

**MINUTES OF ZONING HEARING
COBB COUNTY PLANNING COMMISSION
DECEMBER 2, 2025
9:00 A.M.**

The Planning Commission Zoning Hearing was held on Tuesday, December 2, 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 3:44 p.m.
Fred Beloin
Deborah Dance
Deidra Massey

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 John Pederson, Zoning Division Manager, reviewed the hearing procedures and announced the following *withdrawn or continued* cases.

LUP-48 **MAUREEN INGALLS** (Robert Earl Ingalls, Jr., and Maureen Carole Ingalls, Trustees of the Ingalls Family Trust dated March 24, 2022, and any amendments thereto, owners) requesting a **Temporary Land Use Permit** for an accessory dwelling unit in land lot 199 of the 20th district. Property is located on the south side of Autumn Chase Court, east of Old Stilesboro Road (3762 Autumn Chase Court). ***WITHDRAWN WITHOUT PREJUDICE***

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 February 3, 2026, 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*.

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CONSENT AGENDA (CONT.)

Z-33 **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. Property is located at the southwest intersection of West Sandtown Road and Macland Road (2260 and 2845 West Sandtown Road).

To recommend **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-46 **KAREN GOODEN** (Edward J. Gooden and Karen L. Gooden, owners) requesting a **Temporary Land Use Permit (Renewal)** to allow a hair salon in land lots 622 and 637 of the 19th district. Property is located at the terminus of Foxcroft Court, east of Valley Brook Drive (1910 Foxcroft Court).

To recommend **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 **WEST COBB OFFICE INVESTORS, LLC** (West Cobb Office Investors, LLC, owner) requesting a **Temporary Land Use Permit (Renewal)** for a dance studio in land lot 241 of the 20th district. Property is 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).

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CONSENT AGENDA (CONT.)

LUP-47 WEST COBB OFFICE INVESTORS, LLC (CONT.)

To recommend **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 MARLENE GRAHAM (Marlene Graham and Clenton Dayes, owners) requesting a **Temporary Land Use Permit (Renewal)** for a personal care home in land lot 561 of the 16th district. Property is located on the north side of Piedmont Road, west of Shaw Road (1371 Piedmont Road).

To recommend **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**
- 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**

CONSENT VOTE: **ADOPTED 5-0**

REGULAR AGENDA

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).*

The public hearing was opened; Kevin Moore, Nat Milburn, Sam Lindley, and Travis McComb addressed the Planning Commission. Following the presentation and discussion, the following motion was made:

MOTION: Motion by Anderson, second by Massey, to **hold** Z-2'²⁴ until the February 3, 2026, Planning Commission Zoning Hearing.

VOTE: **ADOPTED 5-0**

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REGULAR AGENDA (CONT.)

Chairwoman Faucette called for a brief recess from 10:31 a.m. until 10:44 a.m.

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). *(Previously held by the Planning Commission (PC) from the November 4, 2025, PC hearing until the December 2, 2025, PC hearing).*

Chairwoman Faucette announced that Mr. Beloin was recusing himself from this case. The public hearing was opened, and Kevin Moore addressed the Planning Commission. Following the presentation and discussion, the following motion was made:

MOTION: Motion by Faucette, second by Massey, to recommend **approval** of Z-26 to the **LRC** zoning district, 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)**

VOTE: **ADOPTED** 4-0, Beloin recused

Clerk's Note: For stipulation #2, it is the letter of agreeable conditions that is dated December 1, 2025, rather than the Site Plan as read in.

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 on-site 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).*

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

MOTION: Motion by Dance, second by Anderson, to recommend **approval** of LUP-37 for **12 months**, subject to:

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REGULAR AGENDA (CONT.)

LUP-37 EDDY RAMOS (CONT.)

1. Applicant to meet every two months with Staff, specifically, Code Enforcement, Stormwater Management, and Community Development, to work on the development of the plans and for Staff to report back to the Planning Commission periodically regarding the progress
2. Within the first month, Applicant to clean up the property by removing all trash and debris, anything that is not related to the structure of the home or the project
3. No vehicles are allowed on-site; Applicant to remove all vehicles from the site that are not there properly

VOTE: **ADOPTED** 4-0, Beloin abstained

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).*

The public hearing was opened, and Jose Chavez 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 LUP-37 **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**

VOTE: **ADOPTED** 5-0

Clerk's Note: The motion was for LUP-38 rather than LUP-37 as read in.

