



Cobb County...Expect the Best!

COBB COUNTY PLANNING COMMISSION

ZONING HEARING SUMMARY AGENDA

December 2, 2025

District	Case	Cases Withdrawn Without Prejudice
1	LUP-48-2025	MAUREEN INGALLS

District	Case	Held and Continued cases (will not be heard)
4	Z-27-2025	KNIGHT PARTNERS, LLC (Continued by Staff from the November 4, 2025 Planning Commission hearing through the December 2, 2025 Planning Commission hearing until the February 3, 2026 Planning Commission hearing).

District	Case	Consent Agenda
4	Z-33-2025	ROMUSA PROPERTIES, LLC
4	LUP-46-2025	KAREN GOODEN
1	LUP-47-2025	WEST COBB OFFICE INVESTORS, LLC
3	LUP-50-2025	MARLENE GRAHAM

District	Case	Held and continued case - to 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).
3	LUP-37-2025	EDDY RAMOS (Previously 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 (Previously held by the Planning Commission from the October 7, 2025 Planning Commission hearing until the December 2, 2025 Planning Commission hearing).
4	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	MAUDELLIA L. ALVAREZ (Previously held by the Planning Commission from the November 4, 2025 Planning Commission hearing until the December 2, 2025 Planning Commission hearing).

District	Case	Regular cases
2	Z-30-2025	OSCAR ESCARCEGA
2	Z-32-2025	LENNAR GEORGIA, LLC
3	LUP-49-2025	DAYRIS ANDUJAR
1	SLUP-6-2025	TATIANA MARK
3	SLUP-7-2025	MT. BETHEL CHRISTIAN ACADEMY, INC.

District	Case	Other Business
	OB-1-2025	To adopt a resolution for the dates and time of the Planning Commission Zoning Hearings for the Calendar Year 2026.



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ZONING HEARING CONSENT AGENDA

December 2, 2025

Zoning Cases

Z-33⁽²⁰²⁵⁾ **ROMUSA PROPERTIES, LLC** (Romusa Properties, LLC, owner) requesting rezoning from **R-20** to **RSL** for a residential senior living in Land Lot 494 of the 19th District. The property is located at the southwest intersection of West Sandtown Road and Macland Road (2260 and 2845 West Sandtown Road). The Planning Commission recommends approval subject to:

1. Revised Site Plan received November 10, 2025, with District Commissioner approving minor modifications;
2. Maximum density of 5 units per acre;
3. No variance for impervious surface;
4. Final elevations to be approved by District Commissioner;
5. Planning Division comments and recommendations;
6. Fire Department comments and recommendations;
7. Stormwater Management Division comments and recommendations;
8. Water and Sewer Division comments and recommendations; and
9. Department of Transportation comments and recommendations.

LUP-46⁽²⁰²⁵⁾ **KAREN GOODEN** (Edward J. Gooden and Karen L. Gooden, owners) requests a Temporary Land Use Permit (**RENEWAL**) to allow a hair salon in Land Lots 622 and 637 of the 19th District. Located at the terminus of Foxcroft Court, east of Valley Brook Drive (1910 Foxcroft Court). Staff recommends approval for 24 months, subject to:

1. Hours of operation to be from 10:00 am to 7:00 pm, Monday, Thursday, and Friday only;
2. All parking to be on a hardened surface;
3. Applicant to be the only employee; no independent contractors; and
4. Staff comments and recommendations, not otherwise in conflict.

LUP-47⁽²⁰²⁵⁾ WEST COBB OFFICE INVESTORS, LLC (West Cobb Office Investors, LLC, owner) requests a Temporary Land Use Permit **(RENEWAL)** for a dance studio in Land Lot 241 of the 20th District. Located on the west side of Kennesaw Due West Road, south of the convergence of Kennesaw Due West Road and Stilesboro Road (1483 Kennesaw Due West Road). Staff recommends approval for 24 months, subject to:

1. If the dance studio *use* is discontinued, then Land Use Permit (LUP) ceases;
2. Planning Division comments and recommendations; and
3. Department of Transportation comments and recommendations.

LUP-50⁽²⁰²⁵⁾ MARLENE GRAHAM (Marlene Graham and Clenton Dayes, owners) requests a Temporary Land Use Permit **(Renewal)** for a personal care home in Land Lot 561 of the 16th District. Located on the north side of Piedmont Road, west of Shaw Road (1371 Piedmont Road). Staff recommends approval for 24 months, subject to:

1. Site plan received by the Zoning Division on September 22, 2025;
2. Fire Department comments and recommendations;
3. Water and Sewer Division comments and recommendations;
4. Stormwater Management Division comments and recommendations; and
5. Department of Transportation comments and recommendations.