

**MINUTES OF ZONING HEARING
COBB COUNTY BOARD OF COMMISSIONERS
APRIL 21, 2026
9:00 A.M.**

The Board of Commissioners' Zoning Hearing was held on Tuesday, April 21, 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 Board were:

Lisa Cupid, Chairwoman
Commissioner Erick Allen
Commissioner JoAnn Birrell
Commissioner Keli Gambrell
Commissioner Monique Sheffield

CALL TO ORDER – CHAIRWOMAN CUPID

Chairwoman Cupid called the hearing to order at 9:02 a.m.

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 Pederson, Zoning Division Manager, reviewed the hearing procedures and announced the following *withdrawn*, *held*, and *continued* cases.

LUP-9 IH4 PROPERTY GEORGIA LP (IH4 Property Georgia LP, owner) requesting a **Temporary Land Use Permit** to allow more unrelated adults than the code allows in land lot 56 of the 16th district. Property is located on the northwest corner of Willow Creek Drive and Willow Bluff (1591 Willow Bluff). ***WITHDRAWN WITHOUT PREJUDICE***

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; continued by the Board of Commissioners (BOC) from the February 17, 2026, BOC Zoning hearing until the March 17, 2026, BOC Zoning hearing; continued by Staff until the April 21, 2026, BOC Zoning hearing).***

Mr. Pederson presented the Applicant's request to withdraw Z-2'²⁴ without prejudice; thereafter, the following motion was made:

MOTION: Motion by Allen, second by Gambrell, to **allow** Z-2'²⁴ to be *withdrawn without prejudice*.

VOTE: **ADOPTED 5-0**

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WITHDRAWN, HELD, AND CONTINUED CASES (CONT.)

- 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). *(Previously held by the Planning Commission (PC) from the February 3, 2026, and March 3, 2026, PC hearings until the April 7, 2026, PC hearing; continued by Staff until the May 5, 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). *(Previously held by the Planning Commission (PC) from the February 3, 2026, PC hearing until the April 7, 2026, PC hearing; continued by Staff until the May 5, 2026, PC hearing; therefore, was not considered at this hearing).*
- Z-10** **RACETRAC, INC.** (The Medford Family Limited Partnership, Owner) requesting rezoning from **PSC** to **NRC** for a convenience food store with fuel sales in land lot 583 of the 16th district. Property is located at the northwest intersection of Bells Ferry Road and Ernest Barrett Parkway (2595 Bells Ferry Road). *(Held by the Planning Commission (PC) until the May 5, 2026, PC hearing; therefore, was not considered at this hearing).*
- Z-12** **DENNIS TIDWELL** (Bumblebee Capital, LLC, Owner) requesting rezoning from **R-20** to **RM-12** for townhomes in land lot 870 of the 16th district. Property is located on the west side of Bells Ferry Road, north of Adair Drive (1471 Bells Ferry Road). *(Held by the Planning Commission (PC) until the May 5, 2026, PC hearing; therefore, was not considered at this hearing).*
- Z-13** **PRESTWICK COMPANIES** (WG-75 Partnership, Owner) requesting rezoning from **RSL (supportive)** to **RSL (non-supportive)** for senior living apartments in land lot 55 of the 20th district. Property is located on the north side of Hickory Grove Road, and on the south side of Hickory Grove Place (Hickory Grove Road). *(Held by the Planning Commission (PC) until the May 5, 2026, PC hearing; therefore, was not considered at this hearing).*
- Z-16** **SUGAR BEAR PROPERTIES, LLC** (Sugar Bear Properties, LLC, Owner) requesting rezoning from **NRC (with stipulations)** to **NRC** for a self-service storage facility with ground floor commercial uses in land lot 776 of the 16th district. Property is located at the southeast intersection of Scufflegrit Road and Sandy Plains Road (1880 Scufflegrit Road). *(Continued by Staff until the May 5, 2026, Planning Commission hearing; therefore, was not considered at this hearing).*

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WITHDRAWN, HELD, AND CONTINUED CASES (CONT.)

- LUP-6** **TASHA TOLBERT AND ALICIA STEEL** (2591 Morgan Road, LLC, owner) requesting a **Temporary Land Use Permit** to increase the capacity of a group home from four residents to eight residents in land lot 590 of the 16th district. Property is located on the west side of Morgan Road, south of Ramblewood Drive (2591 Morgan Road). *(Held by the Planning Commission (PC) until the July 7, 2026, PC hearing; therefore, was not considered at this hearing).*
- LUP-10** **MCEACHERN MEMORIAL METHODIST CHURCH, INC** (McEachern Memorial Methodist Church, Inc. owner) requesting a **Temporary Land Use Permit** for light automotive repair in land lots 463, 464, 499, and 500 of the 19th district. Property is located on the south side of Macland Road, west of Hopkins Road (3615 Hopkins Road). *(Held by the Planning Commission (PC) until the May 5, 2026, PC hearing; therefore, was not considered at this hearing).*
- SLUP-3** **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. Property is located on the west side of Kennestone Circle, north of Cobb Parkway (1284 Kennestone Circle). *(Continued by the Planning Commission (PC) until the May 5, 2026, PC hearing; therefore, was not considered at this hearing).*
- O.B. 20** To consider installing a gate and making The Paddocks subdivision a private road for JW Collection, LLC. Property is located on the south end of Gelding Court in land lots 626 and 671 of the 16th district (2585 Gelding Court). *(Continued by Staff until the May 19, 2026, Board of Commissioners' Zoning hearing; therefore, was not considered at this hearing).*

Mr. Pederson made the following announcement and 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 Cupid, second by Allen, to **approve** the following cases on the Consent Agenda, *as revised*:

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CONSENT AGENDA (CONT.)

- Z-11** **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. Property is located on the east side of Interstate North Parkway, north of Windy Ridge Parkway (240 Interstate North Parkway).

To **approve** Z-11 to the **CRC** zoning district, 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 Division 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**

- Z-14** **LOYD DEVELOPMENT SERVICES** (Steve McGuire, Owner) requesting rezoning from **R-20** to **LI** for warehouses in land lot 50 of the 20th district. Property is located on the south side of Hickory Grove Road, west of New McEver Road (3121 Hickory Grove Road).

To **approve** Z-14 to the **LI** zoning district, subject to:

- 1. Site Plan received by the Zoning Division on February 6, 2026 (attached and made a part of these minutes), 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**
- 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**

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CONSENT AGENDA (CONT.)

Z-14 LOYD DEVELOPMENT SERVICES (CONT.)

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

Z-15 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. Property is located at the southwest intersection of George Busbee Parkway and Frey Road, and on the northeasterly side of I-75 (Frey Road).

To approve Z-15 to the **CRC** zoning district, subject to:

1. Site Plan received by the Zoning Division on February 5, 2026 (attached and made a part of these minutes), 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

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CONSENT AGENDA (CONT.)

LUP-8 MEYLENA GUTIERREZ AND SANTOS L. GUTIERREZ (Meylena Gutierrez and Santos L. Gutierrez, owners) requesting a **Temporary Land Use Permit** for light automotive repair in land lot 632 of the 17th district. Property is located on the north side of Spring Street, west of Spring Road (1719 Spring Street).

To **approve** LUP-8 for **24 months**.

SLUP-2 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. Property is located on the east side of Interstate North Parkway, north of Windy Ridge Parkway (240 Interstate North Parkway).

To **approve** SLUP-2, 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. **Variances as stated in the Zoning Division comments and recommendations**
5. **Fire Department comments and recommendations**
6. **Stormwater Management Division comments and recommendations**
7. **Water and Sewer Division comments and recommendations**
8. **Department of Transportation comments and recommendations**

SLUP-4 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. Property is located on the south and west side of Kennestone Circle, north of Cobb Parkway (1230 Kennestone Circle).

To **approve** SLUP-4, subject to:

1. **Site Plan received by the Zoning Division on February 9, 2026 (attached and made a part of these minutes), with the District Commissioner approving minor modifications**
2. **All cars to be parked in striped parking spaces**
3. **No outdoor storage (except for used vehicles)**
4. **All vehicle repairs to be done inside building**
5. **Fire Department comments and recommendations**
6. **Water and Sewer Division comments and recommendations**
7. **Department of Transportation comments and recommendations**
8. **Stormwater Management Division comments and recommendations**

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CONSENT AGENDA (CONT.)

OTHER BUSINESS

O.B. 15 To consider a lot size reduction from the required 30,000 square-feet to 12,196 square-feet and a variance for the existing accessory structure for Ronnie Thomason. Property is located on the south side of Gus Robinson Road at Hannah Place in land lots 423 and 424 of the 19th district (3207 Gus Robinson Road).

To **approve** O.B. 15, subject to:

- 1. Lot size reduction and accessory structure variance is approved**
- 2. Cobb DOT comments and recommendations contained in the Other Business Item**

O.B. 18 To consider amending the stipulations and site plan for The Sella Family Revocable Trust regarding rezoning application Z-25 of 2004. Property is located on the northeastern side of Heath Hollow Lane at Carlisle Court in land lots 134 and 166 of the 16th district (5075 Heath Hollow Lane).

To **approve** O.B. 18, subject to:

- 1. Site Plan received by the Zoning Division on March 12, 2026 (attached and made a part of these minutes)**
- 2. All previous stipulations and conditions, *not otherwise in conflict with this amendment*, to remain in effect**

O.B. 23 To consider a reduction of required public road frontage from 75 feet to zero feet for Jamie Cook. Property is located on the north and east sides of Robertswood Drive in land lots 791 and 792 of the 19th district (2702, 2715, and 3015 Hideaway Hills Lane).

