

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

The Planning Commission Zoning Hearing was held on Tuesday, March 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:

Deborah Dance, Vice Chairwoman
Fred Beloin
Deidra Massey
Sara Micheletto

Nadia Faucette, Chairwoman – not present

CALL TO ORDER – VICE CHAIRWOMAN DANCE

Vice Chairwoman Dance called the hearing to order at 9:01 a.m.

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

- Z-27²⁵** **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; continued by Staff until the April 7, 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).*
- 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) from the February 3, 2026, PC hearing; continued by Staff until the April 7, 2026, PC hearing; therefore, was not considered at this hearing).*

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Mr. Pederson 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 Micheletto, to **approve** the following cases on the Consent Agenda, *as presented*.

Z-9 **KOPECKY CRE HOLDINGS, LLC** (Tyrus L. Cobb and Lisa A Cobb, Owners) requesting rezoning from **GC** to **LI** for a contractor (parking lot restriping) in land lot 292 of the 17th district. Property is located on the east side of West Atlanta Street, south of South Cobb Drive (823 West Atlanta Street).

To recommend **approval** of Z-9 to the **LI** zoning district, subject to:

1. **Site Plan received by the Zoning Division on January 2, 2026 (on file in the Zoning Division), with the District Commissioner approving minor modifications**
2. **Existing exterior signage to be removed or brought into a state of good repair and made code-compliant**
3. **No outside storage of equipment within 35 feet of ROW (right-of-way) and five feet from the side or rear property lines**
4. **Incidental storage of materials to be within the enclosed portion of the principle structure or within a permitted accessory structure**
5. **All vehicles to be parked in striped and paved spaces**
6. **Fire Department comments and recommendations**
7. **Stormwater Management Division comments and recommendations**
8. **Water and Sewer Division comments and recommendations**
9. **Department of Transportation comments and recommendations**
10. **Inclusion on the Consent Agenda for the Board of Commissioners' Zoning Hearing on March 17, 2026**

LUP-5 **EARLY EDUCATION, LLC** (Early Education, LLC, owner) requesting a **Temporary Land Use Permit (Renewal)** for a daycare in land lots 50, 51, 94, and 95 of the 17th district. Property is located on the west side of Hurt Road, south of Herren Drive (488 Hurt Road).

To recommend **approval** of LUP-5 for **24 months**, subject to:

1. **The maximum number of students permitted by State and Fire Codes**
2. **Inclusion on the Consent Agenda for the Board of Commissioners' Zoning Hearing on March 17, 2026**

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CONSENT AGENDA (CONT.)

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

REGULAR AGENDA

- 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) from the February 3, 2026, PC hearing until the March 3, 2026, PC hearing)*

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

MOTION: Motion by Dance, second by Micheletto, to **hold** Z-1 until the April 7, 2026, Planning Commission Zoning Hearing.

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

- 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) from the February 3, 2026, PC hearing until the March 3, 2026, PC hearing)*

The public hearing was opened, and Michael Miller 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 Z-2 to the **RM-8** zoning district, subject to:

- 1. Letter of agreeable conditions from Kevin Moore dated February 23, 2026 (on file in the Zoning Division)**
- 2. Minimum house size shall be 1,700 square feet**
- 3. Staff comments and recommendations**

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

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REGULAR AGENDA (CONT.)

Z-2 PIEDMONT RESIDENTIAL, LLC (CONT.)

Following the motion and vote for Z-2, discussion ensued, and the following motion was made:

MOTION: Motion by Micheletto, second by Beloin, to **add** Z-2 to the Board of Commissioners' Zoning Hearing Consent Agenda for March 17, 2026.

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

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) from the February 3, 2026, PC hearing until the March 3, 2026, PC hearing)*

The public hearing was opened; Greg Persaud, April Murchison, and Sinead Persaud addressed the Planning Commission. Following the presentation and discussion, the following motion was made:

MOTION: Motion by Dance, second by Massey, to recommend **approval** of LUP-2 for **24 months**, subject to:

1. Approval for one additional vehicle on the property

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

Z-8 BROCK BUILT HOMES, LLC (Habitat for Humanity of Northwest Metro Atlanta, Inc., owner) requesting rezoning from **R-30** to **RA-5** for a single-family subdivision in land lot 809 of the 19th district. Property is located on the southeast side of Hiram Lithia Springs Road, southwest of Angham Road (3545 Hiram Lithia Springs Road).

The public hearing was opened; Parks Huff and Stephen Ross 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-8 to the **RA-5** zoning district, subject to:

1. Revise letter of agreeable conditions from Parks Huff dated February 24, 2026 (on file in the Zoning Division), with the following change:

A. Item No. 7 – revise to include: “Left turn lane is mandatory, to be taken care of at the responsibility of the Applicant.”

2. Staff comments and recommendations

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

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APPROVAL OF MINUTES

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

- February 3, 2026 – Planning Commission Zoning Hearing
- February 23, 2026 – Joint Meeting/Work Session for Planning Commission and Board of Zoning Appeals

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

ADJOURNMENT

The hearing adjourned at 10:55 a.m.



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