



Cobb County...Expect the Best!

COBB COUNTY BOARD OF COMMISSIONERS

ZONING HEARING SUMMARY AGENDA

May 20, 2025

Withdrawn cases		
District	Case	Applicant
3	LUP-20-2025	ALEXIS HOUSEKNECHT <i>withdrawn without prejudice</i>
3	OB-16-2025	TERRANCE RALPH (Previously continued by the Board of Commissioners from the April 15, 2025 Board of Commissioners hearing until the May 20, 2025 Board of Commissioners hearing). <i>withdrawn without prejudice</i>
3	OB-20-2025	KARAN SINGH (Previously continued by Staff from the April 15, 2025 Board of Commissioners hearing until the May 20, 2025 Board of Commissioners hearing). <i>withdrawn without prejudice</i>
3	OB-21-2025	JORGE GOMEZ <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withdrawn without prejudice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-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 through May 6, 2025 Planning Commission hearings until the June 3, 2025 Planning Commission hearing).
4	Z-7-2025	FORT & COLE STREET, LLC (Held by the Planning Commission from the April 1, 2025 and May 6, 2025 Planning Commission hearings until the June 3, 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).
4	Z-10-2025	THE REVIVE LAND GROUP, LLC (Previously held by the Planning Commission from the May 6, 2025 Planning Commission until the June 3, 2025 Planning Commission).
2	LUP-8-2025	ANGELA BENITEZ (Held by the Planning Commission from the March 4, 2025 Planning Commission hearing until the May 6, 2025 Planning Commission hearing; Continued by Staff from the May 20, 2025 Board of Commissioners hearing until the June 17, 2025 Board of Commissioners hearing).
4	LUP-11-2025	RICHARD GONZALEZ (Continued by the Planning Commission from the April 1, 2025 and May 6, 2025 Planning Commission hearings until the June 3, 2025 Planning Commission hearing).
4	LUP-12-2025	JONATHAN MARTIN (Continued by the Planning Commission from the April 1, 2025 and May 6, 2025 Planning Commission hearings until the June 3, 2025 Planning Commission hearing).
4	LUP-18-2025	ARTEMIO CALDERON (Previously continued by the Planning Commission from the May 6, 2025 Planning Commission until the June 3, 2025 Planning Commission).
2	LUP-19-2025	IANNEL SALAS (Previously held by the Planning Commission from the May 6, 2025 Planning Commission until the June 3, 2025 Planning Commission).

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May 20, 2025
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District	Case	Held and Continued cases (will not be heard)
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; Held by the Planning Commission from the May 6, 2025 Planning Commission hearing until the June 3, 2025 Planning Commission hearing).
2	OB-22-2025	WHATABURGER RESTAURANTS, LLC (Previously continued by Staff from the May 20, 2025 Board of Commissioners hearing until the June 17, 2025 Board of Commissioners hearing).
2	OB-23-2025	JAMILA BROWN (Previously continued by Staff from the May 20, 2025 Board of Commissioners hearing until the June 17, 2025 Board of Commissioners hearing).
1	OB-14-2025	DAVID PEARSON COMMUNITIES, INC. (Continued by Staff from the March 18, 2025 Board of Commissioners hearing until the April 15, 2025 Board of Commissioners hearing; Continued by the Board of Commissioners from the April 15, 2025 Board of Commissioners hearing until the May 20, 2025 Board of Commissioners hearing; Continued by Staff until the June 17, 2025 hearing).

District	Case	Consent Agenda cases
4	Z-11-2025	HARMONY WELLNESS & BEAUTY SUPPLIES, LLC
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).
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
1	OB-24-2025	CHRIS BRYANT
3	OB-25-2025	GURKIRPA INVESTORS, LLC

District	Case	Regular cases
3	LUP-15-2025	EMILY JORDAN
1	LUP-21-2025	TIMOTHY DAVIS
4	LUP-22-2025	TAIWO AKINGBEHIN



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COBB COUNTY BOARD OF COMMISSIONERS

ZONING HEARING CONSENT AGENDA

May 20, 2025

Zoning Cases

Z-11⁽²⁰²⁵⁾ **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 of Z-11 to the **NRC** zoning district, subject to:

