



Cobb County...Expect the Best!

COBB COUNTY BOARD OF COMMISSIONERS

ZONING HEARING SUMMARY AGENDA

December 17, 2024

Withdrawn cases		
District	Case	Applicant
1	Z-40-2024	ELITE ENGINEERING (Continued by Staff from the August 6, 2024 and September 3, 2024 Planning Commission hearings until the October 1, 2024 Planning Commission hearing; Continued by the Planning Commission from the October 1, 2024 and November 5, 2024 Planning Commission hearings until the December 3, 2024 Planning Commission hearing; Continued by Staff from the December 3, 2024 Planning Commission hearing until the February 4, 2025 Planning Commission hearing). withdrawn without prejudice
1	Z-64-2024	LOST MTN BAPTIST CHURCH, INC. (Continued by Staff from the November 5, 2024 Planning Commission hearing until the December 3, 2024 Planning Commission hearing). withdrawn without prejudice
3	Z-66-2024	RENUKA RAO withdrawn without prejudice
4	Z-70-2024	RESIBUILT (Continued by Staff from the December 3, 2024 Planning Commission hearing until the February 4, 2025 Planning Commission hearing). withdrawn without prejudice

District	Case	Held and Continued cases (will not be heard)
2	Z-2-2024	FLOURNOY DEVELOPMENT GROUP, LLC (Continued by Staff from the February 6, 2024 through December 3, 2024 Planning Commission hearings until the February 4, 2025 Planning Commission hearing).
4	Z-37-2024	BOSCO IKEAKANAM (Held by the Planning Commission from the August 6, 2024 and September 3, 2024 Planning Commission hearings until the October 1, 2024 Planning Commission hearing; Continued by the Planning Commission from the October 1, 2024 through December 3, 2024 Planning Commission hearings until the February 4, 2025 Planning Commission hearing).
2	Z-43-2024	CAMPUS REALTY ADVISORS, LLC (Continued by Staff from the August 6, 2024 Planning Commission hearing until the September 3, 2024 Planning Commission Hearing; Continued by the Board of Commissioners from the September 17, 2024 Board of Commissioners hearing until the October 15, 2024 Board of Commissioners hearing; Continued by Staff from the October 15, 2024 through December 17, 2024 Board of Commissioners hearings until the February 18, 2025 Board of Commissioners hearing).
4	Z-44-2024	MANOR RESTORATIONS, LLC (Continued by Staff from the August 6, 2024 through December 3, 2024 Planning Commission hearings until the February 4, 2025 Planning Commission hearing).
2	Z-63-2024	WHATABURGER RESTAURANTS, LLC (Continued by Staff from the November 5, 2024 and December 3, 2024 Planning Commission hearings until the February 4, 2025 Planning Commission hearing).
2	Z-68-2024	SAKSS AUSTELL, LLC (Continued by Staff from the December 3, 2024 Planning Commission hearing until the February 4, 2025 Planning Commission hearing).

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District	Case	Held and Continued cases (will not be heard) continued
2	SLUP-9-2024	CAMPUS REALTY ADVISORS, LLC (Continued by Staff from the August 6, 2024 Planning Commission hearing until the September 3, 2024 hearing; Continued by the Board of Commissioners from the September 17, 2024 Board of Commissioners hearing until the October 15, 2024 Board of Commissioners Hearing; Continued by Staff from the October 15, 2024 through December 17, 2024 Board of Commissioners hearings until the February 18, 2025 Board of Commissioners hearing).
2	OB-73-2024	WHATABURGER RESTAURANTS, LLC (Continued by Staff from the November 19, 2024 and December 17, 2024 Board of Commissioners hearings until the February 18, 2025 Board of Commissioners hearing).