To **approve** O.B. 23, subject to:

- 1. *Proposed Site Plan* contained in the Other Business Item (attached and made a part of these minutes)**
- 2. The access road can be gravel**
- 3. Site Plan Review comments and recommendations contained in the Other Business Item**
- 4. Stormwater Management Division comments and recommendations contained in the Other Business Item**

Prior to approving the Consent Agenda, the request was made for the following cases to be added to Consent: Z-6 (Colliflower, Inc.), companion cases SLUP-1 and OB-21 (Dane Contracting, LLC), OB-22 (Great American Storage, LLC), and Z-27'²⁵ (Knight Partners, LLC).

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CONSENT AGENDA (CONT.)

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 16th district. Property is located on the northwest corner of Old 41 Highway and Hames Road (1661 Old 41 Highway). *(Previously continued by the Board of Commissioners (BOC) from the February 17, 2026, and March 17, 2026, BOC Zoning hearings until the April 21, 2026, BOC Zoning hearing).*

MOTION: Motion by Allen, second by Gambrill, to **add** Z-6 to the Consent Agenda, as follows:

To **approve** Z-6 to the **LI** zoning district, subject to:

1. **Site Plan received by the Zoning Division on December 4, 2025 (attached and made a part of these minutes), 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. **Site Plan Review comments and recommendations**
6. **No outdoor storage or outdoor display of merchandise**

VOTE: **ADOPTED 5-0**

Mr. Pederson read in the companion cases, SLUP-1 and O.B. 21 (Dane Contracting, LLC) together, but each case was added to Consent separately.

SLUP-1 **DANE CONTRACTING, LLC** (Zeke Farriba and Barton L. Boyd, owners) requesting a **Special Land Use Permit** for an addition of 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). *(Previously held by the Planning Commission (PC) from the February 3, 2026, PC hearing until the March 3, 2026, PC hearing; continued by Staff until the April 7, 2026, PC hearing).*

O.B. 21 To consider amending the stipulations and site plan for Dane Contracting, LLC regarding rezoning application Z-106 of 1995. Property is located on the south side of Baker Road, north of Hickory Grove Road in land lot 26 of the 20th district (2675 Baker Road).

MOTION: Motion by Gambrill, second by Allen, to **add** SLUP-1 to the Consent Agenda, as follows:

To **approve** SLUP-1, subject to:

1. **Letter of agreeable conditions from Kevin Moore dated April 17, 2026 (attached and made a part of these minutes)**

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CONSENT AGENDA (CONT.)

SLUP-1 & DANE CONTRACTING, LLC (CONT.)
O.B. 21

2. Staff comments and recommendations, *not otherwise in conflict*

VOTE: **ADOPTED 5-0**

Following the vote for SLUP-1, the motion for companion case O.B. 21, was made.

MOTION: Motion by Gambrill, second by Allen, to **add** O.B. 21 to the Consent Agenda, as follows:

To **approve** O.B. 21, subject to:

1. Same stipulations as those stated in companion case SLUP-1

VOTE: **ADOPTED 5-0**

O.B. 22 To consider amending the stipulations and site plan for Great American Storage, LLC regarding rezoning application 423 of 1985 and SLUP-6 of 2022. Property is located on the east side of Jim Owens Road, and the north side of New Rutledge Road in land lot 125 of the 20th district (3030 Jim Owens Road).

MOTION: Motion by Gambrill, second by Allen, to **add** O.B. 22 to the Consent Agenda, as follows:

To **approve** O.B. 22, subject to:

- 1. Site Plan contained in the Other Business Item (attached and made a part of these minutes)**
- 2. Staff comments and recommendations contained in the Other Business Item**

VOTE: **ADOPTED 5-0**

Z-27²⁵ **KNIGHT PARTNERS, LLC** (Louise G. Howard Family Investments, LP, owner) requesting rezoning from **R-20** to **NRC** for retail sales and offices 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, and December 2, 2025, Planning Commission (PC) hearings until the February 3, 2026, PC hearing; held by the PC from the February 3, 2026, PC hearing until the March 3, 2026, PC hearing; continued by Staff from the March 3, 2026, PC hearing until the April 7, 2026, PC hearing).*

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CONSENT AGENDA (CONT.)

Z-27'²⁵ KNIGHT PARTNERS, LLC (CONT.)

MOTION: Motion by Sheffield, second by Birrell, to **add** Z-27'²⁵ to the Consent Agenda, as follows:

To **delete** Z-27'²⁵ to the LRC zoning district, subject to:

- 1. Approval shall be Site Plan specific**
- 2. Letter of agreeable conditions from Kevin Moore dated March 30, 2026 (attached and made a part of these minutes), with the following revisions:**
 - A. Item No. 5 – revised to include: “*Lighting Plan to be submitted during Site Plan Review, with final approval by the District Commissioner.*”**
 - B. Item No. 6 – revised to include: “*Dumpster enclosure to include doors that will remain closed when not in use.*”**
 - C. Item No. 11 – revised to include: “*The final Landscape Plan to be approved by the District Commissioner.*”**
- 3. District Commissioner to approve the final building elevations**
- 4. *Restaurants shall be a permitted use***
- 5. *Prohibited uses include but not limited to liquor stores, check cashing establishments, pawn shops and tattoo parlors, smoke and vape shops***
- 6. Professional offices and restaurants *only*; any other *use* requires BOC (Board of Commissioners) approval through an Other Business Zoning Application**
- 7. Construction hours are to be consistent with County Code, no construction on Sundays or holidays**
- 8. Staff comments and recommendations, *not otherwise in conflict***

VOTE: **ADOPTED 5-0**

CONSENT VOTE: **ADOPTED 5-0**

REGULAR AGENDA

At the call for LUP-7 (Jessica R. Weaver), the property owner was not present; therefore, the case was put on hold until he was present. O.B. 2 (Adesuwa Faderin) was moved up on the agenda and heard next.

- O.B. 2** To consider amending the stipulations and site plan for Adesuwa Faderin regarding rezoning application Z-13 of 2013. Property is located on the east side of Atlanta Road, south of Paces Ferry Road in land lot 743 of the 17th district (3691 Atlanta Road). ***(Previously continued by Staff from the February 17, 2026, and March 17, 2026, Board of Commissioners’ (BOC) Zoning hearings until the April 21, 2026, BOC Zoning hearing).***

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REGULAR AGENDA (CONT.)

O.B. 2 (CONT.)

The public hearing was opened; Adesuwa Faderin, Kema Tillman, Kenneth Truesdale, Adam Rozen, Chuck Hamilton, and William Ware Bush addressed the Board. Following the presentation and discussion, the following motion was made:

MOTION: Motion by Allen, second by Sheffield, to approve the amended stipulations as listed in O.B. 2, as follows:

1. Stipulation 1 regarding the hours of operation – the customer hours of operation (service to the public) shall be amended to 7:00 a.m. until 7:00 p.m.
2. Stipulation 4 regarding inbound and outbound deliveries – this stipulation is amended by striking the following: *“No loading or unloading on the north side of the building in the shared drive.”*
3. Stipulation 5 regarding the dumpster – this stipulation is amended by striking the following: *“south side of the building.”*
4. Stipulation 6 regarding the trash collection hours – no amendment to this stipulation
5. Stipulation 8 regarding the neon sign in the window – this stipulation is amended by striking the following: *“1 foot by 1 foot”* and replace with the following: *“3 feet by 3 feet”*
6. Stipulation 9 regarding outdoor seating, outdoor speakers, and awnings – this stipulation is amended by striking the following: *“no outdoor seating”* and replace with the following: *“no more than eight outdoor seats restricted to the patio, with no seating in the parking lot”*

VOTE: **ADOPTED** 3-2, Birrell and Gambrell opposed

Clerk's Note: Later in the hearing, Commissioner Allen announced that he needed to include one additional stipulation to O.B. 2 (see page 12 for the motion to Reconsider O.B. 2).

Following the vote, Mr. Pederson announced the property owner for LUP-7 (Jessica R. Weaver) was present; therefore, LUP-7 was heard next.

LUP-7 JESSICA R. WEAVER (Herk Homes, LLC, owner) requesting a **Temporary Land Use Permit** to operate a wellness studio in land lot 75 of the 20th district. Property is located on the west side of Dallas Acworth Highway, north of Silver Lace Lane (3917 Dallas Acworth Highway).

The public hearing was opened; Jessica Weaver and John Powell addressed the Board. Following the presentation and discussion, the following motion was made:

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REGULAR AGENDA (CONT.)

LUP-7 JESSICA R. WEAVER (CONT.)

MOTION: Motion by Gambrill, second by Allen, to **hold** LUP-7 until the May 19, 2026, Board of Commissioners' Zoning Hearing.

VOTE: **ADOPTED 5-0**

OTHER BUSINESS

O.B. 13 To consider a site plan and stipulation amendment for Creative World Schools Franchising Co., Inc. regarding rezoning application Z-121 of 1995. Property is located at the northeast corner of Stilesboro Road and Dennis Kemp Lane in land lot 224 of the 20th district (Stilesboro Road). *(Continued by Staff from the March 17, 2026, Board of Commissioners' (BOC) Zoning hearing until the April 21, 2026, BOC Zoning hearing).*

The public hearing was opened; Hemant Piduru, Marianne Whitehouse, Robert Skrobot, Brad McCahill, and Waunelle Jackson addressed the Board. Following the presentation and discussion, the following motion was made:

MOTION: Motion by Gambrill, second by Allen, to **hold** O.B. 13 until the May 19, 2026, Board of Commissioners' Zoning Hearing.

VOTE: **ADOPTED 5-0**

Chairwoman Cupid called for a brief recess from 11:14 a.m. until 11:28 a.m.

