

**MINUTES OF ZONING HEARING
COBB COUNTY PLANNING COMMISSION
JULY 1, 2025
9:00 A.M.**

The Planning Commission Zoning Hearing was held on Tuesday, July 1, 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 Commission were:

Nadia Faucette, Chairwoman
David Anderson
Fred Beloin
Deborah Dance
Deidra Massey

CALL TO ORDER – CHAIRWOMAN FAUCETTE

Chairwoman Faucette called the hearing to order at 9:04 a.m.

Clerk's Note: Mr. John Pederson, Zoning Division Manager, congratulated Nadia Faucette for being elected the new Chairwoman of the Planning Commission and introduced Deidra Massey, who was appointed by Commissioner Monique Sheffield, as the newest Planning Commission member.

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 Pederson reviewed the hearing procedures and announced the following cases which were *withdrawn or continued*.

WITHDRAWN AND CONTINUED CASES

LUP-29 HAYDELIS PERCHE (Haydelis Coromoto Perche Sanchez, owner) requesting a **Temporary Land Use Permit** to allow more vehicles parked outside of a garage or carport than the code allows in land lot 773 of the 19th district. Property is located on the north side of King Arthur Drive, west of Sir Galahad Drive (3399 King Arthur Drive). ***WITHDRAWN WITHOUT PREJUDICE***

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 July 1, 2025, Planning Commission (PC) hearings until the August 5, 2025, PC hearing; therefore, was not considered at this hearing).***

Z-9 WHATABURGER RESTAURANTS, LLC (West Village Associates, LLC, owner) requesting rezoning from **R-20** to **PVC** for a restaurant in land lot 748 of the 17th district. Property is located on the south side of Atlanta Road, east of West Village Way, and northwest of Pine Street (Atlanta Road).

MINUTES OF ZONING HEARING
COBB COUNTY PLANNING COMMISSION
JULY 1, 2025
PAGE 2

WITHDRAWN AND CONTINUED CASES (CONT.)

Z-9 WHATABURGER RESTAURANTS, LLC (CONT.)

(Previously continued by Staff from the May 6, 2025, through the July 1, 2025, Planning Commission (PC) hearings until the August 5, 2025, PC hearing; therefore, was not considered at this hearing).

SLUP-2 FREE BIRD COMMUNICATIONS, LLC (Dixie L. Stretch and Donald G. Stretch, owners) requesting a **Special Land Use Permit** for a 185-foot communications tower in land lot 160 of the 20th district. Property is located on the northeast corner of Acworth Due West Road and Jim Owens Road (2516 Acworth Due West Road). *(Previously continued by Staff from the February 4, 2025, through the April 1, 2025, Planning Commission (PC) hearings until the May 6, 2025, PC hearing; held by the PC from the May 6, 2025, PC hearing until the June 3, 2025, PC hearing; continued by the PC from the June 3, 2025, PC hearing until the July 1, 2025, PC hearing; continued by Staff from the July 1, 2025, PC hearing until the August 5, 2025, PC hearing; therefore, was not considered at this hearing).*

LUP-19 IANNEL SALAS (Felipe Manuel, owner) requesting a **Temporary Land Use Permit** to allow more vehicles than the code allows and to allow an accessory structure to be used as a dwelling unit in land lot 207 of the 17th district. Property is located on the south side of Tatum Street, west of Olive Springs Road (53 Tatum Street). *(Previously held by the Planning Commission (PC) from the May 6, 2025, and June 3, 2025, PC hearings until the July 1, 2025, PC hearing).*

Mr. Pederson presented the Applicant's request for a continuance of LUP-19; thereafter, the following motion was made:

MOTION: Motion by Anderson, second by Beloin, to **continue** LUP-19 until the August 5, 2025, Planning Commission Zoning Hearing.

VOTE: **ADOPTED 5-0**

LUP-26 REYNALDO VALDEZ (Jose M. Delgado and Reynaldo Valdez Bravo, owners) requesting a **Temporary Land Use Permit** to allow more people and vehicles than the code allows in land lot 56 of the 17th district. Property is located on the north side of Walnut Circle, west of Birchwood Way (1039 Walnut Circle).

Mr. Pederson presented the Applicant's request for a continuance of LUP-26; thereafter, the following motion was made:

MOTION: Motion by Massey, second by Anderson, to **continue** LUP-26 until the August 5, 2025, Planning Commission Zoning Hearing.

VOTE: **ADOPTED 5-0**

**MINUTES OF ZONING HEARING
COBB COUNTY PLANNING COMMISSION
JULY 1, 2025
PAGE 3**

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

INFORMATION REGARDING ZONING CASES

All information regarding zoning cases must be turned in to 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 Massey, second by Anderson, to **approve** the Consent Agenda, *as presented.*

LUP-28 BURNT HICKORY CHURCH OF CHRIST, INC. (Burnt Hickory Church of Christ, Inc., owner) requesting a **Temporary Land Use Permit (RENEWAL)** to allow a daycare and preschool facility in land lot 291 of the 20th district. Property is located on the north side of Burnt Hickory Road, west of New Salem Road (2330 Burnt Hickory Road).

