



Cobb County...Expect the Best!

COBB COUNTY BOARD OF COMMISSIONERS

ZONING HEARING SUMMARY AGENDA

July 15, 2025

Cases Withdrawn Without Prejudice		
District	Case	Applicant
4	LUP-29-2025	HAYDELIS PERCHE <i>withdrawn without prejudice</i>
1	OB-32-2025	KRISTEN MORSE <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withdrawn without prejudice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 July 1, 2025 Planning Commission hearings until the August 5, 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; Held by the Board of Commissioners from the June 17, 2025 and July 15, 2025 Board of Commissioners hearings until the August 19, 2025 Board of Commissioners hearing).
2	Z-9-2025	WHATABURGER RESTAURANTS, LLC (Continued by Staff from the May 6, 2025 and June 3, 2025 Planning Commission hearings until the August 5, 2025 Planning Commission hearing).
1	Z-14-2025	MIKE HECK (Continued by Staff from the June 3, 2025 Planning Commission hearing until the July 1, 2025 Planning Commission hearing; Held by the Planning Commission from the July 1, 2025 Planning Commission hearing until the August 5, 2025 Planning Commission hearing).
3	Z-15-2025	SIDNEI SILVA AND AMBER SILVA (Previously held by the Planning Commission from the July 1, 2025 Planning Commission hearing until the August 5, 2025 Planning Commission hearing).
2	LUP-19-2025	IANNEL SALAS (Held by the Planning Commission from the May 6, 2025 and June 3, 2025 Planning Commission hearings until the July 1, 2025 Planning Commission; Continued by the Planning Commission from the July 1, 2025 Planning Commission hearing until the August 5, 2025 Planning Commission hearing).
4	LUP-24-2025	BRANDON LORENZO (Held by the Planning Commission from June 3, 2025 and July 1, 2025 Planning Commission hearings until the August 5, 2025 Planning Commission hearing).
1	LUP-25-2025	LUCIANA MIDORI AOYAMA (Previously held by the Planning Commission from the July 1, 2025 Planning Commission hearing until the August 5, 2025 Planning Commission hearing).
4	LUP-26-2025	REYNALDO VALDEZ (Previously continued by the Planning Commission from the July 1, 2025 Planning Commission hearing until the August 5, 2025 Planning Commission hearing).

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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; Continued by the Planning Commission from the June 3, 2025 Planning Commission hearing until the July 1, 2025 Planning Commission hearing; Continued by Staff from the July 1, 2025 Planning Commission hearing until the August 5, 2025 Planning Commission hearing).
2	OB-22-2025	WHATABURGER RESTAURANTS, LLC (Continued by Staff from the May 20, 2025 through July 15, 2025 Board of Commissioners hearings until the August 19, 2025 Board of Commissioners hearing).
2	OB-33-2025	ADESUWA FADERIN (Continued by Staff from the July 15, 2025 Board of Commissioners hearing until the August 19, 2025 Board of Commissioners hearing).

District	Case	Consent Agenda cases
3	LUP-27-2025	HUNG NGUYEN
1	LUP-28-2025	BURNT HICKORY CHURCH OF CHRIST, INC.
4	OB-30-2025	MARTIN NDUNGU
3	OB-31-2025	BRIAN BARTON

District	Case	Held and continued cases - to be heard
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; Held by the Board of Commissioners from the June 17, 2025 Board of Commissioners hearing until the July 15, 2025 Board of Commissioners hearing).
4	Z-10-2025	THE REVIVE LAND GROUP, LLC (Held by the Planning Commission from the May 6, 2025 Planning Commission until the June 3, 2025 Planning Commission; Held by the Board of Commissioners from the June 17, 2025 Board of Commissioners hearing until the July 15, 2025 Board of Commissioners hearing).
2	Z-13-2025	ALLIANCE RESIDENTIAL COMPANY (Continued by the Board of Commissioners from the June 17, 2025 Board of Commissioners hearing until the July 15, 2025 Board of Commissioners hearing).
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; Continued by the Board of Commissioners from the June 17, 2025 Board of Commissioners hearing until the July 15, 2025 Board of Commissioners hearing).



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COBB COUNTY BOARD OF COMMISSIONERS

ZONING HEARING CONSENT AGENDA

July 15, 2025

Zoning Cases

LUP-27 HUNG NGUYEN (Quy Hung Nguyen, owner) requests a Temporary Land Use Permit to allow more unrelated people than the code allows in Land Lot 139 of the 16th District. Located on the west side of Timrose Road, south of Fay Drive (4501 Timrose Road). The Planning Commission recommends approval of LUP-27 for 12 months, subject to:

1. Allow one extra unrelated person
2. Applicant to provide the names of the two unrelated people to the Zoning Division Manager
3. Department of Transportation comments and recommendations, *including no parking in the right-of-way*
4. Inclusion on the Consent Agenda for the Board of Commissioners' Zoning Hearing on July 15, 2025

LUP-28 BURNT HICKORY CHURCH OF CHRIST, INC. (Burnt Hickory Church of Christ, Inc., owner) requests a Temporary Land Use Permit **(RENEWAL)** to allow a daycare, preschool facility in Land Lot 291 of the 20th District. Located on the north side of Burnt Hickory Road, west of New Salem Road (2330 Burnt Hickory Road). The Planning Commission recommends approval of LUP-28 for 24 months, subject to:

1. Site Plan received by the Zoning Division on May 1, 2025 (on file in the Zoning Division), with the District Commissioner approving minor modifications
2. Daycare related banner sign to be no larger than three feet by five feet
3. Inclusion on the Consent Agenda for the Board of Commissioners' Zoning Hearing on July 15, 2025

OTHER BUSINESS CASES

ITEM OB-30-2025

To consider amending the stipulations and site plan for Martin Ndungu regarding rezoning application #56 of 1988. The property is located on the east side of Killarney Drive, north of Hurt Road in Land Lot 783 of the 19th District (Killarney Drive). Staff recommends approval subject to:

1. Stormwater Management comments;
2. Cobb DOT comments;
3. District Commissioner approve the final house elevations; and
4. Site Plan contained in the Other Business packet.

ITEM OB-31-2025

To consider a road frontage reduction from 75-feet to 0-feet (existing), and other variances for Brian Barton for property located on the south side of Woodhill Drive, east of Shaw Road in Land District 16, Land Lot 376 (1440 Woodhill Drive). Staff recommends approval subject to:

1. Road frontage reduced to zero feet.
2. Variances as mentioned in the background information.