

**MINUTES OF ZONING HEARING  
COBB COUNTY PLANNING COMMISSION  
SEPTEMBER 2, 2025  
9:00 A.M.**

The Planning Commission Zoning Hearing was held on Tuesday, September 2, 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 9:02 a.m.

Mr. John Pederson, Zoning Division Manager, reviewed the hearing procedures and announced the following *withdrawn or continued* cases.

- Z-20**            **TRATON, LLC** (Estate of Lucille Garrett and William D. Brown, owners) requesting rezoning from **R-20** to **RA-5** for a residential subdivision in land lot 691 of the 19<sup>th</sup> district. Property is located on the east side of Ernest Barrett Parkway, north of Macedonia Road (No address). **WITHDRAWN WITHOUT PREJUDICE**
- LUP-32**        **ROBBIN R. FOWLER** (Robbin and Simon Fowler, owners) requesting a **Temporary Land Use Permit** to allow more unrelated adults and vehicles than the code allows in land lot 819 of the 17<sup>th</sup> district. Property is located on the east side of Orchard Valley Dr., south of Brookview Dr. (4313 Orchard Valley Drive). *(Previously held by the Planning Commission (PC) from the August 5, 2025, PC hearing until the September 2, 2025, PC hearing).* **WITHDRAWN WITHOUT PREJUDICE**
- SLUP-5**        **JOSE GENAO** (Jose Genao and Lina Capellan Genao, owners) requesting a **Special Land Use Permit** for an automotive salvage yard in land lot 279 of the 17<sup>th</sup> district. Property is located at the southwest intersection of Joyner Avenue and Cochran Road (1650 Joyner Road). **WITHDRAWN WITHOUT PREJUDICE**
- Z-2'<sup>24</sup>**        **FLOURNOY DEVELOPMENT GROUP, LLC** (Cobb County, owner) requesting rezoning from **GC** to **RRC** for multifamily residential in land lots 763 and 764 of the 17<sup>th</sup> 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 September 2, 2025, Planning Commission (PC) hearings until the October 7, 2025, PC hearing; therefore, was not considered at this hearing).*

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**WITHDRAWN AND CONTINUED CASES (CONT.)**

**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 17<sup>th</sup> district. Property is located on the south side of Atlanta Road, east of West Village Way, and northwest of Pine Street (Atlanta Road). *(Previously continued by Staff from the May 6, 2025, through the September 2, 2025, Planning Commission (PC) hearings until the October 7, 2025, PC hearing; therefore, was not considered at this hearing).*

**Z-17**                **LITTLE SUNSHINE'S PLAYHOUSE** (Asad Nezamabadi, owner) requesting rezoning from **R-15** to **LRO** for a daycare in land lot 482 of the 16<sup>th</sup> district. Property is located on the northeast corner of Sandy Plains Road and Trickum Road (3090 Trickum Road, 3061 Sandy Plains Road). *(Previously continued by Staff from the August 5, 2025, Planning Commission (PC) hearing until the September 2, 2025, PC hearing).*

Mr. Pederson presented the Applicant's request for a continuance of Z-17; thereafter, the following motion was made:

MOTION: Motion by Dance, second by Massey, to **continue** Z-17 until the October 7, 2025, Planning Commission Zoning Hearing.

VOTE: **ADOPTED 5-0**

**Z-21**                **JOSE GENAO** (Jose Genao and Lina Capellan Genao, owners) requesting rezoning from **CF** to **HI** for light automotive repair in land lot 279 of the 17<sup>th</sup> district. Property is located at the southwest intersection of Joyner Avenue and Cochran Road (1650 Joyner Road).

Mr. Pederson presented the Applicant's request for a continuance of Z-21; thereafter, the following motion was made:

MOTION: Motion by Anderson, second by Beloin, to **continue** Z-21 until the October 7, 2025, Planning Commission Zoning Hearing.

VOTE: **ADOPTED 5-0**

Mr. Pederson made the following announcement.

*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.*

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**REGULAR AGENDA**

**Z-18**      **RACETRAC, INC** (The Medford Family LP, owner) requesting rezoning from **PSC** to **NRC** for a convenience store with fuel sales in land lot 583 of the 16<sup>th</sup> district. Property is located on the northwest intersection of Bells Ferry Road and Barrett Pkwy (2595 Bells Ferry Road). *(Previously continued by Staff from the August 5, 2025, Planning Commission (PC) hearing until the September 2, 2025, PC hearing).*

The public hearing was opened; Kevin Moore, Erin Quackenbush, Max Ramsey, Carl Ely, and Travis McComb addressed the Planning Commission. Following the presentation and discussion, the following motion was made:

MOTION: Motion by Anderson, second by Beloin, to **hold** Z-18 until the October 7, 2025, Planning Commission Zoning Hearing.

