

**MINUTES OF ZONING HEARING
COBB COUNTY PLANNING COMMISSION
FEBRUARY 3, 2026
9:00 A.M.**

The Planning Commission Zoning Hearing was held on Tuesday, February 3, 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
Deborah Dance
Deidra Massey
Sara Micheletto – left the hearing at 3:35 p.m.

CALL TO ORDER – CHAIRWOMAN FAUCETTE

Chairwoman Faucette introduced *Sara Micheletto*, who replaced David Anderson, as Commissioner Allen’s District 2 appointee for the Planning Commission. The hearing was called to order at 9:03 a.m.

After reviewing the hearing procedures, Mr. John Pederson, Zoning Division Manager, made the following announcement, and then 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 Massey, second by Dance, to **approve** the following cases on the Consent Agenda, *as presented*.

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 recommend **approval** of Z-3 to the **LI** zoning district, 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**

**MINUTES OF ZONING HEARING
COBB COUNTY PLANNING COMMISSION
FEBRUARY 3, 2026
PAGE 2**

CONSENT AGENDA (CONT.)

Z-3 FORREST BOSS (CONT.)

- 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 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).

To recommend **approval** of Z-6 to the **LI** zoning district, 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 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 recommend **approval** of 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**
- 7. Inclusion on the Consent Agenda for the Board of Commissioners' Zoning Hearing on February 17, 2026**

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

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 recommend **approval** of LUP-3 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**

CONSENT VOTE: **ADOPTED 5-0**

REGULAR AGENDA

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).*

The public hearing was opened; Kevin Moore, Sam Lindley, Nat Milburn, and Travis McComb addressed the Planning Commission. Following the presentation and discussion, the following motion was made:

MOTION: Motion by Micheletto, second by Beloin, to recommend **approval** of Z-2'²⁴ to the RRC zoning district, subject to:

- 1. Further conversation with Department of Transportation (DOT) to determine exactly how much land they will be taking and if that could alleviate some of the conversation around the U-turn**
- 2. Denial of the 50 feet setback against the front line; instead, do a reduced 25-30 feet setback to help buffer the development from the main street**
- 3. Staff comments and recommendations, *not otherwise in conflict***

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

REGULAR AGENDA (CONT.)

Z-2'24 FLOURNOY DEVELOPMENT GROUP, LLC (CONT.)

Prior to the vote, discussion ensued, and Ms. Dance made the following substitute motion for Z-2'24:

MOTION: Motion by Dance, second by Massey, to **move** Z-2'24 forward to the Board of Commissioners *without a recommendation*, but with the following comments:

- 1. Continue conversation with the Department of Transportation (DOT) to determine exactly how much land they will be taking and if that could alleviate some of the conversation around the U-turn**
- 2. Denial of the 50 feet setback against the front line; instead, do a reduced 25-30 feet setback to help buffer the development from the main street**
- 3. Staff comments and recommendations, *not otherwise in conflict***

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

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, Planning Commission (PC) hearing through the December 2, 2025, PC hearing until the February 3, 2026, PC hearing).*

The public hearing was opened; Kevin Moore, Katelyn DeRuyter, Jillian Newbury, and Betty Ann Cook addressed the Planning Commission. Following the presentation and discussion, the following motion was made:

MOTION: Motion by Massey, second by Dance, to **hold** Z-27'25 until the March 3, 2026, Planning Commission Zoning Hearing.

VOTE: **ADOPTED** 5-0

Chairwoman Faucette called for a brief recess from 10:39 a.m. until 10:50 a.m. Following the recess, Mr. Pederson requested that LUP-4 (Jean Jean-Baptiste) be moved up on the agenda and heard next.

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).

**MINUTES OF ZONING HEARING
COBB COUNTY PLANNING COMMISSION
FEBRUARY 3, 2026
PAGE 5**

REGULAR AGENDA (CONT.)

LUP-4 JEAN JEAN-BAPTISTE (CONT.)

The public hearing was opened, and Jean-Baptiste addressed the Planning Commission. Following the presentation and discussion, the following motion was made:

MOTION: Motion by Micheletto, second by Massey, to recommend **approval** of 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**
- 3. Inclusion on the Consent Agenda for the Board of Commissioners' Zoning Hearing on February 17, 2026**

VOTE: **ADOPTED 5-0**

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).

The public hearing was opened; Francisco Garcia and Luis Silva (translator for the Applicant) addressed the Planning Commission. Following the presentation and discussion, the following motion was made:

MOTION: Motion by Dance, second by Massey, to recommend **denial** of Z-1, subject to:

- 1. Applicant to clean up all non-residential uses of the property within 60 days**

Prior to the vote, discussion ensued, Ms. Dance withdrew her previous motion and made the following new motion for Z-1:

MOTION: Motion by Dance, second by Massey, to **hold** Z-1 until the March 3, 2026, Planning Commission Zoning Hearing.

