES.
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Course	Bearing	Distance
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3999
(DB.5016/PG.355)
N/F SRP SUB, LLC
ZONED R-15

FUTURE FLOOD DISCLAIMER:

THE FLOOD DATA SHOWN HEREON IS PER FEMA ACTIVE PANEL MAP WITH EFFECTIVE DATE AS SHOWN. THERE MAY BE FUTURE FLOOD ELEVATION INFORMATION PROVIDED INTERNALLY BY THE LOCAL GOVERNING MUNICIPALITY IN WHICH THE SUBJECT PROPERTY SITES ARE AND THAT INFORMATION MAY NOT BE AVAILABLE TO THE PUBLIC. THEREFORE, THE FLOOD DATA SHOWN HEREON IS NOT A GUARANTEE OF THE SURVEYOR. THE SURVEYOR IS NOT RESPONSIBLE FOR ANY DAMAGE TO OR DESTRUCTION OF BURIED UTILITIES. THE SURVEYOR IS NOT RESPONSIBLE FOR ANY DAMAGE TO OR DESTRUCTION OF BURIED UTILITIES. THE SURVEYOR IS NOT RESPONSIBLE FOR ANY DAMAGE TO OR DESTRUCTION OF BURIED UTILITIES.

BEARING SHOWN HEREON ARE RELATIVE TO THE NORTH AMERICAN DATUM OF 1983, GA WEST ZONE 1007 ELEVATIONS SHOWN HEREON RELATIVE TO THE NORTH AMERICAN VERTICAL DATUM OF 1988

TREE NOTE:
TREES ARE NOT SHOWN ON THE SURVEY

Received
MAR 17 2025
Cobb County
Zoning

SITE LOCATION MAP
NOT TO SCALE

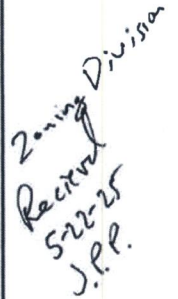
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LEGEND

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- APV AS PER VENDOR
- APW AS PER WITNESS
- APX AS PER EXHIBIT
- APY AS PER YIELD
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Revised
Site
plan
5-22-25

SEVERAL ACRES OF UNDISTURBED OPEN SPACE
WITH NATURALLY WOODED PASSIVE TRAILS
LARGE 30,000 SF OR GREATER ESTATE LOTS
ADJACENT TO COBB COUNTYS PITNER PARK



Building Communities of Lasting Value.

DRAWN BY		DATE	
CHECKED BY DP		DRAWING NO. MKI PLAI	
JOB NO. KLA100NF		SHEET 1 OF 1	
NO.	DATE	REVISION	DESCRIPTION

Meeting Date 6-17-2025



Ellen W. Smith

Partner

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f: 404.869.6972

ellensmith@parkerpoe.com

Atlanta, GA
Charleston, SC
Charlotte, NC
Columbia, SC
Greenville, SC
Raleigh, NC
Spartanburg, SC
Washington, DC

May 13, 2025

By Hand Delivery

(john.pederson@cobbcounty.org)

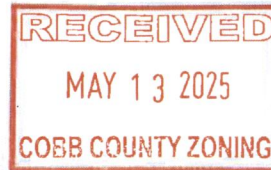
Zoning Division

Community Development Agency

Cobb County, Georgia

1150 Powder Springs Street, Suite 400

Marietta, Georgia 30064



Re: Application for "Other Business" by Home Depot U.S.A., Inc. (the "**Application**") with respect to Paces Summit, 2410 Paces Ferry Road, Atlanta, Georgia 30339 (the "**Property**")

Ladies and Gentlemen:

This law firm has the pleasure of representing Home Depot U.S.A., Inc. ("**Home Depot**"), the applicant and owner of the Property with respect to the Application. Home Depot respectfully submits for your consideration the Application, the approval of which will allow for construction and use of a surface parking lot at the Property.

Background

The Property is zoned OI (Office-Institutional) and is located within a Regional Activity Center. Originally rezoned in 1984 (No. 419) from R-20 to OI, the most recent zoning activity on the Property was the Board of Commissioner's approval on July 18, 2000 of OB #1 for a site plan amendment adopting a master site plan for the Property. Although zoned for two 6 ½ story class A office buildings, only one of those office buildings has been constructed and is occupied. Home Depot acquired the Property in 2019.

"Other Business" Request

Home Depot seeks to install a surface parking lot as shown on the enclosed plan for a net increase of 110 parking spaces to serve the Property.¹ As Home Depot consolidates and reorganizes employees throughout the Cumberland area and as more employees return to the office, Home Depot is anticipating ensuring that all of its employees have sufficient on site parking.