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:

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REGULAR AGENDA (CONT.)

LUP-42 JOSE SANTOS MAJANO (CONT.)

MOTION: Motion by Massey, second by Dance, to recommend **denial** of LUP-42, subject to:

- 1. Approval for three vehicles with 60 days for the Applicant to remove the additional vehicles from the property**

VOTE: **ADOPTED 5-0**

Chairwoman Faucette called for a lunch recess at 12:03 p.m. The hearing reconvened at 1:06 p.m.

LUP-44 MAUDELIA 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).

The public hearing was opened; Maudelia Alvarez and Nathan Escobar (son translating for the Applicant) addressed the Planning Commission. Following the presentation and discussion, the following motion was made:

MOTION: Motion by Massey, second by Anderson, to recommend **denial** of LUP-44, subject to:

- 1. Approval for five vehicles with 60 days for the Applicant to remove two vehicles (includes the trailer) from the property**

VOTE: **ADOPTED 5-0**

Z-30 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. Property is located on the northeast side of Wildwood Road, north of Dewberry Trail (1638 Wildwood Road).

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

MOTION: Motion by Anderson, second by Massey, to recommend **approval** of Z-30 to the R-15, subject to:

- 1. If a Land Disturbance Permit (LDP) is not pulled on the new lot within 18 months, then the property will revert back to its R-20 status**

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REGULAR AGENDA (CONT.)

Z-30 OSCAR ESCARCEGA (CONT.)

Prior to the vote, discussion ensued; Mr. Anderson withdrew his previous motion and made the following new motion for Z-30:

MOTION: Motion by Anderson, second by Massey, 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**

VOTE: **ADOPTED 5-0**

Z-32 LENNAR GEORGIA, LLC (Nonprofit Building and Assets, Inc., owner) requesting rezoning from **R-20** to **RM-8** for a townhome community in land lots 229 and 230 of the 17th district. Property is located on the east side of Olive Springs Road, across from Gladstone Drive (2237 Olive Springs Road).

The public hearing was opened; Kevin Moore, Travis McComb, Jean Young, Rhonda Ledbetter, Karen Campbell, and James Young addressed the Planning Commission. Following the presentation and discussion, the following motion was made:

MOTION: Motion by Anderson, second by Beloin, to **hold** Z-32 until the February 3, 2026, Planning Commission Zoning Hearing.

Prior to the vote, discussion ensued; Mr. Anderson withdrew his previous motion and made the following new motion for Z-32:

MOTION: Motion by Anderson, second by Beloin, to recommend **denial** of Z-32.

VOTE: **ADOPTED 5-0**

LUP-49 DAYRIS ANDUJAR (Dayris J. Andujar Tolentino and Dominga Talentino Castillo, owners) requesting a **Temporary Land Use Permit** to allow more people and vehicles than the code allows in land lot 156 of the 16th district. Property is located on the northwest side of Highland Terrace, west of Canton Road (883 Highland Terrace).

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

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REGULAR AGENDA (CONT.)

LUP-49 DAYRIS ANDUJAR (CONT.)

MOTION: Motion by Dance, second by Massey, to recommend **approval** of LUP-49, subject to:

- 1. Applicant to clean out the garage to park vehicles**
- 2. Approval for three vehicles for four months**
- 3. Approval for three related adults for nine months**

VOTE: **ADOPTED** 5-0

SLUP-6 TATIANA MARK (Steven Mark, as Trustee of the Tatiana Mark Trust, owner) requesting a **Special Land Use Permit** for a noncommercial club in land lots 339 and 340 of the 19th district. Property is located off a private easement on the east side of John Ward Road, north of Wilshire Drive (1651 John Ward Road).

The public hearing was opened; Tatiana Mark, Nick Portolese, Robin Beatty, and Amanda O'Neil addressed the Planning Commission. Following the presentation and discussion, the following motion was made:

MOTION: Motion by Beloin, second by Anderson, to recommend **denial** of SLUP-6.

