

**MINUTES OF ZONING HEARING
COBB COUNTY BOARD OF COMMISSIONERS
NOVEMBER 18, 2025
9:00 A.M.**

The Board of Commissioners' Zoning Hearing was held on Tuesday, November 18, 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 Erick Allen
Commissioner JoAnn Birrell
Commissioner Keli Gambrill
Commissioner Monique Sheffield

CALL TO ORDER – CHAIRWOMAN CUPID

Chairwoman Cupid called the hearing to order at 9:16 a.m.

Clerk's Note: Due to some technical difficulties, there was a delayed start time for the hearing.

Mr. Pederson reviewed the hearing procedures and announced the following cases which were *withdrawn, held, or continued*.

Z-24 **CRAWFORD CREEK ACQUISITIONS, LLC** (Overlook Hill, LLC; Coker Southern Development, Inc.; and Elizabeth Ann Street and Russell William McLean, Co-Trustees of the Family Trust under Article IV of LWT of William Russell McLean dated July 30, 1999, FBO Ann Daniel McLean, owners) requesting rezoning from **R-15** and **R-20** to **R-15** for a single-family residential subdivision in land lots 496 and 513 of the 16th district. Property is located on the north side of Chapman Drive, west of Wood Forest Road, and on the south side of Timber Way East (401, 405, 411, and 421 Chapman Drive). *(Previously continued by Staff from the October 7, 2025, Planning Commission (PC) hearing until the November 4, 2025, PC hearing).*
WITHDRAWN WITHOUT PREJUDICE

Z-29 **JORGE A. BUENO CHIROPRACTIC LLC** (6357 Cedarcrest Road, LLC, owner) requesting rezoning from **R-30** to **O&I** for a chiropractic office in land lot 76 of the 20th district. Property is located on the south side of Cedarcrest Road, south of Governors Towne Drive (6357 Cedarcrest Road).
WITHDRAWN WITHOUT PREJUDICE

O.B. 56 To consider a reduction of public road frontage from 75-feet per lot to 0-feet for Raymond Fisher. Property is located on the south side of Friendship Church Road, west of Dew Place in land lots 318 and 319 of the 19th district (1678 Friendship Church Road). **WITHDRAWN WITHOUT PREJUDICE**

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

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WITHDRAWN, HELD, AND CONTINUED CASES (CONT.)

Z-18 RACETRAC, INC (CONT.)

Ferry Road and Barrett Pkwy (2595 Bells Ferry Road). *(Previously continued by Staff from the August 5, 2025, Planning Commission (PC) hearing until the September 2, 2025, PC hearing; held by the PC from the September 2, 2025, PC hearing until the October 7, 2025, PC hearing; continued by Staff from the October 21, 2025, Board of Commissioner's (BOC) Zoning hearing until the November 18, 2025, BOC Zoning hearing).*

Mr. Pederson presented the Applicant's request to withdraw without prejudice Z-18; thereafter, the following motion was made:

MOTION: Motion by Allen, second by Birrell, to **allow** Z-18 to be *withdrawn without prejudice*.

VOTE: **ADOPTED 5-0**

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 November 4, 2025, Planning Commission (PC) hearings until the December 2, 2025, PC hearing; therefore, was not considered at this hearing).*

Z-26 **SCOTT MOORE** (C. E. R Williamson, Jr. and Kelly Williamson, owner) requesting rezoning from **NS** to **LRC** for a hair salon in land lot 160 of the 20th district. Property is located on the southeast corner of Jim Owens Road and Acworth Due West Road (4205 Jim Owens Road). *(Previously held by the Planning Commission (PC) from the November 4, 2025, PC hearing until the December 2, 2025, PC hearing; therefore, was not considered at this hearing).*

Z-27 **KNIGHT PARTNERS, LLC** (Louise G. Howard Family Investments, LP, owner) requesting rezoning from **R-20** and **TS** to **CRC** for a convenience food store with self-service fuel sales in land lots 754 and 759 of the 17th district. Property is located on the northwest corner of South Cobb Drive and River View Road (5322 South Cobb Drive, 2273 River View Road, and 2259 River View Road). *(Previously continued by Staff from the November 4, 2025, Planning Commission (PC) hearing until the December 2, 2025, PC hearing; therefore, was not considered at this hearing).*

LUP-37 **EDDY RAMOS** (Ricardo Araujo and Lilian Dos Reis Nascimento, owners) requesting a **Temporary Land Use Permit** for outside storage of construction vehicles and equipment and employees in land lots 517 and 564

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WITHDRAWN, HELD, AND CONTINUED CASES (CONT.)

LUP-37 EDDY RAMOS (CONT.)

of the 16th district. Property is located at the western terminus of Stoneridge Drive and on the south side of Piedmont Road. (1020 Piedmont Rd). *(Previously held by the Planning Commission (PC) from the October 7, 2025, PC hearing until the December 2, 2025, PC hearing; therefore, was not considered at this hearing).*

LUP-38 JOSE CHAVEZ (Jose S. Chavez, owner) requesting a **Temporary Land Use Permit** to allow more adults and vehicles than the code allows in land lot 127 of the 17th district. Property is located on the south side of Old Carriage Drive, east of Shay Drive (2871 Old Carriage Drive). *(Previously held by the Planning Commission (PC) from the October 7, 2025, PC hearing until the December 2, 2025, PC hearing; therefore, was not considered at this hearing).*

LUP-42 JOSE SANTOS MAJANO (Jose Santos Majano and Maria Mercedes Romero, owners) requesting a **Temporary Land Use Permit** to allow more vehicles than the code allows in land lot 557 of the 19th district. Property is located on the southwest side of Woodleigh Road and on the northeast side of Calloway Road, west of Austell Road (1270 Woodleigh Road). *(Previously held by the Planning Commission (PC) from the November 4, 2025, PC hearing until the December 2, 2025, PC hearing; therefore, was not considered at this hearing).*

LUP-44 MAUDELIA L. ALVAREZ (Maudelia L. Alvarez Rodas, owner) requesting a **Temporary Land Use Permit** to allow more people and vehicles than the code allows in land lot 710 of the 19th district. Property is located on the southeast corner of Pair Road and Hickory Ridge Court (1919 Pair Road). *(Previously held by the Planning Commission (PC) from the November 4, 2025, PC hearing until the December 2, 2025, PC hearing; therefore, was not considered at this hearing).*

O.B. 60 To consider a site plan and stipulation amendment for Lennar Georgia, LLC regarding rezoning application Z-114 of 2006. Property is located on the east side of Oakdale Road, the south side of Park Ave, and the west side of Beech Street in land lot 750 of the 17th district (4715 and 4725 Oakdale Road, 2142 Park Ave, and 4712 Beech Street). *(Continued by Staff from the November 18, 2025, Board of Commissioners' (BOC) Zoning hearing until the December 16, 2025, BOC Zoning hearing; therefore, was not considered at this hearing).*

O.B. 51 To consider a site plan amendment for BRKI, LLC regarding rezoning applications 223 of 1988 and Z-95 of 1990. Property is located on the east side of Sandy Plains Road, north of Gordy Parkway in land lots 333 and 334

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WITHDRAWN, HELD, AND CONTINUED CASES (CONT.)

