

**MINUTES OF ZONING HEARING
COBB COUNTY BOARD OF COMMISSIONERS
AUGUST 19, 2025
9:00 A.M.**

The Board of Commissioners' Zoning Hearing was held on Tuesday, August 19, 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:

Lisa Cupid, Chairwoman
Commissioner JoAnn Birrell – left the hearing at 4:35 p.m.
Commissioner Erick Allen
Commissioner Keli Gambrill
Commissioner Monique Sheffield

CALL TO ORDER – CHAIRWOMAN CUPID

Chairwoman Cupid called the hearing to order at 9:02 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 August 5, 2025, Planning Commission (PC) hearings until the September 2, 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, through the August 5, 2025, Planning Commission (PC) hearings until the September 2, 2025, PC hearing; therefore, was not considered at this hearing).*
- Z-17** **LITTLE SUNSHINE'S PLAYHOUSE** (Asad Nezamabadi, owner) requesting rezoning from **R-15** to **LRO** for a daycare in land lot 482 of the 16th district. Property is located on the northeast corner of Sandy Plains Road and Trickum Road (3090 Trickum Road and 3061 Sandy Plains Road). *(Continued by Staff from the August 5, 2025, Planning Commission (PC) hearing until the September 2, 2025, PC hearing; therefore, was not considered at this hearing).*

**MINUTES OF ZONING HEARING
COBB COUNTY BOARD OF COMMISSIONERS
AUGUST 19, 2025
PAGE 2**

HELD AND CONTINUED CASES (CONT.)

- Z-18** **RACETRAC, INC** (The Medford Family LP, owner) requesting rezoning from **PSC** to **NRC** for a convenience store with fuel sales in land lot 583 of the 16th district. Property is located on the northwest intersection of Bells Ferry Road and Barrett Pkwy (2595 Bells Ferry Road). *(Continued by Staff from the August 5, 2025, Planning Commission (PC) hearing until the September 2, 2025, PC hearing; therefore, was not considered at this hearing).*
- LUP-26** **REYNALDO VALDEZ** (Jose M. Delgado and Reynaldo Valdez Bravo, owners) requesting a **Temporary Land Use Permit** to allow more adults and vehicles than the code allows in land lot 56 of the 17th district. Property is located on the north side of Walnut Circle, west of Birchwood Way (1039 Walnut Circle). *(Previously continued by the Planning Commission (PC) from the July 1, 2025, and August 5, 2025, PC hearings until the September 2, 2025, PC hearing; therefore, was not considered at this hearing).*
- LUP-31** **ANNE LOU CRISPELL** (Nicholas Crispell, owner) requesting a **Temporary Land Use Permit** to allow dog boarding in land lot 934 of the 17th district. Property is located on the east side of Leafwood Dr., east of Leafwood Ct. (3036 Leafwood Drive). *(Held by the Planning Commission (PC) from the August 5, 2025, PC hearing until the September 2, 2025, PC hearing; therefore, was not considered at this hearing).*
- LUP-32** **ROBBIN R. FOWLER** (Robbin and Simon Fowler, owners) requesting a **Temporary Land Use Permit** to allow more unrelated adults and vehicles than the code allows in land lot 819 of the 17th district. Property is located on the east side of Orchard Valley Dr., south of Brookview Dr. (4313 Orchard Valley Drive). *(Held by the Planning Commission (PC) from the August 5, 2025, PC hearing until the September 2, 2025, PC hearing; therefore, was not considered at this hearing).*
- LUP-33** **CAROL J. HICKS-VARGAS, MICHAEL VARGAS** (Carol Hicks-Vargas and Michael Vargas, owners) requesting a **Temporary Land Use Permit** to allow more adults and vehicles than the code allows in land lot 80 of the 16th district. Property is located on the southwest side of Rocky Top Court, north of Watkins Glenn Drive (230 Rocky Top Court). *(Continued by the Planning Commission (PC) from the August 5, 2025, PC hearing until the September 2, 2025, PC hearing; therefore, was not considered at this hearing).*
- 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 west side of Pine Street

**MINUTES OF ZONING HEARING
COBB COUNTY BOARD OF COMMISSIONERS
AUGUST 19, 2025
PAGE 3**

HELD AND CONTINUED CASES (CONT.)

O.B. 22 (CONT.)

in land lot 748 of the 17th district (4448 Atlanta Road). *(Previously continued by Staff from the May 20, 2025, through August 19, 2025, Board of Commissioners' (BOC) Zoning hearing until the September 16, 2025, BOC Zoning hearing; therefore, was not considered at this hearing).*

O.B. 34 To consider amending the stipulations for Kamilu Afolabi Fadairo regarding rezoning application Z-47 of 2016. Property is located on the east side of Ellis Mountain Drive, south of Sage Lake Bend in land lot 45 of the 19th district (2360 Ellis Mountain Drive). *(Continued by Staff from the August 19, 2025, Board of Commissioners' (BOC) Zoning hearing until the September 16, 2025, BOC Zoning hearing; therefore, was not considered at this hearing).*

O.B. 37 To consider amending the stipulations for Furniture and Mattress Warehouse, LP regarding rezoning application Z-25 of 2021. Property is located on the south side of Piedmont Road and on the east side of Bells Ferry Road in land lot 642 of the 16th district (Bells Ferry Road). *(Continued by Staff from the August 19, 2025, Board of Commissioners' (BOC) Zoning hearing until the September 16, 2025, BOC Zoning hearing; therefore, was not considered at this hearing).*

Mr. Pederson made the following announcement and read in the cases for the Consent Agenda.

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 Cupid, second by Birrell, to **approve** the following cases on the Consent Agenda, *as revised*:

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 a neighborhood retail and special contractor's office in land lot 296 of the 20th district. Property is located on the northeast side of Due West Road, northwest of Burnt Hickory Road, and at the terminus of Burnt Hickory Way (3808 Due West Road). *(Previously continued by Staff from the June 3, 2025, Planning Commission (PC) hearing until the July 1, 2025, PC hearing; held by the PC from the July 1, 2025, PC hearing until the August 5, 2025, PC hearing).*

**MINUTES OF ZONING HEARING
COBB COUNTY BOARD OF COMMISSIONERS
AUGUST 19, 2025
PAGE 4**

CONSENT AGENDA (CONT.)

Z-14 MIKE HECK (CONT.)

To approve Z-14, subject to:

1. Site Plan dated April 23, 2025 (attached and made a part of these minutes) will be rezoned to Limited Retail Commercial (LRC) for building 1, 2, and 3. Building 2 will be for Office/Personal Car storage, striking “shop” as currently labeled.
2. Building 1 may have up to three individual tenants and shall be single story in height.
3. Building 2 may have one tenant. The Office shall be a contractor’s office with additional storage for the current applicant’s personal vehicles *only*; a maximum of six vehicles can be stored within Building 2. There shall be no automotive repair or modifications to these vehicles within this building. This building shall be single story in height from Due West Road.
4. Building 3 will be allowed to operate under the current Certificate of Occupancy on file as of zoning approval until the existing Business License holder does not renew. At such time the building is not used by the existing tenant/Certificate of Occupancy holder at time of rezoning, the building shall be brought up to all Cobb County development code and standards. This may require demolition and rebuild. If demolition and rebuild, the new building shall not exceed the current footprint and shall be reduced to a single story. The Board of Commissioners shall approve the architectural rendering as an Other Business Item.
5. There shall be no overnight parking of vehicles outside of any building.
6. There shall be no outside storage or displays for Building 1 or 2. Building 3 may have outside storage/display of seasonal items *only*, until such time that the building is no longer used for the current Certificate of Occupancy use.
7. Any and all future uses must come back to the Board of Commissioners for approval of Buildings 2 and 3.
8. There shall be a minimum 30-foot landscape screening buffer installed and maintained to provide 100% visual screening year-round. Final Landscape Plan shall be approved by the District Commissioner and Cobb County Arborist.
9. Retail hours for Building 1 and 3 shall be limited to 7 a.m. to 9 p.m. Monday thru Saturday, and 10:00 a.m. to 7 p.m. on Sunday.
10. There shall be no deliveries outside the allowed retail hours.

**MINUTES OF ZONING HEARING
COBB COUNTY BOARD OF COMMISSIONERS
AUGUST 19, 2025
PAGE 5**

CONSENT AGENDA (CONT.)

Z-14 MIKE HECK (CONT.)

- 11. The following uses shall be prohibited for all buildings:**
 - A. Automotive uses including auto repair, sales, oil changing and the like and/or other automotive related repairs or part services**
 - B. Car wash**
 - C. Tattoo parlor or studio**
 - D. Vape and tobacco shop**
 - E. Adult bookstore**
 - F. Pawn shop**
 - G. Fast food restaurant or drive-thru**
 - H. Convenience store with fuel sales**
 - I. Storage of construction equipment**
 - J. No recycling center**
- 12. Lighting Plan shall be submitted during Site Plan Review that will include downcast lighting directed away from the residential property. The lighting adjacent to the residential properties shall not remain lit after 10 p.m. if the quiet enjoyment and use of residential property is impeded.**
- 13. Dumpsters shall be enclosed and the location to be approved by the District Commissioner.**
- 14. Fire Department comments and recommendations.**
- 15. Stormwater Management Division comments and recommendations.**
- 16. Water and Sewer Division comments and recommendations.**
- 17. Department of Transportation comments and recommendations.**

Prior to Mr. Pederson reading in all the written stipulations for Z-14, Commissioner Gambrill read in a new set of stipulations that the Applicant was agreeable to. Thereafter, the following motion for Z-14 was made to remove all the written stipulations and add all the stipulations read in by Commissioner Gambrill.

MOTION: Motion by Gambrill, second by Allen, to **approve** Z-14, *as revised*.

VOTE: **ADOPTED 5-0**

- Z-16 BENTLEY RESIDENTIAL PROPERTIES, LLC; SUMMEROUR PROPERTIES, LLLP, ESTATE OF JAMES W. BENTLEY** (Bentley Residential Properties, LLC; Summerour Farm LLLP; Lynn Bentley Taylor and Justin Ottinger, owners) requesting rezoning from **CF** and **R-20** to **RA-4** for single-family residences in land lot 224 of the 17th district. Property is located on the south side of Rebecca Drive, west of Pair Street (106 Rebecca Drive).

MINUTES OF ZONING HEARING
COBB COUNTY BOARD OF COMMISSIONERS
AUGUST 19, 2025
PAGE 6

CONSENT AGENDA (CONT.)

Z-16 BENTLEY RESIDENTIAL PROPERTIES, LLC; SUMMEROUR PROPERTIES, LLLP, ESTATE OF JAMES W. BENTLEY (CONT.)

