



Cobb County...Expect the Best!

# COBB COUNTY BOARD OF COMMISSIONERS

## ZONING HEARING SUMMARY AGENDA

February 17, 2026

District	Case	Held and Continued cases (will not be heard)
4	Z-27-2025	<b>KNIGHT PARTNERS, LLC</b> (Continued by Staff from the November 4, 2025 and December 2, 2025 Planning Commission hearings until the February 3, 2026 Planning Commission hearing; Held by the Planning Commission until the March 3, 2026 Planning Commission hearing).
3	Z-1-2026	<b>FRANCISCO J. GARCIA SANCHEZ</b> (Held by the Planning Commission until the March 3, 2026 Planning Commission hearing).
2	Z-2-2026	<b>PIEDMONT RESIDENTIAL, LLC</b> (Held by the Planning Commission until the March 3, 2026 Planning Commission hearing).
1	Z-4-2026	<b>FIELD TIME ATHLETICS, LLC</b> (Held by the Planning Commission until the March 3, 2026 Planning Commission hearing).
4	Z-5-2026	<b>THE REVIVE LAND GROUP, LLC</b> (Continued by Staff from the February 17, 2026 Board of Commissioners hearing until the March 17, 2026 Board of Commissioner's hearing)
3	LUP-2-2026	<b>APRIL MURCHISON</b> (Held by the Planning Commission until the March 3, 2026 Planning Commission hearing).
1	SLUP-1-2026	<b>DANE CONTRACTING, LLC</b> (Held by the Planning Commission until the March 3, 2026 Planning Commission hearing).
2	OB-2-2026	<b>ADESUWA FADERIN</b> (Continued by Staff from the February 17, 2026 Board of Commissioners hearing until the March 17, 2026 Board of Commissioner's hearing)

District	Case	Consent Agenda
2	Z-3-2026	<b>FORREST BOSS</b>
2	Z-6-2026	<b>COLLIFLOWER, INC.</b>
3	Z-7-2026	<b>RED RIDGE PROPERTIES, LLC</b>
1	LUP-3-2026	<b>THIAGO SANTOS</b>
2	LUP-4-2026	<b>JEAN JEAN-BAPTISTE</b>
1	OB-1-2026	<b>ROSCOE JACKSON</b>
1	OB-3-2026	<b>DAN HELTON</b>
4	OB-4-2026	<b>STUART NAPSHIN</b>
4	OB-5-2026	<b>EARLY EDUCATION, LLC</b>
1	OB-7-2026	<b>BROOKSTONE HOA, INC.</b>
3	OB-8-2026	<b>EVCAP MANAGER, LLC</b>

District	Case	Held and continued case - to be heard
2	Z-2-2024	<b>FLOURNOY DEVELOPMENT GROUP, LLC</b> (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).
3	LUP-49-2025	<b>DAYRIS ANDUJAR</b> (Continued by the Board of Commissioners from the December 16, 2025 Board of Commissioners hearing until the February 17, 2026 Board of Commissioners hearing).

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District	Case	Regular cases
1	LUP-1-2026	<b>JONATHAN A. ELMER AND SARAH ELMER</b>

District	Case	Other Business cases
2	OB-58-2025	<b>SOTTO PROPERTIES, LLC</b> <i>(Held by the Board of Commissioners from the November 18, 2025 Board of Commissioners hearing until the February 17, 2026 Board of Commissioners hearing).</i>
2	OB-6-2026	<b>KENNETH SONUKAN</b>
2	OB-9-2026	<b>TOWN PARK APTS, LLC</b>



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### ZONING HEARING CONSENT AGENDA

February 17, 2026

#### Zoning Cases

**Z-3<sup>(2026)</sup>**

**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 17<sup>th</sup> 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 (on file in the Zoning Division), 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 Division comments and recommendations
5. Stormwater Management Division comments and recommendations
6. Department of Transportation comments and recommendations
7. Site Plan Review comments and recommendations
8. Inclusion on the Consent Agenda for the Board of Commissioners' Zoning Hearing on February 17, 2026

**Z-6<sup>(2026)</sup>**

**COLLIFLOWER, INC.** (B & J HYD Building, Inc., owner) requesting rezoning from GC to LI for a hydraulics business in Land Lot 934 of the 19<sup>th</sup> 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 (on file in the Zoning Division), 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
7. No outdoor storage or outdoor display of merchandise
8. Inclusion on the Consent Agenda for the Board of Commissioners' Zoning Hearing on February 17, 2026

