

**MINUTES OF ZONING HEARING
COBB COUNTY PLANNING COMMISSION
JULY 7, 2026
9:00 A.M.**

The Planning Commission Zoning Hearing was held on Tuesday, July 7, 2026, 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
Fred Beloin
Deborah Dance
Deidra Massey
Sara Micheletto

CALL TO ORDER – CHAIRWOMAN FAUCETTE

Chairwoman Faucette called the hearing to order at 9:03 a.m.

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

- Z-1** **FRANCISCO J. GARCIA SANCHEZ** (Francisco J. Garcia, owner) requesting rezoning from **R-20** to **LI** for a tree service in land lot 133 of the 16th district. Property is located at the western terminus of Elnora Drive, west of Shallowford Road (895 Elnora Drive). *(Previously held by the Planning Commission (PC) from the February 3, 2026, and March 3, 2026, PC hearings until the April 7, 2026, PC hearing; continued by Staff from the April 7, 2026, PC hearing until the May 5, 2026, PC hearing; continued by the PC from the May 5, 2026, PC hearing until the June 2, 2026, PC hearing; continued by Staff until the September 1, 2026, PC hearing; therefore, was not considered at this hearing).*
- Z-13** **PRESTWICK COMPANIES** (WG-75 Partnership, Owner) requesting rezoning from **RSL (supportive)** to **RSL (non-supportive)** for senior living apartments in land lot 55 of the 20th district. Property is located on the north side of Hickory Grove Road, and on the south side of Hickory Grove Place (Hickory Grove Road). *(Previously held by the Planning Commission (PC) from the April 7, 2026, PC hearing until the May 5, 2026, PC hearing; continued by Staff from the May 5, 2026, PC hearing until the June 2, 2026, PC hearing; continued by Staff until the July 7, 2026, PC hearing; continued by Staff until the August 4, 2026, PC hearing; therefore, was not considered at this hearing).*
- Z-22** **THE HAVEN AT EASTSIDE, INC** (Eastside Baptist Church, Inc., Owner) requesting rezoning from **R-20** to **RSL** for supportive and non-supportive residential senior living in land lots 793 and 863 of the 17th district. Property is located on the southeast corner of Lower Roswell Road and Little Road, on the north side of Freydale Road, and at the northern terminus of Lucky

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CONTINUED CASES (CONT.)

Z-22 THE HAVEN AT EASTSIDE, INC (CONT.)

Court (2450 Lower Roswell Road, 386 Lucky Court, 385 Lucky Court, and 2495 Freydale Road). *(Previously held by the Planning Commission (PC) from the June 2, 2026, PC hearing until the July 7, 2026, PC hearing; continued by Staff until the August 4, 2026, PC hearing; therefore, was not considered at this hearing).*

Z-27 KRG DEVELOPMENT, LLC (Cobb County, Georgia and KRG Acworth Stilesboro, LLC, Owners) requesting rezoning from **LRC** and **LRO** to **NRC** for a drive-thru coffee shop in land lot 225 of the 20th district. Property is located on the east side of Mars Hill Road, south of Stilesboro Road (1660 Mars Hill Road). *(Continued by Staff until the August 4, 2026, Planning Commission hearing; therefore, was not considered at this hearing).*

SLUP-6 WOLLISTON ENTERPRISES, LLC (SRML Investments, LLC, Owner) requesting a **Special Land Use Permit** for an automobile storage yard and towing facility in land lot 66 of the 20th district. Property is located at the northwest intersection of New McEver Road and Huddleston Bridge Parkway (New McEver Road). *(Previously held by the Planning Commission (PC) from the May 5, 2026, PC hearing until the June 2, 2026, PC hearing; continued by Staff until the July 7, 2026, PC hearing; continued by Staff until the August 4, 2026, PC hearing; therefore, was not considered at this hearing).*

LUP-6 TASHA TOLBERT AND ALICIA STEEL (2591 Morgan Road, LLC, owner) requesting a **Temporary Land Use Permit** to increase the capacity of a group home from four residents to eight residents in land lot 590 of the 16th district. Property is located on the west side of Morgan Road, south of Ramblewood Drive (2591 Morgan Road). *(Previously held by the Planning Commission (PC) from the April 7, 2026, PC hearing until the July 7, 2026, PC hearing).*

Mr. Pederson presented the Applicant's request for a continuance of LUP-6; thereafter, the following motion was made:

MOTION: Motion by Dance, second by Massey, to continue LUP-6 until the September 1, 2026, Planning Commission Zoning Hearing.

