



Cobb County...Expect the Best!

COBB COUNTY PLANNING COMMISSION

ZONING HEARING SUMMARY AGENDA

APRIL 7, 2026

District	Case	Held and continued cases - NOT to be heard
3	Z-1-2026	FRANCISCO J. GARCIA SANCHEZ (<i>Held by the Planning Commission from the February 3, 2026 and March 3, 2026 hearings until the April 7, 2026 hearing; Continued by Staff until the May 5, 2026 hearing.</i>)
1	Z-4-2026	FIELD TIME ATHLETICS, LLC (<i>Held by the Planning Commission from the February 3, 2026 hearing until the April 7, 2026 hearing; Continued by Staff until the May 5, 2026 hearing.</i>)
3	Z-16-2026	SUGAR BEAR PROPERTIES, LLC (Continued by Staff until the May 5, 2026 Planning Commission hearing).

District	Case	Consent Agenda
2	Z-11-2026	NOBIS WORKS, INC.
1	Z-14-2026	LOYD DEVELOPMENT SERVICES
2	Z-15-2026	CAMERON NEARY
2	SLUP-2-2026	NOBIS WORKS, INC.
2	SLUP-3-2026	JOE DIRT DEVELOPMENT
2	SLUP-4-2026	HANDICAPPED DRIVER SERVICES-ALABAMA, LLC, D/B/A/MOBILITYWORKS

District	Case	Held and continued cases - to be heard
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; Continued by Staff from the March 3, 2026 Planning Commission hearing.</i>)
1	SLUP-1-2026	DANE CONTRACTING, LLC (<i>Held by the Planning Commission from the February 3, 2026 Planning Commission hearing; Continued by Staff until the April 7, 2026 hearing.</i>)

District	Case	Regular cases
2	Z-10-2026	RACETRAC, INC.
2	Z-12-2026	DENNIS TIDWELL
1	Z-13-2026	PRESTWICK COMPANIES
3	LUP-6-2026	TASHA TOLBERT AND ALICIA STEEL
1	LUP-7-2026	JESSICA R. WEAVER
2	LUP-8-2026	MEYLENA GUTIERREZ AND SANTOS L. GUTIERREZ
3	LUP-9-2026	IH4 PROPERTY GEORGIA, LP
4	LUP-10-2026	MCEACHERN MEMORIAL METHODIST CHURCH, INC.



Cobb County...Expect the Best!

COBB COUNTY PLANNING COMMISSION

ZONING HEARING CONSENT AGENDA

April 7, 2026

Zoning Cases

Z-11⁽²⁰²⁶⁾ **NOBIS WORKS, INC** (Nobis Works, Inc., Owner) requesting rezoning from **O&I** to **CRC** for used car sales in Land Lot 944 of the 17th District. The property is located on the east side of Interstate North Parkway, north of Windy Ridge Parkway (240 Interstate North Parkway). The Planning Commission recommends approval subject to:

1. No donated vehicles or equipment associated with collecting, storing, or transporting donated vehicles to be stored on site;
2. No vehicle sales on site;
3. Variances as stated in the Zoning comments and recommendations;
4. Fire Department comments and recommendations;
5. Stormwater Management Division comments and recommendations;
6. Water and Sewer Division comments and recommendations; and
7. Department of Transportation comments and recommendations.

Z-14⁽²⁰²⁶⁾ **LOYD DEVELOPMENT SERVICES** (Steve McGuire, Owner) requesting rezoning from **R-20** to **LI** for warehouses in Land Lot 50 of the 20th District. The property is located on the south side of Hickory Grove Road, west of New McEver Road (3121 Hickory Grove Road). The Planning Commission recommends approval subject to:

1. Site plan received February 5th, 2026, with the District Commissioner approving minor modifications;
2. 50-foot landscaped screening buffer where property abuts residential districts;
3. Building 2 (the building closest to the residential property to the north/northwest) to include sound attenuating insulation or other materials to provide noise abatement;
4. Water and Sewer Division comments and recommendations;
5. Fire Department comments and recommendations;
6. Stormwater Management Division comments and recommendations;
7. Department of Transportation comments and recommendations;
8. No outside storage or outside display of merchandise;

(Continued on the next page)

9. No heavy equipment kept onsite over 12,500 pounds; and
10. Applicant or developer to install a 15-foot landscape buffer along Hickory Grove Road.