O.B. 51 (CONT.)

of the 16th district (3618 Sandy Plains Road). *(Previously continued by the Board of Commissioners (BOC) from the October 21, 2025, BOC Zoning hearing until the November 18, 2025, BOC Zoning hearing).*

Mr. Pederson presented the Applicant's request to continue O.B. 51; thereafter, the following motion was made:

MOTION: Motion by Birrell, second by Sheffield, to **continue** O.B. 51 until the December 16, 2025, Board of Commissioners' Zoning Hearing.

VOTE: **ADOPTED 5-0**

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

All information regarding zoning cases must be turned into 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 Sheffield, to **approve** the following cases on the Consent Agenda, *as revised*:

Z-23 **PRESIDENT BUSINESS, LLC** (President Business, LLC, owner) requesting rezoning from **GC** to **LI** for a medical equipment maintenance and repair facility in land lot 157 of the 16th district. Property is located on the south side of Fowler Circle, the east side of Canton Road, the north side of Pine Mill Drive, and the west side of Winfred Drive (4445 Winfred Drive).

To **approve** Z-23 to the **LI** zoning district, subject to:

1. ***Revised Site Plan received by the Zoning Division on September 4, 2025 (attached and made a part of these minutes), with the District Commissioner approving minor modifications***
2. ***No outdoor storage or outdoor display of merchandise***
3. ***Office/warehouse use only for the medical equipment repair facility***
4. ***Planning Division comments and recommendations***
5. ***Water and Sewer Division comments and recommendations***
6. ***Fire Department comments and recommendations***
7. ***Stormwater Management Division comments and recommendations***

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CONSENT AGENDA (CONT.)

Z-23 PRESIDENT BUSINESS, LLC (CONT.)

- 8. *Revised* Department of Transportation comments and recommendations dated November 3, 2025 (attached and made a part of these minutes)**
- 9. Site Plan Review comments and recommendations**
- 10. No hazardous materials that require a Special Land Use Permit permitted on the property**

Z-28 ROSWELL LODGE NO. 165, FREE & ACCEPTED MASONS (4672 Sandy Plains Road INC, owner) requesting rezoning from **NRC** to **O&I** for a charitable club/organization in retail sales in land lot 107 of the 16th district. Property is located on the south side of Sandy Plains Road, west of Alabama Road (4672 Sandy Plains Road).

To **delete** Z-28 to the **NRC** zoning district, subject to:

- 1. Use of the property for clubs or lodges (noncommercial) for this Applicant *only*, and neighborhood retail uses**
- 2. Applicant to install and/or maintain a six-foot solid wooden privacy fence along the residential zoning districts**
- 3. Fire Department comments and recommendations**
- 4. Stormwater Management Division comments and recommendations**
- 5. Water and Sewer Division comments and recommendations**
- 6. Department of Transportation comments and recommendations**

LUP-45 L. FRANK SHIRLEY (Frank Shirley, owner) requesting a **Temporary Land Use Permit (Renewal)** for equipment storage for a contractor business in land lot 22 of the 20th district. Property is located on the northwesterly side of Wade Green Road, north of Hickory Grove Road (4521 Wade Green Road).

To **approve** LUP-45 for **12 months**, subject to:

- 1. Time given to the Applicant to prepare and submit plans to redevelop the property and seek a long-term zoning needed**
- 2. Property to be kept substantially clear and clean**
- 3. At any given time, not more than 15 vehicles (trailers, trucks, cabs, and pieces of heavy construction equipment) are to be kept overnight on the property**

OTHER BUSINESS

O.B. 55 To consider amending the stipulations for Irma V. Palacios regarding rezoning application Z-55 of 2024. Property is located on the northwest

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CONSENT AGENDA (CONT.)

OTHER BUSINESS (CONT.)

O.B. 55 (CONT.)

corner of South Cobb Drive and Waldrep Circle in land lots 278 and 299 of the 17th district (1883 Waldrep Circle).

To **approve** O.B. 55, subject to:

- 1. Allowance of the pavilion in front of the house**
- 2. Stormwater Management Division comments and recommendations**
- 3. Cobb DOT comments and recommendations**
- 4. All previous stipulations and conditions to remain in effect**

At the call for O.B. 58 (Sotto Properties), opposition was present; therefore, O.B. 58 was pulled from the Consent Agenda and heard later in its numerical order (see page 9 of these minutes).

O.B. 59 To consider a site plan amendment for Cedarcrest Church, Inc. regarding rezoning application Z-64 of 2006. Property is located on the east side of Cobb Parkway, north of Awtrey Church Road in land lots 36 and 37 of the 20th district (4600 Cobb Parkway, NW).

To **approve** O.B. 59, subject to:

- 1. Site Plan received by the Zoning Division on October 14, 2025 (attached and made a part of these minutes)**
- 2. Stormwater Management Division comments and recommendations**
- 3. Water and Sewer Division comments and recommendations**
- 4. Fire Department comments and recommendations**
- 5. Cobb DOT comments and recommendations**
- 6. All previous stipulations and conditions, *not otherwise in conflict*, to remain in effect**

O.B. 61 To consider a site plan amendment for Andy Saylor regarding rezoning application Z-16 of 2005. Property is located at the northwest intersection of Canton Road and Blackwell Lane, and on the south side of Fairview Drive in land lot 588 of the 16th district (2561 Canton Road).

To **approve** O.B. 61, subject to:

- 1. Site Plan received by the Zoning Division on October 15, 2025 (attached and made a part of these minutes)**
- 2. Stormwater Management Division comments and recommendations**
- 3. Water and Sewer Division comments and recommendations**

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CONSENT AGENDA (CONT.)

OTHER BUSINESS (CONT.)

O.B. 61 (CONT.)

- 4. Fire Department comments and recommendations**
- 5. Cobb DOT comments and recommendations**
- 6. All previous stipulations and conditions, *not otherwise in conflict*, to remain in effect**

O.B. 62 To consider a site plan amendment for CSC Properties, LLC regarding application ROD-1 of 2020. Property is located on the east side of Sandy Plains Road, north of East Piedmont Road in land lot 596 of the 16th district (2674 Sandy Plains Road).

