



Cobb County...Expect the Best!

COBB COUNTY BOARD OF COMMISSIONERS

ZONING HEARING SUMMARY AGENDA

October 21, 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Cases Withdrawn Without Prejudice		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 withdrawn without prejudice
3	Z-17-2025	LITTLE SUNSHINE'S PLAYHOUSE (Continued by Staff from the August 5, 2025 Planning Commission hearing until the September 2, 2025 Planning Commission hearing; Continued by the Planning Commission from the September 2, 2025 Planning Commission hearing until the October 7, 2025 Planning Commission hearing). withdrawn without prejudice
3	Z-24-2025	CRAWFORD CREEK ACQUISITIONS, LLC (Previously continued by Staff from the October 7, 2025 Planning Commission hearing until the November 4, 2025 Planning Commission hearing). withdrawn without prejudice
3	LUP-39-2025	CAROL MCDONALD withdrawn without prejudice
1	LUP-41-2025	KELLY CONSOLA withdrawn without prejudice
2	OB-37-2025	FURNITURE & MATTRESS WAREHOUSE, LP (Continued by Staff from the August 19, 2025 Board of Commissioners hearing until the September 16, 2025 Board of Commissioners hearing). withdrawn without prejudice
1	OB-49-2025	KRISTEN MORSE withdrawn without prejudice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 October 7, 2025 Planning Commission hearings until the November 4, 2025 Planning Commission hearing).
2	Z-18-2025	RACETRAC, INC (Continued by Staff from the August 5, 2025 Planning Commission hearing until the September 2, 2025 Planning Commission hearing; Held by the Planning Commission from the September 2, 2025 Planning Commission hearing until the October 7, 2025 Planning Commission hearing; Continued by Staff from the October 21, 2025 Board of Commissioners hearing until the November 18, 2025 Board of Commissioners hearing).
3	LUP-37-2025	EDDY RAMOS (Held by the Planning Commission from the October 7, 2025 Planning Commission hearing until the December 2, 2025 Planning Commission hearing).
4	LUP-38-2025	JOSE CHAVEZ (Held by the Planning Commission from the October 7, 2025 Planning Commission hearing until the December 2, 2025 Planning Commission hearing).

District	Case	Consent Agenda cases
2	Z-21-2025	JOSE GENAO (Previously continued by the Planning Commission from the September 2, 2025 Planning Commission hearing until the October 7, 2025 Planning Commission hearing).
3	Z-23-2025	PRESIDENT BUSINESS, LLC

(continued on the next page)

Cobb County Board of Commissioners
Zoning Hearing Summary Agenda
October 21, 2025
Page 2

District	Case	Consent Agenda cases (continued)
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 from the September 16, 2025 Board of Commissioners hearing until the October 21, 2025 hearing).
2	OB-48-2025	ANA E. CORDOVA
1	OB-50-2025	WILLMAN CONTRACTING COMPANY
1	OB-52-2025	JUSTIN K. WILLIS
2	OB-54-2025	CHARLES ZAKEM

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 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).
1	Z-19-2025	BROCK BUILT HOMES, LLC (Previously held by the Planning Commission from the September 2, 2025 Planning Commission hearing 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-35-2025	C. SUSAN VELASQUEZ (Continued by Staff from the September 16, 2025 Board of Commissioners hearing until the October 21, 2025 Board of Commissioners hearing).

District	Case	Regular case
1	Z-22-2025	K & J RE BROKERAGE GROUP, LLC
4	Z-25-2025	A BUILDING DEVELOPMENT, LLC; HERBERT BUSH, JASPER PROCTOR
4	LUP-36-2025	WILLIAM MAZARIEGOS
3	LUP-40-2025	GLORIOUS SENIOR LIVING

District	Case	Other Business cases
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 from the September 16, 2025 Board of Commissioners hearing until the October 21, 2025 Board of Commissioners hearing).
2	OB-42-2025	LCD ACQUISITIONS AND TOWNPARK RENAISSANCE, LLC (Continued by Staff from the September 16, 2025 Board of Commissioners hearing until the October 21, 2025 Board of Commissioners hearing).
3	OB-47-2025	TCCA TRUST, LLC
3	OB-51-2025	BRKI, LLC
4	OB-53-2025	ALEXANDRE VICTOR BADILA



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ZONING HEARING CONSENT AGENDA