Z-15⁽²⁰²⁶⁾ **CAMERON NEARY** (Quarles Holdings, LLC, Owner) requesting rezoning from **UVC and GC** to **CRC** for a convenience food store with self-service fuel sales in Land Lot 94 of the 20th District. The property is located at the southwest intersection of George Busbee Parkway and Frey Road, and on the northeasterly side of I-75 (Frey Road). The Planning Commission recommends approval subject to:

1. Site plan received February 5, 2026, with District Commissioner approving minor modifications;
2. Final elevations to be approved by District Commissioner;
3. Setback variance as identified in Zoning Divisions comments;
4. Fire Department comments and recommendations;
5. Stormwater Management Division comments and recommendations;
6. Water and Sewer comments and recommendations;
7. Department of Transportation comments and recommendations;
8. No outdoor storage or outdoor display of merchandise; and
9. Convenience food store with fuel sales and Neighborhood Retail Sales only.

Special Land Use Permit Cases

SLUP-2⁽²⁰²⁶⁾ NOBIS WORKS, INC (Nobis Works, Inc., Owner) requesting a Special Land Use Permit for used car sales in Land Lot 944 of the 17th District. The property is located on the east side of Interstate North Parkway, north of Windy Ridge Parkway (240 Interstate North Parkway). The Planning Commission recommends approval subject to:

1. Special Land Use Permit approved for this applicant only;
2. No donated vehicles or equipment associated with collecting, storing, or transporting donated vehicles to be stored on site;
3. No vehicle sales on site;
4. Variance as stated in the Zoning comments and recommendations;
5. Fire Department comments and recommendations;
6. Stormwater Management Division comments and recommendations;
7. Water and Sewer Division comments and recommendations; and
8. Department of Transportation comments and recommendations.

SLUP-3⁽²⁰²⁶⁾ JOE DIRT DEVELOPMENT (Joe Dirt Development, LLC, Owner) requesting a Special Land Use Permit for chipping, grinding, or reduction of materials (organic green waste) in Land Lots 930 and 943 of the 16th District. The property is located on the west side of Kennestone Circle, north of Cobb Parkway (1284 Kennestone Circle). The Planning Commission recommends approval subject to:

1. Site plan received by the Zoning Division on February 5, 2026, with the District Commissioner approving minor modifications
2. Fire Department comments and recommendations;
3. Water and Sewer Division comments and recommendations;
4. Department of Transportation comments and recommendations;
5. Stormwater Management Division comments and recommendations; and
6. No chipping, grinding, or reduction of materials on weekends.

SLUP-4⁽²⁰²⁶⁾ HANDICAPPED DRIVER SERVICES-ALABAMA, LLC, D/B/A MOBILITYWORKS (HM Kennestone, LLC, Owner) requesting a Special Land Use Permit for used vehicle sales (wheelchair accessible) in Land Lots 930 and 931 of the 16th District. The property is located on the south and west side of Kennestone Circle, north of Cobb Parkway (1230 Kennestone Circle). The Planning Commission recommends approval subject to:

1. Site plan received by the Zoning Division on February 5, 2026, with the District Commissioner approving minor modifications
2. Fire Department comments and recommendations;
3. Water and Sewer Division comments and recommendations;
4. Department of Transportation comments and recommendations;
5. Stormwater Management Division comments and recommendations;
6. All cars to be parked in striped parking spaces;
7. No outdoor storage (except for used vehicles); and
8. All vehicle repairs to be done inside building.