

**MINUTES OF ZONING HEARING
COBB COUNTY PLANNING COMMISSION
AUGUST 4, 2026
9:00 A.M.**

The Planning Commission Zoning Hearing was held on Tuesday, August 4, 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
Deidra Massey
Sara Micheletto

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 John Pederson, Zoning Division Manager, reviewed the hearing procedures and announced the following *withdrawn*, *held*, and *continued* cases.

- 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 Huddlestone 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). WITHDRAWN WITHOUT PREJUDICE*
- 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-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;*

**MINUTES OF ZONING HEARING
COBB COUNTY PLANNING COMMISSION
AUGUST 4, 2026
PAGE 2**

WITHDRAWN, HELD, AND CONTINUED CASES (CONT.)

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

held by the PC from the July 7, 2026, PC hearing until the August 4, 2026, PC hearing; continued by Staff until the September 1, 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 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 from the July 7, 2026, PC hearing until the August 4, 2026, PC hearing; continued by Staff until the September 1, 2026, PC hearing; therefore, was not considered at this hearing).*

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). *(Previously held by the Planning Commission (PC) from the July 7, 2026, PC hearing until the August 4, 2026, PC hearing; continued by Staff until the September 1, 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). *(Previously continued by Staff from the July 7, 2026, Planning Commission (PC) until the August 4, 2026, Planning Commission hearing; continued by Staff until the September 1, 2026, PC hearing; therefore, was not considered at this hearing).*

Z-29 ALEX BRANDON NAVA CRUZ AND ISRAEL NAVA RIVERA (Alex Brandon Nava Cruz and Israel Nava Rivera, Owner) requesting rezoning from **CF** to **CRC** for a landscaping business in land lot 279 of the 17th district. Property is located on the east side of Joyner Avenue, north of Cranfill Road (1665 Joyner Avenue). *(Continued by Staff until the September 1, 2026, Planning Commission hearing; therefore, was not considered at this hearing).*

**MINUTES OF ZONING HEARING
COBB COUNTY PLANNING COMMISSION
AUGUST 4, 2026
PAGE 3**

WITHDRAWN, HELD, AND CONTINUED CASES (CONT.)

- Z-30** **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. 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). *(Continued by Staff until the September 1, 2026, Planning Commission 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; continued by the PC from the July 7, 2026, PC hearing until the September 1, 2026, PC hearing; therefore, was not considered at this hearing).*
- 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). *(Previously held by the Planning Commission (PC) from the July 7, 2026, PC hearing until the September 1, 2026, PC hearing; therefore, was not considered at this hearing).*
- LUP-17** **ALEX BRANDON NAVA CRUZ AND ISRAEL NAVA RIVERA** (Alex Brandon Nava Cruz and Israel Nava Rivera, Owner) requesting a **Temporary Land Use Permit** to allow a single-family residence in land lot 279 of the 17th district. Property is located on the east side of Joyner Avenue, north of Cranfill Road (1665 Joyner Avenue). *(Continued by Staff until the September 1, 2026, Planning Commission hearing; therefore, was not considered at this hearing).*

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.

**MINUTES OF ZONING HEARING
COBB COUNTY PLANNING COMMISSION
AUGUST 4, 2026
PAGE 4**

CONSENT AGENDA

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

LUP-16 **MARIA CLAUDIA ORTEGA** (Jesus Maria Silava and Maria Claudia Ortega, Owners) requesting a **Temporary Land Use Permit (Renewal)** to allow a daycare of more than six children in a residence in land lot 949 of the 16th district. Property is located on the east side of Allgood Road, north of Camellia Drive (1096 Allgood Road).

To recommend **approval** of LUP-16 for **24 months**, subject to:

- 1. Staff comments and recommendations**
- 2. Inclusion on the Consent Agenda for the Board of Commissioners' Zoning Hearing on August 18, 2026**

CONSENT VOTE: **ADOPTED** 4-0, Dance not present

REGULAR AGENDA

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).*

The public hearing was opened; Parks Huff and Jay Stephenson addressed the Planning Commission. Following the presentation and discussion, the following motion was made:

MOTION: Motion by Beloin, second by Micheletto, to **hold** Z-13 until the September 1, 2026, Planning Commission Zoning Hearing.

VOTE: **ADOPTED** 3-1, Micheletto opposed and Dance not present

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** 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*

**MINUTES OF ZONING HEARING
COBB COUNTY PLANNING COMMISSION
AUGUST 4, 2026
PAGE 5**

REGULAR AGENDA (CONT.)

Z-17 JAIRO MURILLO (CONT.)

Commission (PC) from the May 5, 2026, PC hearing until the July 7, 2026, PC hearing; held by the PC from the July 7, 2026, PC hearing until the August 4, 2026, PC hearing).

The public hearing was opened; Melissa Murillo, Yineth Beardsley, Audrey Zee, Silvia Pinto, Walter Strother, and Jairo Murillo addressed the Planning Commission. Following the presentation and discussion, the following motion was made:

MOTION: Motion by Massey, second by Beloin, to **hold** Z-17 until the September 1, 2026, Planning Commission Zoning Hearing.

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

Clerk's Note: The Planning Commission (PC) requested the following from the Applicant for the next PC hearing:

- 1. Updated Site Plan to show the distribution of guest parking and to show the amount of undisturbed buffer space along the shared boundary*
- 2. Determination on the stream to see if it can be piped (Applicant to work with Staff)*

Chairwoman Faucette called for a brief recess from 10:25 a.m. until 10:31 a.m.

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 **R-20** for a single-family 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). *(Previously continued by the Planning Commission (PC) from the July 7, 2026, PC hearing until the August 4, 2026, PC hearing).*

The public hearing was opened; Connor Thorpe, Clithon Rice, Jr., Doug Stell, and Angela Robinson addressed the Planning Commission. Following the presentation and discussion, the following motion was made:

MOTION: Motion by Massey, second by Micheletto, to **hold** of Z-28 until the October 6, 2026, Planning Commission Zoning Hearing.

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

Clerk's Note: The Planning Commission (PC) requested the following from the Applicant for the October 6, 2026, PC hearing:

- 1. Applicant to work with the District Commissioner and Ms. Massey to have a community meeting to discuss issues and develop a plan*
- 2. Applicant and opposition to work with Stormwater Management to discuss issues and develop a mitigation plan.*

**MINUTES OF ZONING HEARING
COBB COUNTY PLANNING COMMISSION
AUGUST 4, 2026
PAGE 6**

APPROVAL OF MINUTES

MOTION: Motion by Massey, second by Micheletto, to **approve** the following *revised* minutes:

- July 27, 2026 – Agenda Review Work Session - *Revised*

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

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

- July 7, 2026 – Planning Commission Zoning Hearing

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

ADJOURNMENT

The hearing adjourned at 10:50 a.m.



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