To **approve** O.B. 62, subject to:

- 1. Pole sign to be removed, and a new monument-based sign to be constructed**
- 2. Fire Department comments and recommendations**
- 3. Cobb DOT comments and recommendations**
- 4. Stormwater Management Division comments and recommendations**
- 5. All previous stipulations and conditions, *not otherwise in conflict*, to remain in effect**

Prior to approving the Consent Agenda, Commissioner Sheffield requested that O.B. 53 (Alexandre Victor Badila) be added to the Consent Agenda. Mr. Pederson read in the case, stipulations were added, and the case was added to the Consent Agenda.

O.B. 53 To consider a stipulation amendment for Alexandre Victor Badila for property located on the northeast side of Austell Powder Springs Road, south of Furr Road in land lot 1054 of the 19th district (4539 Austell Powder Springs Road). *(Previously held by the Board of Commissioners (BOC) from the October 21, 2025, BOC Zoning hearing until the November 18, 2025, BOC Zoning hearing).*

To **approve** O.B. 53, subject to:

- 1. Site Plan contained in the Other Business packet (attached and made a part of these minutes)**
- 2. Cobb DOT comments and recommendations contained in the Other Business packet**
- 3. Stormwater Management Division comments and recommendations contained in the Other Business packet**
- 4. Fire Department comments and recommendations contained in the Other Business packet**

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CONSENT AGENDA (CONT.)

OTHER BUSINESS (CONT.)

O.B. 53 (CONT.)

5. All remaining stipulations and conditions, *not otherwise in conflict*, to remain in effect
6. To allow a landscape design and installation business for this Applicant's family business *only*
7. The landscape buffer shall be reduced from the existing 40-feet to 15-feet along the western property line
8. The business shall not be open to the public
9. Applicant to install bins to store landscape materials
10. Each bin shall have a drainage system and a pitch roof to cover two bins
11. The skid steer, Bobcat-like equipment shall be medium in size
12. Allowable equipment vehicles on-site are limited to the following:
 - A. Two 3,500 pickup trucks or model similar in size
 - B. Two trailers – 10-feet and 14-feet dump trucks or models similar in size
 - C. F150 or model similar in size
 - D. One medium-sized skid steer or model similar in size
13. No additional equipment, vehicles, materials, or non-employee vehicles shall be stored on the property
14. Applicant to install a fence along the north, east, and western property line and the fence shall include a gate along the western property line for employee and equipment vehicle access
15. Hours of operation shall be from 8:00 a.m. until 5:00 p.m. Monday through Friday
16. Any business signage is to be approved by the District Commissioner
17. All other Staff comments and recommendations, *not otherwise in conflict*

MOTION: Motion by Gambrill, second by Sheffield, to **add** O.B. 53 to the Consent Agenda as previously read in.

VOTE: **ADOPTED 5-0**

CONSENT VOTE: **ADOPTED 5-0**

REGULAR AGENDA

LUP-43 WILLIAM SCHELLMAN (William Schellman and Deborah Schellman, owners) requesting a **Temporary Land Use Permit** to allow storage of

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REGULAR AGENDA (CONT.)

LUP-43 WILLIAM SCHELLMAN (CONT.)

construction materials and a shipping container on land lot 779 of the 16th district. Property is located on the northwest intersection of East Lake Drive and Boyd Road, west of West Kemp Road (1119 Boyd Road).

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

MOTION: Motion by Birrell, second by Sheffield, to **approve** LUP-43 for **12 months** (from today's date), subject to:

1. Everything to be removed from the property by said timeframe

VOTE: **ADOPTED 5-0**

OTHER BUSINESS

O.B. 57 To consider a reduction of public road frontage from 75-feet per tract to 0-feet for tract 2 and 0-feet for tract 3 for Trailside Equities, LLC. Property is located on the south side of Wesley Chapel Road, south of Bluffview Drive in land lots 320, 321, and 328 of the 16th district (3832 Wesley Chapel Road).

The public hearing was opened; Jordan Deeney, Amy Joannou, Melissa Hagin, and David Olson addressed the Board. Following the presentation and discussion, the following motion was made:

MOTION: Motion by Birrell, second by Cupid, to **hold** O.B. 57 until the December 16, 2025, Board of Commissioners' Zoning Hearing.

VOTE: **ADOPTED 5-0**

O.B. 58 To consider a reduction of lot size from 30,000 square-feet per lot to 28,801 square-feet for lot 1 and 29,286 square-feet for lot 2 for Sotto Properties, LLC. Property is located on the northeasterly side of Honeysuckle Lane, west of Spring Hill Road in land lot 771 of the 17th district (2351 Honeysuckle Lane).

The public hearing was opened; David Sotto, Sean Davis, Raymond Batognia, Kim Berry, and Egor Mittag addressed the Board. Following the presentation and discussion, the following motion was made:

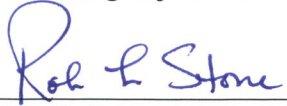
MOTION: Motion by Allen, second by Gambrill, to **hold** O.B. 58 until the February 17, 2026, Board of Commissioners' Zoning Hearing.

VOTE: **ADOPTED 5-0**

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ADJOURNMENT

The hearing adjourned at 10:54 a.m.