District	Case	Consent Agenda cases
3	Z-67-2024	MSC NAPLES, LLC
3	Z-69-2024	EDM HOLDINGS, LLC
4	LUP-42-2024	ADEBANJO EWEDEMI
3	LUP-43-2024	LOUISE ALDRIDGE
1	LUP-44-2024	LIVING HOPE LUTHERAN CHURCH
3	SLUP-11-2024	EDM HOLDINGS, LLC
3	OB-75-2024	HAMMOCKS AT EAST COBB PROPCO, LLC
4	OB-76-2024	TIMOTHY HAGAN
4	OB-78-2024	JUSCELIO CRUZ
1	OB-79-2024	THE ESTATE OF SAM PENLAND HENSLEY, SR.

District	Case	Held and continued cases - to be heard
1	Z-62-2024	SCOTT MOORE (Continued by the Board of Commissioners from the November 19, 2024 Board of Commissioners hearing until the December 17, 2024 Board of Commissioners hearing).
4	Z-65-2024	TREJO SOCCER ACADEMY, LLC (Continued by the Board of Commissioners from the November 19, 2024 Board of Commissioners hearing until the December 17, 2024 Board of Commissioners hearing).
1	OSC-1-2024	POSTON PROPERTIES, INC. (Continued by the Planning Commission from the October 1, 2024 Planning Commission hearing until the November 5, 2024 Planning Commission hearing; Held by the Planning Commission from the November 5, 2024 Planning Commission hearing until the December 3, 2024 Planning Commission hearing).
3	LUP-35-2024	LATRICE WEST (Held by the Planning Commission from the November 5, 2024 Planning Commission hearing until the December 3, 2024 Planning Commission hearing).
3	LUP-36-2024	JOSE P. GARCIA (Held by the Planning Commission from the November 5, 2024 Planning Commission hearing until the December 3, 2024 Planning Commission hearing).
4	LUP-39-2024	JULIUS C. SEYMOUR (Held by the Planning Commission from the November 5, 2024 Planning Commission hearing until the December 3, 2024 Planning Commission hearing).

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District	Case	Held and continued cases - to be heard
3	LUP-40-2024	LUCAS A DOS SANTOS ARAUJO <i>(Held by the Planning Commission from the November 5, 2024 Planning Commission hearing until the December 3, 2024 Planning Commission hearing).</i>
4	LUP-41-2024	MAYA MOORE, AS TRUSTEE OF THE MAYA MOORE DECLARATION OF TRUST DTD 07.20.2017 <i>(Continued by Staff from the November 5, 2024 Planning Commission hearing until the December 3, 2024 Planning Commission hearing).</i>

District	Case	Regular cases
4	SLUP-12-2024	CSS TRANSPORTATION, LLC

District	Case	Other Business cases
4	OB-44-2024	HILLTOP RUFÉ SNOW, LLC AND HILLTOPTIC, LP <i>(Held by the Board of Commissioners from the August 20, 2024 Board of Commissioners hearing until the October 15, 2024 Board of Commissioners hearing; Continued by Staff from the October 15, 2024 and November 19, 2024 Board of Commissioners hearings until the December 17, 2024 Board of Commissioners hearing).</i>
3	OB-63-2024	MT. BETHEL CHRISTIAN ACADEMY, INC. <i>(Continued by Staff from the October 15, 2024 Board of Commissioners hearing until the November 19, 2024 Board of Commissioners hearing).</i>
3	OB-64-2024	KA MARIETTA, LLC <i>(Continued by Staff from the October 15, 2024 and November 19, 2024 Board of Commissioners hearings until the December 17, 2024 Board of Commissioners hearing).</i>
2	OB-74-2024	RIVERVIEW ASSOCIATES, LTD.
3	OB-77-2024	PROPCO LIBERTY, LLC



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COBB COUNTY BOARD OF COMMISSIONERS

