

**MINUTES OF ZONING HEARING
COBB COUNTY PLANNING COMMISSION
November 4, 2025
9:00 A.M.**

The Planning Commission Zoning Hearing was held on Tuesday, November 4, 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
Deidra Massey

Fred Beloin – not present
Deborah Dance – not present

CALL TO ORDER – CHAIRWOMAN FAUCETTE

Chairwoman Faucette called the hearing to order at 9:01 a.m.

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 John Pederson, Zoning Division Manager, reviewed the hearing procedures and announced the following *withdrawn, held, or continued* cases.

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).*
WITHDRAWN WITHOUT PREJUDICE

Z-29 JORGE A. BUENO CHIROPRACTIC LLC (6357 Cedarcrest Road, LLC, owner) requesting rezoning from **R-30** to **O&I** for a chiropractic office in land lot 76 of the 20th district. Property is located on the south side of Cedarcrest Road, south of Governors Towne Drive (6357 Cedarcrest Road).
WITHDRAWN WITHOUT PREJUDICE

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 November 4, 2025, Planning Commission (PC) hearings until the December 2, 2025, PC hearing; therefore, was not considered at this hearing).*

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WITHDRAWN, HELD, AND CONTINUED CASES (CONT.)

- Z-27** **KNIGHT PARTNERS, LLC** (Louise G. Howard Family Investments, LP, owner) requesting rezoning from **R-20** and **TS** to **CRC** for a convenience food store with self-service fuel sales in land lots 754 and 759 of the 17th district. Property is located on the northwest corner of South Cobb Drive and River View Road (5322 South Cobb Drive, 2273 River View Road, and 2259 River View Road). *(Previously continued by Staff from the November 4, 2025, Planning Commission (PC) hearing until the December 2, 2025, PC hearing; therefore, was not considered at this hearing).*
- 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). *(Previously held by the Planning Commission (PC) from the October 7, 2025, PC hearing until the December 2, 2025, PC hearing; therefore, was not considered at this hearing).*
- 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). *(Previously held by the Planning Commission (PC) from the October 7, 2025, PC hearing until the December 2, 2025, PC hearing; therefore, was not considered at this hearing).*

Mr. Pederson made the following announcement and then read in the cases for the Consent Agenda.

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

MOTION: Motion by Massey, second by Anderson, to **approve** the following cases on the Consent Agenda, *as presented*.

- Z-28** **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 and retail in land lot 107 of the 16th district. Property is located on the south side of Sandy Plains Road, west of Alabama Road (4672 Sandy Plains Road).

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CONSENT AGENDA (CONT.)

**Z-28 ROSWELL LODGE NO. 165, FREE & ACCEPTED MASONS
(CONT.)**

To recommend **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 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 L. FRANK SHIRLEY (Frank Shirley, owner) requesting a Temporary Land Use Permit (Renewal) for equipment storage for a contractor business in land lot 22 of the 20th district. Property is located on the northwesterly side of Wade Green Road, north of Hickory Grove Road (4521 Wade Green Road).

To recommend **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**

CONSENT VOTE: **ADOPTED** 3-0, Beloin and Dance not present

REGULAR AGENDA

Z-26 SCOTT MOORE (C. E. R Williamson, Jr. and Kelly Williamson, owner) requesting rezoning from NS to LRC for a hair salon in land lot 160 of the 20th district. Property is located on the southeast corner of Jim Owens Road and Acworth Due West Road (4205 Jim Owens Road).

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

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REGULAR AGENDA (CONT.)

Z-26 SCOTT MOORE (CONT.)

MOTION: Motion by Faucette, second by Anderson, to **hold** Z-26 until the December 2, 2025, Planning Commission Zoning Hearing.

VOTE: **ADOPTED** 3-0, Beloin and Dance not present

LUP-42 JOSE SANTOS MAJANO (Jose Santos Majano and Maria Mercedes Romero, owners) requesting a **Temporary Land Use Permit** to allow more vehicles than the code allows in land lot 557 of the 19th district. Property is located on the southwest side of Woodleigh Road and on the northeast side of Calloway Road, west of Austell Road (1270 Woodleigh Road).

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

MOTION: Motion by Massey, second by Anderson, to **hold** LUP-42 until the December 2, 2025, Planning Commission Zoning Hearing.

VOTE: **ADOPTED** 3-0, Beloin and Dance not present

LUP-43 WILLIAM SCHELLMAN (William Schellman and Deborah Schellman, owners) requesting a **Temporary Land Use Permit** to allow storage of construction materials and a shipping container in land lot 779 of the 16th district. Property is located on the northwest intersection of East Lake Drive and Boyd Road, west of West Kemp Road (1119 Boyd Road).

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

MOTION: Motion by Faucette, second by Massey, to recommend **denial** of LUP-43, subject to:

- 1. Applicant to bring the property into compliance within six months**
- 2. Code Enforcement to provide an update on the condition of the property in three months**

VOTE: **ADOPTED** 3-0, Beloin and Dance not present

LUP-44 MAUDELLIA L. ALVAREZ (Maudelia L. Alvarez Rodas, owner) requesting a **Temporary Land Use Permit** to allow more people and vehicles than the code allows in land lot 710 of the 19th district. Property is located on the southeast corner of Pair Road and Hickory Ridge Court (1919 Pair Road).

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REGULAR AGENDA (CONT.)

LUP-44 MAUDELIA L. ALVAREZ (CONT.)

The public hearing was opened; Neida Escobar and Maudelia Alvarez addressed the Planning Commission. Following the presentation and discussion, the following motion was made:

MOTION: Motion by Massey, second by Anderson, to **hold** LUP-44 until the December 2, 2025, Planning Commission Zoning Hearing.

VOTE: **ADOPTED** 3-0, Beloin and Dance not present

APPROVAL OF MINUTES

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

October 7, 2025 – Planning Commission Zoning Hearing

October 27, 2025 – Special Called Meeting/Agenda Review Work Session

VOTE: **ADOPTED** 3-0, Beloin and Dance not present

ADJOURNMENT

The hearing adjourned at 10:23 a.m.



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