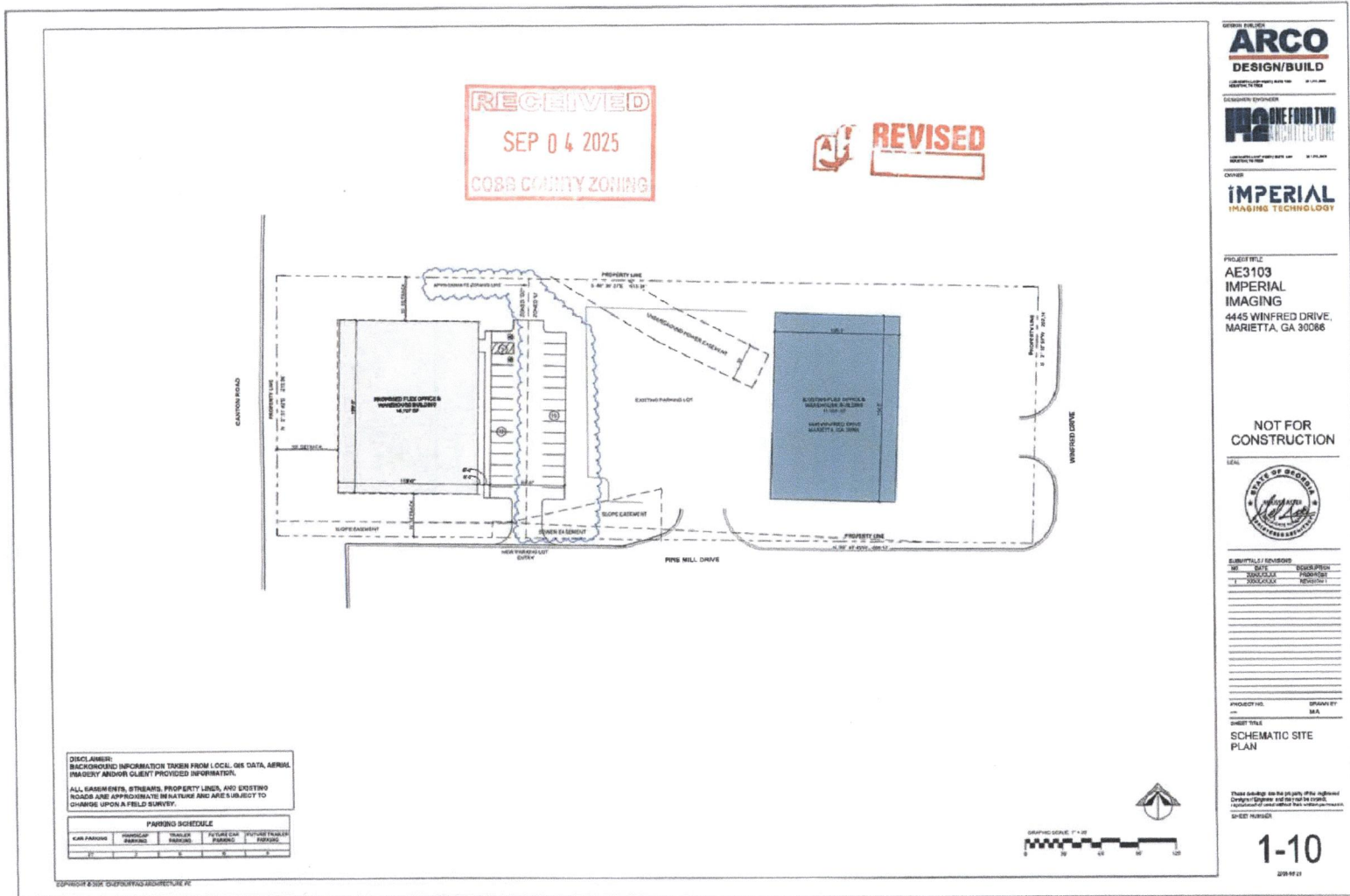


Robin L. Stone, Deputy County Clerk
Cobb County Board of Commissioners

Min. Bk. 101 Petition No. Z-23
 Doc. Type Revised Site Plan
 Meeting Date 11-18-2025

Z-23-2025

DEPARTMENT COMMENTS – Zoning Division



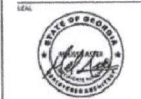
ARCO
 DESIGN/BUILD

ONE FOUR TWO
 ARCHITECTURE

IMPERIAL
 IMAGING TECHNOLOGY

PROJECT FILE:
 AE3103
 IMPERIAL
 IMAGING
 4445 WINFRED DRIVE,
 MARIETTA, GA 30068

NOT FOR
 CONSTRUCTION



DATE: 11/18/25
 BY: [Signature]

PROJECT NO.:
 SHEET TITLE:
 SCHEMATIC SITE
 PLAN

These drawings are the property of the registered
 engineer/draftsman and they shall be copied
 reproduced or otherwise used without his written permission.

DATE: 11/18/25

Roadway	Roadway classification	Speed limit (mph)	Jurisdictional control	Min. R.O.W. requirements
Canton Road	Arterial (with median)	45	Cobb DOT	110'
Winfred Drive	Local	25	Cobb DOT	50'
Pine Mill Drive	Local	25	Cobb DOT	50'
Fowler Circle	Local	25	Cobb DOT	50'

Roadway	Location	Average daily trips (vpd)	Level of service
Canton Road	North of Shallowford Road	30,900	D
Winfred Drive	NA	NA	NA
Pine Mill Drive	NA	NA	NA
Fowler Circle	NA	NA	NA

vpd = vehicles per day

Based on 2023 AADT count data taken by GDOT, as published on their website, for Canton Road

Planning Level of Service based on available Average Daily Trips using GRTA guideline thresholds. Classification thresholds for LOS A and LOS B are not available for arterial roads from this data source.

LOS C or D is acceptable based on GDOT Design Policy Manual criteria.

ITE Land Use	Description	Expected Size (KSF)	AM			PM			Daily (vpd)
			In (vph)	Out (vph)	Total (vph)	In (vph)	Out (vph)	Total (vph)	
110	General Light Industrial	15.7	10	2	12	1	9	10	76

vph = vehicles per hour, vpd = vehicles per day, KSF = 1,000 square feet

Development gross trip generation based on available development size and rates from the Institute of Transportation Engineers (ITE) Trip Generation, 11th edition.

Comments and observations

Discussions with the applicant team were held on October 29th. The recommendations below are being revised based on the latest information received.

Winfred Drive is classified as a local road and according to the available information the existing right-of-way does meet the minimum requirements for this classification.

Pine Mill Drive is classified as a local road and according to the available information the existing right-of-way does meet the minimum requirements for this classification.

Fowler Circle is classified as a local road and according to the available information the existing right-of-way does not meet the minimum requirements for this classification.

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 Doc. Type Revised DOT comments
and recommendations
 Meeting Date 11-18-2025

Z-23-2025

DEPARTMENT COMMENTS – CCDOT

REVISED 11/03/25

(continued)

Canton Road is classified as an arterial with median and according to the available information the existing right-of-way does not meet the minimum requirements for this classification.

Cobb DOT has a planned Safety and Operation Improvements project on Canton Road, Canton Road Corridor, Project Number B2307.

In accordance with Cobb County Code 134-121 and based on site plan received August 7, 2025, this development does not require a traffic study submittal.