1. Waive the buffer requirement adjacent to the 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
9. Department of Transportation comments and recommendations
10. Inclusion on the Consent Agenda for the Board of Commissioners' Zoning Hearing on May 20, 2025

LUP-9⁽²⁰²⁵⁾ **JOSE A. ESCARENA** (Jose A. Escarena, owner) requests a Temporary Land Use Permit to allow occupancy of an accessory structure and more vehicles in Land Lot 773 of the 19th District. Located on the south side of King Arthur Drive, west of Castle Way (3404 King Arthur Drive). *(Previously continued by the Planning Commission from the April 1, 2025 Planning Commission hearing until the May 6, 2025 Planning Commission hearing).* The Planning Commission recommends approval of LUP-9 for 12 months, subject to:

1. Applicant to apply for and submit a building permit for the accessory structure
2. Building Inspections to inspect the accessory structure within 30 days from today's (5-6 20-2025) date
3. The accessory structure must pass the inspection before it can be occupied
4. Code Enforcement to conduct quarterly inspections to verify compliance

LUP-16⁽²⁰²⁵⁾ 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 of LUP-16 for 24 months, subject to:

1. Hours of operation shall be from 10:00 a.m. until 5:00 p.m. on Tuesdays, Thursdays, and Fridays, from 10:00 a.m. until 7:00 p.m. on Wednesdays, and from 10:00 a.m. until 2:00 p.m. on Saturdays
2. Maximum of five customers per week
3. All customers by appointment *only*
4. No signage or outside storage
5. All parking shall be on the driveway
6. Applicant shall 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
11. Department of Transportation comments and recommendations
12. Inclusion on the Consent Agenda for the Board of Commissioners' Zoning Hearing on May 20, 2025

LUP-17⁽²⁰²⁵⁾ 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 of LUP-17 for 24 months, subject to:

1. Maximum of five clients per day
2. All clients by appointment *only*
3. One employee
4. No signage
5. Department of Transportation comments and recommendations
6. Fire Department comments and recommendations
7. Stormwater Management Division comments and recommendations
8. Inclusion on the Consent Agenda for the Board of Commissioners' Zoning Hearing on May 20, 2025

LUP-23⁽²⁰²⁵⁾ **ROGER ALEXANDER** (Roger Alexander, owner) 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 of LUP-23 for 24 months, subject to:

1. **Vehicle to be parked on a hardened surface**
2. **Inclusion on the Consent Agenda for the Board of Commissioners' Zoning Hearing on May 20, 2025**

SLUP-4⁽²⁰²⁵⁾ **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 of SLUP-4 subject to:

1. **Light automotive repair use shall be indoor *only***
2. **No heavy automotive repair**
3. **Maintain a landscaped screening buffer of 40 feet along the property lines abutting residentially zoned properties**
4. **Hours of operation shall be from 8:00 a.m. until 9:00 p.m. on the weekday nights, and no later than 10:00 p.m. on the 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**
12. **Department of Transportation comments and recommendations**
13. **Inclusion on the Consent Agenda for the Board of Commissioners' Zoning Hearing on May 20, 2025**

OTHER BUSINESS CASES

ITEM OB-24-2025

To consider amending the stipulations for Chris Bryant regarding rezoning application Z-34 of 2023. The property is located on the east side of Cobb Parkway, north of Awtrey Church Road in Land Lot 2 of the 20th District (4946 Cobb Parkway). Staff recommends approval subject to:

1. Baseball training/batting cages permitted.
2. Fire Department comments.
3. All previous stipulations not in conflict to remain in effect.

ITEM OB-25-2025

To consider amending the stipulations for Gurkirpa Investors, LLC regarding rezoning application Z-25 of 2008. The property is located on the west side of Canton Road, south of Westerly Way in Land Lots 660 and 709 of the 16th District (Canton Road). Staff recommends approval subject to:

1. Buffer reduction only in areas shown on the site plan last revised April 16, 2025 due to existing sewer and utility easements.
2. All previous stipulations not in conflict to remain in effect.