

**MINUTES OF ZONING HEARING
COBB COUNTY BOARD OF COMMISSIONERS
FEBRUARY 17, 2026
9:00 A.M.**

The Board of Commissioners' Zoning Hearing was held on Tuesday, February 17, 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 Board were:

Lisa Cupid, Chairwoman
Commissioner Erick Allen
Commissioner JoAnn Birrell
Commissioner Keli Gambrill
Commissioner Monique Sheffield

CALL TO ORDER – CHAIRWOMAN CUPID

Chairwoman Cupid called the hearing to order at 9:02 a.m.

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 Pederson, Zoning Division Manager, reviewed the hearing procedures and announced the following *withdrawn, held and continued* cases.

O.B. 58^{'25} To consider a reduction of lot size from 30,000 square-feet per lot to 28,801 square-feet for lot 1 and 29,286 square-feet for lot 2 for Sotto Properties, LLC. Property is located on the northeasterly side of Honeysuckle Lane, west of Spring Hill Road in land lot 771 of the 17th district (2351 Honeysuckle Lane). *(Previously held by the Board of Commissioners (BOC) from the November 18, 2025, BOC Zoning hearing until the February 17, 2026, BOC Zoning hearing).*

Mr. Pederson presented the Applicant's request to withdraw O.B.58^{'25} without prejudice; thereafter the following motion was made:

MOTION: Motion by Allen, second by Gambrill, to **allow** O.B.58^{'25} to be *withdrawn without prejudice*.

VOTE: **ADOPTED** 5-0

Z-27^{'25} **KNIGHT PARTNERS, LLC** (Louise G. Howard Family Investments, LP, owner) requesting rezoning from **R-20** and **TS** to **CRC** for a convenience food store with self-service fuel sales in land lots 754 and 759 of the 17th district. Property is located on the northwest corner of South Cobb Drive and River View Road (5322 South Cobb Drive, 2273 River View Road, and 2259 River View Road). *(Previously continued by Staff from the November 4, 2025, and December 2, 2025, Planning Commission (PC) hearings until the February 3, 2026, PC hearing; held by the PC until the March 3, 2026, PC hearing; therefore, was not considered at this hearing).*

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WITHDRAWN, HELD, AND CONTINUED CASES (CONT.)

- 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). *(Held by the Planning Commission (PC) until the March 3, 2026, PC hearing; therefore, was not considered at this hearing).*
- Z-2** **PIEDMONT RESIDENTIAL, LLC** (Juett Investments, LLC; AIR Property, LLC; Joy Cain (a/k/a Joy L. Cain); and Nathan A. Ball and Jessica E. Lawson, owners) requesting rezoning from **R-20** to **RM-8** for a single-family community in land lots 858, 859, 870, and 871 of the 16th district. Property is located on the east side of Bells Ferry Road and the north and west sides of Dickson Road, south of Interstate 75 (1520 and 1546 Bells Ferry Road, 15 and 141 Dickson Road). *(Held by the Planning Commission (PC) until the March 3, 2026, PC hearing; therefore, was not considered at this hearing).*
- Z-4** **FIELD TIME ATHLETICS, LLC** (Sanctuary Park West Real Estate, LLC, owner) requesting rezoning from **LRO** and **O&I** to **CRC** for a commercial indoor recreation facility, which are batting cages, in land lot 329 of the 20th district. Property is located approximately 330 feet east of Ernest Barrett Parkway (landlocked), behind Pike Nursery, and to the north of Home Depot (3381 and 3391 Ernest Barrett Parkway). *(Held by the Planning Commission (PC) until the April 7, 2026, PC hearing; therefore, was not considered at this hearing).*
- Z-5** **THE REVIVE LAND GROUP, LLC** (Estate of Lucille Garrett a/k/a Leathy Lucille Garrett a/k/a Leathy Lucille Price Garrett and William D. Brown, owners) requesting rezoning from **R-20** to **RA-5** for a single-family community in land lot 691 of the 19th district. Property is located on the east and west sides of Ernest Barrett Parkway and the western terminus of Old Horseshoe Bend Road (None assigned). *(Continued by Staff from the February 17, 2026, Board of Commissioners' (BOC) Zoning hearing until the March 17, 2026, BOC Zoning hearing; therefore, was not considered at this hearing).*
- LUP-2** **APRIL MURCHISON** (April Murchison and Greg Persaud, owner) requesting a **Temporary Land Use Permit** to allow more vehicles than the code allows in land lot 376 of the 16th district. Property is located on the southeast corner of Woodhill Drive and Shadowood Court (1331 Woodhill Drive). *(Held by the Planning Commission (PC) until the March 3, 2026, PC hearing; therefore, was not considered at this hearing).*