Reconsider O.B. 2

Commissioner Allen announced he needed to include an additional stipulation to O.B. 2 (Adesuwa Faderin); therefore, the following motion was made:

MOTION: Motion by Allen, second by Birrell, to **reconsider** O.B. 2 to include the following stipulation:

7. Monument sign not to exceed nine feet six inches

VOTE: **ADOPTED 5-0**

O.B. 14 To consider a lot size reduction for livestock/riding stable from required two acres to 0.50 acres, and other variances for Timothy John Terranova. Property is located at the eastern terminus of Heritage Glen Drive, south of Roswell Road in land lot 900 of the 16th district (1339 Heritage Glen Drive).

The public hearing was opened; Timothy John Terranova, Richard Grome, Zhenning Du, and Michelle Smith addressed the Board. Following the presentation and discussion, the following motion was made:

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OTHER BUSINESS (CONT.)

O.B. 14 (CONT.)

MOTION: Motion by Birrell, second by Cupid, to **deny** O.B. 14, subject to:

1. Applicant given 90 days to find a new home for the pony

VOTE: **ADOPTED 5-0**

O.B. 16 To consider amending the stipulations and site plan for Rachel Sutherland regarding rezoning application Z-31 of 2005. Property is located on the east side of Johnson Ferry Road, south of Shallowford Road in land lots 469 and 470 of the 16th district (3100 Johnson Ferry Road).

The public hearing was opened; Glen Wilkins, Catherine Lovett, David Rumrill, Jackie Ellis, and Ruth Michells addressed the Board. Following the presentation and discussion, the following motion was made:

MOTION: Motion by Birrell, second by Sheffield, to **deny** O.B. 16.

VOTE: **ADOPTED 5-0**

O.B. 17 To consider amending the stipulations and site plan for Rachel Sutherland regarding rezoning application Z-111 of 2000. Property is located on the west side of Ernest Barrett Parkway, on the northerly side of Powder Springs Road, and on the west side of Laura Brown Way (private road) in land lots 765, 789, 790, 791, and 839 of the 19th district (6520 Ernest Barrett Parkway).

The public hearing was opened; Glen Wilkins, Catherine Lovett, and David Rumrill addressed the Board. Following the presentation and discussion, the following motion was made:

MOTION: Motion by Sheffield, second by Gambrill, to **deny** O.B. 17 **with prejudice.**

VOTE: **ADOPTED 5-0**

O.B. 19 To consider installing a gate and making Mirador Estates subdivision a private road for Mirador Estates, LLC. Property is located on the southeasterly side of Lower Roswell Road, east of Dickerson Road in land lot 1119 of the 16th district (Lower Roswell Road).

After O.B. 19 (Mirador Estates) was read into the record, Chairwoman Cupid announced that she needed to change her vote for the prior case, O.B. 17 (Rachel Sutherland); therefore, the following motion to reconsider was made:

MOTION: Motion by Cupid, second by Birrell, to **reconsider** O.B. 17.

VOTE: **ADOPTED 5-0**

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RECONSIDER O.B. 17 (CONT.)

MOTION: Motion by Sheffield, second by Birrell, to **deny** O.B. 17.

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

OTHER BUSINESS (CONT.)

O.B. 19 (CONT.)

The public hearing was opened, and Kevin Moore addressed the Board. Following the presentation and discussion, the following motion was made:

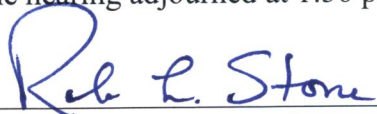
MOTION: Motion by Birrell, second by Allen, to **approve** O.B. 19, subject to:

1. Subdivision roads can be private with a gate
2. Cobb DOT comments and recommendations contained in the Other Business Item
3. Stormwater Management Division comments and recommendations contained in the Other Business Item
4. Fire Department comments and recommendations contained in the Other Business Item
5. County Chairwoman to execute the Memorandum of Agreement as required by county detailed 424 Gated Communities within 120 days
6. All other Staff comment and recommendations, *not otherwise in conflict*, to remain in effect

VOTE: **ADOPTED** 5-0

ADJOURNMENT

The hearing adjourned at 1:36 p.m.



Robin L. Stone, Deputy County Clerk
Cobb County Board of Commissioners

Min. Bk. 101 Petition No. Z-27
Doc. Type
Meeting Date 4-21-2026

MOORE INGRAM JOHNSON & STEELE

A LIMITED LIABILITY PARTNERSHIP
WWW.MIJS.COM

MARIETTA, GEORGIA
EMERSON OVERLOOK
326 ROSWELL STREET
SUITE 100
MARIETTA, GEORGIA 30060
TELEPHONE (770) 429-1499

KNOXVILLE, TENNESSEE
408 N. CEDAR BLUFF ROAD
SUITE 500
KNOXVILLE, TENNESSEE 37923
TELEPHONE (865) 692-9039

JACKSONVILLE, FLORIDA
10201 CENTURION PARKWAY N
SUITE 401
JACKSONVILLE, FLORIDA 32256
TELEPHONE (904) 428-1455

BRENTWOOD, TENNESSEE
12 CADILLAC DRIVE
SUITE 200
BRENTWOOD, TENNESSEE 37027
TELEPHONE (615) 425-7347

LEXINGTON, KENTUCKY
2408 SIR BARTON WAY
SUITE 375
LEXINGTON, KENTUCKY 40509
TELEPHONE (859) 309-0026

ORLANDO, FLORIDA
1000 LEGION PLACE
SUITE 701
ORLANDO, FLORIDA 32801
TELEPHONE (407) 357-6233

HARRISBURG, PENNSYLVANIA
101 ERFORD ROAD
SUITE 300
CAMP HILL, PENNSYLVANIA 17011
TELEPHONE (717) 790-2854

FAIRFIELD, NEW JERSEY
165 PASSAIC AVENUE
SUITE 205
FAIRFIELD, NEW JERSEY 07004
TELEPHONE 201-602-4082

March 30, 2026

Via E-mail Only

Mr. John P. Pederson, AICP
Zoning Division Manager
Zoning Division
Cobb County Community Development Agency
Suite 400
1150 Powder Springs Road
Marietta, Georgia 30064

RE: Application for Rezoning - Application No.: Z-27 (2025)
 Applicant: Knight Partners LLC
 Property Owner: Louise G. Howard Family Investments, L.P.
 Property: Amended 0.85 acres, more or less, located at
 the intersection of the southwesterly side of
 South Cobb Drive and the northwesterly
 side of Riverview Road, being more
 particularly known as 2259 and
 2273 Riverview Road, Land Lots 754 and
 759, 17th District, 2nd Section, Cobb County,
 Georgia

Dear John:

The undersigned and this firm represent the Applicant, Knight Partners LLC (hereinafter referred to as "Applicant"), and the Property Owner, the Louise G. Howard Family Investments, L.P. (hereinafter referred to as "Owner" or "Property Owner"), in the Application for Rezoning with regard to an amended total tract of approximately 0.85 acres located at the intersection of the southwesterly side of South Cobb Drive and the northwesterly side of Riverview Road, being more particularly known as 2259 and 2273 Riverview Road, Land Lots 754 and 759, 17th District, 2nd Section, Cobb County, Georgia (hereinafter referred to as the "Property" or the "Subject Property"). After meetings with Planning and Zoning Staff, reviewing the Departmental Comments and Staff Recommendations, reviewing the uses of surrounding properties, and ongoing meetings and communications with area residents and homeowner representatives, we have been authorized by the Applicant to submit this revised letter of

MOORE INGRAM JOHNSON & STEELE

Mr. John P. Pederson, AICP
Zoning Division Manager
Zoning Division
Cobb County Community Development Agency
Page 2 of 5
March 30, 2026

agreeable stipulations and conditions, which, if the amended Application for Rezoning is approved, as submitted, shall become a part of the grant of the requested rezoning and shall be binding upon the Subject Property. This letter shall supersede and replace in full the previous letter of agreeable stipulations and conditions dated and submitted on January 28, 2026. The proposed, revised stipulations are as follows:

- (1) The stipulations and conditions set forth herein shall replace and supersede in full any and all prior stipulations and conditions, in whatsoever form, which are currently in place on the Subject Property; together with any and all Departmental Comments and Staff Recommendations relating to the Subject Property from any prior zoning actions.
- (2) Applicant seeks rezoning of the Subject Property from the existing zoning category of R-20 to the proposed zoning category of Neighborhood Retail Commercial ("NRC"), with reference to the revised Site Plan prepared for Applicant by A&R Engineering, Inc., dated and last revised March 12, 2026, and submitted as part of the overall amendment to the Application for Rezoning on March 27, 2026. A reduced copy of the revised Site Plan is attached as Exhibit "A" and incorporated herein by reference.
- (3) Applicant agrees the hours of operation for normal retail, restaurant, and office operations shall be limited to no greater than 5:00 a.m. to 11:00 p.m., Monday through Sunday.
- (4) Applicant agrees to provide a Forest Acres Subdivision representative with a 24-hour contact.
- (5) Applicant agrees that lighting for the proposed development shall be designed to prevent glare from extending beyond the boundaries of the Subject Property.
- (6) The dumpsters servicing the proposed development shall be enclosed, with materials and colors for the enclosure being matching and complementary to the façade of the proposed building.
- (7) Setbacks for the proposed development shall be as shown and reflected on the revised Site Plan.

