



Cobb County...Expect the Best!

COBB COUNTY BOARD OF COMMISSIONERS

ZONING HEARING SUMMARY AGENDA

November 18, 2025

Cases Withdrawn Without Prejudice		
District	Case	Applicant
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 withdrawn without prejudice
1	Z-29-2025	JORGE A. BUENO CHIROPRACTIC LLC withdrawn without prejudice
1	OB-56-2025	RAYMOND FISHER withdrawn without prejudice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 Planning Commission hearing through November 4, 2025 Planning Commission hearings until the December 2, 2025 Planning Commission hearing).
1	Z-26-2025	SCOTT MOORE (Previously held by the Planning Commission from the November 4, 2025 Planning Commission hearing until the December 2, 2025 Planning Commission hearing).
4	Z-27-2025	KNIGHT PARTNERS, LLC (Previously continued by Staff from the November 4, 2025 Planning Commission hearing until the December 2, 2025 Planning Commission 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).
3	LUP-42-2025	JOSE SANTOS MAJANO (Previously held by the Planning Commission from the November 4, 2025 Planning Commission hearing until the December 2, 2025 Planning Commission hearing).
4	LUP-44-2025	MAUDELIA L. ALVAREZ (Previously held by the Planning Commission from the November 4, 2025 Planning Commission hearing until the December 2, 2025 Planning Commission hearing).
2	OB-60-2025	LENNAR GEORGIA, LLC (Continued by Staff from the November 18, 2025 Board of Commissioners hearing until the December 16, 2025 Board of Commissioners hearing).

District	Case	Consent Agenda cases
3	Z-23-2025	PRESIDENT BUSINESS, LLC (Continued by the Board of Commissioners from the October 21, 2025 Board of Commissioners hearing until the November 18, 2025 Board of Commissioners hearing).
3	Z-28-2025	ROSWELL LODGE NO. 165, FREE & ACCEPTED MASONS
1	LUP-45-2025	L. FRANK SHIRLEY
2	OB-55-2025	IRMA V. PALACIOS
2	OB-58-2025	SOTTO PROPERTIES, LLC
1	OB-59-2025	CEDARCREST CHURCH, INC
3	OB-61-2025	ANDY SAYLOR
3	OB-62-2025	CSC PROPERTIES, LLC

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District	Case	Held and continued case - to be heard
2	Z-18-2025	RACETRAC, INC <i>(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).</i>

District	Case	Regular case
3	LUP-43-2025	WILLIAM SCHELLMAN

District	Case	Other Business cases
3	OB-51-2025	BRKI, LLC <i>(Continued by the Board of Commissioners from the October 21, 2025 Board of Commissioners hearing until the November 18, 2025 Board of Commissioners hearing).</i>
4	OB-53-2025	ALEXANDRE VICTOR BADILA <i>(Held by the Board of Commissioners from the October 21, 2025 Board of Commissioners hearing until the November 18, 2025 Board of Commissioners hearing).</i>
3	OB-57-2025	TRAILSIDE EQUITIES, LLC



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ZONING HEARING CONSENT AGENDA

November 18, 2025

Zoning Cases

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. Revised Department of Transportation comments and recommendations dated November 3, 2025
9. Site Plan Review comments and recommendations
10. No hazardous materials that require a Special Land Use Permit permitted on the property

Z-28⁽²⁰²⁵⁾ **ROSWELL LODGE NO. 165, FREE & ACCEPTED MASONS** (4672 Sandy Plains Road INC, owner) requesting rezoning from **NRC** to **O&I** for a charitable club/organization in Land Lot 107 of the 16th District. The property is located on the south side of Sandy Plains Road, west of Alabama Road (4672 Sandy Plains Road). The Planning Commission recommends deletion of Z-28 to the **NRC** zoning district, subject to:

1. Use of the property for clubs or lodges (noncommercial) for this Applicant *only*, and neighborhood retail uses
2. Applicant to install and/or maintain a six-foot solid wooden privacy fence along the residential zoning districts
3. Fire Department comments and recommendations
4. Stormwater Management Division comments and recommendations
5. Water and Sewer Division comments and recommendations
6. Department of Transportation comments and recommendations
7. Inclusion on the Consent Agenda for the Board of Commissioners' Zoning Hearing on November 18, 2025

LUP-45⁽²⁰²⁵⁾ **L. FRANK SHIRLEY** (Frank Shirley, owner) requests a Temporary Land Use Permit (Renewal) for equipment storage for contractor business in Land Lot 22 of the 20th District. Located on the northwesterly side of Wade Green Road, north of Hickory Grove Road (4521 Wade Green Road). The Planning Commission recommends approval of LUP-45 for 12 months, subject to:

1. Time given to the Applicant to prepare and submit plans to redevelop the property and seek a long-term zoning needed
2. Property to be kept substantially clear and clean
3. At any given time, not more than 15 vehicles (trailers, trucks, cabs, and pieces of heavy construction equipment) are to be kept overnight on the property
4. Inclusion on the Consent Agenda for the Board of Commissioners' Zoning Hearing on November 18, 2025

OTHER BUSINESS CASES

ITEM OB-55-2025

To consider amending the stipulations for Irma V. Palacios regarding rezoning application Z-55 of 2024. The property is located on the northwest corner of South Cobb Drive and Waldrep Circle in Land Lots 278 and 299 of the 17th District (1883 Waldrep Circle). Staff recommends approval subject to:

1. Stormwater Management comments;
2. Cobb DOT comments;
3. Allowance of pavilion in front of the house; and
4. All previous stipulations to remain in effect.

ITEM OB-58-2025

To consider a reduction of lot size from 30,000 square-feet per lot to 28,801 square-feet for lot 1 and to 29,286 square-feet for lot 2 for Sotto Properties, LLC. The property is located on the northeasterly side of Honeysuckle Lane, west of Spring Hill Road in Land Lot 771 of the 17th District (2351 Honeysuckle Lane). Staff recommends approval subject to:

1. Lot size reductions approved, as shown on the submitted site plan;
2. Water and Sewer comments;
3. Stormwater Management comments; and
4. Cobb DOT comments.

ITEM OB-59-2025

To consider a site plan amendment for Cedarcrest Church, Inc. regarding rezoning application Z-64 of 2006. The property is located on the east side of Cobb Parkway, north of Awtrey Church Road in Land Lots 36 and 37 of the 20th District (4600 Cobb Parkway, NW). Staff recommends approval subject to:

1. Site Plan received October 14, 2025;
2. Stormwater Management comments;
3. Water and Sewer comments;
4. Fire Department comments;
5. Cobb DOT comments; and
6. All previous stipulations not in conflict to remain in effect.

ITEM OB-61-2025

To consider a site plan amendment for Andy Saylor regarding rezoning application Z-16 of 2005. The property is located at the northwest intersection of Canton Road and Blackwell Lane, and on the south side of Fairview Drive in Land Lot 588 of the 16th District (2561 Canton Road). Staff recommends approval subject to:

1. Site Plan received October 14, 2025;
2. Stormwater Management comments;
3. Water and Sewer comments;
4. Fire Department comments;
5. Cobb DOT comments; and
6. All previous stipulations not in conflict to remain in effect.

ITEM OB-62-2025

To consider a site plan amendment for CSC Properties, LLC regarding application ROD-1 of 2020. The property is located on the east side of Sandy Plains Road, north of East Piedmont Road in Land Lot 596 of the 16th District (2674 Sandy Plains Road).

1. Fire Department comments;
2. DOT Department comments;
3. Stormwater Management comments;
4. Pole sign to be removed, and a new monument based sign to be constructed;
5. All previous stipulations not in conflict with this amendment to remain in effect.