ZONING HEARING CONSENT AGENDA

December 17, 2024

Zoning Cases

Z-67⁽²⁰²⁴⁾ **MSC NAPLES, LLC** (MSC Naples, LLC, owner) requesting rezoning from **PSC** to **CRC** for an event center as additional tenant in Land Lots 557 and 558 of the 16th District. Located on the west side of Sandy Plains Road, at the terminus of Post Oak Tritt Road, north of Kinjac Drive (2745 Sandy Plains Road). The Planning Commission recommends approval of Z-67 to the **CRC** zoning district, subject to:

1. Closing hours of the event center shall be no later than 11:00 p.m. Monday through Thursday, 12:00 a.m. on Friday and Saturday, and Sunday hours shall be 12:00 p.m. until 9:00 p.m.
2. The space shall be used as an event center *only*
3. Staff comments and recommendations, *not otherwise in conflict with these stipulations*
4. Inclusion on the Consent Agenda for the Board of Commissioners' Zoning Hearing on December 17, 2024

Z-69⁽²⁰²⁴⁾ **EDM HOLDINGS, LLC** (EDM Holdings, LLC, owner) requesting rezoning from **GC** to **NRC** for a Freestanding climate controlled self-service storage facility (companion case SLUP-11) in Land Lots 13 and 60 of the 16th District. Located on the west side of Canton Road, north of Cobb Cherokee Industrial Drive (4939 Canton Road). The Planning Commission recommends deletion of Z-69 to the **NRC** zoning district, subject to:

1. The District Commissioner to approve the final Site Plan
2. The District Commissioner to approve the final building elevations
3. The District Commissioner to approve the Lighting Plan
4. Landscaping Plan to be approved by the County Arborist with emphasis on planting within the parking facilities
5. Fire Department comments and recommendations
6. Water and Sewer Division comments and recommendations
7. Stormwater Management Division comments and recommendations
8. Department of Transportation comments and recommendations
9. Inclusion on the Consent Agenda for the Board of Commissioners' Zoning Hearing on December 17, 2024

LUP-42⁽²⁰²⁴⁾ ADEBANJO EWEDEMI (Ewedemi Holdings, Inc., owner) requests a Temporary Land Use Permit to allow six patients in a group home in lieu of four patients in Land Lots 714 and 767 of the 19th District. Located on the northwest corner of Powder Springs Road and Curtis Road, south of Chauncey Lane (2432 Powder Springs Road). The Planning Commission recommend approval of LUP-42 for **24 months**, subject to:

1. **Final Site Plan to be approved by the District Commissioner**
2. **No more than six residents**
3. **Maintain all state and county required permits**
4. **Fire Department comments and recommendations**
5. **Stormwater Management Division comments and recommendations**
6. **Water and Sewer Division comments and recommendations**
7. **Department of Transportation comments and recommendations**
8. **Inclusion on the Consent Agenda for the Board of Commissioners' Zoning Hearing on December 17, 2024**

LUP-43⁽²⁰²⁴⁾ LOUISE ALDRIDGE (Misael Mondragon, owner) requests a Temporary Land Use Permit to allow more vehicles than the code allows in Land Lot 708 of the 16th District. Located on the southeast side of Oland Circle, south of Powell Wright Road (2114 Oland Circle). The Planning Commission recommend approval of LUP-43 for **24 months**, subject to:

1. **Site Plan received by the Zoning Division October 2, 2024**
2. **Maximum of 6 cars to be kept on the property, with four outside and two kept inside the garage**
3. **No parking in the right-of-way**
4. **Inclusion on the Consent Agenda for the Board of Commissioners' Zoning Hearing on December 17, 2024**

LUP-44⁽²⁰²⁴⁾ LIVING HOPE LUTHERAN CHURCH (Living Hope Lutheran Church, Inc., owner) requests a Temporary Land Use Permit **(RENEWAL)** for an early childhood learning center in Land Lot 201 of the 20th District. Located on the west side of Mack Dobbs Road, the north side of Stilesboro Road, northwest of the intersection of Mack Dobbs Road and Stilesboro Road (3450 Stilesboro Road). To recommend approval of LUP-44 for **24 months**, subject to:

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LUP-44⁽²⁰²⁴⁾ LIVING HOPE LUTHERAN CHURCH (continued)

1. Site Plan received by the Zoning Division on October 3, 2024 (on file in the Zoning Division)
2. Department of Transportation comments and recommendations
3. Inclusion on the Consent Agenda for the Board of Commissioners' Zoning Hearing on December 17, 2024

SLUP-11⁽²⁰²⁴⁾ EDM HOLDINGS, LLC (EDM Holdings, LLC, owner) requests a Special Land Use Permit for a freestanding climate controlled self-service storage facility in Land Lots 13 and 60 of the 16th District. Located on the west side of Canton Road, north of Cobb Cherokee Industrial Drive (4939 Canton Road). The Planning Commission recommends approval of SLUP-11 subject to:

1. The District Commissioner to approve the final Site Plan
2. The District Commissioner to approve the final building elevations
3. The District Commissioner to approve the Lighting Plan
4. Landscaping Plan to be approved by the County Arborist with emphasis on planting within the parking facilities
5. Fire Department comments and recommendations
6. Water and Sewer Division comments and recommendations
7. Stormwater Management Division comments and recommendations
8. Department of Transportation comments and recommendations
9. Inclusion on the Consent Agenda for the Board of Commissioners' Zoning Hearing on December 17, 2024

OTHER BUSINESS CASES

ITEM OB-75-2024

To consider approving the site plan for Hammocks at East Cobb Propco, LLC regarding rezoning case #128 of 1980. The property is located on the west side of Johnson Ferry Road, north of Roswell Road in Land Lots 830 and 831 of the 16th District (1551 Johnson Ferry Road). Staff recommends approval subject to:

1. Site plan received by the Zoning Division November 12, 2024, with the District Commissioner approving the final site plan.
2. Front setback reduced to 40-feet.
3. Stormwater Management comments contained in the Other Business packet.
4. Fire Department comments contained in the Other Business packet.

ITEM OB-76-2024

To consider a reduction of required minimum public road frontage from 75-feet to 24-feet for Timothy Hagan. The property is located at the end of Adams Place, south of Angla Drive in Land Lot 241 of the 17th District (3901 Adams Place). Staff recommends approval subject to:

1. Stormwater Management comments contained in the Other Business packet.
2. Fire Department comments contained in the Other Business packet.
3. Cobb DOT comments contained in the Other Business packet.

ITEM OB-78-2024

To consider a reduction of minimum lot size from 20,000 square-feet to 16,163-feet for Tract #1 and a front setback variance for Tract #2 from 40-feet to 12-feet for Juscelio Cruz. The property located at the southwesterly intersection of Pisgah Road and Dillon Road in Land Lot 265 of the 18th District (6380 Pisgah Road). Staff recommends approval subject to:

1. The lot size for Tract 1 is reduced to 16,163 square-feet.
2. The front setback for Tract 2 is reduced to 12-feet.
3. Stormwater Management comments contained in the Other Business packet.
4. Fire Department comments contained in the Other Business packet.
5. Cobb DOT comments contained in the Other Business packet.
6. Site Plan Review comments contained in the Other Business packet.

ITEM OB-79-2024

To consider a reduction of required minimum public road frontage from 75-feet to 0-feet for The Estate of Sam Penland Hensley, Sr. The property is located off a private easement on the west side of Old Mountain Road in Land Lots 282, 283, 288, and 289 of the 20th District (787 Old Mountain Road). Staff recommends approval subject to:

1. The remaining property is permitted to have zero-feet of public road frontage.
2. Site plan received by the Zoning Division November 13, 2024.
3. Cobb DOT comments contained in the Other Business packet.
4. Fire Department comments contained in the Other Business packet.
5. Site Plan Review comments contained in the Other Business packet.