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WITHDRAWN, HELD, AND CONTINUED CASES (CONT.)

SLUP-1 **DANE CONTRACTING, LLC** (Zeke Farriba and Barton L. Boyd, owners) requesting a **Special Land Use Permit** for wood materials processing for firewood in land lot 26 of the 20th district. Property is located on the southwest side of Baker Road, north of Webster Drive (2675 Baker Road). *(Held by the Planning Commission (PC) until the March 3, 2026, PC hearing; therefore, was not considered at this hearing).*

O.B. 2 To consider amending the stipulations and site plan for Adesuwa Faderin regarding rezoning application Z-13 of 2013. Property is located on the east side of Atlanta Road, south of Paces Ferry Road in land lot 743 of the 17th district (3691 Atlanta Road). *(Continued by Staff from the February 17, 2026, Board of Commissioners' (BOC) Zoning hearing until the March 17, 2026, BOC Zoning hearing; therefore, was not considered at this hearing).*

Z-2'²⁴ **FLOURNOY DEVELOPMENT GROUP, LLC** (Cobb County, owner) requesting rezoning from **GC** to **RRC** for multifamily residential in land lots 763 and 764 of the 17th district. Property is located on the west side of Atlanta Road and on the east side of I-285, south of the intersection of I-285 and Atlanta Road (4600 Atlanta Road). *(Previously continued by Staff from the February 6, 2024, through the November 4, 2025, Planning Commission (PC) hearings until the December 2, 2025, PC hearing; held by the PC from the December 2, 2025, PC hearing until the February 3, 2026, PC hearing).*

Mr. Pederson presented the Applicant's request for a continuation of Z-2'²⁴; thereafter, the following motion was made:

MOTION: Motion by Allen, second by Gambrill, to **continue** Z-2'²⁴ until the March 17, 2026, Board of Commissioners' Zoning Hearing.

VOTE: **ADOPTED 5-0**

Z-6 **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. Property is located on the northwest corner of Old 41 Highway and Hames Road (1661 Old 41 Highway).

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

MOTION: Motion by Allen, second by Gambrill, to **continue** Z-6 until the March 17, 2026, Board of Commissioners' Zoning Hearing.

VOTE: **ADOPTED 5-0**

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Mr. Pederson made the following announcement and read in the cases 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

MOTION: Motion by Cupid, second by Allen, to **approve** the following cases on the Consent Agenda, *as revised*:

Z-3 FORREST BOSS (Forrest L. Boss, owner) requesting rezoning from **GC** to **LI** for a metal fabrication and repair business in land lots 371 and 422 of the 17th district. Property is located on the southwest side of Atlanta Road and on the north side of Ledford Street (761 Ledford Street).

To **approve** Z-3 to the **LI** zoning district, subject to:

1. **Site Plan received by the Zoning Division on December 4, 2025 (attached and made a part of these minutes), 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**

Z-7 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. Property is located on the east side of Hembree Road, across from Creek Park Drive and Timber Bluff Drive (2760 and 2830 Hembree Road).

To **approve** Z-7 to the **R-20** zoning district, 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**

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CONSENT AGENDA (CONT.)

LUP-3 **THIAGO SANTOS** (Thiago Santos and Kellyta Santos, owners) requesting a **Temporary Land Use Permit (Renewal)** for outdoor photography in land lots 103 and 126 of the 20th district. Property is located on the north side of Old 41 Highway, west of Kimberly Road (3178 Old 41 Highway).

