



Cobb County...Expect the Best!

# COBB COUNTY BOARD OF COMMISSIONERS

## ZONING HEARING SUMMARY AGENDA

APRIL 21, 2026

District	Case	Withdrawn case
3	LUP-9-2026	<b>IH4 PROPERTY GEORGIA, LP</b> ( <i>Withdrawn without prejudice</i> )

District	Case	Held and continued cases - NOT to be heard
3	Z-1-2026	<b>FRANCISCO J. GARCIA SANCHEZ</b> ( <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	<b>FIELD TIME ATHLETICS, LLC</b> ( <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> )
2	Z-10-2026	<b>RACETRAC, INC.</b> ( <i>Held by the Planning Commission until the May 5, 2026 hearing</i> )
2	Z-12-2026	<b>DENNIS TIDWELL</b> ( <i>Held by the Planning Commission until the May 5, 2026 hearing</i> )
1	Z-13-2026	<b>PRESTWICK COMPANIES</b> ( <i>Held by the Planning Commission until the May 5, 2026 hearing</i> )
3	Z-16-2026	<b>SUGAR BEAR PROPERTIES, LLC</b> ( <i>Continued by Staff until the May 5, 2026 Planning Commission hearing.</i> )
3	LUP-6-2026	<b>TASHA TOLBERT AND ALICIA STEEL</b> ( <i>Held by the Planning Commission until the July 7, 2026 hearing</i> )
4	LUP-10-2026	<b>MCEACHERN MEMORIAL METHODIST CHURCH, INC.</b> ( <i>Held by the Planning Commission until the May 5, 2026 hearing</i> )
2	SLUP-3-2026	<b>JOE DIRT DEVELOPMENT</b> ( <i>Continued by the Planning Commission until the May 5, 2026 hearing</i> )
3	OB-20-2026	<b>JW COLLECTIONS, LLC</b> ( <i>Continued by Staff until the May 19, 2026 hearing</i> )

District	Case	Consent Agenda
2	Z-11-2026	<b>NOBIS WORKS, INC.</b>
1	Z-14-2026	<b>LOYD DEVELOPMENT SERVICES</b>
2	Z-15-2026	<b>CAMERON NEARY</b>
2	LUP-8-2026	<b>MEYLENA GUTIERREZ AND SANTOS L. GUTIERREZ</b>
2	SLUP-2-2026	<b>NOBIS WORKS, INC.</b>
2	SLUP-4-2026	<b>HANDICAPPED DRIVER SERVICES-ALABAMA, LLC, D/B/A/MOBILITYWORKS</b>
1	OB-15-2026	<b>RONNIE THOMASON</b>
3	OB-18-2026	<b>THE SELLA FAMILY REVOCABLE TRUST</b>
4	OB-23-2026	<b>JAMIE COOK</b>

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District	Case	Held and continued cases - to be heard
2	Z-2-2024	<b>FLOURNOY DEVELOPMENT GROUP, LLC</b> (Continued by Staff from the February 6, 2024 Planning Commission hearing through November 4, 2025 Planning Commission hearings until the December 2, 2025 Planning Commission Hearing; Held by the Planning Commission from the December 2, 2025 Planning Commission hearing until the February 3, 2026 Planning Commission hearing; Continued by the Board of Commissioners from the February 17, 2026 hearing until the March 17, 2026 hearing; Continued by Staff until the April 21, 2026 hearing).
4	Z-27-2025	<b>KNIGHT PARTNERS, LLC</b> (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 until the April 7, 2026 Planning Commission hearing).
2	Z-6-2026	<b>COLLIFLOWER, INC.</b> (Continued by the Board of Commissioners from the February 17, 2026 and the March 17, 2026 hearings until the April 21, 2026 hearing).
1	SLUP-1-2026	<b>DANE CONTRACTING, LLC</b> (Held by the Planning Commission from the February 3, 2026 Planning Commission hearing; Continued by Staff until the April 7, 2026 hearing).

District	Case	Regular cases
1	LUP-7-2026	<b>JESSICA R. WEAVER</b>

District	Case	Other Business cases
2	OB-2-2026	<b>ADESUWA FADERIN</b> (Continued by Staff from the February 17, 2026 and March 17, 2026 hearings until the April 21, 2026 Board of Commissioner's hearing)
1	OB-13-2026	<b>CREATIVE WORLD SCHOOLS FRANCHISING CO., INC.</b> (Continued by Staff from the March 17, 2026 hearing until the April 21, 2026 Board of Commissioner's hearing)
3	OB-14-2026	<b>TIMOTHY JOHN TERRANOVA</b>
3	OB-16-2026	<b>RACHEL SUTHERLAND</b> (Walmart at 3100 Johnson Ferry Road)
4	OB-17-2026	<b>RACHEL SUTHERLAND</b> (Walmart at 6520 Ernest Barrett Parkway)
3	OB-19-2026	<b>MIRADOR ESTATES, LLC</b>
1	OB-21-2026	<b>DANE CONTRACTING, LLC</b>
1	OB-22-2026	<b>GREAT AMERICAN STORAGE, LLC</b>



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## COBB COUNTY BOARD OF COMMISSIONERS

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### ZONING HEARING CONSENT AGENDA