To **approve** Z-16 to the **RA-4** zoning district, subject to:

1. Site Plan received by the Zoning Division on June 4, 2025 (attached and made a part of these minutes), with the District Commissioner approving minor modifications
2. Variances contained in the Zoning Division comments and recommendations
3. Letter of recommendations from Anthony Wilmot, Lt Col, USAF at Dobbins Air Reserve Base dated June 30, 2025 (attached and made a part of these minutes), regarding Air Installation Compatible Use Zone (AICUZ) land use guidelines for the 65-69 decibel average (DNL) noise zone
4. Letter of agreeable conditions from George E. Bentley dated June 26, 2025 (attached and made a part of these minutes), where not in conflict with Staff comments and recommendations
5. Site Plan Review comments and recommendations
6. Department of Transportation comments and recommendations
7. Fire Department comments and recommendations
8. Stormwater Management Division comments and recommendations
9. Water and Sewer Division comments and recommendations

LUP-25 LUCIANA MIDORI AOYAMA (David da Silva Garcia and Luciana Midori Aoyama, owners) requesting a **Temporary Land Use Permit** to allow a dog grooming business in land lots 54 and 55 of the 20th district. Property is located on the south side of Lexford Court, southwest of Hickory Grove Road (4504 Lexford Court). *(Previously held by the Planning Commission (PC) from the July 1, 2025, PC hearing until the August 5, 2025, PC hearing).*

To **approve** LUP-25 for **24 months**, subject to:

1. Pet grooming *only*
2. Maximum of two appointments per day, spaced at least one hour apart
3. One customer at a time
4. No employees, just the owner providing the service
5. No boarding of dogs, no daycare, no kenneling
6. All dog grooming is by appointment *only*, with all clients to park in the driveway *only*

**MINUTES OF ZONING HEARING
COBB COUNTY BOARD OF COMMISSIONERS
AUGUST 19, 2025
PAGE 7**

CONSENT AGENDA (CONT.)

LUP-30 **LUCY MASSEY** (Craig and Lucy Massey, owners) requesting a **Temporary Land Use Permit** to allow a health and fitness business in land lot 404 of the 16th district. Property is located on the west side of Acorn Falls Dr., northwest of Davis Rd (3331 Acorn Falls Drive).

To **approve** LUP-30 for **12 months**, subject to:

- 1. No more than three clients a day**
- 2. Appointment hours from 8:30 a.m. until 12:30 p.m.**
- 3. All parking to be in the driveway, no parking on the street**
- 4. Appointments to be scheduled 30 minutes apart**
- 5. Appointments to consist of one client at a time**

OTHER BUSINESS

At the call for OB-35 (Benjamin Middlebrooks), opposition was present; therefore, OB-35 was pulled from the Consent Agenda and added to the Regular Agenda in its numerical order. Later in the hearing, the Applicant and the opposition came to a resolution, and the case was added back to the Consent Agenda (see page 9 of these minutes for the motion)

O.B. 36 To consider a site plan amendment for Costco Wholesale Corporation regarding rezoning application Z-42 of 1996. Property is located on the south side of Ernest Barrett Parkway, west of Interstate 75, and on the north side of Shiloh Valley Drive in land lots 650, 718, and 719 of the 16th district (645 Barrett Parkway).

To **approve** O.B. 36, subject to:

- 1. Site Plan received by the Zoning Division on July 14, 2025 (attached and made a part of these minutes)**
- 2. All previous stipulations and conditions, *not otherwise in conflict*, to remain in effect**

At the call for OB-40 (Chad J. McMillen), opposition was present; therefore, OB-40 was pulled from the Consent Agenda to be added to the Regular Agenda. The Applicant and the opposition met to see if they could come to a resolution. Later in the hearing, the case was continued until September (see page 8 of these minutes).

Prior to approving the Consent Agenda, Commissioner Sheffield requested that O.B. 38 (Allison Padgett and Vance Padgett) be added to the Consent Agenda. The Applicant was present and there was no opposition present. Mr. Pederson read in the case, and the following motion was made:

MOTION: Motion by Sheffield, second by Gambrill, to **add** O.B. 38 to the Consent Agenda, as follows:

**MINUTES OF ZONING HEARING
COBB COUNTY BOARD OF COMMISSIONERS
AUGUST 19, 2025
PAGE 8**

CONSENT AGENDA (CONT.)

OTHER BUSINESS (CONT.)

O.B. 38 To consider a reduction of public road frontage for Allison Padgett and Vance Padgett from 75-feet for Lots 1 and 2 to zero-feet per lot. Property is located on the north side of Horseshoe Bend Road and at the west end of Caleb James Road in land lot 617 of the 19th district (2708 Horseshoe Bend Road).

To **approve** O.B. 38, subject to:

- 1. Any request for future lot splits must come back to the Board of Commissioners as an Other Business Item**
- 2. District Commissioner to approve architectural renderings for any new structures on Lots 1 and 2**
- 3. All other Staff comments and recommendations, *not otherwise in conflict***

VOTE: **ADOPTED 5-0**

CONSENT VOTE: **ADOPTED 5-0**

O.B. 40 To consider amending the site plan for Chad J. McMillen regarding rezoning application Z-21 of 2012. Property is located on the northeast side of Woodstock Road, east of York Place in land lot 109 of the 16th district (4624 Woodstock Road).

After approving the Consent Agenda, Chairwoman Cupid announced that O.B. 40 needed to be continued; thereafter, the following motion was made:

MOTION: Motion by Birrell, second by Sheffield, to **continue** O.B. 40 until the September 16, 2025, Board of Commissioners' Zoning Hearing.

VOTE: **ADOPTED 5-0**

REGULAR AGENDA

Mr. Pederson announced that the Applicant for O.B. 33 (Adesuwa Faderin) requested to have the case moved up on the agenda and heard next. The Board was amenable to the request.

O.B. 33 To consider amending the stipulations and site plan for Adesuwa Faderin regarding rezoning application Z-13 of 2013. Property is located on the east side of Atlanta Road, south of Paces Ferry Road in land lot 743 of the 17th district (3691 Atlanta Road). ***(Previously continued by Staff from the July 15, 2025, Board of Commissioners' (BOC) Zoning hearing until the August 19, 2025, BOC Zoning hearing).***

**MINUTES OF ZONING HEARING
COBB COUNTY BOARD OF COMMISSIONERS
AUGUST 19, 2025
PAGE 9**

REGULAR AGENDA (CONT.)

O.B. 33 (CONT.)

The public hearing was opened; Adesuwa Faderin, Tim Pilgrim, Jill Hyslop, and Kema Tillman addressed the Board. Following the presentation and discussion, the following motion was made:

MOTION: Motion by Allen, second by Birrell, to **hold** O.B. 33 until the September 16, 2025, Board of Commissioners' Zoning Hearing.

VOTE: **ADOPTED 5-0**

Chairwoman Cupid called for a brief recess from 11:11 a.m. until 11:22 a.m.

CONSENT AGENDA (CONT.)

Following the recess, Mr. Pederson announced that the Applicant and the opposition for O.B. 35 (Benjamin Middlebrooks) came to an agreement; therefore, the case could be added back to the Consent Agenda. Mr. Pederson read in the case and the stipulations, and the motion was made to add the case back to the Consent Agenda.

O.B. 35 To consider amending the site plan and stipulations for Benjamin Middlebrooks regarding rezoning application Z-46 of 2018. Property is located on the northwest corner of Cooper Lake Road and Weaver Street in land lot 694 of the 17th district (4313 Weaver Street).

To **approve** O.B. 35, subject to:

- 1. One lot as shown on the Site Plan received by the Zoning Division on June 27, 2025 (attached and made a part of these minutes)**
- 2. Cobb DOT comments and recommendations contained in the Other Business packet**
- 3. Applicant to resurvey and stake the property and provide the neighbor with a copy of the survey**

MOTION: Motion by Allen, second by Birrell, to **add** O.B. 35 back to the Consent Agenda as previously read in.

VOTE: **ADOPTED 5-0**

MOTION: Motion by Cupid, second by Sheffield, to **approve** the Consent Agenda, *as revised*.

VOTE: **ADOPTED 5-0**

**MINUTES OF ZONING HEARING
COBB COUNTY BOARD OF COMMISSIONERS
AUGUST 19, 2025
PAGE 10**

REGULAR AGENDA (CONT.)

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; held by the Board of Commissioners (BOC) from the June 17, 2025, and July 15, 2025, BOC Zoning Hearings until the August 19, 2025, BOC Zoning Hearing).*

The public hearing was opened; Junaid Virani and Sameer Patharkar addressed the Board. Following the presentation and discussion, the following motion was made:

MOTION: Motion by Allen, second by Cupid, to **hold** Z-68²⁴ until the October 21, 2025, Board of Commissioners' Zoning Hearing.

VOTE: **ADOPTED 5-0**

Z-15 **SIDNEI SILVA AND AMBER SILVA** (Sidnei Silva and Amber R. Silva, owners) requesting rezoning from **LRO** to **NRC** for a flooring showroom in land lots 310 and 339 of the 16th district. Property is located on the southwest corner of Shallowford Road and Shallow Court (2280 Shallowford Road). *(Previously held by the Planning Commission (PC) from the July 1, 2025, PC hearing until the August 5, 2025, PC hearing).*

The public hearing was opened; Amber Silva and Justen McLean addressed the Board. Following the presentation and discussion, the following motion was made:

MOTION: Motion by Birrell, second by Sheffield, to **delete** Z-15 to the **LRC** zoning district *for the existing house*, subject to:

- 1. Redirect the lighting from the existing home so that it is directed downward and away from any neighbors' homes**
- 2. No other variances**
- 3. The outside showroom sign to comply with the Sign Ordinance, with the final design to be approved by the District Commissioner**
- 4. Stormwater Management Division comments and recommendations**
- 5. Department of Transportation comments and recommendations**
- 6. All other Staff comments and recommendations**
- 7. Work with Staff to restore the topography to the previous elevations**
- 8. The concrete pad and new building/warehouse to be removed from the property and restore the landscape buffer within 60 days**

**MINUTES OF ZONING HEARING
COBB COUNTY BOARD OF COMMISSIONERS
AUGUST 19, 2025
PAGE 11**

REGULAR AGENDA (CONT.)

Z-15 SIDNEI SILVA AND AMBER SILVA (CONT.)

9. For this use only

VOTE: ADOPTED 5-0

Chairwoman Cupid called for a lunch recess at 12:58 p.m. The hearing reconvened at 2:00 p.m.

LUP-19 IANNEL SALAS (Felipe Manuel, owner) requesting a **Temporary Land Use Permit** to allow more vehicles and adults than the code allows and to allow an accessory structure to be used as a dwelling unit 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; continued by the PC from the July 1, 2025, PC hearing until the August 5, 2025, PC hearing).*

The public hearing was opened; Felipe Manuel Martinez and Will Landers addressed the Board. Following the presentation and discussion, the following motion was made:

MOTION: Motion by Allen, second by Cupid, to **approve** LUP-19 for **12 months**, subject to:

- 1. Maximum of four vehicles to be parked in the driveway, not in the street**
- 2. Maximum of four adults, where *only* two of the four adults can be unrelated, as per County Code**
- 3. Shed shall not be used as a dwelling unit**
- 4. Sewer to be capped within 90 days**
- 5. Code Enforcement to make inspections every three months to confirm adherence**

VOTE: ADOPTED 5-0

LUP-24 BRANDON LORENZO (Brandon Lorenzo, owner) requesting a **Temporary Land Use Permit** to allow occupancy of an accessory structure and to allow one extra adult and one extra vehicle 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, and July 1, 2025, PC hearings until the August 5, 2025, PC hearing).*

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

**MINUTES OF ZONING HEARING
COBB COUNTY BOARD OF COMMISSIONERS
AUGUST 19, 2025
PAGE 12**

REGULAR AGENDA (CONT.)