Petition No. 2-27'25
Meeting Date 4-21-2026
Continued

MOORE INGRAM JOHNSON & STEELE

Mr. John P. Pederson, AICP
Zoning Division Manager
Zoning Division
Cobb County Community Development Agency
Page 3 of 5
March 30, 2026

- (8) Applicant agrees to provide secure entry and access to the Property after hours (i.e., between 11:00 p.m. and 5:00 a.m.).
- (9) Applicant agrees to install and utilize 24-hour security cameras at strategic locations on the Property.
- (10) Applicant agrees to a minimum eight (8) foot landscaped strip at the right-of-way along the Property frontage on South Cobb Drive and Riverview Road.
- (11) All landscaping referenced herein shall be approved by the Cobb County Arborist as part of the Plan Review and Permitting Process and incorporated into the overall landscape plan for the proposed development.
- (12) Minor modifications to the within stipulations, the referenced, revised Site Plan, lighting, signage, landscaping, building architecture, site features, and the like, may be approved by the District Commissioner, as needed or necessary, except for those that:
 - (a) Increase the density of a residential project or the overall square footage of a non-residential project;
 - (b) Reduce the size of an approved buffer adjacent to a property that is zoned the same or in a more restrictive zoning district;
 - (c) Relocate a structure closer to the property line of an adjacent property that is zoned the same or in a more restrictive zoning district;
 - (d) Increase the height of a building that is adjacent to a property that is zoned the same or in a more restrictive zoning district;
 - (e) Change an access location to a different roadway;
 - (f) Would be in direct contradiction or conflict with any of the stipulations of this rezoning;
 - (g) Would be in direct contradiction or conflict with Cobb County Code and Ordinances; or

Petition No. 2-2725
Meeting Date 4-21-2026
Continued

MOORE INGRAM JOHNSON & STEELE

Mr. John P. Pederson, AICP
Zoning Division Manager
Zoning Division
Cobb County Community Development Agency
Page 4 of 5
March 30, 2026

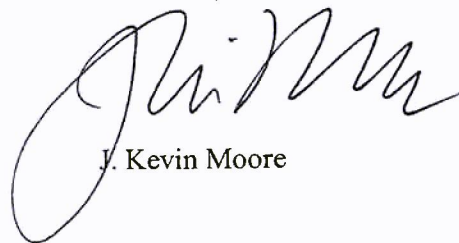
- (h) Would be in direct contradiction or conflict with any Staff Recommendations that were adopted into the final zoning decision.
- (13) All setback, landscape, and buffer areas may be penetrated for purposes of access, utilities, and stormwater management, including, but not limited to, detention/retention facilities, drainage facilities and any and all slopes or other required engineering features of the foregoing.
- (14) Applicant agrees to comply with all Cobb County Stormwater Management requirements applicable to the Subject Property.
- (15) Applicant agrees to comply with all Cobb County Department of Transportation requirements applicable to the Subject Property.

We believe rezoning to the amended NRC zoning category, together with the revised Site Plan and revised stipulations set forth herein, is appropriate for the Subject Property while taking into consideration the overall area and uses of properties surrounding the proposed development. We very much appreciate your consideration; as well as that of the Cobb County Planning Commission and Cobb County Board of Commissioners, in this request.

With kindest regards, I remain

Very truly yours,

MOORE, INGRAM, JOHNSON & STEELE, LLP



J. Kevin Moore

JKM:cc
Attachment

Petition No. 2-2715
Meeting Date 4-21-2026
Continued

MOORE INGRAM JOHNSON & STEELE

Mr. John P. Pederson, AICP
Zoning Division Manager
Zoning Division
Cobb County Community Development Agency
Page 5 of 5
March 30, 2026

- c: Cobb County Board of Commissioners:
Lisa N. Cupid, Chairwoman
Erick Allen
JoAnn Birrell
Keli A. Gambrell
Monique Sheffield
(With Copy of Attachment)

- Cobb County Planning Commission:
Nadia Faucette, Chairwoman
Fred Beloin
Deborah Dance
Deidra Massey
Sara Micheletto
(With Copy of Attachment)

- Terry L. Martin, AICP, CNU-A
Senior Planner
Zoning Division
Cobb County Community Development Agency
(With Copy of Attachment)

- Cameron Jones, CNU-A
Planner III
Zoning Division
Cobb County Community Development Agency
(With Copy of Attachment)

- Barkley Russell
Forest Acres Subdivision Representative
(With Copy of Attachment)

- Knight Partners LLC
(With Copy of Attachment)

Petition No. _____
Meeting Date _____
Continued





AIL

BRAID RUBY
1661 OLD 41 HWY NW
MARIETTA, GA 30060

PROJECT
COLLIFLOWER BUILDING ADDITION
1661 OLD 41 HWY NW
MARIETTA, GA 30060

SITE PLAN

C201

25184

DATE
OCTOBER 21, 2021

RAYSONS

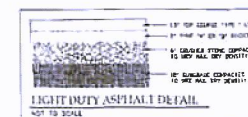


VARIANCE REQUEST:

VARIANCE #1- REDUCE FRONT BUILDING SETBACK
ADJACENT TO OLD HWY 41 FROM 40 FEET TO 19 FEET.

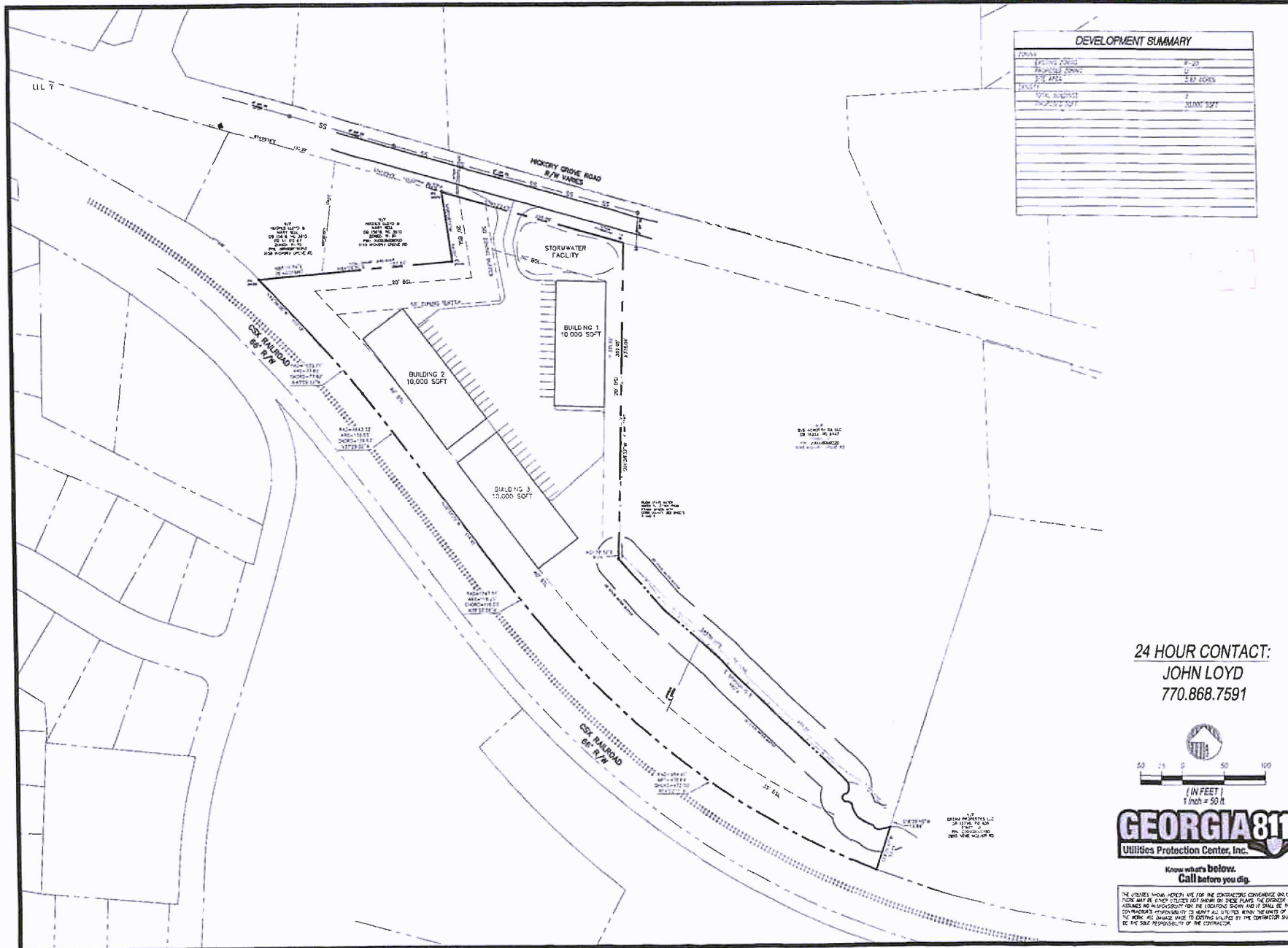
VARIANCE #2- REDUCE FRONT BUILDING SETBACK
ADJACENT TO HAMES ROAD FROM 40 FEET TO 29 FEET.

24 HOUR CONTACT
NAME
NUMBER



SCALE: 1" = 20'

SITE PLAN



PROJECT NAME:
3121 HICKORY GROVE RD
 11.68 ACRES, 20TH DISTRICT
 COBB COUNTY, GEORGIA



24 HOUR CONTACT:
 JOHN LOYD
 770.868.7591



GEORGIA 811
 Utilities Protection Center, Inc.

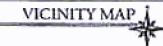
Know what's below.
 Call before you dig.

THE UTILITIES SHOWN HEREON ARE FOR THE CONTRACTOR'S CONVENIENCE ONLY. THERE MAY BE OTHER UTILITIES NOT SHOWN ON THESE PLANS. THE CONTRACTOR ASSUMES ALL RESPONSIBILITY FOR THE LOCATION, DEPTH AND TYPE OF ALL UTILITIES. THE CONTRACTOR'S RESPONSIBILITY TO VERIFY ALL UTILITIES, WHEN THE DEPTH OF THE WORK, OR DAMAGE, LEADS TO EXISTING UTILITIES BY THE CONTRACTOR SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR.

