

**MINUTES OF VARIANCE HEARING
COBB COUNTY BOARD OF ZONING APPEALS
FEBRUARY 11, 2026
1:30 P.M.**

The Board of Zoning Appeals Variance Hearing was held on Wednesday, February 11, 2026, at 1:30 p.m. 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:

Deidra Massey, Chairwoman
Kim Swanson, Vice Chairwoman
Fred Beloin
Alice Summerour
Barkley Russell (arrived at 1:33 p.m.)

CHAIRWOMAN MASSEY – CALL TO ORDER

Chairwoman Massey called the hearing to order at 1:30 p.m. and explained the procedures for the public hearing.

Mr. John Pederson, Zoning Division Manager, read in the following cases that were withdrawn held, or continued, and then read in the Consent Agenda.

- V-28 PRESTON REED** (Jametta M. James and Kitab A. James, owners) requesting a variance to reduce the rear setback from required 30 feet to 21 feet in land lot 104 of the 1st district. Property is located on the southwestern corner of Grandview Trace and Trails End Road (4880 Grandview Trce). **WITHDRAWN WITHOUT PREJUDICE**
- V-13 GARY BRYANT GILMORE** (Robert J. Slimp and Martha M. Slimp, owners) requesting a variance to 1) increase the maximum allowable impervious coverage from required 40% (per V-170 of 2015) to 61%; 2) reduce the rear setback from required 30 feet to 13 feet; 3) reduce the front setback from required 25 feet to 23 feet; and 4) reduce the setback for an outdoor fireplace from five feet to zero feet in land lot 23 of the 16th district. Property is located at the terminus of Canopy Drive (5037 Canopy Dr). *(Previously held by the Board of Zoning Appeals from the January 14, 2026 BZA hearing, continued until the March 11, 2026 Board of Zoning Appeals hearing).*
- V-29 DENISE MEIER** (Keith R. Meier and Denise R. Meier, as Joint Tenants with Rights of Survivorship and not as Tenants in Common, owners) requesting a variance to increase the maximum allowable impervious coverage from required 35% to 48.3% in land lot 253 of the 20th district. Property is located on the north side of Marietta Country Club Drive, north of Medinah Court (1318 Marietta Country Club Dr).

Mr. Pederson presented the Applicant's request for a continuance of V-29; thereafter, the following motion was made:

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WITHDRAWN, HELD, AND CONTINUED (CONT.)

V-29 DENISE MEIER (CONT.)

Motion by Beloin, second by Swanson, to **continue** V-29 until the March 11, 2026 Board of Zoning Appeals Hearing.

VOTE: **ADOPTED 5-0**

CONSENT AGENDA

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

V-23 WENDELL FLOYD (Aristides Nafpliotis, Bruce and Vivian Hargus, Evangeline Courtis, and Micheal N. Nafpliotis, owners) requesting a variance to allow a temporary or permanent sign to cover more than 50% of the window glass surface of each pane of glass in land lots 1032 and 1057 of the 17th district. Property is located on the southwest corner of Powers Ferry Road and Interstate North Parkway (2150 Powers Ferry Rd).

To **approve** V-23.

V-24 VININGS CHURCH (Feldberg Real Estate Holdings, LLC, owner) requesting a variance to allow a temporary or permanent sign to cover more than 50% of the window glass surface of each pane of glass in land lot 748 of the 17th district. Property is located on the northeast side of Atlanta Road and on the westerly side of Winchester Parkway (4479 Atlanta Rd).

To **approve** V-24.

V-25 ERIC BRISSE (Eric M. Brisse and Allison M. Turner, owners) requesting a variance to 1) reduce the setback for an accessory structure (existing 206 square foot shed) from required 40 feet to 25 feet adjacent to the southern property line; and 2) reduce the front setback from required 35 feet to 29 feet in land lot 810 of the 16th district. Property is located at the terminus of San Andra Drive (1762 San Andra Dr).

To **approve** V-25, subject to:

1. Stormwater Management Division comments and recommendations

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CONSENT AGENDA (CONT.)