LUP-24 BRANDON LORENZO (CONT.)

MOTION: Motion by Sheffield, second by Cupid, to **approve** LUP-24 for **12 months**, subject to:

- 1. No parking in the grass**
- 2. All parking to be on a hardened and treated surface**
- 3. Four vehicles to be parked in the driveway**
- 4. No more than six vehicles allowed on the property**
- 5. No living in the accessory structure**
- 6. All other Staff comments and recommendations, *not otherwise in conflict***

VOTE: **ADOPTED** 4-1, Birrell opposed

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; continued by Staff from the July 1, 2025, PC hearing until the August 5, 2025, PC hearing).*

Due to internet issues, Chairwoman Cupid called for a brief recess from 2:36 p.m. until 2:46 p.m. Following the recess, the case was read into the record, and the public hearing was opened. Greg Spence, Jimi Richards, Michael Chadwell, Sarah Mabes, and Steven Sullivan addressed the Board. Following the presentation and discussion, the following motion was made:

MOTION: Motion by Gambrill, second by Birrell, to **deny** SLUP-2.

VOTE: **ADOPTED** 4-1, Cupid opposed

Commissioner Birrell left the hearing at 4:35 p.m.

OTHER BUSINESS

O.B. 39 To consider a reduction of required lot size for horses for Matthew Brady Owen from two acres to 0.459 acres. Property is located on the south side of Sasanqua Lane in land lot 697 of the 19th district (3118 Sasanqua Lane).

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

**MINUTES OF ZONING HEARING
COBB COUNTY BOARD OF COMMISSIONERS
AUGUST 19, 2025
PAGE 13**

OTHER BUSINESS (CONT.)

O.B. 39 (CONT.)

MOTION: Motion by Sheffield, second by Cupid, to **hold** O.B. 39 until the September 16, 2025, Board of Commissioners' Zoning Hearing.

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

ADJOURNMENT

The hearing adjourned at 5:09 p.m.



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

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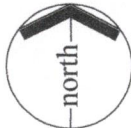
Rezoning Plat - Option B

3808 Due West Road

Cobb County, Georgia Land Lot 296, 20th District, 2nd Section, 30064

prepared for:

Mr. Mike Heck
1037 Acworth Due West Road
Kennesaw, GA 30152



April 23, 2025

DGM

LAND PLANNING
CONSULTANTS, INC.



1635 Old Hwy 41
SUITE 112-314
KENNESAW, GA 30152

770-514-9006
DGMLPC.COM



Site Data

Total Site Area: 2.79 AC

Existing Zoning: GC, NS

Proposed Zoning: NRC

Total Building Area Shown: 12,100 net SF

1 - Retail Shop Building - 5,000 SF

2 - Office/Shop Building - 8,100 SF

3 - Existing Farmer's Market - 1,650

Parking Required (for retail shops): 25 (1/200 SF of net bldg. area)

Parking Required (for ex. market): 8 (1/200 SF of net bldg. area)

Parking Shown (for retail shops): 25

Parking Shown (for existing market): 8

Parking Shown (for office/shop): 6

NRC Building Setbacks:

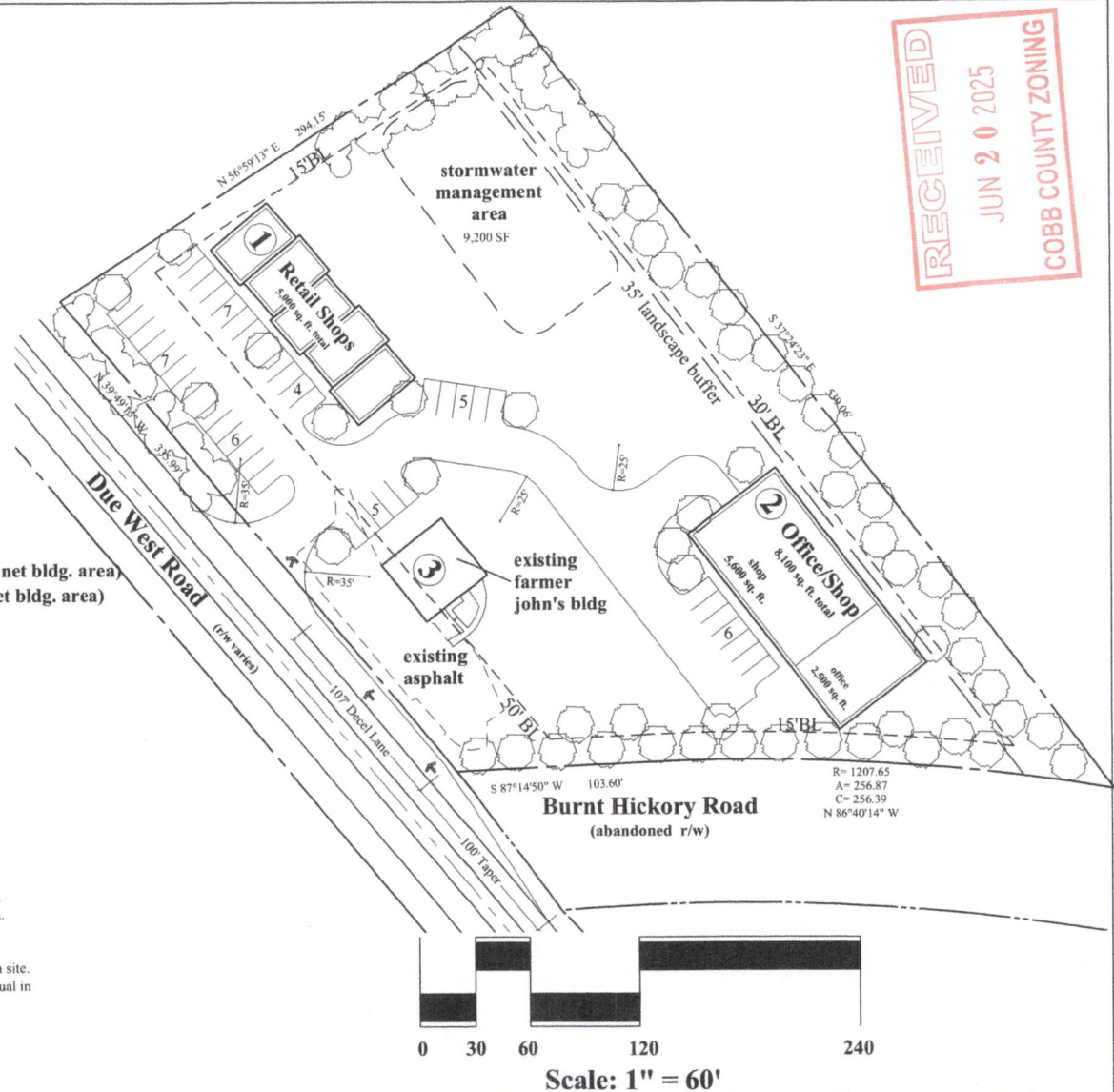
front: 50'

side: 15'

rear: 35'

General Notes:

1. Boundary taken from HRC Engineers.
2. Topographic information from Cobb County GIS.
3. According to Flood Insurance Rate Map (FIRM) #13067C0083G, December 16, 2008, no portion of this site contains floodplain.
4. No cemeteries are known to exist on site.
5. No streams and/or wetlands are known to exist on site.
6. No archeological or architectural landmarks are known to exist on site.
7. Stormwater management and water quality structures are conceptual in size and will be revised based on hydrologic study.



From: [Pederson, John](#)
To: [Martin, Terry L](#)
Cc: [Wells, Donald](#)
Subject: FW: Response for Cobb Rezoning Z-16/2025
Date: Monday, June 30, 2025 9:14:46 AM
Attachments: [Sound Insulation Brochure.pdf](#)
[Site Location - 106 Rebecca Drive.png](#)

Min. Bk. 101 Petition No. Z-16
Doc. Type Letter from Anthony
Wilmot, Dobbins Air Reserve Base
Meeting Date 8-19-2025
(with attachments)

For the analysis

From: WILMOT, ANTHONY R Lt Col USAF AFRC 94 OG/CD <anthony.wilmot@us.af.mil>
Sent: Monday, June 30, 2025 9:01 AM
To: Pederson, John <John.Pederson@cobbcounty.gov>
Subject: Response for Cobb Rezoning Z-16/2025

Mr. Pederson,

I am writing in reference to the proposed rezoning at 106 Rebecca Drive (Cobb zoning case #: Z-16 / 2025). The proposed residential subdivision falls within the 65-69 decibel average (DNL) noise zone associated with Dobbins Air Reserve Base. According to Air Installation Compatible Use Zone (AICUZ) land use guidelines, single-family residential within a noise zone should be developed with noise-attenuating construction. The attached brochure describes some basic techniques for sound insulation, such as brick siding, ceiling/attic insulation, and acoustic-rated windows and doors. Most of these sound insulation techniques provide the added benefit of thermal insulation and energy savings.

The proposed wood and cement fiber siding construction described in the rezoning application are generally not recommended within noise zones. Buildings should be designed to reduce the outdoor average noise level (65-69 DNL) to 35 DNL or lower indoors. The Whole Building Design Guide Sound Insulation Estimator Tool (<https://www.wbdg.org/ar/tools/sound-insulation-estimator>) can be used to estimate the sound insulation performance of different materials.

As always, thanks to the County planning staff for coordinating with Dobbins on development within the Military Airport Hazard Districts.

Anthony Wilmot, Lt Col, USAF
94 Operations Group Deputy Commander

Petition No. Z-16
Meeting Date 8-19-2025
Continued

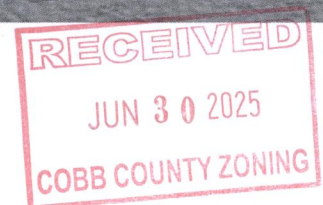
Sound Insulation of Residences and Other Buildings Exposed to Aircraft Noise

A quick guide to best practices and tools for planning sound insulation projects



This brochure is not a definitive design guide. Users of this brochure should consult local building officials and sound attenuation professionals for project planning and development.

Prepared By:



Compatible Land Use and Sound Insulation



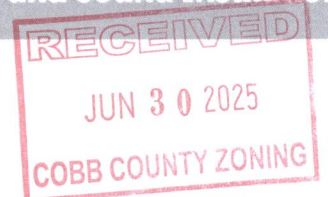
Through the Air Installations Compatible Use Zones (AICUZ) Program, the Department of Defense (DoD) works with neighboring communities to promote land use and development that are compatible with aircraft operations. The AICUZ Program recommends sound insulation of residences and other structures with noise sensitive uses when located within areas of high noise levels near an airfield.