REVISIONS

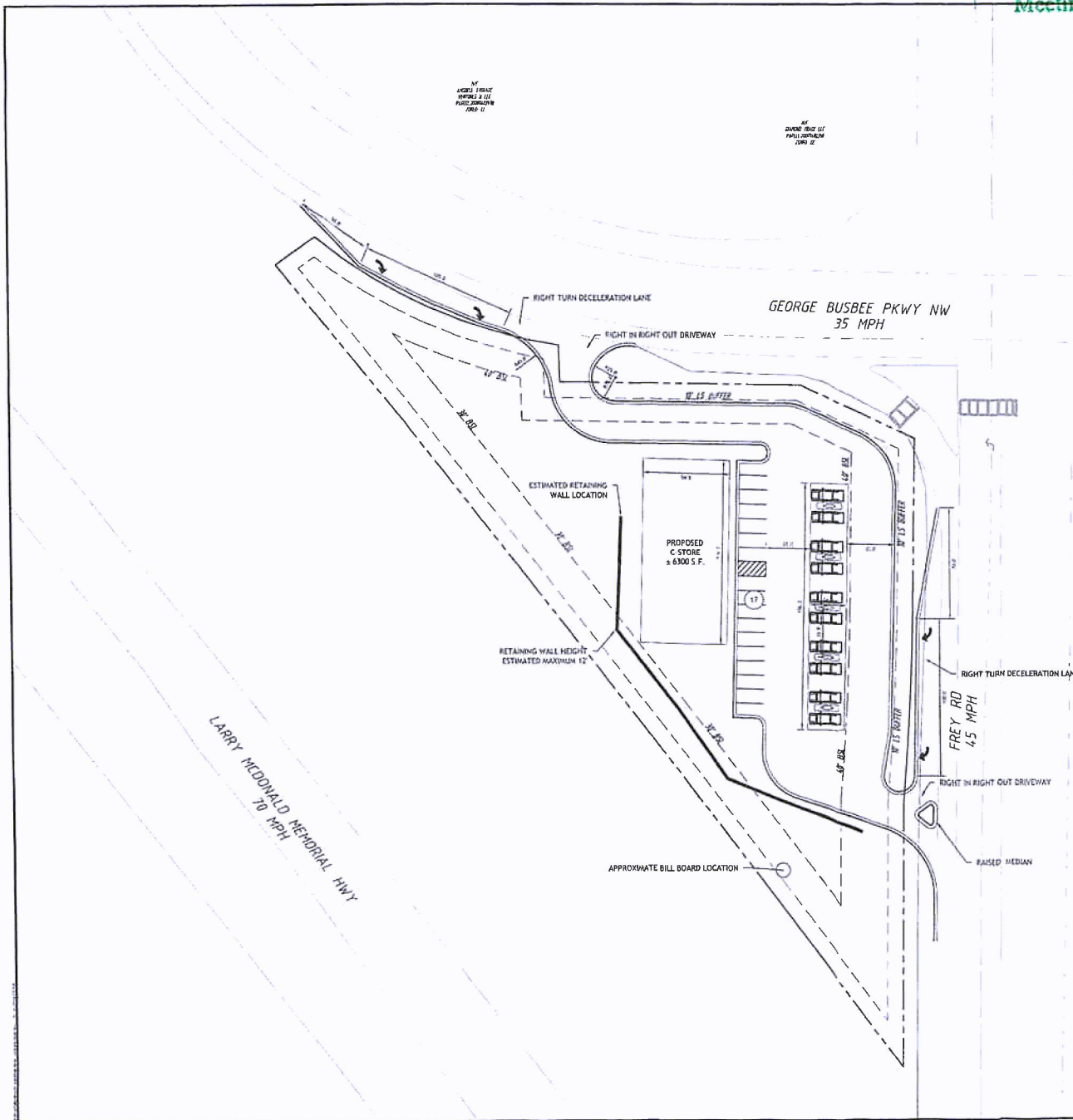
LAND PLAN

LP1

[illegible]

FREY RD & GEORGE
BUSBEE PKWY
COBB COUNTY, 30144
PROJECT ZONING: LVC

FOR:
H Construction



AF
JULY 1962
LIE
FATHER
END PAGE

REVISIONS



DRAWN BY: CN
CHECKED BY: DJC
PARCEL ID: 20009402500



SHEET:
C1.0
ZONING SITE PLAN

DATE: 2024-02-05 JOB NO: 2025-100

MOORE INGRAM JOHNSON & STEELE

A LIMITED LIABILITY PARTNERSHIP
WWW.MIJS.COM

MARIETTA, GEORGIA
EMERSON OVERLOOK
326 ROSWELL STREET
SUITE 100
MARIETTA, GEORGIA 30060
TELEPHONE (770) 429-1499

LEXINGTON, KENTUCKY
2408 SIR BARTON WAY
SUITE 375
LEXINGTON, KENTUCKY 40509
TELEPHONE (859) 309-0026

KNOXVILLE, TENNESSEE
406 N. CEDAR BLUFF ROAD
SUITE 500
KNOXVILLE, TENNESSEE 37923
TELEPHONE (865) 592-9039

ORLANDO, FLORIDA
1000 LEGION PLACE
SUITE 701
ORLANDO, FLORIDA 32801
TELEPHONE (407) 367-6233

JACKSONVILLE, FLORIDA
10201 CENTURION PARKWAY N.
SUITE 401
JACKSONVILLE, FLORIDA 32256
TELEPHONE (904) 428-1465

HARRISBURG, PENNSYLVANIA
101 ERFORD ROAD
SUITE 300
CAMP HILL, PENNSYLVANIA 17011
TELEPHONE (717) 790-2854

BRENTWOOD, TENNESSEE
12 CADILLAC DRIVE
SUITE 200
BRENTWOOD, TENNESSEE 37027
TELEPHONE (615) 425-7347

FAIRFIELD, NEW JERSEY
165 PASSAIC AVENUE
SUITE 205
FAIRFIELD, NEW JERSEY 07004
TELEPHONE 201-502-4082

April 17, 2026

Via E-mail Only

Min. Bk. 101 Petition No. SLUP-1 & OB-21
Doc. Type letter
Meeting Date 4-21-2022

Mr. John P. Pederson, AICP
Zoning Division Manager
Zoning Division
Cobb County Community Development Agency
Suite 400
1150 Powder Springs Road
Marietta, Georgia 30064

RE: Applications for Special Land Use Permit and "Other Business"
Application Nos.: SLUP-1 (2025); OB 21 (2026)
Applicant: Dane Contracting L.L.C.
Property Owners: Zeke Farriba and Barton L. Boyd
Property: 1.28 acres, more or less, located on the
southwesterly side of Baker Road,
northwesterly of Hickory Grove Road, and
northerly of Webster Drive, being more
particularly known as 2675 Baker Road,
Land Lot 26, 20th District, 2nd Section, Cobb
County, Georgia

Dear John:

The undersigned and this firm represent the Applicant, Dane Contracting L.L.C. (hereinafter "Applicant"), and the Property Owners, Zeke Farriba and Barton L. Boyd (hereinafter collectively referred to as "Owners" or "Property Owners"), in the Applications for Special Land Use Permit and "Other Business" with regard to a total tract of 1.28 acres, more or less, located on the southwesterly side of Baker Road, northwesterly of Hickory Grove Road, and northerly of Webster Drive, being more particularly known as 2675 Baker Road, Land Lot 26, 20th District, 2nd Section, Cobb County, Georgia (hereinafter referred to as the "Property" or the "Subject Property"). After meetings with Planning and Zoning Staff and County officials, ongoing communications and meetings with area residents and homeowner representatives, reviewing the Departmental Comments and Staff Recommendations, and reviewing the uses of surrounding

MOORE INGRAM JOHNSON & STEELE

Petition No. SLUP1 & OB-21
Meeting Date 4-21-2026
Continued

Mr. John P. Pederson, AICP
Zoning Division Manager
Zoning Division
Cobb County Community Development Agency
Page 2 of 3
April 17, 2026

properties, we have been authorized by the Applicant to submit this letter of agreeable stipulations and conditions, which, if the Applications for Special Land Use Permit and "Other Business" are approved, as submitted, shall become a part of the grant of the requested approvals and shall be binding upon the Subject Property. The proposed stipulations are as follows:

- (1) Applicant seeks approval of the Special Land Use Permit to allow for the processing of wood materials into firewood; as well as, approval of the amendments to previously approved stipulations as set forth in the "Other Business" Application for its Property and business located at 2675 Baker Road, N.W., with reference to the As-Built Survey prepared for Applicant by 5D Geomatics, dated July 23, 2025, and submitted with the Applications for Special Land Use Permit and "Other Business." A reduced copy of the As-Built Survey is attached as Exhibit "A" and incorporated by reference.
- (2) Applicant agrees to install a widened commercial apron access entrance and repair any sidewalk included within the apron area, crushed curb area, and gutter.
- (3) In the event a Land Disturbance Permit is issued for redevelopment of the Property, Cobb County Department of Transportation Recommendations shall be implemented. (NOTE: Any work associated with the improvements in stipulation no. 2 shall be excluded from this condition.)
- (4) Applicant agrees to the installation of a minimum ten (10) foot enhanced or landscaped buffer along the boundaries of adjacent residentially zoned property.
- (5) Applicant agrees the hours for the processing (chipping, grinding, sawing, etc.) of firewood shall be limited to 10:00 a.m. to 4:00 p.m., Monday through Friday only.

The requested approvals of the Special Land Use Permit and "Other Business," together with the submitted As-Built Survey and additional stipulations set forth herein, will enhance the Subject Property and provide for the continued operation of Applicant's business which has provided valuable services for its clients and the surrounding community for many years. Thank you in advance for your time and consideration of the Applicant's request.

