



Cobb County...Expect the Best!

COBB COUNTY BOARD OF COMMISSIONERS

ZONING HEARING SUMMARY AGENDA

August 19, 2025

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 August 5, 2025 Planning Commission hearings until the September 2, 2025 Planning Commission hearing).
2	Z-9-2025	WHATABURGER RESTAURANTS, LLC (Continued by Staff from the May 6, 2025 through August 5, 2025 Planning Commission hearing until the September 2, 2025 Planning Commission hearing).
3	Z-17-2025	LITTLE SUNSHINE'S PLAYHOUSE (Previously continued by Staff from the August 5, 2025 Planning Commission hearing until the September 2, 2025 Planning Commission hearing).
2	Z-18-2025	RACETRAC, INC (Previously continued by Staff from the August 5, 2025 Planning Commission hearing until the September 2, 2025 Planning Commission hearing).
4	LUP-26-2025	REYNALDO VALDEZ (Continued by the Planning Commission from the July 1, 2025 and August 5, 2025 Planning Commission hearings until the September 2, 2025 Planning Commission hearing).
3	LUP-31-2025	ANNE LOU CRISPELL (Held by the Planning Commission from the August 5, 2025 Planning Commission hearing until the September 2, 2025 Planning Commission hearing).
2	LUP-32-2025	ROBBIN R. FOWLER (Held by the Planning Commission from the August 5, 2025 Planning Commission hearing until the September 2, 2025 Planning Commission hearing).
3	LUP-33-2025	CAROL J. HICKS-VARGAS, MICHAEL VARGAS (Continued by the Planning Commission from the August 5, 2025 Planning Commission hearing until the September 2, 2025 Planning Commission Hearing).
2	OB-22-2025	WHATABURGER RESTAURANTS, LLC (Continued by Staff from the May 20, 2025 through August 19, 2025 Board of Commissioners hearings until the September 16, 2025 Board of Commissioners hearing).
1	OB-34-2025	KAMILU AFOLABI FADAIRO (Continued by Staff from the August 19, 2025 Board of Commissioners hearing until the September 16, 2025 Board of Commissioners hearing).
2	OB-37-2025	FURNITURE & MATTRESS WAREHOUSE, LP FADAIRO (Continued by Staff from the August 19, 2025 Board of Commissioners hearing until the September 16, 2025 Board of Commissioners hearing).

District	Case	Consent Agenda cases
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).
2	Z-16-2025	BENTLEY RESIDENTIAL PROPERTIES, LLC; SUMMEROUR PROPERTIES, LLLP, ESTATE OF JAMES W. BENTLEY
1	LUP-25-2025	LUCIANA MIDORI AOYAMA
3	LUP-30-2025	LUCY MASSEY
2	OB-35-2025	BENJAMIN MIDDLEBROOKS
1	OB-36-2025	COSTCO WHOLESALE CORPORATION
3	OB-40-2025	CHAD J. MCMILLEN

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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 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).
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 hearing; 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 the June 3, 2025 and July 1, 2025 Planning Commission hearings until the August 5, 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; 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).

District	Case	Other Business cases
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).
4	OB-38-2025	ALLISON PADGETT AND VANCE PADGETT
4	OB-39-2025	MATTHEW BRADY OWEN



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COBB COUNTY BOARD OF COMMISSIONERS

ZONING HEARING CONSENT AGENDA

August 19, 2025

Zoning Cases

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 a neighborhood retail and 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; held by the PC from the July 1, 2025, PC hearing until the August 5, 2025, PC hearing)***. The Planning Commission recommends approval to NRC subject to:

1. Letter of agreeable conditions from Parks Huff dated July 30, 2025 (on file in the Zoning Division), with the following changes:
 - A. Item No. 8 – beginning with the third sentence, the remaining paragraph should be revised to read: *"Upon any discontinuance of Farmer John's business, as a farmer's market for more than 30 days, the building will be brought up to then current standards for a new Certificate of Occupancy (CO). A major renovation or rebuilding of this building to meet the then current CO standards will be done consistently with the architectural themes of the attached renderings. As long as the Farmer John's building remains a vegetable stand, outdoor storage of produce will be allowed. Additionally, storage of Christmas trees, fruits, vegetables, flowers, plants, and other seasonal items outside will be allowed. Otherwise, there will be no outside storage permitted."*
 - B. Item No. 11 – revised to read: *"The architectural design of all buildings, including the Farmer John's building and including its doors, shall be approved by the District Commissioner."*
 - C. Item No. 12 - revised to read: *"The office building and retail building will have a consistent architectural theme substantially as presented visually to the Planning Commission on August 5, 2025."*

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Z-14 MIKE HECK (continued)