Structures located near military airfields and civilian airports are exposed to aircraft noise that can interfere with people's regular indoor activities. Sound can enter a structure through exterior elements, including walls, roofs, doors, windows, range exhaust ducts, and chimneys. Using proven construction techniques and materials in structures can reduce interior noise to levels that most people would find acceptable. While sound insulation does not guarantee sound elimination, indoor noise levels can be reduced by using proper renovation and construction techniques.

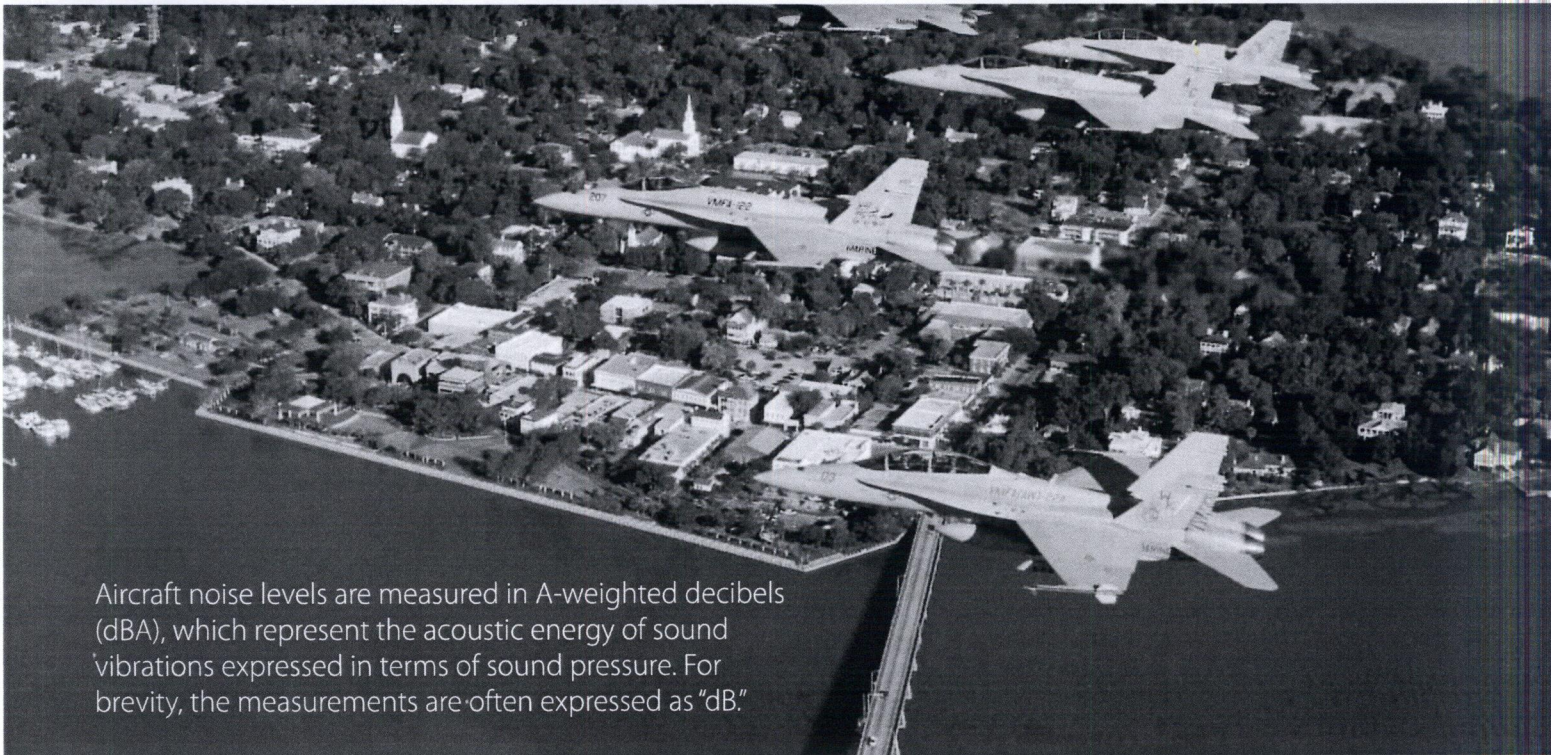


Reducing the level of aircraft noise experienced by occupants of residential and non-residential structures is known by a variety of terms. For consistency, the term "sound insulation" is used throughout this brochure. Sound insulation is defined as reducing the sound level inside a building through the use of specific building construction materials, methods, and component assemblies that provide noise reduction.

Compatible Land Use and Sound Insulation



Aircraft Noise and Noise Exposure Contours

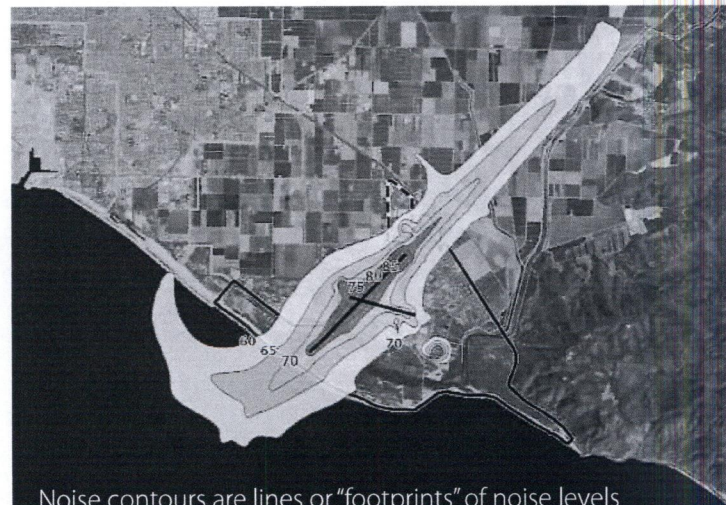


Aircraft noise levels are measured in A-weighted decibels (dBA), which represent the acoustic energy of sound vibrations expressed in terms of sound pressure. For brevity, the measurements are often expressed as "dB."

Aircraft noise exposure in a community is portrayed using noise contour maps. Noise contour maps can be found within an AICUZ Study. The contour maps are produced by DoD noise models and define areas of average noise levels around military airfields.

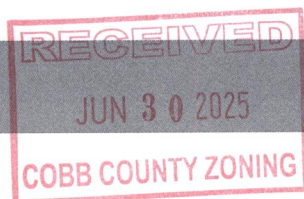
The acoustic metric used for noise contour maps is the Day-Night Average Sound Level (DNL); the Community Noise Equivalent Level (CNEL) is used in the state of California. The DNL/CNEL is a cumulative measure of community noise exposure and results from averaging the A-weighted sound pressure level over 24 hours for aircraft operations taking place on an average day. For air installation noise contours, the average day is determined by analyzing flight activity over the period of one full year. The DNL/CNEL gives an indication of the year-round average noise exposure for a community.

The DoD, through the AICUZ Program, recommends compatible land use in areas with a noise exposure level of 65 dB DNL/CNEL and higher. A military airfield's AICUZ Study provides noise contour maps and compatible use recommendations to neighboring communities for planning and zoning and proposed development in the noise contours.



Noise contours are lines or "footprints" of noise levels drawn around a noise source.

Aircraft noise levels are depicted visually as noise contour lines that connect points of equal DNL/CNEL value. AICUZ noise contour maps typically depict contour levels of 65 dB DNL/CNEL and above in 5 dB increments.



Noise Level Reduction (NLR)

Petition No. Z-16
Meeting Date 8-19-2025
Continued



By reducing interior noise levels through sound insulation, aircraft noise is less likely to interfere with daily activities, such as talking on the phone, watching TV, or sleeping.

The first step in determining a noise level reduction (NLR) goal is to determine the exterior noise level, typically by finding where the structure is located relative to an AICUZ map of DNL/CNEL contours.

The second step in determining an NLR goal is to establish a desired interior noise level. The DoD AICUZ Program recommends that NLR be at least 25 dB for noise sensitive uses located between the 65 and 70 dB DNL/CNEL noise contours and at least 30 dB for noise sensitive uses located between the 70 and 75 dB DNL/CNEL noise contours. These NLRs would be equivalent to achieving indoor noise levels of less than 45 dB DNL/CNEL.

The final step in determining an NLR goal is to subtract the desired interior noise level from the highest exterior DNL/CNEL value.



Sound travels from the exterior to the interior of a building by penetrating the building perimeter through the building's solid structural elements or via openings. Openings in the building (which provide air infiltration paths through windows, vents, and gaps) allow sound to travel directly into the building's interior. Basically, any place that air enters a home, sound will also enter.

Best Practices and Tools for Sound Insulation Planning

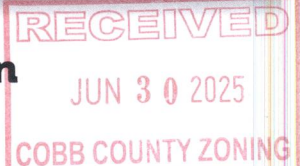


Sound Insulation Estimator

Construction varies throughout the country. Sound insulation costs depend on the particular type of construction and structural renovations, the selected indoor noise level reduction goal, and choice of building materials. The Naval Facilities Engineering Command (NAVFAC) has updated the Sound Insulation Estimator CD, the supplement to the 2005 Guidelines for Sound Insulation of Residences Exposed to Aircraft Operations, to enable users to input the style of room construction and determine the recommended scope and approximate cost of sound insulation. To obtain a free copy of the program, contact the nearest Naval Air Installation point-of-contact (POC) or other POC listed on the back of this brochure.

Best Practices for Sound Insulation Planning:

- **Construction Materials** - Understand how to use Sound Transmission Class (STC) ratings to evaluate construction methods and materials. Two different construction methods or components may have identical STC ratings and yet may block aircraft noise differently because of their response to different sound frequencies.
- **Room Characteristics** - Evaluate the sound absorption characteristics of the room finishes and furnishings. Rooms with soft surfaces such as carpeted floors, long curtains, and upholstered furniture, contribute to a lower interior noise level compared with a room with hard surfaces, such as cabinets and hard floor covering.
- **Construction Methods** - Combine building elements for a balanced design. The acoustical performance depends on the combined performances of each of the elements. If any of the components has poor insulation properties then the overall performance can be weakened. As a rule of thumb, if a weaker element will be included in the design, its size should be kept to a minimum.
- **Cost** - Consider the costs and construction requirements for the sound insulation project. Some sound insulation treatments can be inexpensive and implemented by the homeowner, while others are larger in scale, more expensive, and most likely would be completed by a professional.



How Sound Gets In & Sound Insulation Techniques:

Walls, Ceilings, Attics and Roofs



- Add mass to walls and ceilings, insulate wall panel elements, or add absorptive materials between studs and joists. The ceilings of top-floor rooms may need to be modified to provide increased noise protection.
- Consider using brick and concrete block walls, which generally need little to no modifications. Sided wood-framed walls and some stucco wood-framed walls require improvements in higher noise zones.
- The use of cathedral ceilings is strongly discouraged for homes exposed to aircraft noise. Attics provide a more efficient noise buffer than cathedral ceilings or flat built-up roofs.
- Roof improvements could include baffles in the attic vents, extra insulation to absorb sound reverberating in the attic space, and an upgraded roof deck.

