



Cobb County...Expect the Best!

COBB COUNTY BOARD OF COMMISSIONERS

ZONING HEARING SUMMARY AGENDA

REVISED December 16, 2025

Cases Withdrawn Without Prejudice		
District	Case	Applicant
1	LUP-48-2025	MAUREEN INGALLS <i>withdrawn without prejudice</i>
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). <i>withdrawn without prejudice</i>
3	OB-69-2025	NICHELE BELL <i>withdrawn without prejudice</i>
1	SLUP-6-2025	TATIANA MARK <i>withdrawn without prejudice</i>

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; Held by the Planning Commission from the December 2, 2025 Planning Commission hearing until the February 3, 2026 Planning Commission hearing).
4	Z-27-2025	KNIGHT PARTNERS, LLC (Continued by Staff from the November 4, 2025 and December 2, 2025 Planning Commission hearings until the February 3, 2026 Planning Commission hearing).
2	OB-58-2025	SOTTO PROPERTIES, LLC (Held by the Board of Commissioners from the November 18, 2025 Board of Commissioners hearing until the February 17, 2026 Board of Commissioners hearing).
2	OB-63-2025	OAK HOMES DEVELOPMENT, LLC (Continued by Staff from the December 16, 2025 hearing until the February 17, 2026 hearing).

District	Case	Consent Agenda cases
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).
2	Z-30-2025	OSCAR ESCARCEGA
4	Z-33-2025	ROMUSA PROPERTIES, LLC
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).
4	LUP-46-2025	KAREN GOODEN
1	LUP-47-2025	WEST COBB OFFICE INVESTORS, LLC
3	LUP-50-2025	MARLENE GRAHAM
3	OB-51-2025	BRKI, 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).
2	OB-64-2025	ENVIROSPARK ENERGY SOLUTIONS
3	OB-66-2025	ANAND MURUGESAN AND HEATHER PECK
1	OB-67-2025	RICHARD J. BARRETT
1	OB-68-2025	WEST COBB OWNER, LLC
1	OB-71-2025	JW COLLECTION, LLC

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District	Case	Held and continued case - to be heard
3	LUP-37-2025	EDDY RAMOS <i>(Held by the Planning Commission from the October 7, 2025 Planning Commission hearing until the December 2, 2025 Planning Commission hearing).</i>
4	LUP-42-2025	JOSE SANTOS MAJANO <i>(Previously held by the Planning Commission from the November 4, 2025 Planning Commission hearing until the December 2, 2025 Planning Commission hearing).</i>
4	LUP-44-2025	MAUDELIA L. ALVAREZ <i>(Previously held by the Planning Commission from the November 4, 2025 Planning Commission hearing until the December 2, 2025 Planning Commission hearing).</i>

District	Case	Regular case
2	Z-32-2025	LENNAR GEORGIA, LLC
3	LUP-49-2025	DAYRIS ANDUJAR
3	SLUP-7-2025	MT. BETHEL CHRISTIAN ACADEMY, INC.

District	Case	Other Business cases
3	OB-57-2025	TRAILSIDE EQUITIES, LLC <i>(Held by the Board of Commissioners from the November 18, 2025 Board of Commissioners hearing until the December 16, 2025 Board of Commissioners hearing).</i>
1	OB-65-2025	VICTOR J. EAGLIN AND DR. ANGELA RICHARD- EAGLIN
3	OB-70-2025	TOLL SOUTHEAST LP COMPANY, INC.



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COBB COUNTY BOARD OF COMMISSIONERS

ZONING HEARING CONSENT AGENDA

December 16, 2025

Zoning Cases

Z-26⁽²⁰²⁵⁾ **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. The property is located on the southeast corner of Jim Owens Road and Acworth Due West Road (4205 Jim Owens Road). *(Previously held by the Planning Commission from the November 4, 2025 Planning Commission hearing until the December 2, 2025 Planning Commission hearing)*. Staff recommends approval subject to:

1. Staff comments and recommendations
2. Site Plan Letter of agreeable conditions from Kevin Moore dated December 1, 2025 (on file in the Zoning Division)
3. Additional diagrams showing the interior design presented by Kevin Moore at today's (12-2-2025) Planning Commission hearing (on file in the Zoning Division)
4. No Dumpsters on the property.

Z-30⁽²⁰²⁵⁾ **OSCAR ESCARCEGA** (Oscar Escarcega, owner) requesting rezoning from **R-20** to **R-15** for a lot split in Land Lot 1136 of the 16th District. The property is located on the northeast side of Wildwood Road, north of Dewberry Trail (1638 Wildwood Road). The Planning Commission recommends to delete Z-30 to the **R-20** zoning district, subject to:

1. Allow a variance on the new lot sizes as shown on the Site Plan
2. Site Plan received by the Zoning Division on October 2, 2025 (on file in the Zoning Division)
3. Inclusion on the Consent Agenda for the Board of Commissioners' Zoning Hearing on December 16, 2025

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 of Z-33 to the **RSL** zoning district, subject to:

1. ***Revised Site Plan*** received by the Zoning Division on November 10, 2025 (on file in the Zoning Division), with District Commissioner approving minor modifications
2. **Maximum density of five 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**
9. **Department of Transportation comments and recommendations**
10. **Inclusion on the Consent Agenda for the Board of Commissioners' Zoning Hearing on December 16, 2025**

