



Cobb County...Expect the Best!

COBB COUNTY PLANNING COMMISSION

ZONING HEARING SUMMARY AGENDA

SEPTEMBER 1, 2026

District	Case	Held and continued cases - NOT to be heard
1	Z-25-2026	ELITE ENGINEERING (Previously held by the Planning Commission from the July 7, 2026, Planning Commission hearing until the August 4, 2026, Planning Commission hearing; Continued by staff until the September 1, 2026, Planning Commission hearing, Continued by Staff until the October 6, 2026 hearing)
1	Z-27-2026	KRG DEVELOPMENT, LLC (Previously continued by Staff from the July 7, 2026, August 4, 2026, and September 1, 2026, Planning Commission hearings until the October 6, 2026 Planning Commission hearing)
4	Z-28-2026	CONNOR THORPE (Continued from the July 7, 2026 Planning Commission hearing until the August 4, 2026 Planning Commission hearing; Held by the Planning Commission from the August 4, 2026 hearing until the October 6, 2026 hearing.)
2	Z-29-2026	ALEX BRANDON NAVA CRUZ AND ISRAEL NAVA RIVERA (Continued by staff from the August 4, 2026 and September 1, 2026, Planning Commission hearings until the October 6, 2026 Planning Commission hearing.)
2	LUP-17-2026	ALEX BRANDON NAVA CRUZ AND ISRAEL NAVA RIVERA (Continued by staff from the August 4, 2026 and September 1, 2026, Planning Commission hearings until the October 6, 2026 Planning Commission hearing.)

District	Case	Consent Agenda
3	Z-30-2026	TWO CAPITAL DEVELOPER, LLC (Continued by staff until the September 1, 2026, Planning Commission hearing)
2	Z-31-2026	BARBARA FURR AND PATRICIA FURR
2	Z-32-2026	TWO WINDY HILLS, LLC
3	LUP-24-2026	LUCY MASSEY
4	LUP-25-2026	INDIGO LAWNSCAPE, LLC
4	LUP-28-2026	MIELKE WAY MANOR, LLC

District	Case	Held and continued cases - to be heard
3	Z-1-2026	FRANCISCO J. GARCIA SANCHEZ (Previously held by the Planning Commission from the February 3, 2026 and March 3, 2026 Planning Commission hearings until the April 7, 2026 Planning Commission hearing; Continued by Staff from the April 7, 2026 Planning Commission hearing until the May 5, 2026 Planning Commission hearing; Continued by the Planning Commission from the May 5, 2026 Planning Commission hearing until the June 2, 2026 Planning Commission hearing; Continued by staff until the September 1, 2026 Planning Commission hearing)
1	Z-13-2026	PRESTWICK COMPANIES (Held by the Planning Commission from the April 7, 2026, Planning Commission hearing until the May 5, 2026 Planning Commission hearing; Continued by Staff until the June 2, 2026 PC hearing; Continued by Staff until the August 4, 2026 Planning Commission hearing; Held by the Planning Commission from the August 4, 2026 hearing until the September 1, 2026 hearing.)
3	Z-17-2026	JAIRO MURILLO (Held by the Planning Commission from the May 5, 2026, June 2, 2026, July 7, 2026 and August 4, 2026 Planning Commission hearings until the September 1, 2026 hearing.)

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District	Case	Held and continued cases - to be heard <i>(continued)</i>
2	Z-21-2026	BRANCH ACQUISITION COMPANY, LLC (Previously continued by Staff from the June 2, 2026, Planning Commission hearing until the July 7, 2026, Planning Commission hearing; Held by the Planning Commission from the July 7, 2026, Planning Commission hearing until the August 4, 2026, Planning Commission hearing; Continued by staff until the September 1, 2026, Planning Commission hearing)
3	Z-22-2026	THE HAVEN AT EASTSIDE, INC (Previously held by the Planning Commission from the June 2, 2026, Planning Commission hearing until the July 7, 2026, Planning Commission hearing; Continued by staff until the September 1, 2026, Planning Commission hearing)
3	LUP-6-2026	TASHA TOLBERT AND ALICIA STEEL (Previously held by the Planning Commission from the April 7, 2026, Planning Commission Hearing until the July 7, 2026, Planning Commission hearing; Continued by the Planning Commission from the July 7, 2026, Planning Commission hearing until the September 1, 2026, Planning Commission hearing)
4	LUP-14-2026	STEVEN VAN GINKEL (Held by the Planning Commission from the July 7, 2026, Planning Commission hearing until the September 1, 2026, Planning Commission hearing)

District	Case	Regular Cases
4	LUP-18-2026	JAMARRION TABOR
3	LUP-19-2026	MARIO ABBOTT
1	LUP-20-2026	NATISSIA COOPER
4	LUP-21-2026	ARTEMIO CALDERON
2	LUP-22-2026	CELENE B. HERNANDEZ
4	LUP-23-2026	FELICIA UMANAH
4	LUP-26-2026	NEEDAM MOSES
4	LUP-27-2026	TYLER HOWEY



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COBB COUNTY PLANNING COMMISSION