**Z-7<sup>(2026)</sup>**      **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 16<sup>th</sup> 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
6. Department of Transportation comments and recommendations
7. Inclusion on the Consent Agenda for the Board of Commissioners' Zoning Hearing on February 17, 2026

### **Temporary Land Use Cases**

**LUP-3<sup>(2026)</sup>**      **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 20<sup>th</sup> 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 received by the Zoning Division on December 3, 2025 (on file in the Zoning Division)
2. Maximum of two employees
3. One sign up to six square feet
4. Clients by appointment only, with a maximum of three clients per day
5. Fire Department comments and recommendations
6. Department of Transportation comments and recommendations
7. Inclusion on the Consent Agenda for the Board of Commissioners' Zoning Hearing on February 17, 2026

**LUP-4<sup>(2026)</sup> JEAN JEAN-BAPTISTE** (Jean E. Jean-Baptiste, owner) requests a Temporary Land Use Permit to allow more people and vehicles than the code allows in Land Lot 203 of the 17<sup>th</sup> District. Located on the west side of Larose Drive, north of Windy Hill Road (44 Larose Drive). The Planning Commission recommends approval for 24 months, subject to:

1. A total of four vehicles on the property, such that:
  - A. Within 30 days, Applicant to clean out the garage so one vehicle can be stored in the garage
  - B. Allowance for three additional vehicles to be parked outside in the driveway
2. Allowance for the additional related adults
3. Inclusion on the Consent Agenda for the Board of Commissioners' Zoning Hearing on February 17, 2026

### **Other Business Cases**

#### **ITEM OB-1-2026**

To consider a reduction of lot size from 30,000 square-feet per lot to 24,368 square-feet for Roscoe Jackson. The property is located on the south side of Paul Samuel Road in Land Lot 237 of the 20<sup>th</sup> District (4051 Paul Samuel Road). Staff recommends approval subject to:

1. Cobb DOT comments and recommendations.

#### **ITEM OB-3-2026**

To consider a reduction of required public road frontage from 75-feet to 0-feet and other variances for Dan Helton. The property is located on the west side of Poplar Springs Road in Land Lot 153 of the 19<sup>th</sup> District (950 Poplar Springs Road). Staff recommends approval subject to:

1. Fire Department comments and recommendations.
2. Road frontage is reduced to zero-feet with variances as shown on the site plan received January 2, 2026.

**ITEM OB-4-2026**

To consider a reduction of required public road frontage from 75-feet to 0-feet for Stuart Napshin. The property is located on the east side of Brownmoore Drive in Land Lot 163 of the 17<sup>th</sup> District (3107 Brownmoore Drive). Staff recommends approval subject to:

1. Cobb DOT comments and recommendations.
2. Road front is reduced to zero-feet.

**ITEM OB-5-2026**

To consider a reduction of required public road frontage from 75-feet to 0-feet for Early Education, LLC. The property is located at the eastern end of Russell Drive in Land Lot 120 of the 17<sup>th</sup> District (395 Russell Drive). Staff recommends approval subject to:

1. Cobb DOT comments and recommendations.
2. Road front is reduced to zero-feet.
3. Site Plan Review comments.
4. Fire Department comments.

**ITEM OB-7-2026**

To consider a site plan amendment for Brookstone HOA, Inc. regarding rezoning application Z-146 of 1993 in Land Lot 193 of the 20<sup>th</sup> District. Located at the southeast intersection of McLain Road and Hedge Brooke Drive (5595 Hedge Brooke Drive). Staff recommends approval subject to:

1. Fire Department comments and recommendations.
2. Site plan received January 13, 2026, with District Commissioner approving minor modifications.
3. Site Plan Review comments.

**ITEM OB-8-2026**

To consider a site plan and stipulation amendment for EvCap Manager, LLC regarding rezoning application Z-151 of 1999. The property is located on the north side of Shallowford Road in Land Lot 400 of the 16<sup>th</sup> District (3980 Shallowford Road). Staff recommends approval subject to:

1. Cobb DOT comments and recommendations.
2. Site plan received January 13, 2026, with District Commissioner approving minor modifications.
3. Site Plan Review comments.