To **approve** LUP-3 for **24 months**, subject to:

- 1. Final Site Plan received by the Zoning Division on December 3, 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 clients per day**
- 5. Fire Department comments and recommendations**
- 6. Department of Transportation comments and recommendations**

LUP-4 **JEAN JEAN-BAPTISTE** (Jean E. Jean-Baptiste, owner) requesting a **Temporary Land Use Permit** to allow more people and vehicles than the code allows in land lot 203 of the 17th district. Property is located on the west side of Larose Drive, north of Windy Hill Road (44 Larose Drive).

To **approve** LUP-4 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**

OTHER BUSINESS

O.B. 1 To consider a reduction of lot size from 30,000 square-feet per lot to 24,368 square-feet for Roscoe Jackson. Property is located on the south side of Paul Samuel Road in land lot 237 of the 20th district (4051 Paul Samuel Road).

To **approve** O.B. 1, subject to:

- 1. Cobb DOT comments and recommendations contained in the Other Business Item**

At the call for O.B. 3 (Dan Helton), the Applicant was not present, and there was no opposition present. The case was put on hold to see if the Applicant could be reached. Later in the hearing, the case was continued (see page 8 for the motion).

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CONSENT AGENDA (CONT.)

OTHER BUSINESS (CONT.)

O.B. 4 To consider a reduction of required public road frontage from 75-feet to zero feet for Stuart Napshin. Property is located on the east side of Brownmoore Drive in land lot 163 of the 17th district (3107 Brownmoore Drive).

To **approve** O.B. 4, subject to:

- 1. Road frontage to be reduced to zero feet**
- 2. Cobb DOT comments and recommendations contained in the Other Business Item**

At the call for O.B. 5 (Early Education, LLC), opposition was present; therefore, the case was pulled from the Consent Agenda and heard in its numerical order (see page 8 of these minutes).

O.B. 7 To consider a site plan amendment for Brookstone HOA, Inc. regarding rezoning application Z-146 of 1993 in land lot 193 of the 20th district. Property is located at the southeast intersection of McLain Road and Hedge Brooke Drive (5595 Hedge Brooke Drive).

To **approve** O.B. 7, subject to:

- 1. Site Plan received by the Zoning Division on January 13, 2026 (attached and made a part of these minutes), with the District Commissioner approving minor modifications**
- 2. Fire Department comments and recommendations contained in the Other Business Item**
- 3. Site Plan Review comments and recommendations contained in the Other Business Item**

O.B. 8 To consider a site plan and stipulation amendment for EvCap Manager, LLC regarding rezoning application Z-151 of 1999. Property is located on the north side of Shallowford Road in land lot 400 of the 16th district (3980 Shallowford Road).

To **approve** O.B. 8, subject to:

- 1. Site Plan received by the Zoning Division on January 13, 2026 (attached and made a part of these minutes), with the District Commissioner approving minor modifications**
- 2. Cobb DOT comments and recommendations contained in the Other Business Item**
- 3. Site Plan Review comments and recommendations contained in the Other Business Item**
- 4. Applicant to provide Cobb DOT with a traffic circulation plan**

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CONSENT AGENDA (CONT.)

OTHER BUSINESS (CONT.)

Prior to approving the Consent Agenda, Mr. Pederson announced that O.B. 9 (Town Park Apts, LLC) could be added to the Consent Agenda. With no opposition present, Mr. Pederson read in the case and associated stipulations.

O.B. 9 To consider a stipulation amendment for Town Park Apts, LLC regarding rezoning application Z-52 of 2022. Property is located on the east side of Townpark Drive, north of Chastain Road in land lot 363 of the 16th district (108 Townpark Drive).