ZONING HEARING CONSENT AGENDA

SEPTEMBER 1, 2026

Zoning Cases

Z-30⁽²⁰²⁶⁾ TWO CAPITAL DEVELOPER, LLC (Jasai Krupa, Inc., Owner) requesting rezoning from **PSC** to **CRC** for Light Automotive Repair (Take Five Oil Change) in Land Lot 1029 of the 16th District. The property is Located on the east side of Roswell Road and on the west side of Lecroy Drive, south of Barnes Mill Road (2214 Roswell Road). Staff recommends approval subject to:

1. Site plan received by the Zoning Division on June 4, 2026, with District Commissioner approving minor modifications;
2. No outdoor storage or outdoor display of merchandise;
3. Fire Department comments and recommendations;
4. Stormwater Management Division comments and recommendations;
5. Water and Sewer Division comments and recommendations; and Department of Transportation comments and recommendations.

Z-31⁽²⁰²⁶⁾ **BARBARA FURR AND PATRICIA FURR** (Barbara Mae Furr and Patricia Furr, Owners) requesting rezoning from **R-20** to **RD** for a duplex in Land Lot 133 of the 17th District. The property is located on the south side of Austell Road, north of Pat Mell Road (2041 Austell Road). Staff recommends approval subject to:

1. Existing duplex only, with maximum of two dwelling units;
2. The existing duplex shall remain on a single parcel and shall not be subdivided to create separate lots for the individual dwelling units;
3. Variances as outlined in the Zoning comments;
4. Department of Transportation comments and recommendations;
5. Stormwater Management Division comments and recommendations;
6. Fire Department comments and recommendations; and
7. Water and Sewer Division comments and recommendations.

Z-32⁽²⁰²⁶⁾ **TWO WINDY HILLS, LLC** (Two Windy Hills, LLC, Owners) requesting rezoning from **GC** to **LI** for a contractor office in Land Lot 370 of the 17th District. The property is located on the south side of Atlanta Road, north of Taylor Drive (1718 Atlanta Rd). 1. Staff recommends Deletion to Tourist Services (TS) subject to the following:

1. Fire Department comments and recommendations;
2. Water and Sewer Division comments and recommendations;
3. Stormwater Management Division comments and recommendations;
4. Department of Transportation comments and recommendations;
5. No outdoor storage onsite (except for parking of vehicles);
6. Site plan received June 29, 2026, with District Commissioner approving minor modifications;
7. Code compliant parking to be provided with District Commissioner to approve final parking plan; and
8. Property permitted to have a specialized contractor or community retail use only.

Temporary Land Use Permits

LUP-24⁽²⁰²⁶⁾ **LUCY MASSEY** (Craig Stephen Massey and Lucy Elizabeth Massey, Owners) requests a Temporary Land Use Permit (Renewal) to allow a Personal Training Studio in Land Lot 404 of the 16th District. The property is located on the west side of Acorn Falls Drive, northwest of Davis Road (3331 Acorn Falls Drive). Staff recommends approval for 24 months subject to:

1. No more than three (3) clients a day;
2. Appointment hours from 8:30 a.m. until 12:30 p.m.;
3. All parking to be in the driveway, no parking on the street;
4. Appointments to be scheduled 30 minutes apart; and
5. Appointments to consist of one (1) client at a time.

LUP-25⁽²⁰²⁶⁾ INDIGO LAWNSCAPE, LLC (Reginald Allen Rutherford, Owner) requests a Temporary Land Use Permit (Renewal) to allow a business and related vehicle parking in Land Lots 1244, 1245, 1272, 1273, 1319 of the 19th District. The property is located on the west side of Acorn Falls Drive, northwest of Davis Road (5280 Hiram Lithia Springs Road). Staff recommends approval for 24 months subject to:

1. For this Applicant only;
2. Quarterly inspections by Code Enforcement;
3. Height of the fence shall be eight feet to ensure screening Equipment from adjoining property owners;
4. Equipment stored on the property shall be the following (total of eight):
 - a) Two-single axel dump trucks;
 - b) Two bucket trucks;
 - c) Two landscape trucks;
 - d) Two Bobcats; and
 - e) No more than five employees.

LUP-28⁽²⁰²⁶⁾ MIELKE WAY MANOR, LLC (Gordy Property Group, LLC, Owner) requests a Temporary Land Use Permit (Renewal) to allow a family farm, wildlife sanctuary, event center, and educational facility in Land Lot 710 of the 19th District. The property is located on the south side of Pair Road, east of Sasanqua Lane (1901 Pair Road). Staff recommends approval for 24 months subject to:

1. Site plan dated June 10, 2026 on file with Zoning division, with District Commissioner approving minor modifications;
2. Letter of agreeable conditions from Adam Rozen dated October 30, 2023, not otherwise in conflict;
3. Shared parking agreement dated November 19, 2023 with the Trinity Baptist Church of Smyrna, Inc. and Mielke Way, LLC, not otherwise in conflict;
4. No parking on the right-of-way - all parking must be on approved parking area;
5. No additional exterior signs; and
6. Fire Department comments and recommendations;
7. Water and Sewer Division comments and recommendations;
8. Stormwater Management Division comments and recommendations;
9. Department of Transportation comments and recommendations.