April 21, 2026

#### Zoning Cases

**Z-11<sup>(2026)</sup>** **NOBIS WORKS, INC** (Nobis Works, Inc., Owner) requesting rezoning from **O&I** to **CRC** for used car sales in Land Lot 944 of the 17<sup>th</sup> 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;
7. Department of Transportation comments and recommendations; and
8. Inclusion on the Consent Agenda for the Board of Commissioners' Zoning Hearing on April 21, 2026

**Z-14<sup>(2026)</sup>** **LOYD DEVELOPMENT SERVICES** (Steve McGuire, Owner) requesting rezoning from **R-20** to **LI** for warehouses in Land Lot 50 of the 20<sup>th</sup> 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 to **LI** subject to:

1. Site Plan received by the Zoning Division on February 6, 2026 (on file in the Zoning District), with the District Commissioner approving minor modifications
2. A 50-foot landscaped screening buffer where the property abuts residential districts
3. Building 2, which is the building closest to the residential property to the north/northwest, to include sound attenuating insulation or other materials to provide noise abatement

(Continued on the next page)

**Z-14<sup>(2026)</sup> LOYD DEVELOPMENT SERVICES *(continued)***

4. No outside storage or outside display of merchandise, *unless such outdoor storage or display is screened from view from any neighbor*; additionally, no outdoor storage of any kind within 100-feet of Hickory Grove Road
5. No heavy equipment kept onsite over 12,500 pounds
6. Applicant or developer to install a 15-foot landscape buffer along Hickory Grove Road
7. All exterior lighting shall be compliant with Cobb County ordinances with the emphasis on ensuring that all light is downcast and least intrusive to neighboring and adjoining properties
8. The following *uses and activities shall be excluded* as a condition of this rezoning; the following are *prohibited: automotive paint shops or body repair shops, airports, bus stations, bus stations for freight, clubs or lodges, colleges or universities (including research or training facilities), commercial greenhouses, plant nurseries, commercial produce and agricultural product stands, community fairs, dairies, designated recycling collection locations, funeral homes, golf courses, helicopter landing areas, livestock, domestic and wild animals and poultry, livestock sales pavilions, outdoor driving ranges, poultry hatcheries, pro shops, radio and television stations, railroad car classification yards, sexually oriented businesses, shelters, trailers, trailer sales rooms and sales lots , truck terminals, vocational schools, tattoo parlors, pawn shops, vape shops, and outdoor burning*
9. Water and Sewer Division comments and recommendations
10. Fire Department comments and recommendations
11. Stormwater Management Division comments and recommendations
12. Department of Transportation comments and recommendations
13. Inclusion on the Consent Agenda for the Board of Commissioners' Zoning Hearing on April 21, 2026

**Z-15<sup>(2026)</sup>** **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 20<sup>th</sup> 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 by the Zoning Division on February 5, 2026 (on file in the Zoning Division), with the District Commissioner approving minor modifications
2. Final elevations to be approved by the District Commissioner
3. Setback variance as stated in Zoning Division comments and recommendations
4. No outdoor storage or outdoor display of merchandise
5. Convenience food store with fuel sales and Neighborhood Retail Sales *only*
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 April 21, 2026

### **Temporary Land Use Permit cases**

**LUP-8<sup>(2026)</sup>** **MEYLENA GUTIERREZ AND SANTOS L. GUTIERREZ** (Meylena Gutierrez and Santos L. Gutierrez, owners) requests a Temporary Land Use Permit for light automotive repair in Land Lot 632 of the 17<sup>th</sup> District. The property is located on the north side of Spring Street, west of Spring Road (1719 Spring Street). The Planning Commission recommends approval for 24 months subject to:

1. Inclusion on the Consent Agenda for the Board of Commissioners' Zoning Hearing on April 21, 2026

**Special Land Use Permit Cases**

**SLUP-2<sup>(2026)</sup> NOBIS WORKS, INC** (Nobis Works, Inc., Owner) requesting a Special Land Use Permit for used car sales in Land Lot 944 of the 17<sup>th</sup> 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-4<sup>(2026)</sup> 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 16<sup>th</sup> 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.

## **Other Business cases**

### **ITEM OB-15-2026**

To consider a lot size reduction from required 30,000 square-feet to 12,196 square-feet and a variance for the existing accessory structure for Ronnie Thomason. The property is located on the south side of Gus Robinson Road at Hannah Place in Land Lots 423 and 424 of the 19<sup>th</sup> District (3207 Gus Robinson Road). Staff recommends approval subject to:

1. Lot size reduction and accessory structure variance is approved.
2. Cobb DOT comments and recommendations.

### **ITEM OB-18-2026**

To consider amending the stipulations and site plan for The Sella Family Revocable Trust regarding rezoning application Z-25 of 2004. The property is located on the northeastern side of Heath Hollow Lane at Carlisle Court in Land Lots 134 and 166 of the 16<sup>th</sup> District (5075 Heath Hollow Lane). Staff recommends approval subject to:

1. Site plan received by the Zoning Division March 12, 2026.
2. All previous stipulations not in conflict with this amendment to remain in effect.

### **ITEM OB-23-2026**

To consider a reduction of required public road frontage from 75 feet to zero feet for Jamie Cook. The property is located on the north and east side of Robertswood Drive in Land Lots 791 and 792 of the 19<sup>th</sup> District (2702, 2715, and 3015 Hideaway Hills Lane). Staff recommends approval subject to:

1. Proposed site plan contained in the Other Business packet.
2. The access road can be gravel.
3. Site Plan Review comments contained in the Other Business Packet.
4. Stormwater Management comments contained in the Other Business Packet.