VOTE: **ADOPTED 5-0**

Z-28 CONNOR THORPE (Charles G. Bullard and Brenda G. Bullard, as Trustees of the Charles and Brenda Bullard Revocable Trust, dated October 17, 2024, Owner) requesting rezoning from **R-30** to **RA-4** for a single-family

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CONTINUED CASES (CONT.)

Z-28 CONNOR THORPE (CONT.)

subdivision in land lot 1194 of the 19th district. Property is located on the east and west sides of Brown Road, south of Brownwood Drive (5140 and 5180 Brown Road).

The Applicant's representative for Z-28 requested a continuance of the case; thereafter, the following motion was made:

MOTION: Motion by Massey, second by Beloin, to **continue** Z-28 until the August 4, 2026, Planning Commission Zoning Hearing.

VOTE: **ADOPTED 5-0**

Mr. Pederson made the following announcement and then read in the case 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

At the call for LUP-13 (Rebecca Yan), opposition was present; therefore, LUP-13 was pulled from the Consent Agenda to be heard on the Regular Agenda in its numerical order. Later in the hearing, LUP-13 was added back to the Consent Agenda (see page 4 for the motion).

REGULAR AGENDA

At the call for Z-17 (Jairo Murillo), one of the speakers was not present; therefore, the Applicant for the case requested the case be heard later in the hearing when everyone was present. Z-21 (Branch Acquisition Company, LLC) was moved up on the agenda and heard next.

Z-21 BRANCH ACQUISITION COMPANY, LLC (Branch Atlanta Road Associates, Owner) requesting rezoning from **HI** to **RRC** for a mixed-use development in land lots 894 and 900 of the 17th district. Property is located on the northwest corner of Atlanta Road and Plant Atkinson Road (2840 Plant Atkinson Road). *(Previously continued by Staff from the June 2, 2026, Planning Commission (PC) hearing until the July 7, 2026, PC hearing).*

The public hearing was opened; Kevin Moore, Bill Millkey, Tom Gay, Jennifer Burmine, and Jack Head addressed the Planning Commission. Following the presentation and discussion, the following motion was made:

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REGULAR AGENDA (CONT.)

Z-21 BRANCH ACQUISITION COMPANY, LLC (CONT.)

MOTION: Motion by Micheletto, second by Massey, to **hold** Z-21 until the August 4, 2026, Planning Commission Zoning Hearing.

VOTE: **ADOPTED 5-0**

Clerk's Note: The Planning Commission requested the following:

1. *Developer to meet with the industrial neighbors and surrounding neighborhood to ensure that all appropriate information is communicated to everyone.*
2. *DOT to further review the traffic study to verify whether a turn lane is needed and for the Developer to have a backup plan if a turn lane is needed. In the same study, include information regarding the amount of residential traffic cutting through and tractor trailers turning, making sure there is proper widths to accommodate the existing industrial use.*
3. *Developer to work with DOT to ensure the number of parking spaces provided for the Silver Comet Trail is adequate and to verify that ten feet is still the required width needed for the Silver Comet Trail to support that use.*
4. *Staff to coordinate a site visit to this location for the Planning Commission.*

CONSENT AGENDA (CONT.)

Mr. Pederson announced that the Applicant and opposition for LUP-13 (Rebecca Yan) had come to an agreement; therefore, the case could be added back to the Consent Agenda.

LUP-13 REBECCA YAN (Rebecca Anne Wesselink Yan and Katharine Wesselink, Owners) requesting a **Temporary Land Use Permit** to allow the growing and selling of cut flowers in land lot 157 of the 20th district. Property is located on the south side of County Line Road (2796 County Line Road).