Windows and Doors



- Improve the acoustical performance of exterior windows to lower the overall sound transmission into the structure. Design modification options include using thicker glass and wider airspaces between the panes of glass. Specialized acoustical windows provide maximum sound insulation and should be used in the loudest environments. The two most common types of acoustical windows are a double-pane window with a storm unit attached or an assembly of two single- or double-pane windows connected.
- Consider the door composition, door weight, presence/type of fixed window panels, and quality of seals and weather stripping. Also consider how tightly they seal when evaluating doors for sound insulation. Solid core or heavy doors provide better sound insulation than hollow or lightweight doors.

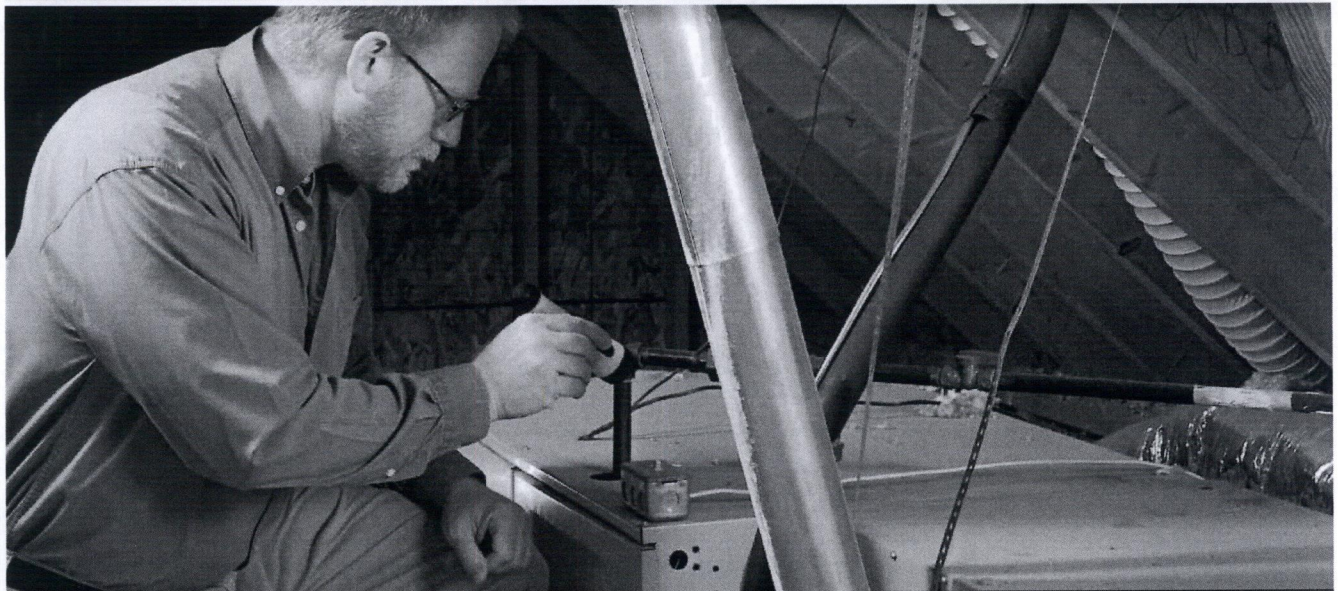
Gaps and Cracks (Openings)



- Seal gaps and cracks. Use weather-stripping. Implementing good weatherization techniques and caulking around window and door openings is crucial to effective sound insulation.
- Reduce the number of openings on exterior walls and roofs. Put baffles on open-air vents.

Petition No. Z-16
Meeting Date 8-19-2025
Continued

Energy Efficiencies and Additional Resources



Sound insulation efforts are in line with the general market trend toward better performing buildings. While sound insulation projects are not, by design, energy efficiency projects, minimizing sound transmission through the building exterior can also improve a building's energy performance. Efficiency opportunities for sound insulation treatments include using energy-efficient products, lowering energy usage for ventilation systems, and minimizing air infiltration.

The U.S. Department of Energy recommends that a residential remodeling project begin with a home energy assessment or home energy audit. Both federal and local government agencies offer financial incentives to the property owner to increase energy efficiency. Incentives can range from personal, property sales, and corporate tax credits, to rebates, grants, and loans.

Energy Efficiency Resources:



Energy Star

www.energystar.gov



U.S. Department of Energy

www.energy.gov/eere/wipo/weatherization-assistance-program



LEED

www.usgbc.org/LEED



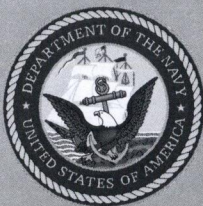
Content for this brochure was derived from a variety of sources, including:

- Guidelines for Sound Insulation of Residences Exposed to Aircraft Operations, NAVFAC 2005
Includes a supplemental computer program, Sound Insulation Estimator, which enables the user to input the style of room construction and determine the recommended scope and approximate cost of sound insulation. NAVFAC updated this cost estimator in 2017 in conjunction with this brochure.
- Airport Cooperative Research Program (ACRP), Report No. 89: Guidelines for Airport Sound Insulation Programs, 2013
- Office of the Chief of Naval Operations Instruction (OPNAVINST 11010.36C) "Air Installations Compatible Use Zones Program," dated October 9, 2008

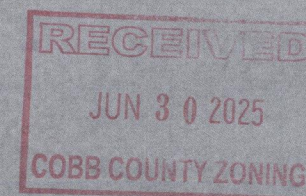
Petition No. 2-16

Meeting Date 8-19-2025

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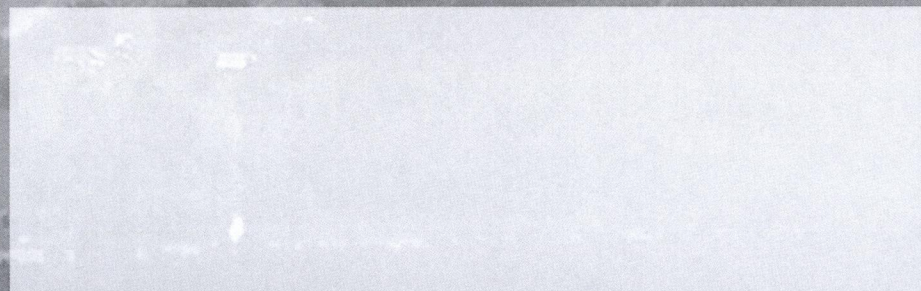


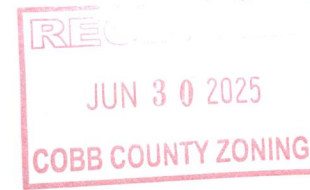
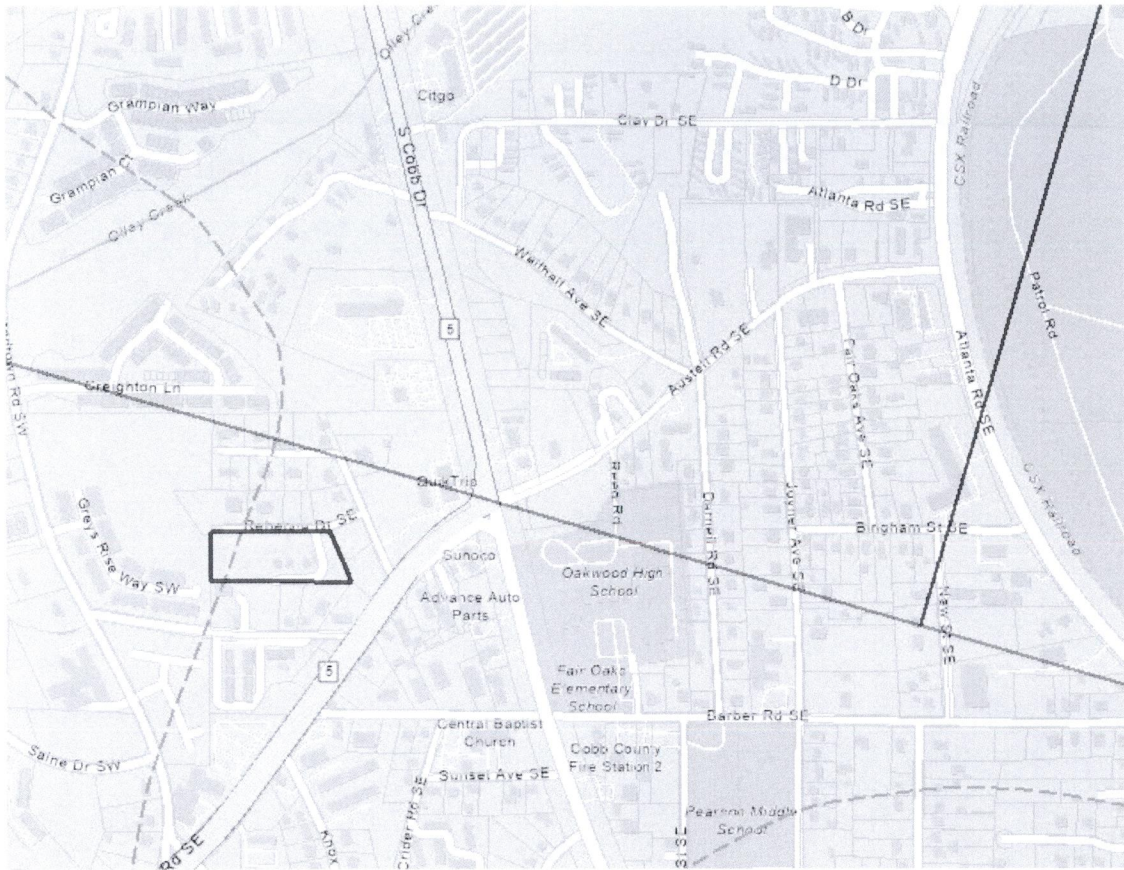
Petition No. Z-16
Meeting Date 8-19-2025
Continued



For More Information

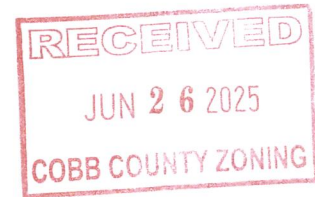
To obtain a free copy of the Sound Insulation Estimator, contact your Naval Air Installation Community Planning and Liaison Officer (CPLO) below:





Petition No. Z-16
Meeting Date 8-19-2025
Continued

Min. Bk. 101 Petition No. Z-16
Doc. Type Letter from George
Bentley
Meeting Date 8-19-2025



Via E-mail Only

Mr. John P. Peterson, AICP
Zoning Division Manager Zoning Division
Cobb County Community Development Agency
Suite 400
1150 Powder Springs Road
Marietta, GA 30064

RE: Application for Rezoning – Application No. Z-16 (2025)

Applicant: Bentley Residential Properties, LLC; Summerour Properties, LLLP; Estate of James W. Bentley, Jr.