To **approve** O.B. 9, subject to:

1. All Staff comments and recommendations contained in the Other Business Item

MOTION: Motion by Allen, second by Gambrill, to **add** O.B. 9 to the Consent Agenda, *as previously read in*

VOTE: **ADOPTED** 4-1, Birrell opposed

CONSENT VOTE: **ADOPTED** 5-0, Birrell opposed to O.B. 9

REGULAR AGENDA

LUP-49^{'25} **DAYRIS ANDUJAR** (Dayris J. Andujar Tolentino and Dominga Talentino Castillo, owners) requesting a **Temporary Land Use Permit** to allow more people and vehicles than the code allows in land lot 156 of the 16th district. Property is located on the northwest side of Highland Terrace, west of Canton Road (883 Highland Terrace).

At the call for LUP-49^{'25} (Dayris Andujar), the Applicant was not present and there was no opposition present. Discussion ensued, and the following motion was made:

MOTION: Motion by Birrell, second by Allen, to **deny** LUP-49^{'25}, subject to:

1. Applicant to come into compliance within 30 days

VOTE: **ADOPTED** 5-0

LUP-1 **JONATHAN A. ELMER AND SARAH ELMER** (Jonathan A. Elmer and Sarah Ruth Elmer, owners) requesting a **Temporary Land Use Permit** to allow dog breeding in land lot 300 of the 20th district. Property is located at the western terminus of Lost Valley Lane, west of Old Mountain Road (4998 Lost Valley Lane).

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REGULAR AGENDA (CONT.)

LUP-1 JONATHAN A. ELMER AND SARAH ELMER (CONT.)

The public hearing was opened; Jonathan and Sarah Elmer, Ray Stukes, and Catherine Minor addressed the Board. Following the presentation and discussion, the following motion was made:

MOTION: Motion by Gambrill, second by Birrell, to **deny** LUP-1, subject to:

- 1. Applicant shall cease all breeding effective upon approval of this motion**
- 2. All puppies and dogs used for commercial breeding purposes *only* shall be removed from this property by June 10, 2026**

VOTE: **ADOPTED** 4-1, Allen opposed

Chairwoman Cupid called for a brief recess from 11:14 a.m. until 11:25 a.m.

OTHER BUSINESS

O.B. 3 To consider a reduction of required public road frontage from 75-feet to zero feet and other variances for Dan Helton. Property is located on the west side of Poplar Springs Road in land lot 153 of the 19th district (950 Poplar Springs Road).

Following the recess, Mr. Pederson announced that the Applicant for O.B. 3 (Dan Helton) could not be reached and requested that the Board continue the case to March; thereafter, the following motion was made:

MOTION: Motion by Gambrill, second by Allen, to **continue** O.B. 3 to the March 17, 2026, Board of Commissioners' Zoning Hearing.

VOTE: **ADOPTED** 5-0

O.B. 5 To consider a reduction of required public road frontage from 75-feet to zero feet for Early Education, LLC. Property is located at the eastern end of Russell Drive in land lot 120 of the 17th district (395 Russell Drive).

The public hearing was opened; Qiu Fang, Mark Probst, Ed Richardson, Al Wissler, Kevin Au, and Almeter Hoover addressed the Board. Following the presentation and discussion, the following motion was made:

MOTION: Motion by Sheffield, second by Birrell, to **approve** O.B. 5, subject to:

- 1. Site Plan and building elevations to be approved by the District Commissioner**

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OTHER BUSINESS (CONT.)

O.B. 5 (CONT.)

2. Road frontage to be reduced to zero feet
3. Single family use *only*
4. Cobb DOT comments and recommendations contained in the Other Business Item
5. Site Plan Review comments and recommendations contained in the Other Business Item
6. Fire Department comments and recommendations contained in the Other Business Item
7. All Staff comments and recommendations, *not otherwise in conflict*

VOTE: **ADOPTED** 4-1, Birrell opposed

O.B. 6

To consider a stipulation amendment for Kenneth Sonukan regarding rezoning application Z-65 of 2004 in land lots 221 and 222 of the 17th district. Property is located on the west side of South Cobb Drive, north of Leader Road (1060 South Cobb Drive).

