



Cobb County...Expect the Best!

COBB COUNTY PLANNING COMMISSION

ZONING HEARING SUMMARY AGENDA

February 3, 2026

District	Case	Consent Agenda
2	Z-3-2026	FORREST BOSS
2	Z-6-2026	COLLIFLOWER, INC.
3	Z-7-2026	RED RIDGE PROPERTIES, LLC
1	LUP-3-2026	THIAGO SANTOS

District	Case	Held and continued case - to be heard
2	Z-2-2024	FLOURNOY DEVELOPMENT GROUP, LLC <i>(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).</i>
4	Z-27-2025	KNIGHT PARTNERS, LLC <i>(Continued by Staff from the November 4, 2025 Planning Commission hearing through the December 2, 2025 Planning Commission hearing until the February 3, 2026 Planning Commission hearing).</i>

District	Case	Regular cases
3	Z-1-2026	FRANCISCO J. GARCIA SANCHEZ
2	Z-2-2026	PIEDMONT RESIDENTIAL, LLC
1	Z-4-2026	FIELD TIME ATHLETICS, LLC
4	Z-5-2026	THE REVIVE LAND GROUP, LLC
1	LUP-1-2026	JONATHAN A. ELMER AND SARAH ELMER
3	LUP-2-2026	APRIL MURCHISON
2	LUP-4-2026	JEAN JEAN-BAPTISTE
1	SLUP-1-2026	DANE CONTRACTING, LLC



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ZONING HEARING CONSENT AGENDA

February 3, 2026

Zoning Cases

Z-3⁽²⁰²⁶⁾ **FORREST BOSS** (Forrest L. Boss, owner) requesting rezoning from **GC** to **LI** for a metal fabrication and repair in Land Lots 371 and 422 of the 17th District. The property is located on the southwest side of Atlanta Road and on the north side of Ledford Street (761 Ledford Street). The Planning Commission recommends approval subject to:

1. Site plan received by the Zoning Division on December 4, 2025, shall be followed, and a striped, code-compliant parking area and landscape buffer shall be installed along the western property line where feasible.
2. Landscape plan to be approved by the district commissioner after review by County Arborist.
3. Fire Department comments and recommendations;
4. Water and Sewer comments and recommendations;
5. Stormwater comments and recommendations;
6. Department of Transportation comments and recommendations;
7. Site Plan Review comments and recommendations.

Z-6⁽²⁰²⁶⁾ **COLLIFLOWER, INC.** (B & J HYD Building, Inc., owner) requesting rezoning from **GC** to **LI** for a hydraulics business in Land Lot 934 of the 19th District. The property is located on the northwest corner of Old 41 Highway and Hames Road (1661 Old 41 Highway). The Planning Commission recommends approval subject to:

1. Site plan received by the Zoning Division on December 4, 2025, with the District Commissioner approving minor modifications;
2. Water and Sewer Division comments and recommendations;
3. Fire Department comments and recommendations;
4. Stormwater Management Division comments and recommendations;
5. Department of Transportation comments and recommendations;
6. Site Plan Review comments and recommendations; and
7. No outdoor storage or outdoor display of merchandise.

Z-7⁽²⁰²⁶⁾ **RED RIDGE PROPERTIES, LLC** (Estate of James Lamar Rucker, owner) requesting rezoning from **R-30** to **R-20** for a single-family community in Land Lots 533 and 548 of the 16th District. The property is located on the east side of Hembree Road, across from Creek Park Drive and Timber Bluff Drive (2760 and 2830 Hembree Road). The Planning Commission recommends approval subject to:

1. Final Site Plan to be approved by the District Commissioner;
2. Final Elevations to be approved by the District Commissioner;
3. Fire Department comments and recommendations;
4. Water and Sewer Division comments and recommendations;
5. Stormwater Management Division comments and recommendations; and
6. Department of Transportation comments and recommendations.

LUP-3⁽²⁰²⁶⁾ **THIAGO SANTOS** (Thiago Santos and Kellyta Santos, owners) requests a Temporary Land Use Permit (**Renewal**) for outdoor photography in Land Lots 103 and 126 of the 20th District. Located on the north side of Old 41 Highway, west of Kimberly Road (3178 Old 41 Highway). Staff recommends approval for 24 months, subject to:

1. Final Site Plan submitted on December 3rd, 2025 (attached and made a part of these minutes);
2. Maximum of two employees;
3. One sign up to six square feet;
4. Clients by appointment only, with a maximum of three (3) clients per day;
5. Fire Department comments and recommendations; and
6. Department of Transportation comments and recommendations.