MOORE INGRAM JOHNSON & STEELE

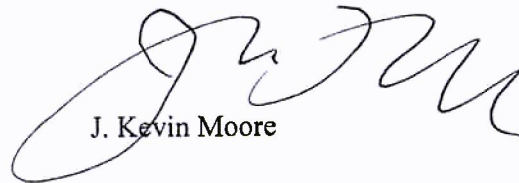
Petition No. Supp # 03-21
Meeting Date 4-21-2026
Continued

Mr. John P. Pederson, AICP
Zoning Division Manager
Zoning Division
Cobb County Community Development Agency
Page 3 of 3
April 17, 2026

With kindest regards, I remain

Very truly yours,

MOORE, INGRAM, JOHNSON & STEELE, LLP



J. Kevin Moore

JKM:cc

Attachment

c: Cobb County Board of Commissioners:
Lisa N. Cupid, Chairwoman
Erick Allen
JoAnn Birrell
Keli A. Gambrill
Monique Sheffield
(With Copy of Attachment)

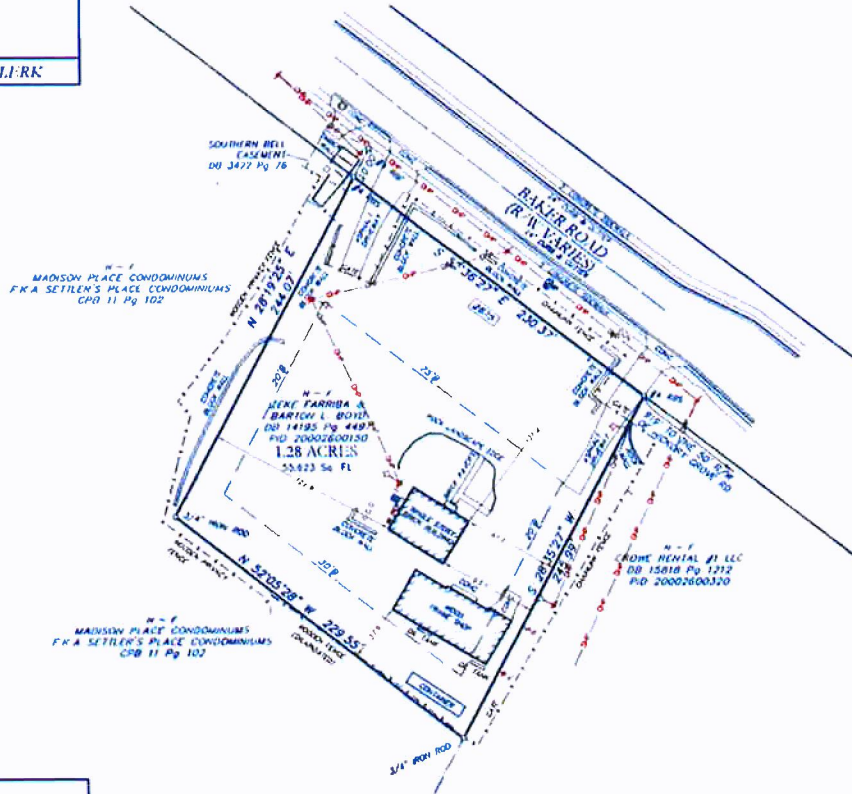
Terry L. Martin, AICP, CNU-A
Senior Planner
Zoning Division
Cobb County Community Development Agency
(With Copy of Attachment)

Cameron Jones, CNU-A
Planner III
Zoning Division
Cobb County Community Development Agency
(With Copy of Attachment)

Dane Contracting L.L.C.
(With Copy of Attachment)

RESERVED FOR COURT CLERK

EXHIBIT "A"

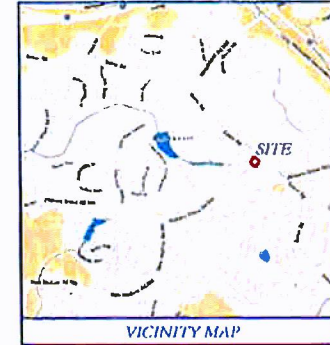
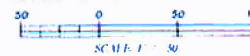


LEGEND

POB	POINT OF BEGINNING	0	PERMITS (HOURS)
POC	POINT OF COMPLETION	1	WATER VALUE
POD	POINT OF DELIVERY	2	WATER VALUE
POE	POINT OF ENTRY	3	GAS MISC
POF	POINT OF FLOW	4	POWER MISC
POG	POINT OF GROUND	5	ELECTRICAL MISC
POH	POINT OF HANDLING	6	POWER POLE
POI	POINT OF INTEREST	7	ENGINEERING ELECTRICAL
POJ	POINT OF JUNCTION	8	POCK DECK
POK	POINT OF KICK	9	POCK DECK
POL	POINT OF LIFT	10	SANCTION BAY
POM	POINT OF MOUNTING	11	SANCTION BAY
PON	POINT OF NOTIFICATION	12	COUPLER HORN GATEIN BASIN
POO	POINT OF OFFICE	13	COUPLER HORN GATEIN BASIN
POQ	POINT OF QUANTITY	14	SAFETY ZONE SECTION
POR	POINT OF RISK	15	SAFETY ZONE SECTION
POS	POINT OF SIGHT	16	UNDERGROUND WATER LINE
POT	POINT OF TENSION	17	UNDERGROUND WATER LINE
POU	POINT OF USE	18	UNDERGROUND WATER LINE
POV	POINT OF VIEW	19	UNDERGROUND WATER LINE
POW	POINT OF WORK	20	UNDERGROUND WATER LINE
POX	POINT OF X-RAY	21	UNDERGROUND WATER LINE
POY	POINT OF Y-RAY	22	UNDERGROUND WATER LINE
POZ	POINT OF Z-RAY	23	UNDERGROUND WATER LINE
POA	POINT OF A-Z	24	UNDERGROUND WATER LINE
POB	POINT OF B-Z	25	UNDERGROUND WATER LINE
POC	POINT OF C-Z	26	UNDERGROUND WATER LINE
POD	POINT OF D-Z	27	UNDERGROUND WATER LINE
POE	POINT OF E-Z	28	UNDERGROUND WATER LINE
POF	POINT OF F-Z	29	UNDERGROUND WATER LINE
POG	POINT OF G-Z	30	UNDERGROUND WATER LINE
POH	POINT OF H-Z	31	UNDERGROUND WATER LINE
POI	POINT OF I-Z	32	UNDERGROUND WATER LINE
POJ	POINT OF J-Z	33	UNDERGROUND WATER LINE
POK	POINT OF K-Z	34	UNDERGROUND WATER LINE
POL	POINT OF L-Z	35	UNDERGROUND WATER LINE
POM	POINT OF M-Z	36	UNDERGROUND WATER LINE
PON	POINT OF N-Z	37	UNDERGROUND WATER LINE
POO	POINT OF O-Z	38	UNDERGROUND WATER LINE
POQ	POINT OF Q-Z	39	UNDERGROUND WATER LINE
POR	POINT OF R-Z	40	UNDERGROUND WATER LINE
POS	POINT OF S-Z	41	UNDERGROUND WATER LINE
POT	POINT OF T-Z	42	UNDERGROUND WATER LINE
POU	POINT OF U-Z	43	UNDERGROUND WATER LINE
POV	POINT OF V-Z	44	UNDERGROUND WATER LINE
POW	POINT OF W-Z	45	UNDERGROUND WATER LINE
POX	POINT OF X-Z	46	UNDERGROUND WATER LINE
POY	POINT OF Y-Z	47	UNDERGROUND WATER LINE
POZ	POINT OF Z-Z	48	UNDERGROUND WATER LINE
POA	POINT OF A-Z	49	UNDERGROUND WATER LINE
POB	POINT OF B-Z	50	UNDERGROUND WATER LINE
POC	POINT OF C-Z	51	UNDERGROUND WATER LINE
POD	POINT OF D-Z	52	UNDERGROUND WATER LINE
POE	POINT OF E-Z	53	UNDERGROUND WATER LINE
POF	POINT OF F-Z	54	UNDERGROUND WATER LINE
POG	POINT OF G-Z	55	UNDERGROUND WATER LINE
POH	POINT OF H-Z	56	UNDERGROUND WATER LINE
POI	POINT OF I-Z	57	UNDERGROUND WATER LINE
POJ	POINT OF J-Z	58	UNDERGROUND WATER LINE
POK	POINT OF K-Z	59	UNDERGROUND WATER LINE
POL	POINT OF L-Z	60	UNDERGROUND WATER LINE
POM	POINT OF M-Z	61	UNDERGROUND WATER LINE
PON	POINT OF N-Z	62	UNDERGROUND WATER LINE
POO	POINT OF O-Z	63	UNDERGROUND WATER LINE
POQ	POINT OF Q-Z	64	UNDERGROUND WATER LINE
POR	POINT OF R-Z	65	UNDERGROUND WATER LINE
POS	POINT OF S-Z	66	UNDERGROUND WATER LINE
POT	POINT OF T-Z	67	UNDERGROUND WATER LINE
POU	POINT OF U-Z	68	UNDERGROUND WATER LINE
POV	POINT OF V-Z	69	UNDERGROUND WATER LINE
POW	POINT OF W-Z	70	UNDERGROUND WATER LINE
POX	POINT OF X-Z	71	UNDERGROUND WATER LINE
POY	POINT OF Y-Z	72	UNDERGROUND WATER LINE
POZ	POINT OF Z-Z	73	UNDERGROUND WATER LINE
POA	POINT OF A-Z	74	UNDERGROUND WATER LINE
POB	POINT OF B-Z	75	UNDERGROUND WATER LINE
POC	POINT OF C-Z	76	UNDERGROUND WATER LINE
POD	POINT OF D-Z	77	UNDERGROUND WATER LINE
POE	POINT OF E-Z	78	UNDERGROUND WATER LINE
POF	POINT OF F-Z	79	UNDERGROUND WATER LINE
POG	POINT OF G-Z	80	UNDERGROUND WATER LINE
POH	POINT OF H-Z	81	UNDERGROUND WATER LINE
POI	POINT OF I-Z	82	UNDERGROUND WATER LINE
POJ	POINT OF J-Z	83	UNDERGROUND WATER LINE
POK	POINT OF K-Z	84	UNDERGROUND WATER LINE
POL	POINT OF L-Z	85	UNDERGROUND WATER LINE
POM	POINT OF M-Z	86	UNDERGROUND WATER LINE
PON	POINT OF N-Z	87	UNDERGROUND WATER LINE
POO	POINT OF O-Z	88	UNDERGROUND WATER LINE
POQ	POINT OF Q-Z	89	UNDERGROUND WATER LINE
POR	POINT OF R-Z	90	UNDERGROUND WATER LINE
POS	POINT OF S-Z	91	UNDERGROUND WATER LINE
POT	POINT OF T-Z	92	UNDERGROUND WATER LINE
POU	POINT OF U-Z	93	UNDERGROUND WATER LINE
POV	POINT OF V-Z	94	UNDERGROUND WATER LINE
POW	POINT OF W-Z	95	UNDERGROUND WATER LINE
POX	POINT OF X-Z	96	UNDERGROUND WATER LINE
POY	POINT OF Y-Z	97	UNDERGROUND WATER LINE
POZ	POINT OF Z-Z	98	UNDERGROUND WATER LINE
POA	POINT OF A-Z	99	UNDERGROUND WATER LINE
POB	POINT OF B-Z	100	UNDERGROUND WATER LINE