VOTE: **ADOPTED 5-0**

*Chairwoman Faucette called for a brief recess from 10:18 a.m. until 10:25 a.m.*

**LUP-26**      **REYNALDO VALDEZ** (Jose M. Delgado and Reynaldo Valdez Bravo, owners) requesting a **Temporary Land Use Permit** to allow more adults and vehicles than the code allows in land lot 56 of the 17<sup>th</sup> district. Property is located on the north side of Walnut Circle, west of Birchwood Way (1039 Walnut Circle). *(Previously continued by the Planning Commission (PC) from the July 1, 2025, and August 5, 2025, PC hearings until the September 2, 2025, PC hearing).*

The public hearing was opened; Reynaldo Valdez, Abigail Schieber (translator for the Applicant), and Charles Player addressed the Planning Commission. Following the presentation and discussion, the following motion was made:

MOTION: Motion by Massey, second by Anderson, to recommend **approval** of LUP-26 for **24 months** for four related adults, **and** to recommend **denial** of LUP-26 for the extra vehicles, subject to:

- 1. Applicant to clean out the garage to allow for the parking of two vehicles inside, and to allow two vehicles to be parked outside in the driveway**
- 2. Applicant to remove any additional vehicles from the property within 60 days**

VOTE: **ADOPTED 5-0**

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**REGULAR AGENDA (CONT.)**

- LUP-31**      **ANNE LOU CRISPELL** (Nicholas Crispell, owner) requesting a **Temporary Land Use Permit** to allow dog boarding in land lot 934 of the 17<sup>th</sup> district. Property is located on the east side of Leafwood Dr., east of Leafwood Ct. (3036 Leafwood Drive). *(Previously held by the Planning Commission (PC) from the August 5, 2025, PC hearing until the September 2, 2025, PC hearing).*

The public hearing was opened; Anne Lou Crispell, Kerry Gilmore, Michelle Kubea, James Hopkins, Kristina Hopkins, Richard Grome, and Nicholas Crispell addressed the Planning Commission. Following the presentation and discussion, the following motion was made:

MOTION: Motion by Dance, second by Beloin, to recommend **denial** of LUP-31, subject to:

- 1. Applicant to cease operation within 60 days**

VOTE: **ADOPTED 5-0**

- LUP-33**      **CAROL J. HICKS-VARGAS, MICHAEL VARGAS** (Carol Hicks-Vargas and Michael Vargas, owners) requesting a **Temporary Land Use Permit** to allow more adults and vehicles than the code allows in land lot 80 of the 16<sup>th</sup> district. Property is located on the southwest side of Rocky Top Court, north of Watkins Glenn Drive (230 Rocky Top Court).

The public hearing was opened, and Carol Hicks-Vargas addressed the Planning Commission. Following the presentation and discussion, the following motion was made:

MOTION: Motion by Dance, second by Massey, to recommend **approval** of LUP-33 for **24 months**, subject to:

- 1. Staff comments and recommendations**
- 2. Inclusion on the Consent Agenda for the Board of Commissioners' Zoning Hearing on September 16, 2025**

VOTE: **ADOPTED 5-0**

- Z-19**      **BROCK BUILT HOMES, LLC** (West Cobb Church, Inc. and New Friendship Missionary Baptist Church, Inc., owners) requesting rezoning from **R-20** and **R-30** to **R-20** for a residential subdivision in land lots 243 and 276 of the 19<sup>th</sup> district. Property is located on the east side of Friendship Church Road, south of Villa Rica Road (1245 and 1251 Villa Rica Road).

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**REGULAR AGENDA (CONT.)**

**Z-19 BROCK BUILT HOMES, LLC (CONT.)**

The public hearing was opened; Kevin Moore, David Smith, and Travis McComb addressed the Planning Commission. Following the presentation and discussion, the following motion was made:

MOTION: Motion by Beloin, second by Massey, to **hold** Z-19 until the October 7, 2025, Planning Commission Zoning Hearing.

VOTE: **ADOPTED** 5-0

*Chairwoman Faucette called for a brief recess from 12:08 p.m. until 12:14 p.m.*

**LUP-34 JOSE ORELLANA** (Jose Orellana, owner) requesting a **Temporary Land Use Permit** to allow more adults and vehicles than the code allows in land lot 16 of the 17<sup>th</sup> district. Property is located at the southeast intersection of Birchwood Road and Walnut Circle (803 Birchwood Road).

The public hearing was opened; Jose Orellana, Jesus Orellana (interpreter for the Applicant), and Nina Player addressed the Planning Commission. Following the presentation and discussion, the following motion was made:

MOTION: Motion by Massey, second by Beloin, to recommend **approval** of LUP-34 for **12 months**, subject to:

- 1. Five vehicles**
- 2. No vehicles are to be parked on the street or in the right-of-way; all parking is to be in the driveway *only***
- 3. Applicant to clear out the garage to allow for the parking of one vehicle inside**
- 4. Code Enforcement to make regular visits to the property to ensure compliance with the stated stipulations**

VOTE: **ADOPTED** 4-1, Anderson opposed

**LUP-35 C. SUSAN VELASQUEZ** (Genesis Ministries, Inc., owner) requesting a **Temporary Land Use Permit** to allow a personal care home for up to sixteen people in land lot 210 of the 16<sup>th</sup> district. Property is located on the south side of Hawkins Store Road, east of Bells Ferry Road (262 Hawkins Store Road).

The public hearing was opened; Susan and Eli Velasquez addressed the Planning Commission. Following the presentation and discussion, the following motion was made:

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**REGULAR AGENDA (CONT.)**

**LUP-35      C. SUSAN VELASQUEZ (CONT.)**

MOTION: Motion by Dance, second by Massey, to recommend denial of LUP-35.

*Prior to the vote, discussion ensued, and Ms. Dance amended her previous motion for LUP-35 as follows:*

MOTION: Motion by Dance, second by Massey, to recommend denial without prejudice of LUP-35.

VOTE: **ADOPTED 5-0**

**APPROVAL OF MINUTES**

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

August 5, 2025 – Planning Commission Zoning Hearing

August 25, 2025 – Special Called Meeting/Agenda Review Work Session

VOTE: **ADOPTED 5-0**

**ADJOURNMENT**

The hearing adjourned at 12:59 p.m.



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