October 21, 2025

Zoning Cases

Z-21 **JOSE GENAO** (Jose Genoa and Lina Capellan Genoa, owners) requesting rezoning from **CF** to **HI** for Light Automotive Repair in Land Lot 279 of the 17th District. The property is located at the southwest intersection of Joyner Avenue and Cochran Road (1650 Joyner Road). *(Previously continued by the Planning Commission from the September 2, 2025 Planning Commission hearing until the October 7, 2025 Planning Commission hearing).* The Planning Commission recommends deletion of Z-21 to the **CRC** zoning district, subject to:

1. Light Automotive repair *only*
2. All work to be done within bays
3. Drive lanes and parking to be paved and striped
4. No outside storage of tools or parts
5. No salvage activities
6. All vehicles, (repaired or awaiting repair) not being serviced in bays, to be parked in their own paved and striped spaces
7. All vehicles to have current tags
8. No junk cars
9. For this Applicant use *only*
10. Any other *use* to come back to the District Commissioner for approval
11. Fire Department comments and recommendations
12. Stormwater Management Division comments and recommendations
13. Water and Sewer Division comments and recommendations
14. Department of Transportation comments and recommendations
15. Applicant to install an 8-foot solid wooden privacy fence along Joyner Avenue
16. Inclusion on the Consent Agenda for the Board of Commissioners' Zoning Hearing on October 21, 2025

Z-23⁽²⁰²⁵⁾ **PRESIDENT BUSINESS, LLC** (President Business, LLC, owner) requesting rezoning from **GC** to **LI** for a medical equipment maintenance and repair in Land Lot 157 of the 16th District. The property is located on the south side of Fowler Circle, the east side of Canton Road, the north side of Pine Mill Drive, and the west side of Winfred Drive (4445 Winfred Drive). The Planning Commission recommends approval of Z-23 to the **LI** zoning district, subject to:

1. *Revised* Site Plan received by the Zoning Division on September 4, 2025 (on file in the Zoning Division), with the District Commissioner approving minor modifications
2. No outdoor storage or outdoor display of merchandise
3. Office/warehouse use *only* for the medical equipment repair facility
4. Planning Division comments and recommendations
5. Water and Sewer Division comments and recommendations
6. Fire Department comments and recommendations
7. Stormwater Management Division comments and recommendations
8. Department of Transportation comments and recommendations
9. Site Plan Review comments and recommendations
10. No hazardous materials that require a Special Land Use Permit permitted on the property

LUP-33⁽²⁰²⁵⁾ **CAROL J. HICKS-VARGAS, MICHAEL VARGAS** (Carol Hicks-Vargas and Michael Vargas, owners) requests a Temporary Land Use Permit to allow more adults and vehicles than the code allows in Land Lot 80 of the 16th District. Located on the southwest side of the Rocky Top Court, north of Watkins Glenn Drive (230 Rocky Top Court). (*Continued by the Planning Commission from the August 5, 2025 Planning Commission hearing until the September 2, 2025 Planning Commission hearing; Continued by Staff from the September 16, 2025 Board of Commissioners hearing until the October 21, 2025 Board of Commissioners hearing*). The Planning Commission recommends 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

OTHER BUSINESS CASES

ITEM OB-48-2025

To consider a reduction of minimum lot size from 40,000 square-feet to 13,045 square-feet and other variances for Ana E. Cordova. The property is located on the west side of Happy Hollow Road, west of Davis Road in Land Lot 492 of the 17th District (2242 Happy Hollow Road). Staff recommends approval subject to:

1. Water and Sewer comments;
2. Stormwater Management comments;
3. Cobb DOT comments; and
4. Variances mentioned in the Other Business background info.

ITEM OB-50-2025

To consider a reduction of public road frontage from 75-feet per lot to 50-feet per lot for Tract 1 and for Tract 2, and other variances for Willman Contracting Company. The property is located on the south side of Old Stilesboro Road in Land Lot 158 of the 20th District (4781 Old Stilesboro Road). Staff recommends approval subject to:

1. Water and Sewer comments;
2. Variances mentioned in the Other Business background info;
3. Stormwater Management comments; and
4. Cobb DOT comments.

ITEM OB-54-2025

To consider a site plan amendment for Charles Zakem regarding Fogo De Chao for property located on the south side of Cobb Parkway, east of Akers Mill Road in Land Lots 912, 913, 948, and 949 of the 17th District (2940 Cobb Parkway). Staff recommends approval subject to:

1. Site Plan received September 17, 2025, with District Commissioner approving minor modifications;
2. Fire Department comments; and
3. All previous stipulations not in conflict to remain in effect.