To recommend **approval** of LUP-13 for **24 months**, subject to:

1. **No commercial deliveries after sunset or before sunrise**
2. **Sign rendering to be approved by the District Commissioner**
3. **Clients to park in the driveway**
4. **Maximum of five clients per day**
5. **Fire Department comments and recommendations**
6. **Stormwater Management Division comments and recommendations**
7. **Department of Transportation comments and recommendations**

MOTION: Motion by Beloin, second by Massey, to **add** LUP-13 back to the Consent Agenda, as previously read in.

VOTE: **ADOPTED 5-0**

MOTION: Motion by Beloin, second by Micheletto, to **approve** the Consent Agenda, *as revised*.

VOTE: **ADOPTED 5-0**

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REGULAR AGENDA (CONT.)

Chairwoman Faucette called for a brief recess from 10:41 a.m. until 10:51 a.m.

Z-17 **JAIRO MURILLO** (Jairo Murillo, J.D. Clackum, Jr., Helen M. Clackum, and Tonya Clackum, Owners) requesting rezoning from **R-20** and **R-30** to **R-15 OSC** for a residential subdivision in land lots 768 and 817 of the 16th district. Property is located on the west side of Old Canton Road, and on the north and south sides of Clackum Road (1795 and 1785 Old Canton Road, 1797 Clackum Road and 1788 Shelley Court). *(Previously held by the Planning Commission (PC) from the May 5, 2026, PC hearing until the July 7, 2026, PC hearing).*

The public hearing was opened; Asia Mosee, Walter Strother, and Mike Cotti addressed the Planning Commission. Following the presentation and discussion, the following motion was made:

MOTION: Motion by Dance, second by Micheletto, to **hold** Z-17 until the August 4, 2026, Planning Commission Zoning Hearing.

VOTE: **ADOPTED 5-0**

Clerk's Note: The Planning Commission requested the Applicant and surrounding residents meet prior to the next hearing and allow Staff time to review the recent site plan and provide revised comments and recommendations.

LUP-12 **JUAN R. VALEZQUEZ** (Juan R. Valezquez, owner) requesting a **Temporary Land Use Permit** to allow more vehicles parked outside than the code allows in land lot 810 of the 19th district. Property is located on the north side of Pearson Road, west of Hiram Lithia Springs Road (5760 Pearson Road). *(Continued by Staff until the July 7, 2026, Planning Commission hearing).*

The public hearing was opened, and Joel Larkin 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-12 for **18 months**, subject to:

- 1. Construction of a garage during said timeframe to house additional vehicles**
- 2. Inclusion on the Consent Agenda for the Board of Commissioners' Zoning Hearing on July 21, 2026**

VOTE: **ADOPTED 5-0**

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REGULAR AGENDA (CONT.)

Z-25 **ELITE ENGINEERING** (Aarish Group of Investment, LLC, Owner) requesting rezoning from **GC** and **NS** to **NRC** for a convenience store with fuel sales in land lot 296 of the 20th district. Property is located on the southwest side of Due West Road, northwest of Lisas Drive (3807 Due West Road).

The public hearing was opened; Will Summey and Darren Wells addressed the Planning Commission. Following the presentation and discussion, the following motion was made:

MOTION: Motion by Beloin, second by Massey, to **hold** Z-25 until the August 4, 2026, Planning Commission Zoning Hearing.

VOTE: **ADOPTED 5-0**

By general consensus of the Board, companion cases, Z-26 and SLUP-7 (Campus Realty Advisors, LLC), were heard concurrently but voted on separately.

Z-26 **CAMPUS REALTY ADVISORS, LLC** (Chastain 300, LLC and Glen Chastain, LLC, Owner) requesting rezoning from **OS** to **RRC** for purpose-built student housing in land lots 363 and 430 of the 16th district. Property is located on the west side of Chastain Center Boulevard, south of Chastain Road (100 and 300 Chastain Center Boulevard).