The public hearing was opened, and Kenneth Sonukan addressed the Board. Following the presentation and discussion, the following motion was made:

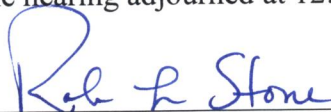
MOTION: Motion by Allen, second by Birrell, to **approve** O.B. 6, subject to:

1. Allow *limited retail uses on the property*
2. No outdoor storage or displays of merchandise
3. No *automotive uses*
4. All Staff comments and recommendations contained in the Other Business Item
5. All previous stipulations and conditions, *not otherwise in conflict*, to remain in effect

VOTE: **ADOPTED** 5-0

ADJOURNMENT

The hearing adjourned at 12:11 p.m.



Robin L. Stone, Deputy County Clerk
Cobb County Board of Commissioners

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ZONING & PROPERTY DATA	
SIZE (ACRES)	7.5
TAX DISTRICT	COBB COUNTY
ZONING DISTRICT	PUD (Z-146, DATED 12-21-89)
SETBACKS:	
FRONT	25 FEET
SIDE	10 FEET
REAR	30 FEET

Min. Bk. 101 Petition No. 0.B.7
 Doc. Type Site Plan
 Meeting Date 2-17-2026

NEW IMPERVIOUS COVERAGE (SQ FT)

- PICKLEBALL COURT AREA = 3540
 - CONCRETE = 531
 - RETAINING WALL = 51
 - PAVILION = 612.50
- TOTAL = 4934.50 SQ FT

FLOOD ZONE NOTE:

ACCORDING TO THE CURRENT "F.I.A. OFFICIAL FLOOD HAZARD MAP" COMMUNITY PANEL NO. 18902 0014 DATED OCTOBER 9, 2019, THIS PROPERTY IS NOT IN AN AREA HAVING SPECIAL FLOOD HAZARD.

OWNER:

BROOKSTONE HOMEOWNERS ASSOCIATION INC
 PO BOX 80708
 ACWORTH GA 30101 1218

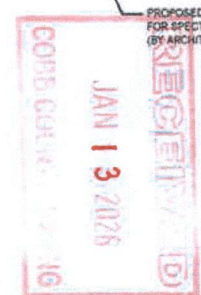
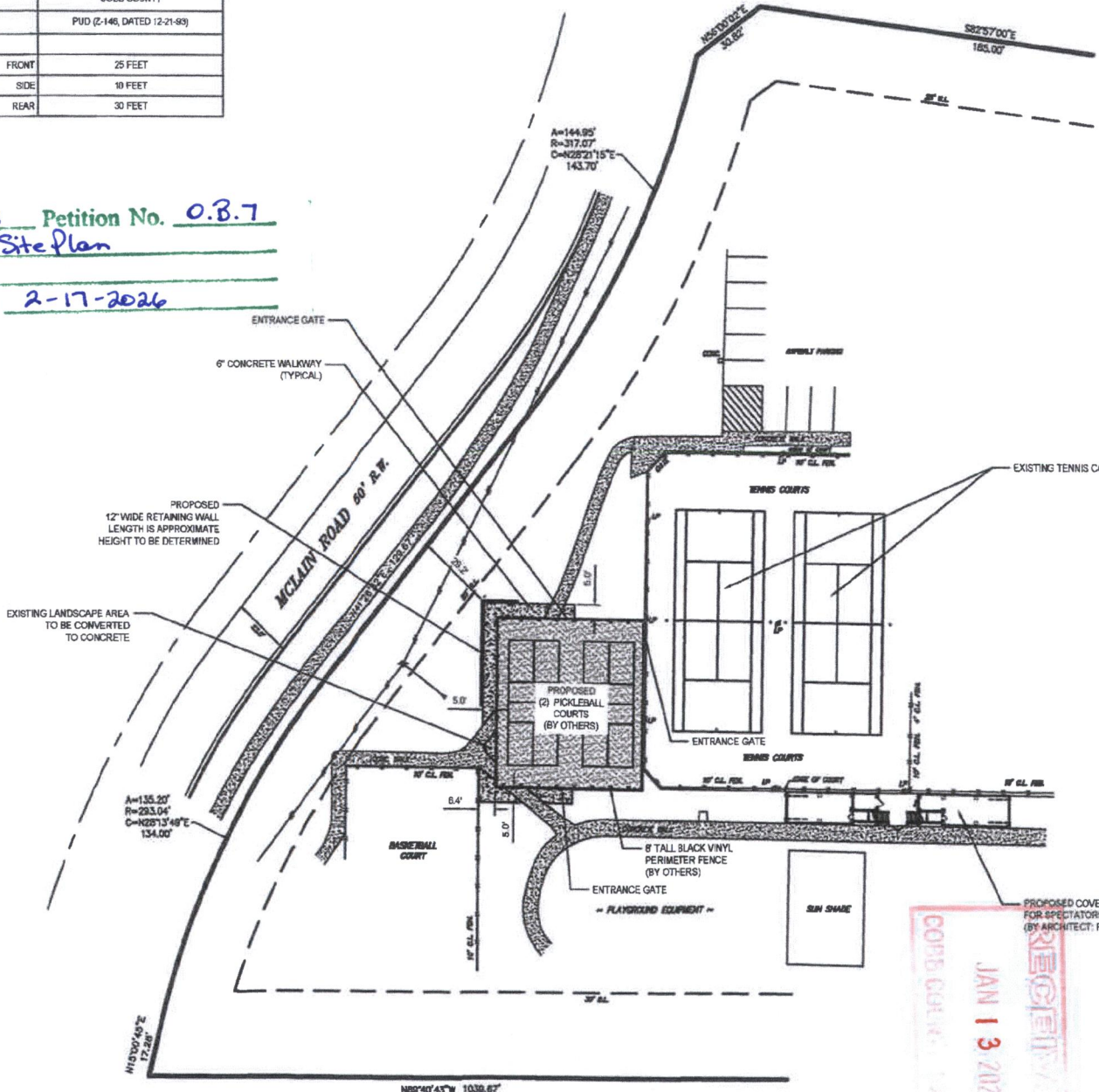
LEGAL DESCRIPTION:

BEGINNING AT THE INTERSECTION OF THE SOUTHERLY RIGHT-OF-WAY LINE OF HEDGE BROOKE DRIVE (50 FOOT RIGHT-OF-WAY) AND THE EASTERLY RIGHT-OF-WAY LINE OF MCCLAIN ROAD (50 FOOT RIGHT-OF-WAY); RUNNING THENCE ALONG THE EASTERLY RIGHT-OF-WAY LINE OF MCCLAIN ROAD A DISTANCE OF 144.95 FEET TO A POINT; CONTINUING THENCE ALONG THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF MCCLAIN ROAD SOUTH 41 DEGREES 20 MINUTES 32 SECONDS WEST, A DISTANCE OF 120.07 FEET TO A POINT; CONTINUING THENCE ALONG THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF MCCLAIN ROAD ALONG A CURVE TO THE LEFT AN ARC DISTANCE OF 135.20 FEET TO A POINT (SAC ARC BEING SUBTENDED BY A CHORD BEARING SOUTH 28 DEGREES 15 MINUTES 49 SECONDS WEST AND HAVING A LENGTH OF 134.00 FEET); CONTINUING THENCE ALONG THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF MCCLAIN ROAD SOUTH 15 DEGREES 30 MINUTES 46 SECONDS WEST, A DISTANCE OF 17.28 FEET TO A POINT; RUNNING THENCE SOUTH 89 DEGREES 40 MINUTES 43 SECONDS EAST, A DISTANCE OF 1.39 87 FEET TO A POINT LOCATED AT THE SOUTHWEST CORNER OF LOT 8 OF UNIT XX; RUNNING THENCE NORTH 00 DEGREES 18 MINUTES WEST, A DISTANCE OF 230.02 FEET TO A POINT; RUNNING THENCE NORTH 00 DEGREES 18 MINUTES WEST, A DISTANCE OF 95.30 FEET TO A POINT BEING THE SOUTHEAST CORNER OF LOT 2 OF UNIT XX; RUNNING THENCE ALONG THE REAR LINE OF SAID LOT 2, A DISTANCE OF 92.23 FEET TO A POINT LOCATED ON THE NORTHEASTERN LOT LINE OF LOT 1, UNIT XX; RUNNING THENCE ALONG THE NORTHEASTERN LOT LINE OF LOT 1 IN A SOUTHEASTERLY DIRECTION, A DISTANCE OF 20.00 FEET TO THE SOUTHEASTERN CORNER OF SAID LOT; RUNNING THENCE SOUTH 73 DEGREES 16 MINUTES 35 SECONDS WEST, A DISTANCE OF 77.38 FEET TO A POINT; RUNNING THENCE NORTH 81 DEGREES 20 MINUTES 14 SECONDS WEST, A DISTANCE OF 80.78 FEET TO A POINT; RUNNING THENCE NORTH 51 DEGREES 46 MINUTES 48 SECONDS WEST, A DISTANCE OF 62.39 FEET TO A POINT LYING AND BEING ON THE SOUTHERLY RIGHT-OF-WAY LINE OF HEDGE BROOKE DRIVE; RUNNING THENCE ALONG THE SOUTHERLY RIGHT-OF-WAY LINE OF HEDGE BROOKE DRIVE FOR A DISTANCE OF 241.81 FEET TO A POINT; RUNNING THENCE NORTH 82 DEGREES 17 MINUTES WEST, A DISTANCE OF 18.00 FEET TO A POINT; RUNNING THENCE SOUTH 56 DEGREES 50 MINUTES 30 SECONDS WEST, A DISTANCE OF 30.82 FEET TO A POINT AND THE TRUE POINT OF BEGINNING.