Recommendations

THE RECOMMENDATIONS BELOW SHALL BECOME STIPULATED REQUIREMENTS UPON INCLUSION WITH AND APPROVAL BY THE BOARD OF COMMISSIONERS OF THIS APPLICATION:

1. Should any development of the property occur in the future, where development is defined as any action requiring a Land Disturbance Permit, Cobb DOT recommends the following:
 - a. Recommend applicant, **PRIOR TO DEVELOPMENT PLAN APPROVAL**, donate right-of-way on the east side of Canton Road, a minimum of 55' from the roadway centerline, in accordance with Cobb County Development Standard 401.2, Right-of-Way.
 - b. Recommend retaining and/or replacing any disturbed curb, gutter, and installing sidewalk along the property frontages on Pine Mill Drive to meet Cobb DOT standards; or pay fee in lieu subject to Cobb DOT approval. This recommendation is pursuant to Cobb County Development Standard 401.15, Curbs and Gutters (including subsections), Cobb County Development Standard 404 Sidewalks and Pathways, Cobb County Development Standard 405 Accessibility Requirements, and Cobb County Development Standard Detail 106, Concrete Curbs, Medians.
 - c. Recommend a 10' no access easement on the Canton Road frontage. This recommendation is pursuant Code Section 110-78(1).
 - d. Recommend any proposed driveways meet commercial driveway standards per Section 402.08, Non-Residential Driveways, of the Cobb County Development Standards.
 - e. Recommend applicant be required to meet all Cobb County Development Standards and Ordinances related to project improvements.

UN-INCORPORATED COBB COUNTY
4539 AUSTELL POWDER SPRINGS ROAD, POWDER SPRINGS, GA 30127
SITE PLAN
BLUE FOSSIL GROUP, LLC
(15' BUFFER VARIANCE REDUCTION REQUEST)

ZONED: (CC) GENERAL COMMERCIAL

SETBACK & BUILDING LIMITS
FRONT: 40' COLLECTOR
SIDE: 10'
REAR: 30'
HEIGHT: 50'
BUFFER ABUTS RESIDENTIAL: 40'
(BUFFER VARIANCE REDUCTION REQUEST: REDUCE TO 15')

LOT COVERAGE: IMPERVIOUS AREAS			
AREA	EXISTING	PROPOSED	TOTAL
BUILDING, PAVED & GRAVEL	8,459	2,745	11,204
CONCRETE PAVEMENT		2,745	2,745
TOTAL	8,459	5,490	13,949
LOT COVERAGE	23.50%	7.63%	31.13%

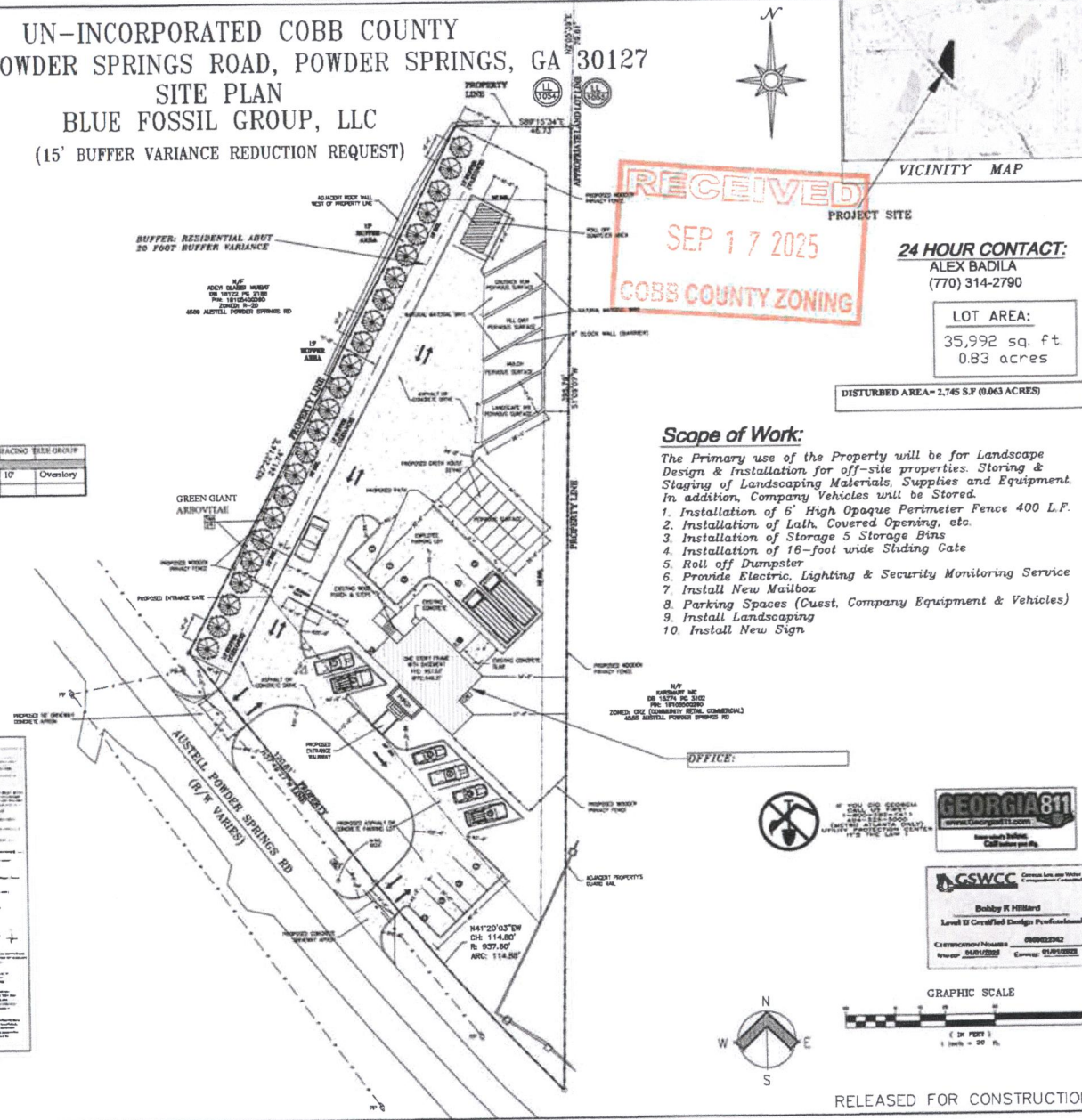
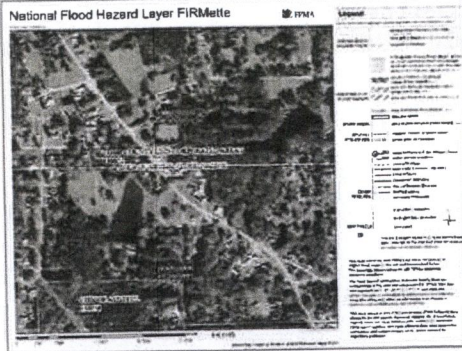
QTY	SYM	BOTANICAL NAME	COMMON NAME	SIZE	SPACING	MULTIPLIER	SPACING	BEER GROUP
24	1/4"	CHLORIS ROXBOROUGHII	COMMON NAME	1 1/2"	10' x 10'	1	10'	Overstory

FLOOD STATEMENT

I HAVE EXAMINED THE OFFICIAL FLOOD HAZARD MAP AND FOUND THAT BY GRAPHIC PLOTTING ONLY, A PORTION OF THIS PROPERTY LIES IN IN A FLOOD HAZARD AREA ACCORDING TO FEMA FIRM MAP 131067C01B1 H, DATED 3/4/2013

STATE WATERS NOTE:

STATE WATERS ARE NOT PRESENT WITHIN 200 FEET OF PROJECT SITE.