Property: 2.681 acres, more or less, located on the south side of Rebecca Drive, west of the intersection of Pair Street, being more particularly known as 106 Rebecca Drive, Land Lot 224, 17th District, 2nd Section, Cobb County, Georgia

Dear John:

The undersigned is representing all landowners and is one of the Applicants (hereinafter referred to as "Applicants"); as well as, the Property Owners enumerated in the pending Applications for Rezoning, with regard to a total tract of 2.681 acres more or less, located on the south side of Rebecca Drive, west of the intersection of Pair Street, being more particularly known as 106 Rebecca Drive, Land Lot 224, 17th District, 2nd Section, Cobb County, Georgia (hereinafter referred to as the "Property" or the "Subject Property". After meetings with the Planning and Zoning Staff, reviewing the Departmental Comments and Staff Recommendations, and reviewing the uses of surrounding properties we are submitting this letter of agreeable stipulations and conditions, which, if the Applications for Rezoning are approved, as submitted, shall become a part of the grant of the requested rezoning, and shall be binding upon the Subject Property. The proposed stipulations are as follows:

(1) The stipulations and conditions set forth herein shall replace and supersede in full any and all prior stipulations and conditions, in whatsoever form, which are currently in place on the Subject Property; together with any and all Departmental Comments and Staff Recommendations relating to the Subject Property from any prior zoning actions.

(2) Applicant seeks rezoning of approximately 2.681 acres of the Subject Property from the existing zoning classification of CF/R20 to the proposed zoning classification of RA4; with reference to the As-Built Survey prepared for Applicant, dated 11-27-2021. A reduced copy of the As-Built Survey is attached as "**Exhibit A**".

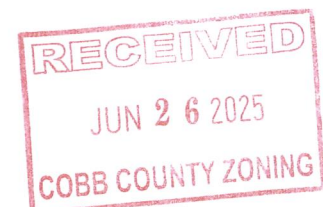
(3) Applicant seeks rezoning of the Subject Property to allow for compliance with current Cobb County Zoning Standards.

(4) Minor modifications to the within stipulations may be approved by the District Commissioner, as needed or necessary, except for those that:

- (a) Would be in direct contradiction or conflict with any of the stipulations of this rezoning.
- (b) Would be in direct contradiction or conflict with Cobb County Code and Ordinances; or
- (c) Would be in direct contradiction or conflict with any Staff Recommendations that will be adopted into the final zoning decision.

(5) Applicant agrees to comply with the following stipulations:

- (a) Site plan for Z-16-2025. See **"Exhibit A"**.
- (b) Applicant has reviewed the comments and recommendations from the Cobb County Water and Sewer Department and understands that sewer capacity is available for an additional two homes and that Applicant will be responsible for connection to the Cobb County Water and Sewer System.
- (c) Applicant has reviewed all comments and recommendations from the Cobb County Department of Transportation (Cobb DOT) and a review has been done by previous Cobb DOT representatives and their determination is that "DOT does not recommend or require any improvements to Rebecca Dr as part of the proposed site plan submitted concurrent with Z-30-2024". Z-30-2024 was withdrawn and is now coming back as Z-16-2025. See **"Exhibit B"** (email from Drew Raessler).
- (d) Applicant has negotiated a solution for the Cobb County Fire Department request for a fire truck turn around. Applicant has agreed to widen the driveway between 110 Rebecca Dr and 112 Rebecca Dr. to a width of 20' as it connects to Rebecca Dr for a distance of 50' from Rebecca Dr into the development and to add whole house sprinkler systems to the two proposed new structures on lot 6 and lot 7. See **"Exhibit C"** (emailed site plan modification from Robert Toler).
- (e) Applicant has reviewed comments from Cobb County Stormwater Management. We are proposing that the large undisturbed area created on the western side of proposed Lot 7 will be an adequate area to be used for stormwater detention for the proposed new construction.
- (f) Numerous variances will need to be approved for this zoning change to take place, including but not limited to setback violation for Lot 1, lot width and square footage size for at least two lots, driveway access to Rebecca Drive, and structure square footage from 950 square feet to 750 square feet.



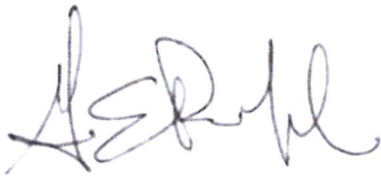
We are proposing this zoning change because five houses were built on one parcel of property in 1948 which does not meet current Cobb County Zoning standards. We decided to bring this for approval after struggling through the process of acquiring building permits to renovate the existing five houses. In the process of having the property surveyed, it came to our attention that there was enough land on the western boundary to construct two more homes. These homes have always been rental properties, are historic in nature, and provide affordable housing for residents in the area.

Any pertinent feedback, or issues with this stipulation letter would be greatly appreciated as time is of the essence for us to be prepared for this case to be heard in July. We appreciate your prompt attention to this letter.

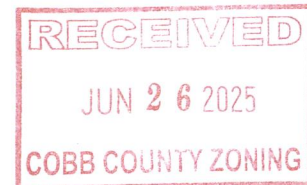
We believe the requested rezoning, pursuant to the referenced Survey, and the stipulations set forth herein, is an appropriate use of the Subject Property. The approvals, as sought in the Applications, will allow Applicants to continue to supply affordable housing for South Cobb area residents in detached single-family dwellings in a quiet family oriented residential area. We very much appreciate your consideration, as well as that of the Cobb County Planning Commission and Cobb County Board of Commissioners.

With kindest regards, I remain

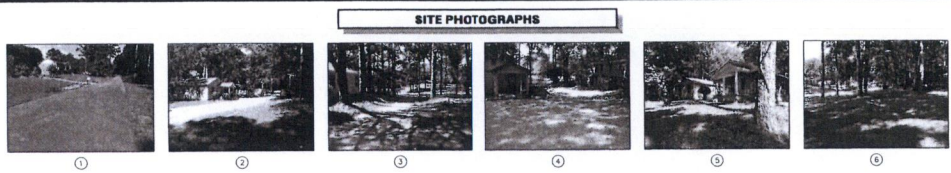
Very truly yours,



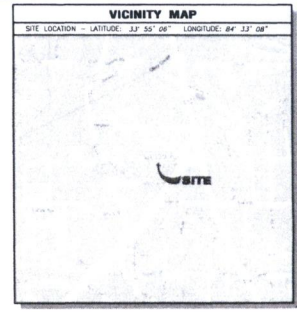
George E. Bentley



Attachments: **Exhibits A, B, & C**



RECEIVED
 JUN 26 2025
 COBB COUNTY ZONING



GENERAL NOTES

THIS SURVEY HAS BEEN PREPARED FOR THE EXCLUSIVE USE OF THE PERSON OR ENTITIES NAMED HEREON. NO EXPRESS OR IMPLIED WARRANTIES WITH RESPECT TO THE INFORMATION SHOWN HEREON IS TO BE EXTENDED TO ANY PERSONS OR ENTITIES OTHER THAN THOSE SHOWN HEREON.

REVISIONS LISTED ON THIS SURVEY APPLY ONLY TO THE SPECIFIC CHANGES REFERENCED, AND DO NOT CONSTITUTE AN UPDATE OF OTHER DATA ON THIS SURVEY. THE SURVEY DATE SHOWN HEREON IS THE APPLICABLE DATE AS RELATED TO PROVISIONS OF STATUTES OF LIMITATION UNLESS SPECIFICALLY NOTED OTHERWISE.

THIS SURVEY HAS BEEN PREPARED WITHOUT THE BENEFIT OF A CURRENT TITLE INSPECTION REPORT. ENCUMBRANCES OR OTHER ENCUMBRANCES MAY EXIST ON PUBLIC RECORD BUT NOT BE SHOWN HEREON.

THIS PROPERTY IS NOT LOCATED IN A SPECIAL FLOOD HAZARD AREA BASED ON THE FLOOD INSURANCE RATE MAP FOR THIS AREA. THE MAP NUMBER FOR THIS AREA IS 13067C(1), AND THE DATE OF SAID MAP IS OCTOBER 3, 2019. THIS DETERMINATION WAS MADE BY GRAPHICALLY DETERMINING THE POSITION OF THIS SITE ON SAID FIRM MAPS UNLESS OTHERWISE NOTED.

PLEASE NOTE: ABOVE GROUND UTILITIES ARE SHOWN HEREON. NO UNDERGROUND UTILITIES WERE MAPPED OR LOCATED.

THE DATUM FOR THIS SITE WAS ESTABLISHED UTILIZING GLOBAL POSITIONING SYSTEMS, AND BASED ON PROVISIONAL VALUES FOR THE VERTICAL REFERENCE STATION NETWORK IS RELIED UPON BY USER SOLUTIONS. THE HORIZONTAL REFERENCE FRAME IS NORTH AMERICAN DATUM OF 1983 (NAD83). THE VERTICAL REFERENCE FRAME IS NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD83). DIMENSIONS SHOWN ARE A RECTANGULAR, GROUND LEVEL PROJECTION OF THE STATE PLANE COORDINATE SYSTEM.

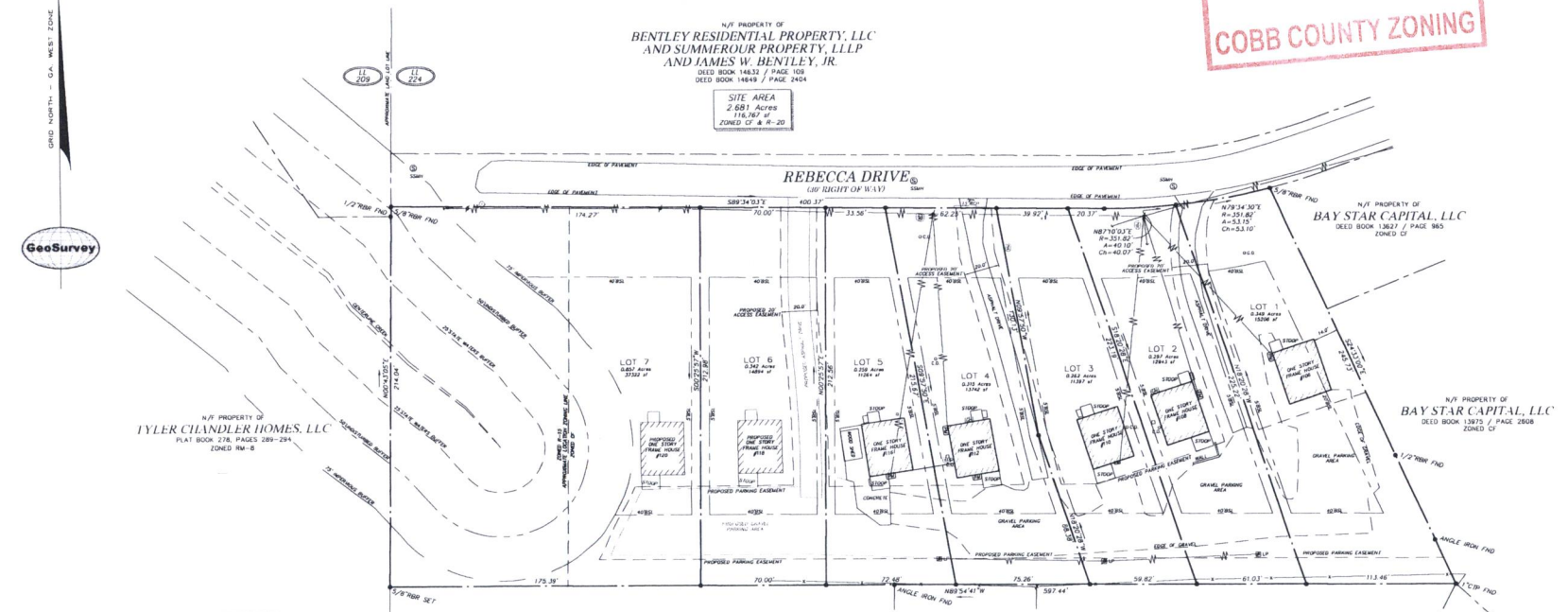
NO ZONING REPORT OR ZONING LETTER WAS PROVIDED TO THE SURVEYOR. THE SITE IS ZONED "C" (FUTURE COMMERCIAL DISTRICT) AND R-20 (SINGLE FAMILY RESIDENTIAL) AS SHOWN ON THE ZONING MAP OF COBB COUNTY. ZONING DISTRICT C IS A FUTURE DISTRICT AND HAS NO SPECIFIC SETBACKS. THE R-20 MINIMUM YARD SETBACKS ARE: FRONT - 35 FEET, SIDE - 10 FEET, AND REAR - 35 FEET.

