



Cobb County...Expect the Best!

COBB COUNTY BOARD OF COMMISSIONERS

ZONING HEARING SUMMARY AGENDA

September 16, 2025

Cases Withdrawn Without Prejudice		
District	Case	Applicant
2	Z-9-2025	WHATABURGER RESTAURANTS, LLC (Continued by Staff from the May 6, 2025 through September 2, 2025 Planning Commission hearings until the October 7, 2025 Planning Commission hearing). withdrawn without prejudice
4	Z-20-2025	TRATON, LLC withdrawn without prejudice
2	LUP-32-2025	ROBBIN R. FOWLER (Previously held by the Planning Commission from the August 5, 2025 Planning Commission hearing until the September 2, 2025 Planning Commission hearing). withdrawn without prejudice
2	SLUP-5-2025	JOSE GENAO withdrawn without prejudice
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). withdrawn without prejudice

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 September 2, 2025 Planning Commission hearings until the October 7, 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 Board of Commissioners from the June 17, 2025 through August 19, 2025 Board of Commissioners hearings until the October 21, 2025 Board of Commissioners hearing).
3	Z-17-2025	LITTLE SUNSHINE'S PLAYHOUSE (Continued by Staff from the August 5, 2025 Planning Commission hearing until the October 7, 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; Held by the Planning Commission until the October 7, 2025 hearing).
1	Z-19-2025	BROCK BUILT HOMES, LLC (Held by the Planning Commission until the October 7, 2025 hearing).
2	Z-21-2025	JOSE GENAO (Continued by the Planning Commission until the October 7, 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; Continued by Staff until the October 21, 2025 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, Continued by Staff to the October 21, 2025 hearing).
3	LUP-35-2025	C. SUSAN VELASQUEZ (Continued by Staff until the October 21, 2025 hearing).
3	OB-40-2025	CHAD J. MCMILLEN (Continued by the Board of Commissioners from the August 19, 2025 Board of Commissioners hearing until the September 16, 2025 Board of Commissioners hearing; Continued by Staff to the October 21, 2025 hearing).
2	OB-42-2025	LCD ACQUISITIONS AND TOWNPARK RENAISSANCE, LLC (Continued by Staff from the September 16, 2025 hearing until the October 21, 2025 hearing).

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District	Case	Consent Agenda cases
3	OB-41-2025	LANDSTAR BUILDERS, INC
1	OB-44-2025	BRANDEN TUBO
1	OB-46-2025	JOHN R. HOOKER

District	Case	Held and continued case - to be heard
4	LUP-26-2025	REYNALDO VALDEZ <i>(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).</i>

District	Case	Regular case
4	LUP-34-2025	JOSE ORELLANA

District	Case	Other Business cases
2	OB-33-2025	ADESUWA FADERIN <i>(Continued by Staff from the July 15, 2025 Board of Commissioners hearing until the August 19, 2025 Board of Commissioners hearing; Held by the Board of Commissioners from the August 19, 2025 Board of Commissioners hearing until the September 16, 2025 Board of Commissioners hearing).</i>
1	OB-34-2025	KAMILU AFOLABI FADAIRO <i>(Continued by Staff from the August 19, 2025 Board of Commissioners hearing until the September 16, 2025 Board of Commissioners hearing).</i>
2	OB-37-2025	FURNITURE & MATTRESS WAREHOUSE, LP FADAIRO <i>(Continued by Staff from the August 19, 2025 Board of Commissioners hearing until the September 16, 2025 Board of Commissioners hearing).</i>
4	OB-39-2025	MATTHEW BRADY OWEN <i>(Held by the Board of Commissioners from the August 19, 2025 Board of Commissioners hearing until the September 16, 2025 Board of Commissioners hearing).</i>
1	OB-43-2025	ADRIENNE AND TODGE AUMILLER
1	OB-45-2025	TRATON, LLC



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ZONING HEARING CONSENT AGENDA

September 16, 2025

Zoning Cases

ITEM OB-41-2025

To consider amending the stipulations for Landstar Builders, Inc regarding rezoning application Z-18 of 2025. The property is located on the south side of Liberty Hill Road, east of Canton Road in Land Lot 660 of the 16th District (910 Liberty Hill Road). Staff recommends approval subject to:

1. Fire Department comments and recommendations contained in the Other Business packet.
2. Cobb DOT comments and recommendations contained in the Other Business packet.
3. Contractor use is permitted.
4. No outdoor storage and no heavy equipment on site.
5. All previous stipulation not in conflict to remain in effect.

ITEM OB-44-2025

To consider a reduction of public road frontage from 75-feet to zero-feet and other variances for Branden Tubo. The property is located on the north side of Cheatham Road, east of Cheatham Lake Drive in Land Lots 152 and 153 of the 20th District (2795 Cheatham Road). Staff recommends approval subject to:

1. Water and Sewer System comments and recommendations contained in the Other Business packet.
2. Cobb DOT comments and recommendations contained in the Other Business packet.
3. Stormwater Management comments and recommendations contained in the Other Business packet.
4. Road frontage is reduced to Zero-feet for tract two, with accessory structure variances shown on the site plan received August 7, 2025.
5. No other subdivision of this property.

ITEM OB-46-2025

To consider a reduction of public road frontage from 75-feet to 53-feet and other variances for John R. Hooker. The property is located on the east side of Hiram Acworth Highway, south of Sayre Drive in Land Lot 342 of the 20th District (Hiram Acworth Highway). Staff recommends approval subject to:

1. Cobb DOT comments and recommendations contained in the Other Business packet.
2. Site Plan review comments and recommendations contained in the Other Business packet.
3. Site plan received by the Zoning Division August 11, 2025 that shows this property with 53-feet of road frontage.