

**MINUTES OF ZONING HEARING
COBB COUNTY PLANNING COMMISSION
OCTOBER 7, 2025
9:00 A.M.**

The Planning Commission Zoning Hearing was held on Tuesday, October 7, 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 – left the hearing at 11:27 a.m.
Fred Beloin
Deborah Dance
Deidra Massey – arrived at the hearing at 9:14 a.m.

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 John Pederson, Zoning Division Manager, reviewed the hearing procedures and announced the following *withdrawn or continued* cases.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-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). *(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). WITHDRAWN WITHOUT PREJUDICE*
- 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 16th 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; continued by the PC from the September 2, 2025, PC hearing until the October 7, 2025, PC hearing). WITHDRAWN WITHOUT PREJUDICE*
- LUP-39** **CAROL MCDONALD** (Carol D. McDonald, owner) requesting a **Temporary Land Use Permit** to allow more adults than the code allows in land lot 991 of the 16th district. Property is located on the west side of Edgewater Circle, south of Millview Drive (937 Edgewater Circle). **WITHDRAWN WITHOUT PREJUDICE**
- LUP-41** **KELLY CONSOLA** (Kelly A. Consola, owner) requesting a **Temporary Land Use Permit** for an accessory dwelling unit (garage apartment) in land lot 338 of the 20th district. Property is located on the northeast side of Pindos Trail, south of Old Mountain Road (5078 Pindos Trail). **WITHDRAWN WITHOUT PREJUDICE**

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WITHDRAWN AND CONTINUED CASES (CONT.)

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 October 7, 2025, Planning Commission (PC) hearings until the November 4, 2025, PC hearing; therefore, was not considered at this hearing).*

Z-24 **CRAWFORD CREEK ACQUISITIONS, LLC** (Overlook Hill, LLC; Coker Southern Development, Inc.; and Elizabeth Ann Street and Russell William McLean, Co-Trustees of the Family Trust under Article IV of LWT of William Russell McLean dated July 30, 1999, FBO Ann Daniel McLean, owners) requesting rezoning from **R-15** and **R-20** to **R-15** for a single-family residential subdivision in land lots 496 and 513 of the 16th district. Property is located on the north side of Chapman Drive, west of Wood Forest Road, and on the south side of Timber Way East (401, 405, 411, and 421 Chapman Drive). *(Previously continued by Staff from the October 7, 2025, Planning Commission (PC) hearing until the November 4, 2025, PC hearing; therefore, was not considered at this hearing).*

Mr. Pederson made the following announcement.

All information regarding zoning cases must be turned into 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

While there were no cases on the Consent Agenda initially, Mr. Pederson announced that one case, Z-23 (President Business, LLC), could be added to the Consent Agenda. With no opposition present, Mr. Pederson read the case and the proposed stipulations into the record, and the motion was made to add Z-23 to the Consent Agenda.

Z-23 **PRESIDENT BUSINESS, LLC** (President Business, LLC, owner) requesting rezoning from **GC** to **LI** for a medical equipment maintenance and repair facility in land lot 157 of the 16th district. 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).

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CONSENT AGENDA (CONT.)

Z-23 PRESIDENT BUSINESS, LLC (CONT.)

To recommend **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***

MOTION: Motion by Dance, second by Beloin, to **add** Z-23 to the Consent Agenda, *as previously read in*.

VOTE: **ADOPTED** 4-0, Massey not present

Clerk's Note: The motion to approve the Consent Agenda was made prior to opening the public hearing for Z-18 (RaceTrac, Inc.) (see below).

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 16th 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; held by the PC from the September 2, 2025, PC hearing until the October 7, 2025, PC hearing).***

CONSENT AGENDA (CONT.)

MOTION: Motion by Dance, second by Beloin, to **approve** the Consent Agenda.

VOTE: **ADOPTED** 4-0, Massey not present

Ms. Massey arrived at the hearing at 9:14 a.m.

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REGULAR AGENDA (CONT.)

Z-18 RACETRAC, INC (CONT.)

The public hearing was opened; Kevin Moore, Cherie Beasley, Stephen White, and Travis McComb addressed the Planning Commission. Following the presentation and discussion, Mr. Anderson made a motion to *recommend approval of Z-18 to the NRC zoning district*; however, the motion failed to obtain a second. Thereafter, Mr. Beloin made the following substitute motion:

MOTION: Motion by Beloin, second by Dance, to recommend denial of Z-18.

Prior to the vote, discussion ensued, and Mr. Beloin withdrew his previous substitute motion for Z-18 and made the following new substitute motion:

MOTION: Motion by Beloin, second by Anderson, to recommend approval of Z-18 to the NRC zoning district, subject to:

1. Fuels sales will be prohibited
2. Limit the use to office or sit-down restaurants without a drive-thru window

Prior to the vote, discussion ensued, and Mr. Beloin withdrew his second substitute motion for Z-18 and made the following third substitute motion:

MOTION: Motion by Beloin, second by Massey, to recommend approval of Z-18 to the **NRC** zoning district, subject to:

1. **The following are prohibited:**
 - A. Fuel sales
 - B. Drive-thru restaurants or businesses with drive-thru window
 - C. Car washes
 - D. Automotive uses
 - E. Pawn shops
 - F. Vape shops
 - G. Liquor sales
 - H. Tobacco sales
2. **Of the allowable uses within NRC, any final Site Plan to be approved by the District Commissioner**

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

Chairwoman Faucette called for a brief recess from 10:40 a.m. until 10:52 a.m. Following the recess, since Mr. Anderson would be leaving the hearing soon, Mr. Pederson announced that Z-21 (Jose Genao) would be moved up on the agenda and heard next.

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REGULAR AGENDA (CONT.)