¹ As noted on the enclosed site plan, Home Depot is not waiving its right as set forth on the OB #1 (2000) master site plan for the additional office building in the future, in which event, this surface lot will be removed and the second office building constructed as contemplated in the 2000 master plan.

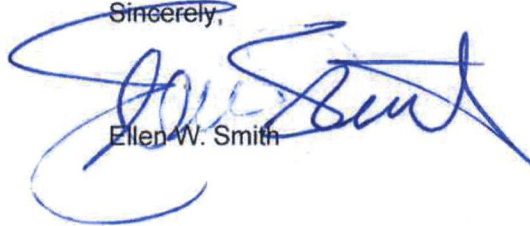
Petition No. 0.B.27
Meeting Date 6-17-2025
Continued

May 13, 2025
Page 2

This Application and the materials filed in support thereof meets and exceeds the minimum requirements of the Zoning Ordinance and we respectfully request the approval of this Application at the Board of Commissioner's June 17, 2020 hearing.

We are happy to answer any questions or provide any information that the Zoning Division or the Board of Commissioners may have with regard to the Application.

Sincerely,



Ellen W. Smith

EWS/ews
Enclosures

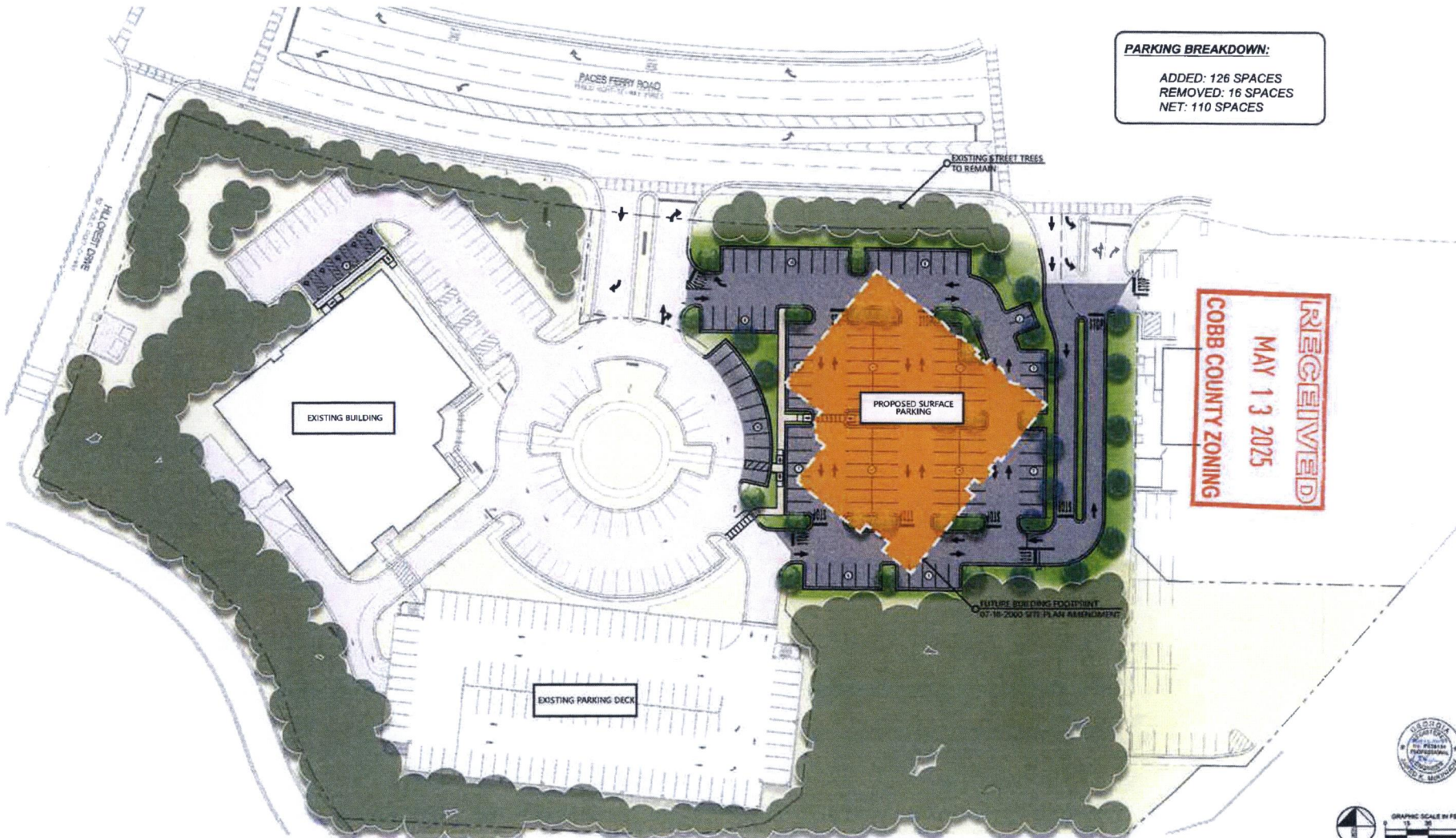
Min. Bk. 100 Petition No. O.B.27
Doc. Type Site Plan

