



Cobb County...Expect the Best!

COBB COUNTY PLANNING COMMISSION

ZONING HEARING SUMMARY AGENDA

May 6, 2025

Case Withdrawn Without Prejudice		
District	Case	Applicant
3	LUP-20-2025	ALEXIS HOUSEKNECHT <i>withdrawn without prejudice</i>

District	Case	Held and Continued cases (will not be heard)
2	Z-2-2024	FLOURNOY DEVELOPMENT GROUP, LLC (Continued by Staff from the February 6, 2024 through June 3, 2025 Planning Commission hearings until the July 1, 2025 Planning Commission hearing).
2	Z-9-2025	WHATABURGER RESTAURANTS, LLC (Continued by Staff from the May 6, 2025 Planning Commission hearing until the June 3, 2025 Planning Commission hearing).

District	Case	Consent Agenda
4	Z-11-2025	HARMONY WELLNESS & BEAUTY SUPPLIES, LLC
2	LUP-16-2025	KEVIN T. BOWEN
4	LUP-17-2025	RAESITA ALLEN
3	LUP-23-2025	ROGER ALEXANDER
2	SLUP-4-2025	GEAR HOLDINGS, LLC

District	Case	Held and continued case - to be heard
2	Z-68-2024	SAKSS AUSTELL, LLC (Continued by Staff from the December 3, 2024 and February 4, 2025 Planning Commission hearing until the March 4, 2025 Planning Commission hearing; Held by the Planning Commission from the March 4, 2025 Planning Commission hearing until the May 6, 2025 Planning Commission hearing).
4	Z-7-2025	FORT & COLE STREET, LLC (Previously held by the Planning Commission from the April 1, 2025 Planning Commission hearing until the May 6, 2025 Planning Commission hearing).
2	LUP-8-2025	ANGELA BENITEZ (Previously held by the Planning Commission from the March 4, 2025 Planning Commission hearing until the May 6, 2025 Planning Commission hearing).
4	LUP-9-2025	JOSE A. ESCARENA (Previously continued by the Planning Commission from the April 1, 2025 Planning Commission hearing until the May 6, 2025 Planning Commission hearing).
4	LUP-11-2025	RICHARD GONZALEZ (Previously continued by the Planning Commission from the April 1, 2025 Planning Commission hearing until the May 6, 2025 Planning Commission hearing).
4	LUP-12-2025	JONATHAN MARTIN (Previously continued by the Planning Commission from the April 1, 2025 Planning Commission hearing until the May 6, 2025 Planning Commission hearing).
1	SLUP-2-2025	FREE BIRD COMMUNICATIONS LLC (Continued by Staff from the February 4, 2025 through April 1, 2025 Planning Commission hearings until the May 6, 2025 Planning Commission hearing).

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District	Case	Regular cases
4	Z-10-2025	THE REVIVE LAND GROUP, LLC
3	LUP-15-2025	EMILY JORDAN
4	LUP-18-2025	ARTEMIO CALDERON
2	LUP-19-2025	IANNEL SALAS
1	LUP-21-2025	TIMOTHY DAVIS
4	LUP-22-2025	TAIWO AKINGBEHIN



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COBB COUNTY PLANNING COMMISSION

ZONING HEARING CONSENT AGENDA

May 6, 2025

Zoning Cases

Z-11 HARMONY WELLNESS & BEAUTY SUPPLIES, LLC (Petuanna Matthew-Sam, owner) requesting rezoning from **R-20** to **NRC** for a retail wellness and beauty supply business in Land Lots 946 and 979 of the 19th District. Located on the southwest corner of Austell Powder Springs Road and Old Austell Road (4186 Austell Powder Springs Road). The Planning Commission recommends approval with stipulations subject to:

1. Waive buffer requirement adjacent to R-20 parcel to the south;
2. Driveway and parking to be paved and striped to County standards;
3. Refuse and designated recycling collection location facilities must be contained within completely enclosed facilities;
4. Fire Department comments and recommendations;
5. Site Plan Review comments and recommendations;
6. Stormwater Management Division comments and recommendations;
7. Planning Division comments and recommendations;
8. Water and Sewer Division comments and recommendations; and
9. Department of Transportation comments and recommendations.

LUP-16 KEVIN T. BOWEN (Kevin Timothy Bowen and Amelia Dawn Bowen, owners) requests a Temporary Land Use Permit for musical instrument repair in Land Lot 640 of the 16th District. Located on the western side of Retreat Close, west of Retreat Drive (340 Piedmont Road). The Planning Commission recommends approval for 24 months subject to:

1. Hours of operation to be from 10:00 am to 5:00 pm on Tuesdays, Thursdays, and Fridays, from 10:00 am to 7:00 pm on Wednesdays, and from 10:00 am to 2:00 pm on Saturdays;
2. Maximum of five (5) customers per week;
3. All customers by appointment only;
4. No signage or outside storage;
5. All parking to be on the driveway;

(continued on the next page)

LUP-16 KEVIN T. BOWEN (continued)

6. Applicant to be the only employee;
7. Fire Department comments and recommendations;
8. Stormwater Management Division comments and recommendations;
9. Planning Division comments and recommendations;
10. Water and Sewer Division comments and recommendations; and Department of Transportation comments and recommendations.

LUP-17 RAESITA ALLEN (Raesita Allen and Jaycee L. Allen, owners) requests a Temporary Land Use Permit for a speech coaching business **(RENEWAL)** in Land Lot 460 of the 17th District. Located on the east side of King Valley Drive, north of Cooper Lake Road (4415 King Valley Drive). The Planning Commission recommends approval for 24 months subject to:

1. Maximum of 5 clients per day;
2. One employee;
3. Department of Transportation comments and recommendations;
4. Fire Department comments and recommendations;
5. Stormwater Management Division comments and recommendations; and all clients are by appointment only.
6. No signage

LUP-23 ROGER ALEXANDER (Roger Alexander, owners) requests a Temporary Land Use Permit vehicle parking **(RENEWAL)** in Land Lot 235 of the 16th District. Located on the west side of Keheley Road, north of Myrtle Drive (4175 Keheley Road). The Planning Commission recommends approval for 24 months subject to:

1. Vehicle to be parked on a hardened surface.

SLUP-4 **GEAR HOLDINGS, LLC** (Metro Atlanta Automobile Dealers Association, Inc., owner) requests a Special Land Use Permit for an automotive storage club and light automotive repair in Land Lot 1010 of the 17th District. Located on the northwest side of Interstate North Parkway, east of Cumberland Boulevard (440 Interstate North Parkway). The Planning Commission recommends approval subject to:

1. Light automotive repair use to be indoor only;
2. No heavy automotive repair;
3. Maintain landscaped screening buffer of 40 feet along property lines abutting residentially-zoned properties;
4. Hours of operation to be from 8:00 am to 9:00 pm on weekday nights, and no later than 10:00 pm on weekends;
5. No running or revving of loud engines outdoors;
6. All refuse and designated recycling collection location facilities must be contained within completely enclosed facilities;
7. No outdoor storage or outdoor display of merchandise;
8. Fire Department comments and recommendations;
9. Stormwater Management Division comments and recommendations;
10. Planning Division comments and recommendations;
11. Water and Sewer Division comments and recommendations; and
12. Department of Transportation comments and recommendations.