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 17th district. Property is located at the southwest intersection of Joyner Avenue and Cochran Road (1650 Joyner Road). *(Previously continued by the Planning Commission (PC) from the September 2, 2025, PC hearing until the October 7, 2025, PC hearing).*

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

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

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 19th 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 Anderson, to recommend **approval** of Z-19 to the **R-20** zoning district, subject to:

- 1. Letter of agreeable conditions from Kevin Moore dated August 25, 2025 (on file in the Zoning Division), with the following changes:**
 - A. Item No. 2 – revised to reflect the *revised* plan submission date of October 1, 2025**
 - B. Item No. 7 – revised to reflect that the covenants will specifically include a restriction against more than 25% of the homes being rented at any given time**
- 2. All Staff comments and recommendations**
- 3. Final Site Plan to be approved by the District Commissioner**

VOTE: **ADOPTED 5-0**

Mr. Anderson left the hearing at 11:27 a.m.

Z-22 K & J RE BROKERAGE GROUP, LLC (K & J RE Brokerage Group, LLC, owners) requesting rezoning from R-30 to R-20 for a single-family residential subdivision in land lots 363 and 378 of the 19th district. Property is located on the southwest corner of Wright Road and Corner Road (1786 Corner Road).

The public hearing was opened; Carl Felder, Chad Belinfanti, and Melissa Heard addressed the Planning Commission. Following the presentation and discussion, the following motion was made:

MOTION: Motion by Beloin, second by Massey, to recommend **approval** of Z-22 to the **R-20** zoning district, subject to:

- 1. All Staff comments and recommendations, *including, but not limited to*, all Department of Transportation comments and recommendations, all Stormwater Management Division comments and recommendations, and all Water and Sewer Division comments and recommendations**
- 2. Final plat to be approved by the District Commissioner**

VOTE: **ADOPTED 4-0**, Anderson not present

Chairwoman Faucette called for a lunch recess at 11:53 a.m. The hearing reconvened at 1:00 p.m.

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REGULAR AGENDA (CONT.)

Z-25 A BUILDING DEVELOPMENT, LLC; HERBERT BUSH, JASPER PROCTOR (A Building Development, LLC, owner) requesting rezoning from **RD** to **RM-8** for a townhome community in land lot 273 of the 17th district. Property is located on the southwest corner of Vineyard Way and Smyrna Powder Springs Road (No address assigned).

The public hearing was opened; Jasper Proctor, Herbert Bush, Shlok Shah, and Susan Cantrell 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 Z-25 to the **RM-8** zoning district, subject to:

- 1. Staff comments and recommendations**
- 2. Number of units to be approved by the Board of Commissioners**
- 3. Applicant to submit an *updated* Site Plan per Staff's comments**

VOTE: **ADOPTED** 4-0, Anderson not present

LUP-36 WILLIAM MAZARIEGOS (William Alexander Mazariegos, owner) requesting a **Temporary Land Use Permit** for a tree service in land lots 650 and 651 of the 19th district. Property is located on the west side of Old Villa Rica Road, south of Glenn Road (2970 and 2988 Old Villa Rica Road).

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

MOTION: Motion by Massey, second by Beloin, to recommend **denial** of LUP-36, subject to:

- 1. Applicant to remove all commercial vehicles and storage containers from the property within 60 days**

VOTE: **ADOPTED** 4-0, Anderson not present

LUP-37 EDDY RAMOS (Ricardo Araujo and Lilian Dos Reis Nascimento, owners) requesting a **Temporary Land Use Permit** for outside storage of construction vehicles and equipment and employees in land lots 517 and 564 of the 16th district. Property is located at the western terminus of Stoneridge Drive and on the south side of Piedmont Road. (1020 Piedmont Rd).

The public hearing was opened; Eddy Ramos and Dennis Palmer addressed the Planning Commission. Following the presentation and discussion, the following motion was made:

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REGULAR AGENDA (CONT.)

LUP-37 EDDY RAMOS (CONT.)

MOTION: Motion by Dance, second by Massey, to **hold** LUP-37 until the December 2, 2025, Planning Commission Zoning Hearing.

VOTE: **ADOPTED** 4-0, Anderson not present

LUP-38 JOSE CHAVEZ (Jose S. Chavez, owner) requesting a **Temporary Land Use Permit** to allow more adults and vehicles than the code allows in land lot 127 of the 17th district. Property is located on the south side of Old Carriage Drive, east of Shay Drive (2871 Old Carriage Drive).

The public hearing was opened; Jose Chavez and David Haley addressed the Planning Commission. Following the presentation and discussion, the following motion was made:

MOTION: Motion by Massey, second by Beloin, to **hold** LUP-38 until the December 2, 2025, Planning Commission Zoning Hearing.

VOTE: **ADOPTED** 4-0, Anderson not present

LUP-40 GLORIOUS SENIOR LIVING (Imasuen Ajari, owner) requesting a **Temporary Land Use Permit** for a group home for seven residents in land lot 774 of the 16th district. Property is located on the north side of Hasty Road, west of Starlight Drive (1887 Hasty Road).

The public hearing was opened, and Imasuen Ajari 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-40 for **12 months**, subject to:

- 1. Allow seven residents**
- 2. Limit two staff vehicles parked on the property**
- 3. No complaints within the 12 months**

VOTE: **ADOPTED** 4-0, Anderson not present

APPROVAL OF MINUTES

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

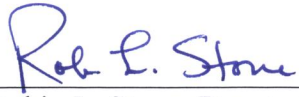
September 2, 2025 – Planning Commission Zoning Hearing
September 29, 2025 – Special Called Meeting/Agenda Review Work Session

VOTE: **ADOPTED** 4-0, Anderson not present

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ADJOURNMENT

The hearing adjourned at 2:45 p.m.



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