SURVEY PREPARED BY:



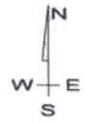
FIELD WORK COMPLETED 11-17-2025



NOT FOR CONSTRUCTION

BANNEY CONSULTING GROUP, LLC 18735 DUNWOODY PLACE STE N ATLANTA, GA, 30360 GA FIRM NO. FEP068177
NOT APPROVED UNLESS ACCOMPANIED WITH A VALID SIGNATURE.
72 HOURS OF NOTICE IS REQUIRED BEFORE ANY LAND DISTURBANCE ACTIVITIES CAN BEGIN.
BROOKSTONE HOA 6595 HEDGE BROOKE DR NW
SITE PLAN FOR "OTHER BUSINESS APPLICATION" FROM: BROOKSTONE HOA DATE: 01-13-2026 PREPARED BY: LMS DRAWN BY: MFB CHECKED BY: MFB
SHEET NO SP-1

PROJECT INFORMATION	
ZONING	LRO
OVERALL SITE AREA	1.44 ACRES
TOTAL DISTURBED AREA	LESS THAN 5,000 SF
EX. PARKING PROVIDED	36 STD + 1 ADA



ON SITE
 CIVIL GROUP
1000 PHARMACISTS BUILDING SUITE 2000 ATLANTA, GEORGIA 30309
 WWW.ONSITECIVIL.COM
 404.525.0210

THIS DRAWING IS THE PROPERTY OF ON SITE CIVIL GROUP, LLC AND SHALL NOT BE REPRODUCED BY ANY MEANS OR IN ANY MANNER WITHOUT THE EXPRESS WRITTEN PERMISSION OF ON SITE CIVIL GROUP, LLC.