VOTE: **ADOPTED 5-0**

**MINUTES OF ZONING HEARING
COBB COUNTY PLANNING COMMISSION
FEBRUARY 3, 2026
PAGE 6**

REGULAR AGENDA (CONT.)

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).

The public hearing was opened; Kevin Moore and Mary Lynne Thomas addressed the Planning Commission. Following the presentation and discussion, the following motion was made:

MOTION: Motion by Micheletto, second by Beloin, to **hold** Z-2 until the March 3, 2026, Planning Commission Zoning Hearing.

VOTE: **ADOPTED 5-0**

Chairwoman Faucette called for a lunch recess at 12:13 p.m. The hearing reconvened at 1:15 p.m.

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).

The public hearing was opened; Adam Rozen, Don Edwards, Ellen Smith, and Jeanne Kearse addressed the Planning Commission. Following the presentation and discussion, the following motion was made:

MOTION: Motion by Beloin, second by Massey, to **hold** Z-4 until the April 7, 2026, Planning Commission Zoning Hearing.

VOTE: **ADOPTED 5-0**

Clerk's Note: *Mr. Beloin requested that the Applicant advise him within 30 days if he has reached an agreement with Home Depot.*

Following the vote, the representative, Kevin Moore, for Z-5 (The Revive Land Group, LLC), was not in attendance; therefore, LUP-1 (Jonathan A. Elmer and Sarah Elmer) was moved up on the agenda and heard next.

LUP-1 **JONATHAN A. ELMER AND SARAH ELMER** (Jonathan A. Elmer and Sarah Ruth Elmer, owners) requesting a **Temporary Land Use Permit** to allow breeding dogs 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).

**MINUTES OF ZONING HEARING
COBB COUNTY PLANNING COMMISSION
FEBRUARY 3, 2026
PAGE 7**

REGULAR AGENDA (CONT.)

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

The public hearing was opened; Jonathan and Sarah Elmer, Joshua Robertson, and Yuri Haller addressed the Planning Commission. Following the presentation and discussion, the following motion was made:

MOTION: Motion by Beloin, second by Massey, to recommend **approval** of LUP-1 for **5 months**, subject to:

- 1. Applicant to relocate the breeding dogs to another location within five months**

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

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).

The public hearing was opened; Kevin Moore, Travis McComb, Robert Soricelly, Tracy Caldwell, Jordan Caldwell, and Stephen Swanson addressed the Planning Commission. Following the presentation and discussion, the following motion was made:

MOTION: Motion by Massey, second by Micheletto, to recommend **approval** of Z-5, subject to:

- 1. Staff comments and recommendations**

VOTE: **FAILED** 2-3, Beloin, Dance, and Micheletto opposed

Due to the *failed* motion for Z-5, Ms. Massey made an alternative motion *to recommend moving the case forward to the Board of Commissioners without a recommendation*; however, that motion failed to obtain a second. Thereafter, Ms. Dance made the following substitute motion:

MOTION: Motion by Dance, second by Beloin, to recommend **denial** of Z-5.

VOTE: **ADOPTED** 3-2, Faucette and Massey opposed

Chairwoman Faucette called for a brief recess from 3:29 p.m. until 3:39 p.m. Chairwoman Faucette left the hearing and Vice Chairwoman Dance chaired the remainder of the hearing.

**MINUTES OF ZONING HEARING
COBB COUNTY PLANNING COMMISSION
FEBRUARY 3, 2026
PAGE 8**

REGULAR AGENDA (CONT.)

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).

The public hearing was opened; Gregory and April Murchison, Gregory Persaud, Matt Beardon, and Michael Carle addressed the Planning Commission. Following the presentation and discussion, the following motion was made:

MOTION: Motion by Dance, second by Massey, to **hold** LUP-2 until the March 3, 2026, Planning Commission Zoning Hearing.

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

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).

The public hearing was opened; Kevin Moore and Amy Maraisone addressed the Planning Commission. Following the presentation and discussion, the following motion was made:

MOTION: Motion by Beloin, second by Micheletto, to **hold** SLUP-1 until the March 3, 2026, Planning Commission Zoning Hearing.

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

APPROVAL OF MINUTES

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

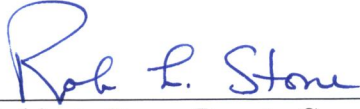
- December 2, 2025 – Planning Commission Zoning Hearing
- January 6, 2026 – Special Called Meeting/Agenda Review Work Session for the *proposed* 2026 Comprehensive Plan and Future Land Use Amendments
- January 6, 2026 – Planning Commission’s 2026 Comprehensive Plan and Future Land Use Amendments Hearing
- January 30, 2026 – Special Called Meeting/Agenda Review Work Session

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

**MINUTES OF ZONING HEARING
COBB COUNTY PLANNING COMMISSION
FEBRUARY 3, 2026
PAGE 9**

ADJOURNMENT

The hearing adjourned at 4:48 p.m.



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