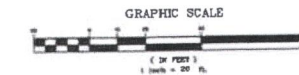
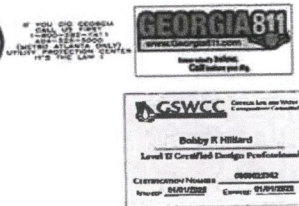


Scope of Work:

The Primary use of the Property will be for Landscape Design & Installation for off-site properties. Storing & Staging of Landscaping Materials, Supplies and Equipment. In addition, Company Vehicles will be Stored.

1. Installation of 6' High Opaque Perimeter Fence 400 L.F.
2. Installation of Lath Covered Opening, etc.
3. Installation of Storage 5 Storage Bins
4. Installation of 16-foot wide Sliding Gate
5. Roll off Dumpster
6. Provide Electric, Lighting & Security Monitoring Service
7. Install New Mailbox
8. Parking Spaces (Guest, Company Equipment & Vehicles)
9. Install Landscaping
10. Install New Sign

DISTURBED AREA= 2,745 S.F. (0.063 ACRES)



RELEASED FOR CONSTRUCTION

BLUE FOSSIL GROUP, LLC
PROJECT SITE PLAN

4539 Austell Powder Springs Road
Powder Springs, GA 30127
LAND LOT 1054, 19th District

OWNERS/24-HOUR CONTACT:
Richard & Roberto Kennedy
4539 Austell Powder Springs Road
Powder Springs, GA 30127

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not be used in any way without
the written permission of the
office.

HILLIARD & ASSOCIATES, INC.
8225 CHAMBERLAIN ROAD
ATLANTA, GEORGIA 30331
(404) 428-1334
hilliard.associates@indigo.com



Revisions

No.	Date	Description

Key Plan

Project No.: 09152505-A
Designed By:
Drawn By: BKH
Checked By: DP
Issue Date: 9-16-2025
Drawing Scale:
Drawing Title:

SITE PLAN

Drawing No.
C-1

08-53-2025 proposed site plan

1	Develop	COPIE REQUEST SERVICE INC 1650 CORBIN PKWY ACTON/MA, GEORGIA 30101 COIN ACT 7837 PHONE: 404-946-3566
2	Cred Haguen	HAHNES, GUYDON & ASSOCIATES, INC 1550 NORTH BROWN, ROAD, SUITE 100 LAURENSVILLE, GEORGIA 30601 PHONE: 706-893-7550



HGA
HAINES GIPSON & ASSOCIATES
Civil • Structural • Bridge



A PROJECT OF
cedarcrest
CHURCH

**CEDARCREST CHURCH PHASE
II EXPANSION**

[illegible]

DATE	06-26-2025
SHEET TITLE	SITE PLAN
SHEET NUMBER	C-2.0

1034-828 2023-151

SITE DATA CHART						
Tract	Building / Use	Area (sq. ft.)	Units (# of units)	Assigned Parking Minimum		Provided Parking
				Floor	Ratio	Floor
1	Church	99,954	2,250	563	1 space / 4 seats	489
1	Shaded Parking lot (electrical)	-	-	-	-	325
	Total	99,954	-	563	-	814

- Total # of parking spaces allocated in Cedarcrest Church per Z-164 (spaces not shared with worshiper) = 2508 spaces
- Total # of parking spaces proposed by Cedarcrest Church Phase II (spaces not shared with worshiper) = 483 spaces
- Based on the approximate number of spaces provided to Cedarcrest Church per Z-164 the proposed development should not provide more parking than 2,887 for the overall development.

The owner hereby designates Ron McKee
As the fire prevention program superintendent. The above-named person shall be
responsible for compliance with IFC chapter 33 in its entirety and NFPA 241-09.
Failure to comply can result in stop work orders and/or citation.

The Cobb County Cemetery Preservation Commission reserves the right to examine the property for ethnic, cultural and religious evidence located thereon. If any ethnic, cultural or religious evidence is found during development, then the Cobb County Cemetery Preservation Commission must be notified at once at (770) 526-2635. Failure to do so will result in a stop-work order.

- Cobb County accepts no responsibility for the Americans with Disabilities Act (ADA), accessibility requirements. The owner/developer is solely responsible for compliance with such act.
- Any construction trailers to be permitted through the Zoning Division.
- Any signs to be permitted through the Cobb County Zoning Division, i.e., subdivision entrance signs, monuments, and all commercial signs. The location of subdivision signs must also be shown on the plans.
- The parking lot and parking spaces shall conform to county detail RT14. See detail on sheet C&2.

[illegible]