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

Chairwoman Faucette called for a brief recess from 3:36 p.m. until 3:44 p.m., and Mr. Anderson left the hearing.

SLUP-7 MT. BETHEL CHRISTIAN ACADEMY, INC. (Mt. Bethel Christian Academy, Inc. and Dodgen Farms, LLC, owner) requesting a **Special Land Use Permit** for expansion of a private school in land lots 599, 600, 625, and 626 of the 16th district. Property is located at the northwest intersection of Post Oak Tritt Road and Holly Springs Road (2509 Post Oak Tritt Road and 2605 Holly Springs Road).

The public hearing was opened; Kevin Moore, Neil Dougherty, Marshall Brown, Heather Tolley-Bauer, Richard Grome, and Robin Washington 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 SLUP-7 for the purpose of adding the 9.75 acre addition to the 33.255 acres previously referenced on the Master Site Plan and approved by actions of the Board of Commissioners and approve construction of the access road from Holly Springs Road to the main campus, subject to:

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REGULAR AGENDA (CONT.)

SLUP-7 MT. BETHEL CHRISTIAN ACADEMY, INC. (CONT.)

- 1. Letter of agreeable conditions from Kevin Moore dated November 24, 2025 (on file in the Zoning Division)**
- 2. All Department of Transportation analysis to be completed prior to the next Board of Commissioners' Zoning Hearing on December 16, 2025**
- 3. No recommendation shall be made as to the consideration of increasing the maximum enrollment to 1,100 students**

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

OTHER BUSINESS

O.B. 1 To adopt a resolution which establishes the dates, time, and place of the Planning Commission Zoning Hearings for the 2026 calendar year.

The Planning Commission Zoning Hearings for the 2026 calendar year shall be held in the Public Meeting Room on the second floor of the David Hankerson Building, 100 Cherokee Street, Marietta, Georgia, on the 1st Tuesday of each month at 9:00 a.m., *with the exception of the month of January*, when no hearing will be held. The Planning Commission Zoning Hearing dates for 2026 are as follows:

January (no hearing)	May 5	September 1
February 3	June 2	October 6
March 3	July 7	November 3
April 7	August 4	December 1

MOTION: Motion by Massey, second by Dance, to **adopt** a resolution which establishes the dates, time, and place of the Planning Commission Zoning Hearings for the 2026 calendar year (attached and made a part of these minutes).

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

APPROVAL OF MINUTES

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

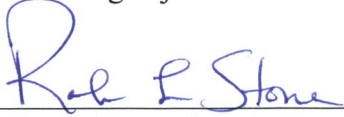
November 4, 2025 – Planning Commission Zoning Hearing
November 24, 2025 – Special Called Meeting/Agenda Review Work Session

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

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ADJOURNMENT

The hearing adjourned at 4:54 p.m.



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

**COBB COUNTY PLANNING COMMISSION
RESOLUTION FOR ESTABLISHMENT OF
DATES, TIME, AND PLACE OF
PC ZONING HEARINGS FOR 2026**

BE IT RESOLVED, the Cobb County Planning Commission, in accordance with guidelines set forth in the Cobb County Zoning Ordinance, does hereby designate the following dates, time, and place of its Zoning Hearings for the calendar year 2026:

1st Tuesday of each month at 9:00 a.m., with the exception of the month of January, when no hearing will be held.

BE IT FURTHER RESOLVED, the meeting place for the Zoning Hearings shall be in the Public Meeting Room on the second floor of the David Hankerson Building, 100 Cherokee Street, Marietta, Georgia.

BE IT FURTHER RESOLVED, the County Clerk, or her designee, is hereby directed to publish this Resolution in the newspaper in which the Sheriff's advertisements are published, once a week for two (2) weeks during the thirty (30) day period immediately following its passage and is further directed to post and maintain a copy of this Resolution on the County's official bulletin board located on the second floor of the David Hankerson Building, 100 Cherokee Street, Marietta, Georgia.

So adopted this 2nd day of December 2025.

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

PC ZONING HEARING DATES FOR 2026

January (no hearing)	May 5	September 1
February 3	June 2	October 6
March 3	July 7	November 3
April 7	August 4	December 1