To recommend **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**

CONSENT VOTE: **ADOPTED 5-0**

REGULAR AGENDA

Z-14 MIKE HECK (David Marion Cantrell and Anthony Raymond Cantrell, as Trustees of the Doris Weatherford Cantrell Revocable Trust dated July 23, 2013, owners) requesting rezoning from **GC** and **NS** to **NRC** for neighborhood retail and a special contractor's office in land lot 296 of the 20th district. Property is located on the northeast side of Due West Road, northwest of Burnt Hickory Road, and at the terminus of Burnt Hickory Way (3808 Due West Road). *(Previously continued by Staff from the June 3, 2025, Planning Commission (PC) hearing until the July 1, 2025, PC hearing).*

The public hearing was opened, and Parks Huff addressed the Planning Commission. Following the presentation and discussion, the following motion was made:

**MINUTES OF ZONING HEARING
COBB COUNTY PLANNING COMMISSION
JULY 1, 2025
PAGE 4**

REGULAR AGENDA (CONT.)

Z-14 MIKE HECK (CONT.)

MOTION: Motion by Beloin, second by Massey, to **hold** Z-14 until the August 5, 2025, Planning Commission Zoning Hearing.

VOTE: **ADOPTED** 5-0

Clerk's Note: Mr. Beloin requested the Applicant provide a visual regarding the appearance and statement of exterior materials for the offices and shop building and also provide an updated stipulation letter to include the additional conditions the Applicant stated at this hearing.

LUP-24 BRANDON LORENZO (Brandon Lorenzo, owner) requesting a **Temporary Land Use Permit** to allow occupancy of an accessory structure and to allow one extra vehicle in land lot 1100 of the 19th district. Property is located on the southwest corner of Janet Way and Hiram Lithia Springs Road (4943 Janet Way).

The public hearing was opened, and Brandon Lorenzo addressed the Planning Commission. Following the presentation and discussion, the following motion was made:

MOTION: Motion by Massey, second by Anderson, to **hold** LUP-24 until the August 5, 2025, Planning Commission Zoning Hearing.

VOTE: **ADOPTED** 5-0

Z-15 SIDNEI SILVA AND AMBER SILVA (Sidnei Silva and Amber R. Silva, owners) requesting rezoning from **LRO** to **NRC** for a flooring showroom in land lots 310 and 339 of the 16th district. Property is located on the southwest corner of Shallowford Road and Shallow Court (2280 Shallowford Road).

The public hearing was opened; Amber Silva and Justen McLean addressed the Planning Commission. Following the presentation and discussion, the following motion was made:

MOTION: Motion by Dance, second by Anderson, to **hold** Z-15 until the August 5, 2025, Planning Commission Zoning Hearing.

VOTE: **ADOPTED** 5-0

Clerk's Note: Ms. Dance directed the Applicant to meet with Staff to address the accessory structure issue and at the next hearing provide a plan to move forward which will resolve the impact to the neighbors.

Chairwoman Faucette called for a brief recess from 10:36 a.m. to 10:46 a.m.

**MINUTES OF ZONING HEARING
COBB COUNTY PLANNING COMMISSION
JULY 1, 2025
PAGE 5**

REGULAR AGENDA (CONT.)

LUP-25 LUCIANA MIDORI AOYAMA (David da Silva Garcia and Luciana Midori Aoyama, owners) requesting a **Temporary Land Use Permit** to allow a dog grooming business in land lots 54 and 55 of the 20th district. Property is located on the south side of Lexford Court, southwest of Hickory Grove Road (4504 Lexford Court).

The public hearing was opened, and Luciana Aoyama addressed the Planning Commission. Following the presentation and discussion, the following motion was made:

MOTION: Motion by Beloin, second by Dance, to **hold** LUP-25 until the August 5, 2025, Planning Commission Zoning Hearing.

VOTE: **ADOPTED 5-0**

LUP-27 HUNG NGUYEN (Quy Hung Nguyen, owner) requesting a **Temporary Land Use Permit** to allow more unrelated people than the code allows in land lot 139 of the 16th district. Property is located on the west side of Timrose Road, south of Fay Drive (4501 Timrose Road).

The public hearing was opened; Hung Nguyen and Nhu Nguyen (interpreter for the Applicant) addressed the Planning Commission. Following the presentation and discussion, the following motion was made:

MOTION: Motion by Dance, second by Beloin, to recommend **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**

VOTE: **ADOPTED 5-0**

APPROVAL OF MINUTES

MOTION: Motion by Dance, second by Massey, to **approve** the following minutes, *as submitted*:

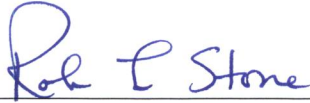
June 3, 2025 – Planning Commission Zoning Hearing
June 23, 2025 – Special Called Meeting/Agenda Review Work Session

VOTE: **ADOPTED 5-0**

**MINUTES OF ZONING HEARING
COBB COUNTY PLANNING COMMISSION
JULY 1, 2025
PAGE 6**

ADJOURNMENT

The hearing adjourned at 11:16 a.m.



Robin L. Stone, Deputy County Clerk
Cobb County Planning Commission