1. $\frac{1}{2} \times \frac{1}{2} = \frac{1}{4}$ (probability of getting 2 heads)
 $\frac{1}{4} \times \frac{1}{2} = \frac{1}{8}$ (probability of getting 3 heads)
 $\frac{1}{8} \times \frac{1}{2} = \frac{1}{16}$ (probability of getting 4 heads)
 $\frac{1}{16} \times \frac{1}{2} = \frac{1}{32}$ (probability of getting 5 heads)
 $\frac{1}{32} \times \frac{1}{2} = \frac{1}{64}$ (probability of getting 6 heads)
 $\frac{1}{64} \times \frac{1}{2} = \frac{1}{128}$ (probability of getting 7 heads)
 $\frac{1}{128} \times \frac{1}{2} = \frac{1}{256}$ (probability of getting 8 heads)
 $\frac{1}{256} \times \frac{1}{2} = \frac{1}{512}$ (probability of getting 9 heads)
 $\frac{1}{512} \times \frac{1}{2} = \frac{1}{1024}$ (probability of getting 10 heads)
 $\frac{1}{1024} \times \frac{1}{2} = \frac{1}{2048}$ (probability of getting 11 heads)
 $\frac{1}{2048} \times \frac{1}{2} = \frac{1}{4096}$ (probability of getting 12 heads)
 $\frac{1}{4096} \times \frac{1}{2} = \frac{1}{8192}$ (probability of getting 13 heads)
 $\frac{1}{8192} \times \frac{1}{2} = \frac{1}{16384}$ (probability of getting 14 heads)
 $\frac{1}{16384} \times \frac{1}{2} = \frac{1}{32768}$ (probability of getting 15 heads)
 $\frac{1}{32768} \times \frac{1}{2} = \frac{1}{65536}$ (probability of getting 16 heads)
 $\frac{1}{65536} \times \frac{1}{2} = \frac{1}{131072}$ (probability of getting 17 heads)
 $\frac{1}{131072} \times \frac{1}{2} = \frac{1}{262144}$ (probability of getting 18 heads)
 $\frac{1}{262144} \times \frac{1}{2} = \frac{1}{524288}$ (probability of getting 19 heads)
 $\frac{1}{524288} \times \frac{1}{2} = \frac{1}{1048576}$ (probability of getting 20 heads)
 $\frac{1}{1048576} \times \frac{1}{2} = \frac{1}{2097152}$ (probability of getting 21 heads)
 $\frac{1}{2097152} \times \frac{1}{2} = \frac{1}{4194304}$ (probability of getting 22 heads)
 $\frac{1}{4194304} \times \frac{1}{2} = \frac{1}{8388608}$ (probability of getting 23 heads)
 $\frac{1}{8388608} \times \frac{1}{2} = \frac{1}{16777216}$ (probability of getting 24 heads)
 $\frac{1}{16777216} \times \frac{1}{2} = \frac{1}{33554432}$ (probability of getting 25 heads)
 $\frac{1}{33554432} \times \frac{1}{2} = \frac{1}{67108864}$ (probability of getting 26 heads)
 $\frac{1}{67108864} \times \frac{1}{2} = \frac{1}{134217728}$ (probability of getting 27 heads)
 $\frac{1}{134217728} \times \frac{1}{2} = \frac{1}{268435456}$ (probability of getting 28 heads)
 $\frac{1}{268435456} \times \frac{1}{2} = \frac{1}{536870912}$ (probability of getting 29 heads)
 $\frac{1}{536870912} \times \frac{1}{2} = \frac{1}{1073741824}$ (probability of getting 30 heads)
 $\frac{1}{1073741824} \times \frac{1}{2} = \frac{1}{2147483648}$ (probability of getting 31 heads)
 $\frac{1}{2147483648} \times \frac{1}{2} = \frac{1}{4294967296}$ (probability of getting 32 heads)
 $\frac{1}{4294967296} \times \frac{1}{2} = \frac{1}{8589934592}$ (probability of getting 33 heads)
 $\frac{1}{8589934592} \times \frac{1}{2} = \frac{1}{17179869184}$ (probability of getting 34 heads)
 $\frac{1}{17179869184} \times \frac{1}{2} = \frac{1}{34359738368}$ (probability of getting 35 heads)
 $\frac{1}{34359738368} \times \frac{1}{2} = \frac{1}{68719476736}$ (probability of getting 36 heads)
 $\frac{1}{68719476736} \times \frac{1}{2} = \frac{1}{137438953472}$ (probability of getting 37 heads)
 $\frac{1}{137438953472} \times \frac{1}{2} = \frac{1}{274877906944}$ (probability of getting 38 heads)
 $\frac{1}{274877906944} \times \frac{1}{2} = \frac{1}{549755813888}$ (probability of getting 39 heads)
 $\frac{1}{549755813888} \times \frac{1}{2} = \frac{1}{1099511627776}$ (probability of getting 40 heads)
 $\frac{1}{1099511627776} \times \frac{1}{2} = \frac{1}{2199023255552}$ (probability of getting 41 heads)
 $\frac{1}{2199023255552} \times \frac{1}{2} = \frac{1}{4398046511104}$ (probability of getting 42 heads)
 $\frac{1}{4398046511104} \times \frac{1}{2} = \frac{1}{8796093022208}$ (probability of getting 43 heads)
 $\frac{1}{8796093022208} \times \frac{1}{2} = \frac{1}{17592186044416}$ (probability of getting 44 heads)
 $\frac{1}{17592186044416} \times \frac{1}{2} = \frac{1}{35184372088832}$ (probability of getting 45 heads)
 $\frac{1}{35184372088832} \times \frac{1}{2} = \frac{1}{70368744177664}$ (probability of getting 46 heads)
 $\frac{1}{70368744177664} \times \frac{1}{2} = \frac{1}{140737488355328}$ (probability of getting 47 heads)
 $\frac{1}{140737488355328} \times \frac{1}{2} = \frac{1}{281474976710656}$ (probability of getting 48 heads)
 $\frac{1}{281474976710656} \times \frac{1}{2} = \frac{1}{562949953421312}$ (probability of getting 49 heads)
 $\frac{1}{562949953421312} \times \frac{1}{2} = \frac{1}{1125899906842624}$ (probability of getting 50 heads)
 $\frac{1}{1125899906842624} \times \frac{1}{2} = \frac{1}{2251799813685248}$ (probability of getting 51 heads)
 $\frac{1}{2251799813685248} \times \frac{1}{2} = \frac{1}{4503599627370496}$ (probability of getting 52 heads)
 $\frac{1}{4503599627370496} \times \frac{1}{2} = \frac{1}{9007199254740992}$ (probability of getting 53 heads)
 $\frac{1}{9007199254740992} \times \frac{1}{2} = \frac{1}{18014398509481984}$ (probability of getting 54 heads)
 $\frac{1}{18014398509481984} \times \frac{1}{2} = \frac{1}{36028797018963968}$ (probability of getting 55 heads)
 $\frac{1}{36028797018963968} \times \frac{1}{2} = \frac{1}{72057594037927936}$ (probability of getting 56 heads)
 $\frac{1}{72057594037927936} \times \frac{1}{2} = \frac{1}{144115188075855872}$ (probability of getting 57 heads)
 $\frac{1}{144115188075855872} \times \frac{1}{2} = \frac{1}{288230376151711744}$ (probability of getting 58 heads)
 $\frac{1}{288230376151711744} \times \frac{1}{2} = \frac{1}{576460752303423488}$ (probability of getting 59 heads)
 $\frac{1}{576460752303423488} \times \frac{1}{2} = \frac{1}{1152921504606846976}$ (probability of getting 60 heads)
 $\frac{1}{1152921504606846976} \times \frac{1}{2} = \frac{1}{2305843009213693952}$ (probability of getting 61 heads)
 $\frac{1}{2305843009213693952} \times \frac{1}{2} = \frac{1}{4611686018427387904}$ (probability of getting 62 heads)
 $\frac{1}{4611686018427387904} \times \frac{1}{2} = \frac{1}{9223372036854775808}$ (probability of getting 63 heads)
 $\frac{1}{9223372036854775808} \times \frac{1}{2} = \frac{1}{18446744073709551616}$ (probability of getting 64 heads)
 $\frac{1}{18446744073709551616} \times \frac{1}{2} = \frac{1}{36893488147419103232}$ (probability of getting 65 heads)
 $\frac{1}{36893488147419103232} \times \frac{1}{2} = \frac{1}{73786976294838206464}$ (probability of getting 66 heads)
 $\frac{1}{73786976294838206464} \times \frac{1}{2} = \frac{1}{147573952589676412928}$ (probability of getting 67 heads)
 $\frac{1}{147573952589676412928} \times \frac{1}{2} = \frac{1}{295147905179352825856}$ (probability of getting 68 heads)
 $\frac{1}{295147905179352825856} \times \frac{1}{2} = \frac{1}{590295810358705651712}$ (probability of getting 69 heads)
 $\frac{1}{5902958$