- V-26** **BRANDY WELDY** (Kevin Spengler, owner) requesting a variance to allow an accessory use (proposed pool equipment) to be located on the side of the principal building in land lot 529 of the 16th district. Property is located on the west side of Holly Springs Road, west of Pauls Way (2765 Carey Woods Ct).

To **approve** V-26, subject to:

1. Stormwater Management Division comments and recommendations

- V-27** **MALONE CONSTRUCTION COMPANY** (Chiu Lan Lu and Chih Kao Lu, owners) requesting a variance to 1) increase the maximum allowable impervious coverage from required 35% to 63.4%; and 2) reduce the setbacks for an accessory use (existing pool equipment) from required five feet to two feet adjacent to the northern property line in land lot 1004 of the 17th district. Property is located on the north side of Rivers Call Boulevard, north of Soaring Hawk Pointe (3475 Rivers Call Blvd).

To **approve** V-27, subject to:

1. Stormwater Management Division comments and recommendations

- V-30** **RON KING, CLASSIQUE, LLC** (Classique, LLC, a Georgia Limited Liability Company, owner) requesting a variance to reduce the side setback from required 25 feet to 17 feet adjacent to the western property line in land lot 351 of the 19th district. Property is located on the north side of Velma Drive, north of Mary L Trail (3458 Velma Dr).

To **approve** V-30, subject to:

1. Site Plan Review comments and recommendations

Prior to approving the Consent Agenda, Mr. Beloin requested that V-18 (Earnest Crumbly) be added to the Consent Agenda. Mr. Pederson read in the case and Mr. Beloin added stipulations.

- V-18** **EARNEST CRUMLEY** (Earnest Hayward Crumley, as Trustee of the Earnest Hayward Crumley Revocable Trust and Beverly Jane Crumley, as Trustee of the Beverly Jane Crumley Revocable Trust, owners) requesting a variance to 1) reduce the front setback from the required 35 feet to 31 feet; and 2) reduce the setback for an accessory structure (proposed 405 square foot shaded area with fireplace) from

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CONSENT AGENDA (CONT.)

V-18 EARNEST CRUMLEY (CONT.)

the required 35 feet to five feet adjacent to the northeast property line in land lot 253 of the 20th district. Property is located at the northeast corner of Lattimore Farm Drive and Covell Court (2232 Covell Ct).

To **approve** V-18, subject to:

- 1. Rear setback reduction to be seven feet from the rear property line instead of the proposed five feet**
- 2. Applicant to submit new Site Plan**
- 3. All Staff comments and recommendations, *not otherwise in conflict***

CONSENT VOTE: **ADOPTED 5-0**

REGULAR AGENDA

V-22 ANNA MAJOR (Anna E. Major, owner) requesting a variance to reduce the setbacks for an accessory structure (existing 192 square foot shed) from required 35 feet to zero feet adjacent to the northeastern property line and three feet adjacent to the southeastern property line in land lot 699 of the 16th district. Property is located at the terminus of Piedmont Glen Court (2295 Piedmont Glen Ct).

The public hearing was opened; Anna Major addressed the Board. Following presentation and discussion, the following motion was made:

MOTION: Motion by Summerour, second by Russell, to **deny** V-22.

VOTE: **ADOPTED 5-0**

Clerk's Note: Following the vote, Mr. Pederson requested the shed be moved within 60 days and to meet with the Zoning Office to permit the shed.

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APPROVAL OF MINUTES

MOTION: Motion by Swanson, second by Summerour, to **approve** the following minutes, *as presented*:

- January 14, 2026 – Board of Zoning Appeals Variance Hearing

VOTE: **ADOPTED** 5-0

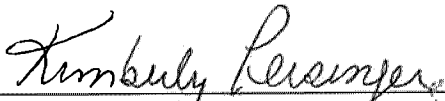
Clerk's Note: The motion and vote did not include the February 2, 2026, Board of Zoning Appeals Agenda Review Work Session minutes; therefore, those minutes will be brought forward for approval at the March 2026 meeting.

ADJOURNMENT

MOTION: Motion by Summerour, second by Russell, to **adjourn** the hearing.

VOTE: **ADOPTED** 5-0

The hearing adjourned at 1:48 p.m.



Kimberly Persinger, Deputy County Clerk
Cobb County Board of Zoning Appeals