LUP-38⁽²⁰²⁵⁾ **JOSE CHAVEZ** (Jose S. Chavez, owner) requests a Temporary Land Use Permit to allow more adults and vehicles than the code allows in Land Lot 127 of the 17th District. Located on the south side of Old Carriage Drive, east of Shay Drive (2871 Old Carriage Drive). *(Previously held by the Planning Commission from the October 7, 2025 Planning Commission hearing until the December 2, 2025 Planning Commission hearing)*. The Planning Commission recommends approval of LUP-38 for 12 months, subject to:

1. **Approval for one additional unrelated adult**
2. **Inclusion on the Consent Agenda for the Board of Commissioners' Zoning Hearing on December 16, 2025**

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). The Planning Commission recommends approval of LUP-46 for 24 months, subject to:

1. Hours of operation shall be from 10:00 a.m. until 7:00 p.m., Monday, Thursday, and Friday *only*
2. All parking to be on a hardened surface
3. Applicant to be the *only* employee; no independent contractors
4. Staff comments and recommendations, *not otherwise in conflict*
5. Inclusion on the Consent Agenda for the Board of Commissioners' Zoning Hearing on December 16, 2025

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). The Planning Commission recommends approval of LUP-47 for 24 months, subject to:

1. If the *dance studio use* is discontinued, then the Land Use Permit (LUP) ceases
2. Planning Division comments and recommendations
3. Department of Transportation comments and recommendations
4. Inclusion on the Consent Agenda for the Board of Commissioners' Zoning Hearing on December 16, 2025

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). The Planning Commission recommends approval of LUP-50 for 24 months, subject to:

1. Site Plan received by the Zoning Division on September 22, 2025 (on file in the Zoning Division)
2. Fire Department comments and recommendations
3. Water and Sewer Division comments and recommendations

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LUP-50⁽²⁰²⁵⁾ MARLENE GRAHAM (continued)

4. Stormwater Management Division comments and recommendations
5. Department of Transportation comments and recommendations
6. Inclusion on the Consent Agenda for the Board of Commissioners' Zoning Hearing on December 16, 2025

OTHER BUSINESS CASES

ITEM OB-51-2025

To consider a site plan amendment for BRKI, LLC regarding rezoning applications 223 of 1988 and Z-95 of 1990. The property located on the east side of Sandy Plains Road, north of Gordy Parkway in Land Lots 333 and 334 of the 16th District (3618 Sandy Plains Road). *(Continued by the Board of Commissioners from the October 21, 2025 and November 18, 2025 Board of Commissioners hearings until the December 16, 2025 Board of Commissioners hearing).* Staff recommends approval subject to:

1. Fire Department comments and recommendations contained in the Other Business packet.
2. Cobb DOT comments and recommendations contained in the Other Business packet.
3. Stormwater Management comments and recommendations contained in the Other Business packet.
4. Site plan dated September 10, 2025, with the District Commissioner approving minor modifications.
5. Letter from Parks Huff dated December 9, 2025.
6. The landscape plan, signage plan and lighting plan to be approved by District Commissioner prior to building permit being issued.

ITEM OB-64-2025

To consider installing more than five EV charging stations (six stations) on a multi-family zoned property for Envirospark Energy Solutions. The property is located on the east side and west side of Paces Walk, south of Cumberland Parkway in Land Lots 839, 840, 887 and 888 of the 17th District (3900 Paces Walk). Staff recommends approval subject to:

1. Fire Department comments and recommendations.

ITEM OB-66-2025

To consider a site plan and stipulation amendment for Anand Murugesan and Heather Peck regarding rezoning application #464 of 1984. The property is located on the northeast side of Chattahoochee Crossing, east of Chattahoochee Plantation Drive in Land Lot 3 of the 1st District (4611 Chattahoochee Crossing). Staff recommends approval subject to:

1. Buffer reduction approved for only for the improvements shown on the site plan received November 5, 2025.

ITEM OB-67-2025

To consider a site plan and stipulation amendment for Richard J. Barrett regarding rezoning application Z-9 of 2020. The property is located on the west side of North Cobb Parkway, south of Third Army Road in Land Lot 2 of the 20th District (4825 North Cobb Parkway). Staff recommends approval subject to:

1. Stormwater Management comments;
2. Fire Department comments;
3. Cobb DOT comments; and
4. Stipulations from rezoning case Z-9 of 2020 govern the use of the property.

ITEM OB-68-2025

To consider amending the site plan for West Cobb Owner, LLC regarding rezoning application Z-139 of 1999, for property located on the south side of Dallas Highway and on the east side of Casteel Road in Land Lots 333 and 334 of the 19th District (3625 Dallas Highway). Staff recommends approval subject to:

1. Letter from David Kirk dated November 12, 2025, which includes the sign rendering;
2. Cobb DOT comments; and
3. All previous stipulations not in conflict with this amendment to remain in effect.

ITEM OB-71-2025

To consider installing a gate and making Hearthsong subdivision a private road for JW Collection, LLC. The property is located on the eastern side of Mayes Road in Land Lots 16, 59 and 90 of the 19th District (Mayes Road). Staff recommends approval subject to:

1. The subdivision's roads can be private with a gate;
2. Cobb DOT comments;
3. Stormwater Management comments;
4. Fire Department comments; and
5. County Chairperson execute the Memorandum of Agreement as required per County Detail #424 (Gated Communities) prior to any building permits.