Meeting Date 6-17-2025

PARKING BREAKDOWN:

ADDED: 126 SPACES
REMOVED: 16 SPACES
NET: 110 SPACES

RECEIVED
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COBB COUNTY ZONING



Kimley»Horn

1200 PEACHTREE STREET NE, SUITE 800, ATLANTA, GEORGIA 30309
PHONE: (404) 419-8700 | www.kimley-horn.com

TITLE:

SITE PLAN

PROJECT:

2410 PACES FERRY ROAD

CLIENT:

THE HOME DEPOT, INC.



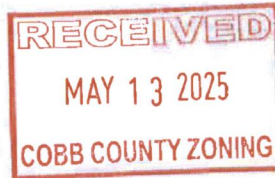
JOB NUMBER: 015847193
SCALE: 1" = 30'
DATE: 05/13/2025
SHEET: 1

O.B.27-2025
Proposed
Site
Plan



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Atlanta, GA
Charleston, SC
Charlotte, NC
Columbia, SC
Greenville, SC
Raleigh, NC
Spartanburg, SC
Washington, DC



May 13, 2025

By Hand Delivery
(john.pederson@cobbcounty.org)
Zoning Division
Community Development Agency
Cobb County, Georgia
1150 Powder Springs Street, Suite 400
Marietta, Georgia 30064

Re: Application for "Other Business" by The Home Depot, Inc. and HD of Maryland, Inc.,
(the "**Application**") with respect to its corporate headquarters at 2455 Paces Ferry
Road, Atlanta, Georgia 30339 (the "**Property**")

Ladies and Gentlemen:

This law firm has the pleasure of representing The Home Depot, Inc. and HD Development of Maryland, Inc. (collectively, "**Home Depot**"), the applicant and owner of the Property with respect to the Application. Home Depot respectfully submits for your consideration the Application, the approval of which will allow for the expansion of its "Little Aprons Academy" child development center.¹

Background

The Property is zoned Office High Rise (OHR) pursuant to rezoning case Z-86 (1998), and houses Home Depot's corporate campus including primarily high-rise office and associated parking and amenities. In 2011, Home Depot sought a site plan amendment to install an approximately 50,000 square foot child development center which it calls "Little Aprons Academy", with associated play areas (OB-3 [2011]).

¹ In May 2020, Home Depot filed Application OB-30 (the "**2020 Application**") seeking approval for two changes to its corporate campus: (i) the expansion of the Little Aprons Academy, and (ii) the approximately 1,100 parking space expansion of its parking deck. Then, Home Depot included in the 2020 Application the parking deck expansion because it was replacing an existing building and shifting the location of some of the parking to an area not necessarily fully documented in prior approved site plans. On July 15, 2020, primarily as a result of the then ongoing COVID-19 pandemic, Home Depot withdrew the 2020 Application without prejudice.

May 13, 2025
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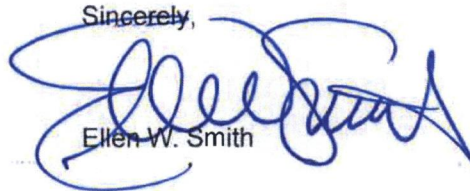
"Other Business" Request

Home Depot seeks to expand its Little Aprons Academy child development center and requests a change to its Master Plan to accommodate this expansion. Specifically, Home Depot seeks to add approximately 50,000 square feet of additional classroom space and associated facilities (the "**Little Aprons Expansion**"). The new building within the Little Aprons Expansion will be attached to the existing Little Aprons building and is expected to be two stories, the footprint for which is more particularly shown on the enclosed concept plans filed with this Application. The Little Aprons Expansion will provide day care services for approximately 360 additional children, which is sufficient to meet current employee demands, particularly as over the past 5 years post-pandemic, Home Depot employees are returning to the office to work. As with the existing Little Aprons center, there is adequate parking proposed to be located directly in front of the Little Aprons Expansion and there is already segregated parking in the existing parking deck immediately to the rear of the adjacent buildings. There are walkways provided from the parking deck directly to the Little Aprons center and interconnection through the existing center for employees. Finally, the Little Aprons Expansion will continue to only provide care for employees of Home Depot, resulting in a reduction of traffic trips that would be otherwise required for employees' use of childcare centers located elsewhere.