PROPOSED ZONING: R-20 (SINGLE FAMILY RESIDENTIAL). YARD SETBACKS ARE: FRONT - 40 FEET, SIDE - 5 FEET (EXCEPT REAR 20 FEET EXTERIOR SIDE), AND REAR - 40 FEET. MINIMUM LOT SIZE: 8,000 SQ. FT. MINIMUM LOT DEPTH: 120 FEET. MAXIMUM BUILDING HEIGHT: 35 FEET. ZONING AND SETBACKS SHOULD BE CONFIRMED AND VERIFIED BY PLANNING AND ZONING PRIOR TO DESIGN OR CONSTRUCTION ACTIVITIES.

RIGHT-OF-WAY LINES SHOWN ON THIS SURVEY THAT ARE NOT ACTUAL BOUNDARIES OF THE SUBJECT TRACTS ARE SHOWN UNAPPROXIMATELY AND ARE SHOWN APPROXIMATELY FOR INFORMATIONAL PURPOSES ONLY. SAID RIGHT-OF-WAY LINES SHOULD NOT BE UTILIZED FOR DESIGN PURPOSES.

SURVEY REFERENCES

1. SURVEY OF 4008 REBECCA DRIVE BY R.T.M. CONSULTING, LLC DATED FEBRUARY 4, 2013.



LEGEND

STANDARD ABBREVIATIONS	STANDARD SYMBOLS
AC: AIR CONDITIONER	⊕: OVERHEAD TRAFFIC SIGNAL LIGHT
BL: BORE HOLE	⊖: GUY WIRE
BL: BUILDING SETBACK LINE	⊖: POWER LINE
CL: CURB INLET	⊖: LIGHT POLE
CMF: CORRUGATED METAL PIPE	⊖: ELECTRIC TRANSFORMER
CON: CONCRETE OR CONCRETE FOUNDATION	⊖: WATER VAULT
CP: CEMENT PAVEMENT	⊖: GAS VALVE
CP: CORRUGATED METAL PIPE	⊖: GAS METER
CP: CORRUGATED METAL PIPE	⊖: WATER VALVE
CP: CORRUGATED METAL PIPE	⊖: FIRE HYDRANT
CP: CORRUGATED METAL PIPE	⊖: UNDERGROUND ELECTRIC LINE
CP: CORRUGATED METAL PIPE	⊖: UNDERGROUND GAS LINE
CP: CORRUGATED METAL PIPE	⊖: UNDERGROUND COMMUNICATION LINE
CP: CORRUGATED METAL PIPE	⊖: UNDERGROUND WATER LINE
CP: CORRUGATED METAL PIPE	⊖: PHOTO POSITION INDICATOR
CP: CORRUGATED METAL PIPE	⊖: REGULAR PARKING SPACE COUNT
CP: CORRUGATED METAL PIPE	⊖: HANDICAP PARKING SPACE
CP: CORRUGATED METAL PIPE	⊖: TREE POSITION INDICATOR
CP: CORRUGATED METAL PIPE	⊖: SIGN

CLOSURE STATEMENT

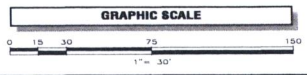
THE FIELD CLOSURE UPON WHICH THIS PLAN IS BASED HAS A CLOSURE PROVISION OF ONE (1) YEAR. THE CLOSURE WAS ALIGNED USING THE LEAST SQUARES METHOD. A TRIMBLE 5 SERIES TOTAL STATION AND TRIMBLE 15C-3 DATA COLLECTOR WERE USED TO COLLECT THIS FIELD DATA.

THIS PLAN HAS BEEN CALCULATED FOR CLOSURE AND WAS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 3,160,000 FEET. (1:3,160,000)

IF YOU DIG

Know what's below.
 Call before you dig.
 Dial 811
 Or Call 800-282-7411

Exhibit A



Land Surveying • 3D Laser Scanning
 1860 Barnes Mill Road
 Marietta, Georgia 30062
 Phone: (770) 795-9900
 Fax: (770) 795-8880
 www.geosurvey.com
 EMAIL: info@geosurvey.com
 Certificate of Authorization #LSF-000621

MINOR SUBDIVISION PLAN

Rebecca Drive

FOR

Bentley Residential Property, LLC

DATE	DESCRIPTION	DATE	DESCRIPTION
01/05/2021	REVISION 1		

DATE	DESCRIPTION	DATE	DESCRIPTION
01/05/2021	REVISION 1		

DATE	DESCRIPTION	DATE	DESCRIPTION
01/05/2021	REVISION 1		

On Oct 21, 2024, at 11:31 AM, Raessler, Andrew <Drew.Raessler@cobbcounty.org> wrote:

Petition No. Z-16
Meeting Date 8-19-2025
Continued

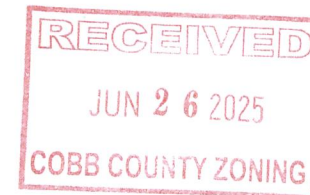
Hey Mr. Bentley, I'm sorry for the delay – I believe the comment covers this, as the site plan concurrent with the zoning action is exempted from the road upgrade requirement ("*DOT does not recommend or require any improvements to Rebecca Dr as part of the proposed site plan submitted concurrent with Z-30-2024*"). Let me know if I missed something. Thanks,

Drew Raessler, P.E.