[illegible]

This site plan review is limited in scope to site preparation for construction. The egress components have not been reviewed. All building(s), structure(s), egress components, including ramps and stairs must be submitted separately to the fire marshal's office for review and approval prior to construction. Independent building permits are required in addition to the Land Disturbance Permit.

The person identified below is designated as the design professional responsible for all means of egress components outside of the building.

Name Robert A. McCann Phone 770-491-7500

• ALL PROJECTS ARE SUBJECT TO THE CITY OF LOS ANGELES' STANDARD SPECIFICATIONS FOR PUBLIC WORKS. THE CITY OF LOS ANGELES' STANDARD SPECIFICATIONS FOR PUBLIC WORKS ARE AVAILABLE AT: http://www.dot.ca.gov/hq/standards/specifications/ • ALL PROJECTS ARE SUBJECT TO THE CITY OF LOS ANGELES' STANDARD SPECIFICATIONS FOR PUBLIC WORKS. THE CITY OF LOS ANGELES' STANDARD SPECIFICATIONS FOR PUBLIC WORKS ARE AVAILABLE AT: http://www.dot.ca.gov/hq/standards/specifications/	SPR-2025-00213 NO STREET PARKING HAS BEEN APPROVED FOR THIS DEVELOPMENT
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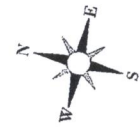
SPR-2025-00213

NO STREET PARKING HAS BEEN
APPROVED FOR THIS DEVELOPMENT

OVERALL SITE PLAN

GRAPHIC SCALE

SCALE 1" = 50'



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 CHURCH

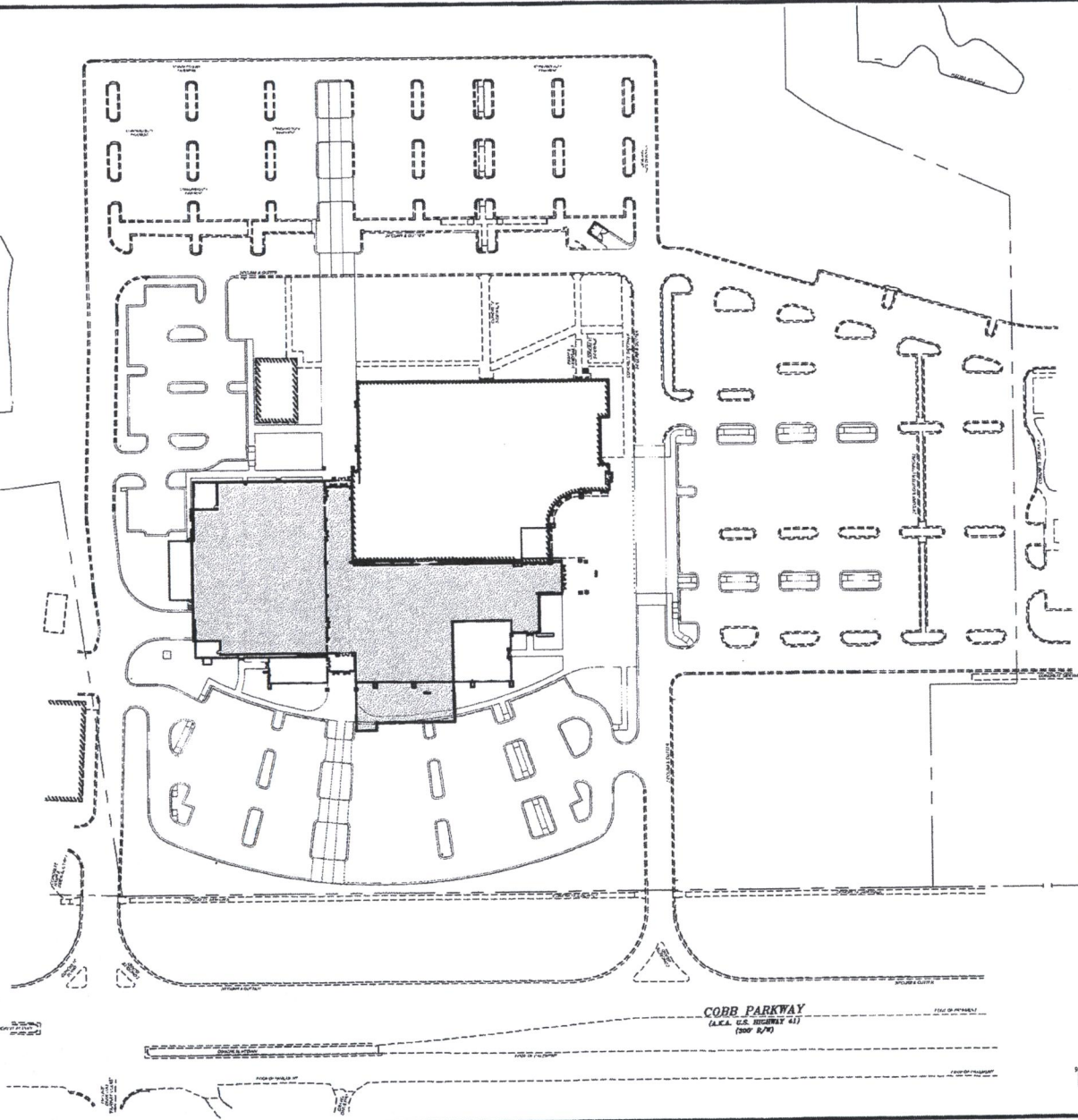
CEDARCREST CHURCH
 PHASE II EXPANSION
 4405 CORB PARKWAY
 AUGUSTA, GA 31901

NO.	DATE	DESCRIPTION

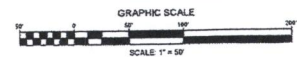
REVISION	DATE	BY	DESCRIPTION

SHEET NUMBER
EX-A

HGA JOB NO. 2023-01-20



ZONING EXHIBIT



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