SURVEY REFERENCES

1. REFERENCE A WARRANTY DEED TO ZENE FARMBA AND
BARTON L. BRYD RECORDED IN DEED BOOK 14195, PAGE
4497.
2. REFERENCE A COIN COUNTY RIGHT-OF-WAY DEED
RECORDED IN DEED BOOK 11747, PAGE 230-232.
3. REFERENCE A PLAT FOR HUEY L. CHUMLEY RECORDED IN
PLAT BOOK 48, PAGE 123.
- REFERENCE A FINAL PLAT OF MADISON PLACE CEMENT WORKS
(IF A SETTLER'S PLACE CONDOMINIUMS) RECORDED IN
PLAT BOOK 11, PAGE 102.



GENERAL NOTES

THE FOLLOWING GPS STATISTICS UPON WHICH THE FIELD DATA COLLECTED IS BASED HAVE BEEN PRODUCED AT THE 95% CONFIDENCE LEVEL

POSITIONAL ACCURACY 0.05' HORIZONTAL / 0.1' VERTICAL
FOURPOINT USED. STONER 5900+
CORRECTION TYPE 185 NETWORK CORRECTIONS
SERVICE USED 10MNET LIVE
DATUM NAD_83(2011)
GEOD MODEL 2010

THE HORIZONTAL CLOSURE OF THIS PLAT HAS BEEN
CALCULATED TO BE 1171,600

THE FOLLOWING SETBACKS APPLY TO PROPERTIES ZONED LI
(LIGHT INDUSTRIAL) PER COBB COUNTY ZONING ORDINANCES.

FRONT SETBACK	75 FEET
SIDE SETBACK	20 FEET
REAR SETBACK	20 FEET

VERIFY THIS SETBACK INFORMATION WITH THE
APPROPRIATE ZONING AUTHORITIES FOR SAID
MUNICIPALITY

THIS PROPERTY IS NOT LOCATED IN A 100 YEAR FLOOD HAZARD AREA BASED ON THE FLOOD INSURANCE RATE MAP FOR THIS AREA. THE MAP NUMBER FOR THIS AREA IS 13087C0009G AND THE DATE OF SAID MAP IS DECEMBER 16, 2008. THIS DETERMINATION WAS MADE BY GRAPHICALLY DETERMINING THE POSITION OF THIS SITE ON SAID FIRM MAPS UNLESS OTHERWISE NOTED.

UTILITIES SHOWN ON THIS PLAN ARE BASED ON VISIBLE ABOVE
GROUND EVIDENCE. UNDERGROUND UTILITIES MAY EXIST IN
THIS SITE THAT ARE NOT SHOWN ON THIS SURVEY.

A TITLE INSPECTION WAS NOT PERFORMED AS PART OF THIS SURVEY. EASEMENTS OR OTHER MATTERS OF TITLE MAY EXIST IN PUBLIC RECORD BUT ARE NOT SHOWN HEREON.

SURVEYOR'S CERTIFICATION

THIS PLAT IS A REFINANCEMENT OF AN EXISTING PARCEL OR PARCELS OF LAND AND DOES NOT SUBDIVIDE OR CREATE A NEW PARCEL OR PARCELS OR CHANGES TO THE PREVIOUSLY RECORDED AND PUBLICLY AVAILABLE INFORMATION OF THE DOCUMENTS, MAPS, PLATS, OR OTHER INSTRUMENTS WHICH CREATED THAT PARCEL OR PARCELS OF LAND. THIS PLAT DOES NOT IMPLY APPROVAL OF ANY LOCAL JURISDICTION, AVAILABILITY OF PERMITS, COMPLIANCE WITH ANY REGULATORY REQUIREMENTS, OR SUITABILITY FOR ANY USE OR PURPOSE OF THE LAND. FURTHERMORE, THE UNDERLIED LAND SURVEYOR CERTIFIES THAT THIS PLAT COMPLIES WITH THE MINIMUM REQUIREMENTS OF THE PROFESSIONAL SURVEYORS IN GEORGIA AS SET FORTH IN THE RULES AND REGULATIONS OF THE GEORGIA BOARD OF SURVEYING AND MAPPING, SECTION 100-1-1, AND THE GEORGIA CONSTITUTION, ARTICLE X, SECTION 15-1.

7.4
 OATH

[illegible]

JOB NO.	3089
DRAWN BY	JRO
CHECKED	HTD
DATE	7-23-75
REQD DATE	7-16-75
SCALE	1"=50'

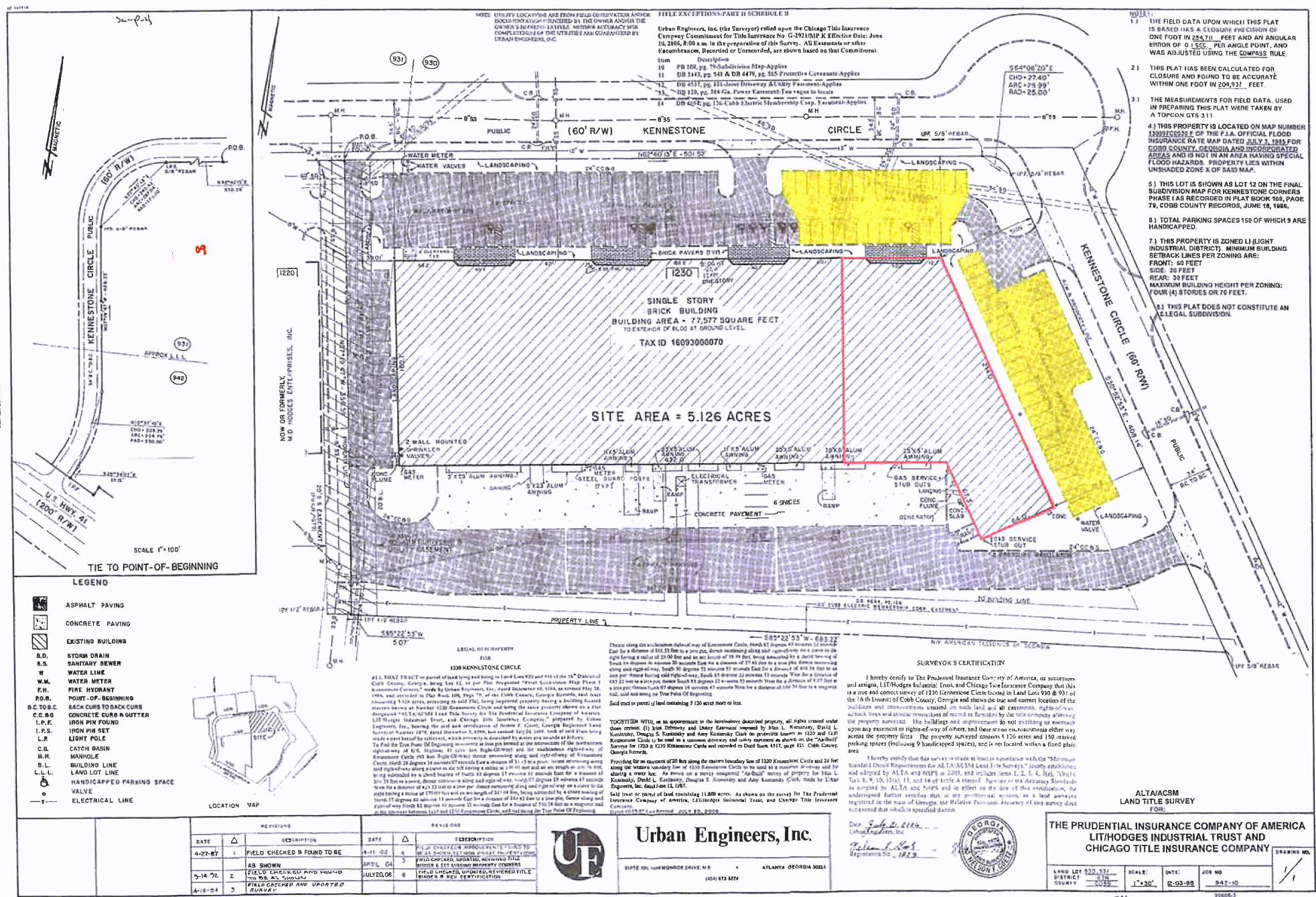
5D GEOMATICS



BOUNDARY RETRALEMENT SURVEY OF
2475 BAKER ROAD FOR
DANE TREE SERVICE
TAX PAYER: 30000050
2475 BAKER ROAD, AUSTELL, GEORGIA 30101
PLAT 245 DISTRICT 2ND SECTION, COOK COUNTY, GEORGIA

RELANDIOT 3 OF 3

EXHIBIT E



Urban Engineers, Inc.