REVISIONS	
NO.	DATE

CLIENT:
 EVCAP MANAGER, LLC
 550 CALIFORNIA STREET, SUITE 330
 BEN UDELL
 847-345-2827
 BUDELL@EVCAPINVESTMENTS.COM

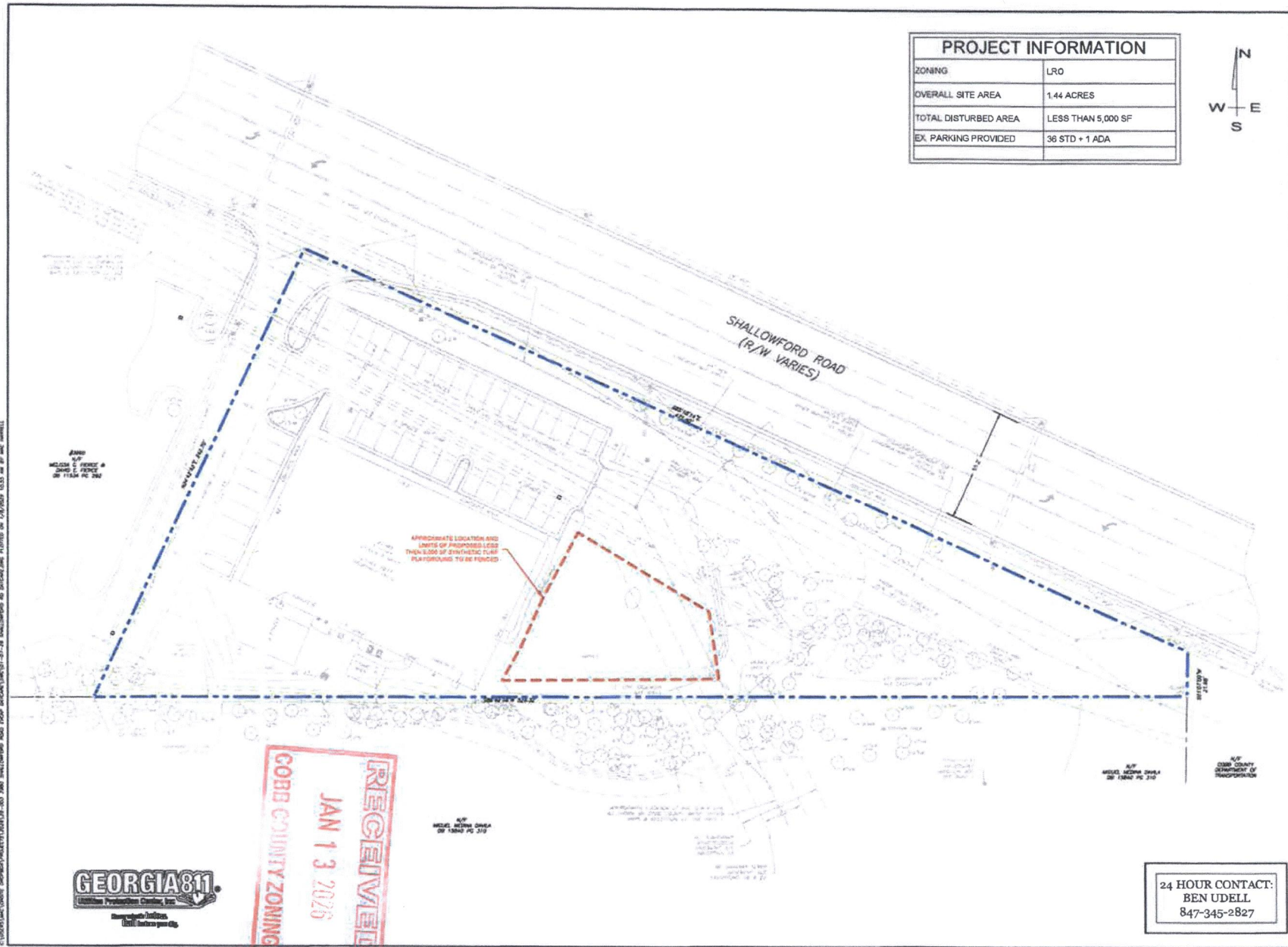
CITY BUSINESS DRAWINGS ISSUED
 SHALLOWFORD ROAD, COBBLER CREEK
 3084 SHALLOWFORD
 RD MARIETTA, GA
 PIN: 604000880
 LL7407 / DISTRICT 16
 COBB COUNTY, GA

24 HOUR CONTACT:
 BEN UDELL
 847-345-2827

SITE PLAN

DATE: JANUARY 8, 2026
 PROJECT: 24-013

SHEET C 401



RECEIVED
 JAN 13 2026
 COBB COUNTY ZONING

EXHIBIT "1"