This Application and the materials filed in support thereof meets and exceeds the minimum requirements of the Zoning Ordinance and we respectfully request the approval of this Application at the Board of Commissioner's June 17, 2020 hearing.

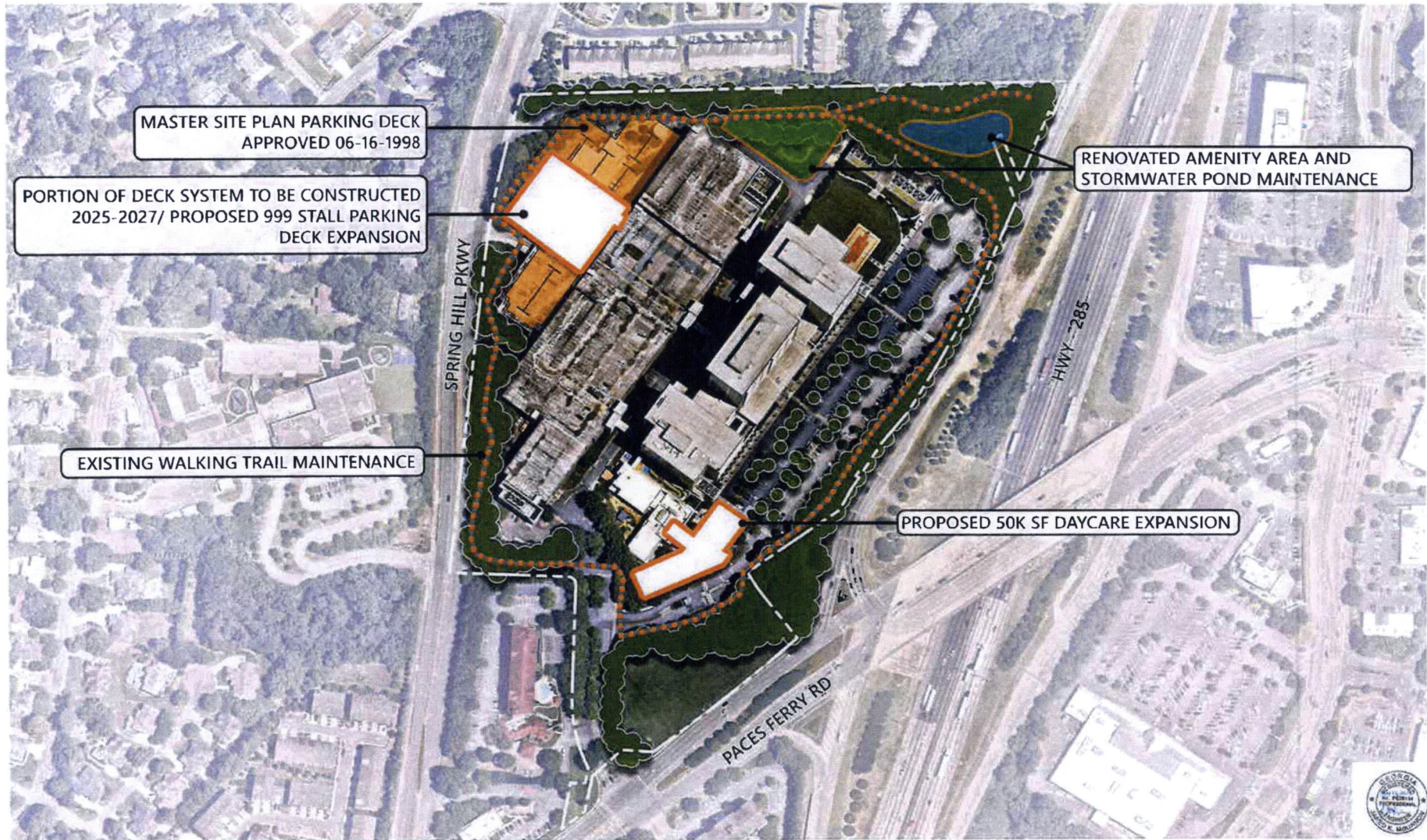
We are happy to answer any questions or provide any information that the Zoning Division or the Board of Commissioners may have with regard to the Application.

Sincerely,



Ellen W. Smith

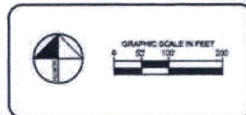
EWSevs
Enclosures



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TITLE: **2455 PACES FERRY ROAD SE**

CLIENT: **THE HOME DEPOT, INC.**



SCALE:	1" = 100'
DATE:	05/13/2025
SHEET:	1

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*Proposed
 site
 plan
 08-28-25*

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