- D. Item No. 13 – add sentence to the end: *“There will be an enhanced landscape buffer of 30-feet on the northeast boundary.”*
- E. Add Item No. 17 – to read as follows: *“An overhead door not to exceed 14-feet high is to be located on the northwest side of the building. It will have architectural detail approved by the District Commissioner and consistent with the renderings shown. This side entry is not to be used as a loading dock.”*
- 2. Staff comments and recommendations
- 3. Inclusion on the Consent Agenda for the Board of Commissioners’ Zoning Hearing on August 19, 2025

Z-16 BENTLEY RESIDENTIAL PROPERTIES, LLC; SUMMEROUR PROPERTIES, LLLP, ESTATE OF JAMES W. BENTLEY (Bentley Residential Properties, LLC; Summerour Farm LLLP; Lynn Bentley Taylor and Justin Ottinger, owners) requesting rezoning from **CF** and **R-20** to **RA-4** for single-family residences in land lot 224 of the 17th district. Property is located on the south side of Rebecca Drive, west of Pair Street (106 Rebecca Drive). The Planning Commission recommends approval to RA-4 subject to:

- 1. Site Plan received by the Zoning Division on June 4, 2025, with the District Commissioner approving minor modifications
- 2. Variances contained in the Zoning Division comments and recommendations
- 3. Letter of recommendations from Anthony Wilmot, Lt Col, USAF at Dobbins Air Reserve Base dated June 30, 2025 (on file in the Zoning Division), regarding Air Installation Compatible Use Zone (AICUZ) land use guidelines for the 65-69 decibel average (DNL) noise zone
- 4. Letter of agreeable conditions from George E. Bentley dated June 26, 2025 (on file in the Zoning Division), where not in conflict with Staff comments and recommendations
- 5. Site Plan Review comments and recommendations
- 6. Department of Transportation comments and recommendations

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Z-16 BENTLEY RESIDENTIAL PROPERTIES, LLC; SUMMEROUR PROPERTIES, LLLP, ESTATE OF JAMES W. BENTLEY (continued)

7. Fire Department comments and recommendations
8. Stormwater Management Division comments and recommendations
9. Water and Sewer Division comments and recommendations
10. Inclusion on the Consent Agenda for the Board of Commissioners' Zoning Hearing on August 19, 2025

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). ***(Previously held by the Planning Commission (PC) from the July 1, 2025, PC hearing until the August 5, 2025, PC hearing)***. The Planning Commission recommends approval for 24 months subject to:

1. Pet grooming *only*
2. Maximum of two appointments per day, spaced at least one hour apart
3. One customer at a time
4. No employees, just the owner providing the service
5. No boarding of dogs, no daycare, no kenneling
6. All dog grooming is by appointment *only*, with all clients to park in the driveway *only*

LUP-30 LUCY MASSEY (Craig and Lucy Massey, owners) requests a Temporary Land Use Permit to allow a health and fitness business in Land Lot 404 of the 16th District. Located on the west side of Acorn Falls Dr., northwest of Davis Rd (3331 Acorn Falls Drive). The Planning Commission recommends approval for 12 months subject to:

1. No more than three clients a day
2. Appointment hours from 8:30 a.m. until 12:30 p.m.
3. All parking to be in the driveway, no parking on the street
4. Appointments to be scheduled 30 minutes apart
5. Appointments to consist of one client at a time

OTHER BUSINESS CASES

ITEM OB-35-2025

To consider amending the site plan and stipulations for Benjamin Middlebrooks regarding rezoning application Z-46 of 2018. The property is located on the northwest corner of Cooper Lake Road and Weaver Street in Land Lot 694 of the 17th District (4313 Weaver Street). Staff recommends approval subject to:

1. One lot as shown on the site plan received June 27, 2025.
2. Cobb County DOT comments and recommendations.

ITEM OB-36-2025

To consider a site plan amendment for Costco Wholesale Corporation regarding rezoning application Z-42 of 1996. The property located on the south side of Ernest Barrett Parkway, west of Interstate 75, and on the north side of Shiloh Valley Drive in Land Lots 650, 718 and 719 of the 16th District (645 Barrett Parkway). Staff recommends approval subject to:

1. Site plan received by the Zoning Division July 14, 2025.
2. All previous stipulation not in conflict to remain in effect.

ITEM OB-40-2025

To consider amending the site plan for Chad J. McMillen regarding rezoning application Z-21 of 2012. The property is located on the northeast side of Woodstock Road, east of York Place in Land Lot 109 of the 16th District (4624 Woodstock Road). Staff recommends approval subject to:

1. Stormwater management comments and recommendations contained in the Other Business packet.
2. Cobb DOT comments and recommendations contained in the Other Business packet.
3. Site Plan review comments and recommendations contained in the Other Business packet.
4. Site plan received by the Zoning Division July 15, 2025.
5. No dwelling use of the garage addition.
6. All previous stipulation not in conflict to remain in effect.