SLUP-7 **CAMPUS REALTY ADVISORS, LLC** (Chastain 300, LLC and Glen Chastain, LLC, Owner) requesting a **Special Land Use Permit** for purpose-built student housing in land lots 363 and 430 of the 16th district. Property is located on the west side of Chastain Center Boulevard, south of Chastain Road (100 and 300 Chastain Center Boulevard).

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

MOTION: Motion by Micheletto, second by Massey, to recommend **approval** of Z-26 to the **RRC** zoning district, subject to:

- 1. Staff comments and recommendations**
- 2. District Commissioner to review and approve all final Safety and Security Plans, Transportation Plans, Marketing and Advertising Plans**
- 3. Request for ongoing meetings with the university; Applicant to present said plans and marketing to ensure the university approves any use of logos or anything else that is specific to that university**
- 4. University to review and approve any university owned items such as buses, bus stops, or shared security.**

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REGULAR AGENDA (CONT.)

**Z-26 & CAMPUS REALTY ADVISORS, LLC (CONT.)
SLUP-7**

- 5. Ongoing coordination with Cobb County Police around security.**
- 6. Installation of a Landscape Plan to contain a 15-foot landscape buffer between this property and the adjacent RM-12 property; the landscape buffer shall consist of trees and other plantings to provide a sound barrier and security.**

VOTE: ADOPTED 5-0

After the vote for Z-26, the following motion was made for companion case, SLUP-7:

MOTION: Motion by Micheletto, second by Beloin, to recommend **approval** of SLUP-7, subject to:

- 1. Same stipulations as those stated in companion case Z-26**

VOTE: ADOPTED 5-0

Chairwoman Faucette called for a lunch recess from 12:19 p.m. until 1:20 p.m.

LUP-14 STEVEN VAN GINKEL (Steven Wenetta Van Ginkel, Owner) requesting a **Temporary Land Use Permit** to allow an increase in the capacity of a group home from four residents to seven residents in land lot 159 of the 17th district. Property is located on the southwest corner of Walton Way and Rockin Hill Drive (195 Rockin Hill Drive).

The public hearing was opened, and Steven Van Ginkel addressed the Planning Commission. Following the presentation and discussion, the following motion was made:

MOTION: Motion by Massey, second by Beloin, to **hold** LUP-14 until the September 1, 2026, Planning Commission Zoning Hearing.

VOTE: ADOPTED 5-0

Clerk's Note: *The Planning Commission instructed the Applicant to do the following in preparation for the next hearing:*

- 1. Provide the comprehensive plan of what you are trying to do.*
- 2. Coordinate with Staff and any applicable departments including the Fire Marshall.*
- 3. Provide the Business License and any permits associated with the business.*
- 4. Provide the current Floor Plan/Site Plan of the structure and any proposed modifications to the structure.*
- 5. Provide information about personnel/staffing.*
- 6. Provide a Safety Plan and Parking Plan.*

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REGULAR AGENDA (CONT.)

LUP-15 **ROBERT M. MANTON** (Robert M. Manton, owner) requesting a **Temporary Land Use Permit** to allow the utilization of an RV ("5th wheel") as a temporary residence in land lot 270 of the 20th district. Property is located at the western terminus of Karingway Court, at the southeast intersection of Hadaway Road and Mars Hill Road (5600 Karingway Court).

At the call for LUP-15, the Applicant was not present, but there was opposition present. By general consensus, the Planning Commission decided to hear the case. The public hearing was opened, and Nadine Rauch addressed the Planning Commission. Following the presentation and discussion, the following motion was made:

MOTION: Motion by Beloin, second by Massey, to recommend **denial** of LUP-15 *without prejudice*.

VOTE: **ADOPTED 5-0**

APPROVAL OF MINUTES

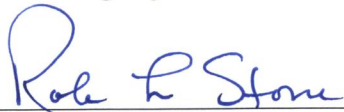
MOTION: Motion by Micheletto, second by Dance, to **approve** the following minutes, *as submitted*:

- June 2, 2026 – Planning Commission Zoning Hearing
- June 29, 2026 – Agenda Review Work Session

VOTE: **ADOPTED 5-0**

ADJOURNMENT

The hearing adjourned at 1:41 p.m.



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