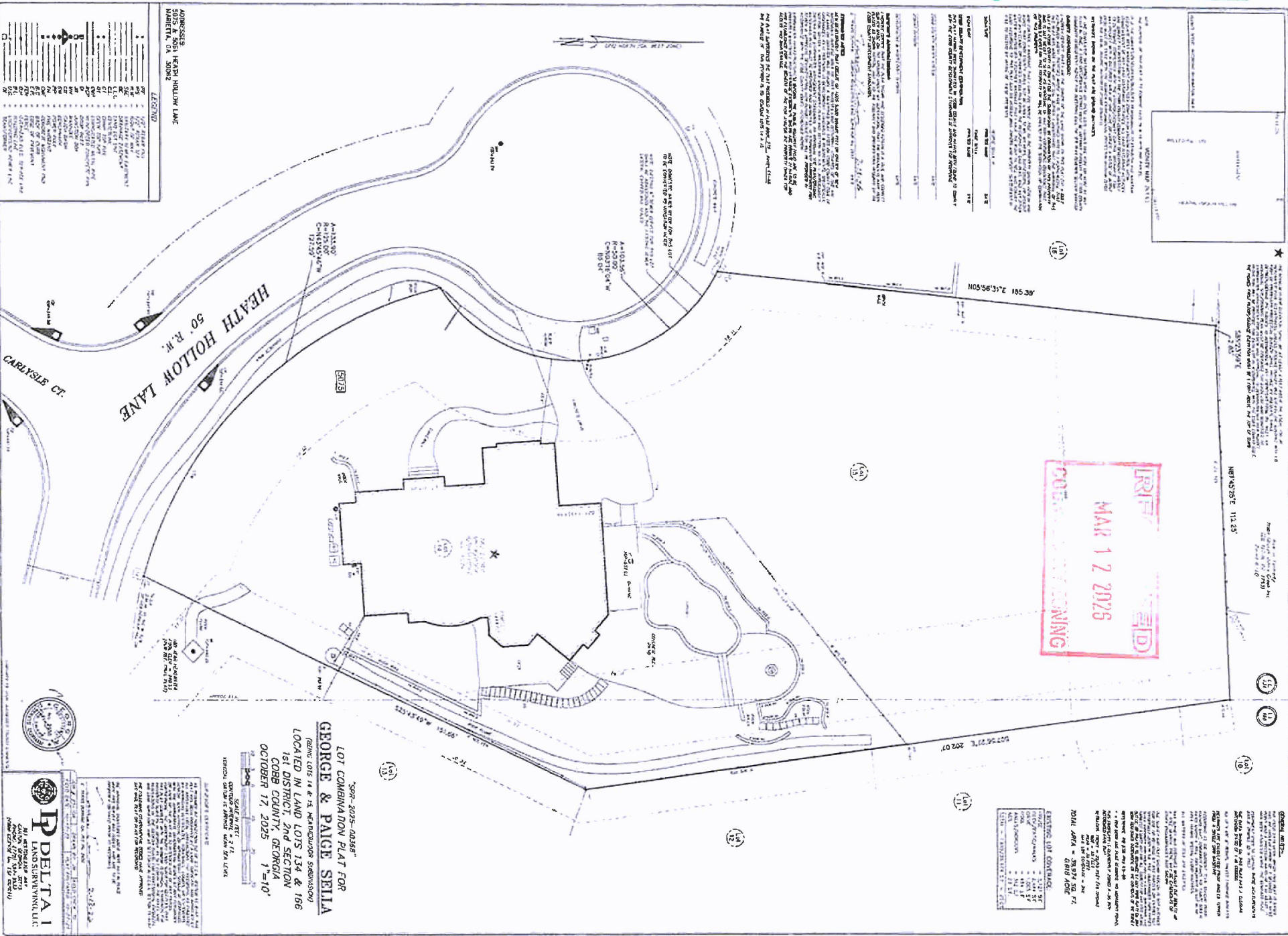
SUITE 101, 1400 MONROE DRIVE, N.E. ATLANTA, GEORGIA 30316



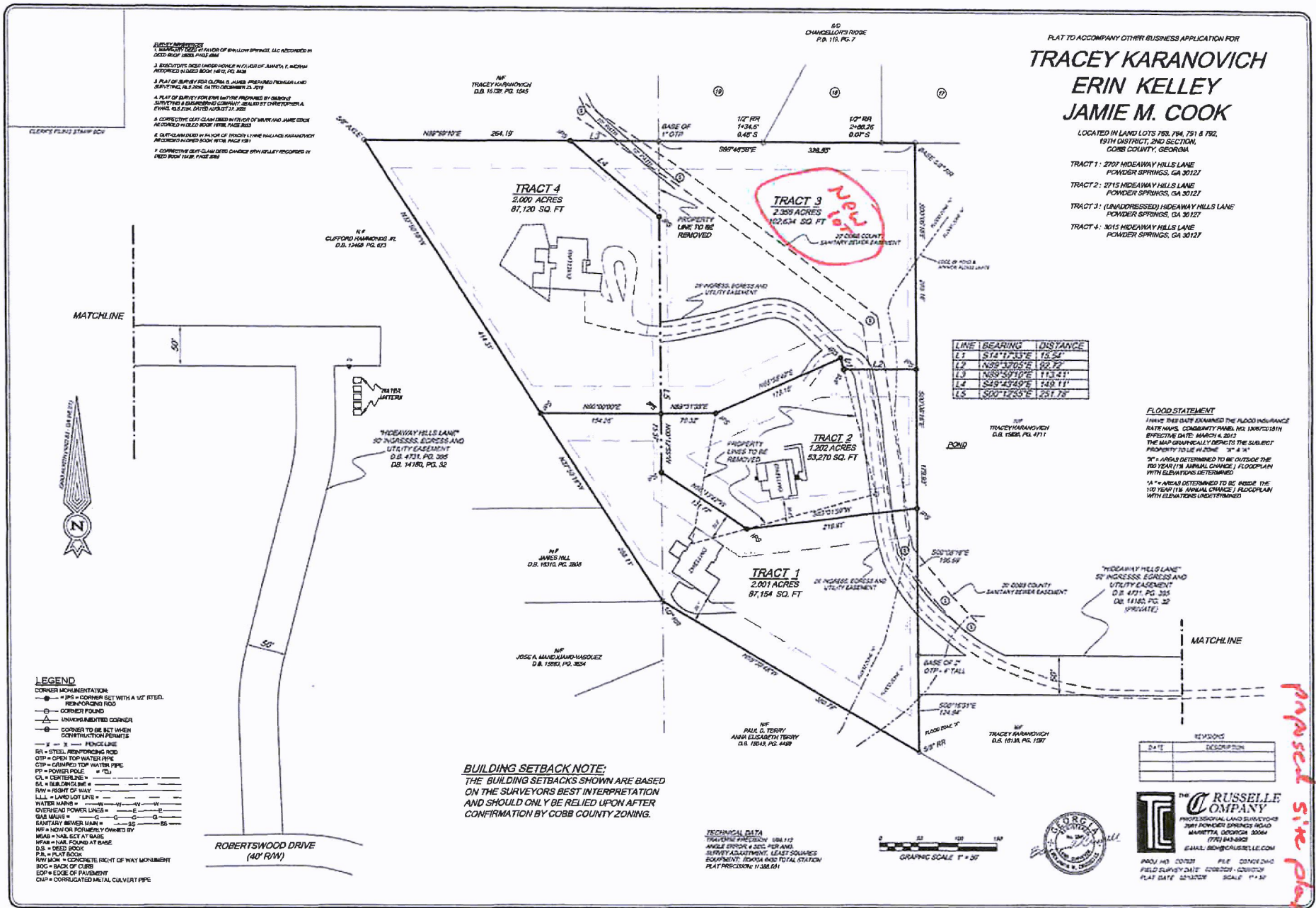
THE PRUDENTIAL INSURANCE COMPANY OF AMERICA
LITHODGES INDUSTRIAL TRUST AND
CHICAGO TITLE INSURANCE COMPANY

LAND LOT 932, 933, 934, 935, 936, 937, 938, 939, 940, 941, 942, 943, 944, 945, 946, 947, 948, 949, 950, 951, 952, 953, 954, 955, 956, 957, 958, 959, 960, 961, 962, 963, 964, 965, 966, 967, 968, 969, 970, 971, 972, 973, 974, 975, 976, 977, 978, 979, 980, 981, 982, 983, 984, 985, 986, 987, 988, 989, 990, 991, 992, 993, 994, 995, 996, 997, 998, 999, 1000

Min. Bk. 101 Petition No. 2020-4
Doc. Type Site Plan
Meeting Date 4-21-2026



08-18-2025 JIF PLAN



08-23-2026
 proposed site plan

RECEIVED
MAR 17 2026
COBB COUNTY ZONING