Agency Director

Cobb County Department of Transportation

EXHIBIT B



Petition No. Z-16
Meeting Date 8-19-2025
Continued

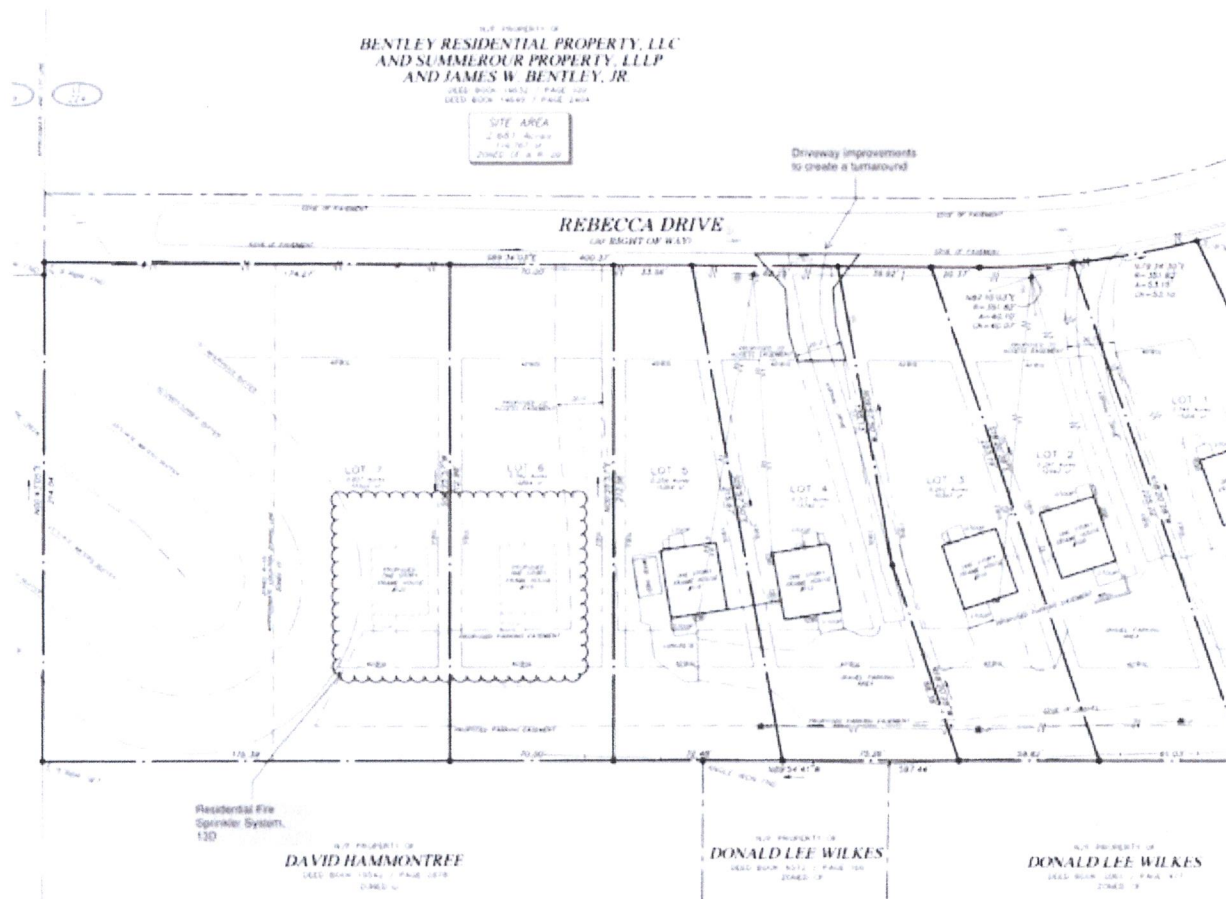


EXHIBIT C

RECEIVED
JUN 26 2025
COBB COUNTY ZONING

Meeting Date 8-19-2025

08-35-2025

Proposed site plan

2025054253 Plat Page 283 of 531

RESERVED FOR CLERK OF COURT



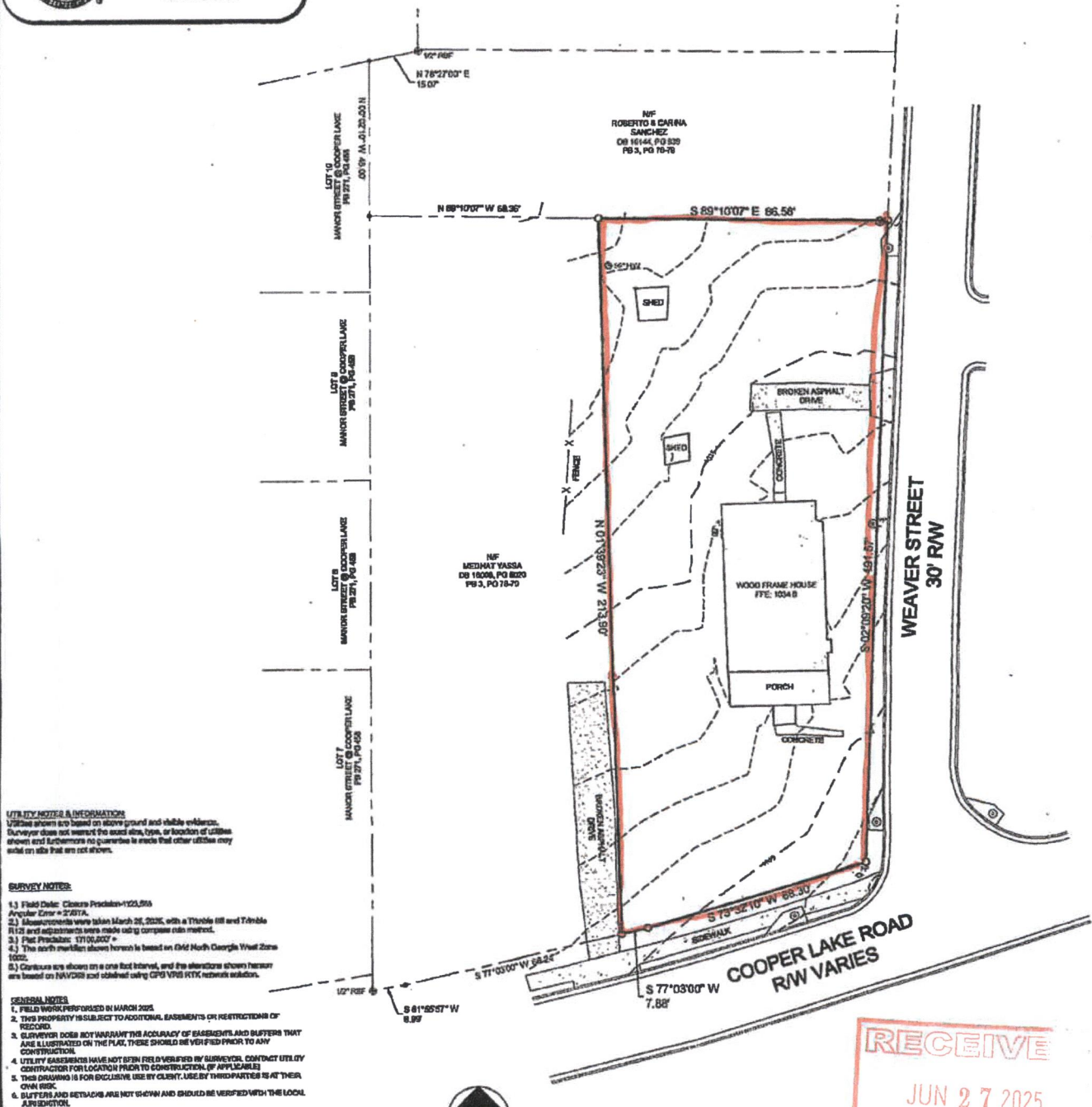
IF YOU DIG GEORGIA...
CALL US FIRST!
1-800-232-7411
UTILITIES PROTECTION CENTER
It's The Law!

SURVEY CERTIFICATION:

THIS PLAT IS A RETRACEMENT OF AN EXISTING PARCEL OR PARCELS OF LAND AND DOES NOT SUBSIDY OR CREATE A NEW PARCEL OR MAKE ANY CHANGES TO ANY REAL PROPERTY BOUNDARIES. THE RECORDING INFORMATION OF THE DOCUMENTS, MAPS, PLATS, OR OTHER INSTRUMENTS WHICH CREATED THE PARCEL OR PARCELS ARE STATED HEREON. RECORDATION OF THIS PLAT DOES NOT IMPLY APPROVAL OF ANY LOCAL JURISDICTION, AVAILABILITY OF PERMITS, COMPLIANCE WITH LOCAL REGULATIONS OR REQUIREMENTS, OR SUITABILITY FOR ANY USE OR PURPOSE OF THE LAND. FURTHERMORE, THE UNDERSIGNED LAND SURVEYOR CERTIFIES THAT THIS PLAT COMPLIES WITH THE MINIMUM TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA AS SET FORTH IN THE RULES AND REGULATIONS OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND AS SET FORTH IN O.C.G.A. SECTION 15-6-87.

DAVID A. HARPER, G.S. 13145

3/26/2025
DATE



UTILITY NOTES & INFORMATION:

Utilities shown are based on above ground and visible evidence. Surveyor does not warrant the exact size, type, or location of utilities shown and is not responsible for any damage to existing utilities or other utilities not shown on this plan that are not shown.

SURVEY NOTES:

- 1.) Field Data: Closure Precision=1/25,000
Angular Error=2.00"
- 2.) Measurements were taken March 26, 2025, with a Trimble 560 and Trimble R12 and adjustments were made using compass rule method.
- 3.) Plat Precisions: 1/100,000"
- 4.) This north arrow shown herein is based on GDA North Georgia West Zone 1000.
- 5.) Contours are shown on a one foot interval, and the elevations shown thereon are based on NAVD83 and obtained using GPS VRS RTK network solution.

GENERAL NOTES:

1. FIELD WORK PERFORMED IN MARCH 2025.
2. THIS PROPERTY IS SUBJECT TO ADDITIONAL EASEMENTS OR RESTRICTIONS OF RECORD.
3. SURVEYOR DOES NOT WARRANT THE ACCURACY OF EASEMENTS AND BARRIERS THAT ARE ILLUSTRATED ON THE PLAT, THESE SHOULD BE VERIFIED PRIOR TO ANY CONSTRUCTION.
4. UTILITY EASEMENTS HAVE NOT BEEN FIELD VERIFIED BY SURVEYOR, CONTACT UTILITY CONTRACTOR FOR LOCATION PRIOR TO CONSTRUCTION, IF APPLICABLE.
5. THIS DRAWING IS FOR EXCLUSIVE USE BY CLIENT, USE BY THIRD PARTIES IS AT THEIR OWN RISK.
6. BATTERS AND RETRACTIONS ARE NOT SHOWN AND SHOULD BE VERIFIED WITH THE LOCAL JURISDICTION.

David A. Harper, PLS

5311 Watervay Place
Flowery Branch, GA 30542
Phone: 678.410.3004

Contact: Ashley Harper: aharper3145@gmail.com

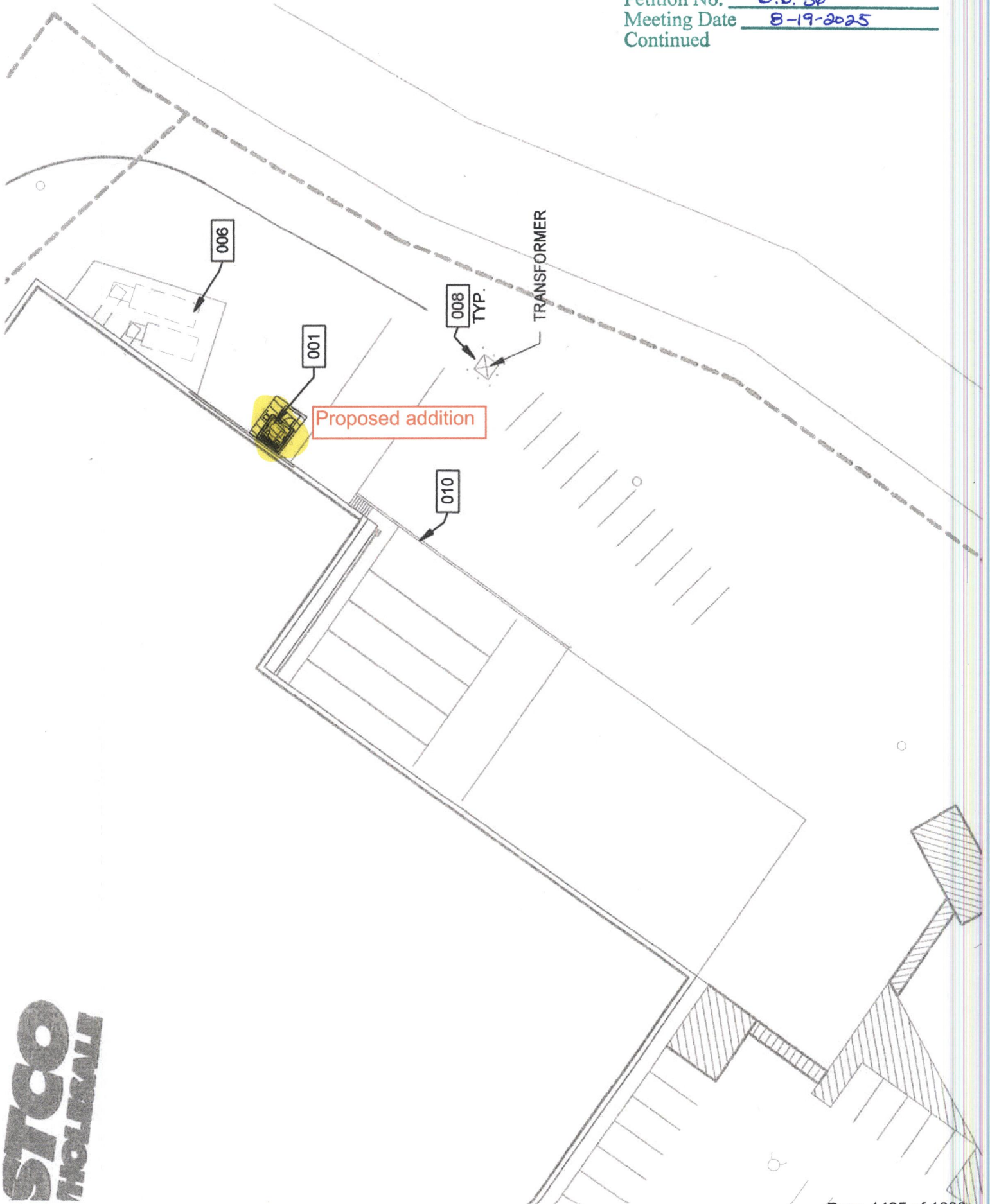
RE-TRACEMENT SURVEY OF:
4314 Weaver Street
DB 16236, PG 1895
PB 3, PG 78-79
Parcel No. 17050406415
Land Use: 604, 1% District, 2nd Section
Cobb County, Georgia
Date: 3/26/25



GRID NORTH
GA WEST ZONE 1000

SCALE: 1"=20'

0 20' 40'



STCO
HOLM