

**MINUTES OF ZONING HEARING
COBB COUNTY PLANNING COMMISSION
APRIL 7, 2026
9:00 A.M.**

The Planning Commission Zoning Hearing was held on Tuesday, April 7, 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:

Nadia Faucette, Chairwoman
Fred Beloin
Deborah Dance
Deidra Massey
Sara Micheletto

CALL TO ORDER – CHAIRWOMAN FAUCETTE

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

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

- 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). *(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-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).*

**MINUTES OF ZONING HEARING
COBB COUNTY PLANNING COMMISSION
APRIL 7, 2026
PAGE 2**

CONTINUED CASES (CONT.)

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).

Mr. Pederson presented the Staff's request for a continuance of SLUP-3; thereafter, the following motion was made:

MOTION: Motion by Massey, second by Micheletto, to **continue** SLUP-3 until the May 5, 2026, Planning Commission Zoning Hearing.

VOTE: **ADOPTED 5-0**

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 Beloin, second by Micheletto, to **approve** the following cases on the Consent Agenda, *as revised*.

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 recommend **approval** of 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**
- 8. Inclusion on the Consent Agenda for the Board of Commissioners' Zoning Hearing on April 21, 2026**

**MINUTES OF ZONING HEARING
COBB COUNTY PLANNING COMMISSION
APRIL 7, 2026
PAGE 3**

CONSENT AGENDA (CONT.)

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 recommend **approval** of Z-14 to the **LI** zoning district, 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**
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**

**MINUTES OF ZONING HEARING
COBB COUNTY PLANNING COMMISSION
APRIL 7, 2026
PAGE 4**

CONSENT AGENDA (CONT.)

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 recommend **approval** of Z-15 to the **CRC** zoning district, 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**

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 recommend **approval** of 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**
9. **Inclusion on the Consent Agenda for the Board of Commissioners' Zoning Hearing on April 21, 2026**

**MINUTES OF ZONING HEARING
COBB COUNTY PLANNING COMMISSION
APRIL 7, 2026
PAGE 5**

CONSENT AGENDA (CONT.)

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 recommend **approval** of SLUP-4, subject to:

- 1. Site Plan received by the Zoning Division on February 9, 2026 (on file in the Zoning Division), 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**
- 9. Inclusion on the Consent Agenda for the Board of Commissioners' Zoning Hearing on April 21, 2026**

Prior to approving the Consent Agenda, Mr. Beloin provided some revisions to the stipulations for Z-14 (Loyd Development Services); thereafter, the following motion was made:

MOTION: Motion by Beloin, second by Micheletto, to **amend** the Consent Agenda by revising the stipulations for Z-14, as previously read in by Mr. Beloin.

VOTE: **ADOPTED 5-0**

CONSENT VOTE: **ADOPTED 5-0**

REGULAR AGENDA

Z-27'²⁵ **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).*

**MINUTES OF ZONING HEARING
COBB COUNTY PLANNING COMMISSION
APRIL 7, 2026
PAGE 6**

REGULAR AGENDA (CONT.)

Z-27'²⁵ KNIGHT PARTNERS, LLC (CONT.)

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

MOTION: Motion by Massey, second by Beloin, to recommend **approval** of Z-27'²⁵ to the **NRC** zoning district, subject to:

- 1. All Staff comments and recommendations, including DOT (Department of Transportation) comments**
- 2. Applicant to work with DOT to mitigate the cut-out/cut-in access**

VOTE: **ADOPTED 5-0**

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 from the March 3, 2026, PC hearing until the April 7, 2026, PC hearing).*

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

MOTION: Motion by Beloin, second by Micheletto, to **move** SLUP-1 forward to the Board of Commissioners *without a recommendation*.

VOTE: **ADOPTED 5-0**

Clerk's Note: *The Planning Commission requested the following consideration be made:*

- 1. The existing business has been operating in certain respects collaboratively with the neighbors (good neighbor)*
- 2. Appropriate requirements that would adequately shield the neighbors from any possible noise or pollution concerns*
- 3. Require schematic designs for a turn lane to move things forward in order to obtain a turn lane which DOT considers highly important*

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).

**MINUTES OF ZONING HEARING
COBB COUNTY PLANNING COMMISSION
APRIL 7, 2026
PAGE 7**

REGULAR AGENDA (CONT.)

Z-10 RACETRAC, INC. (CONT.)

The public hearing was opened; Kevin Moore, Karen Huck, Evan DeYoung, Hannah Johnston, Paola Montanes-Durand, David Chastain, and Carl Ely addressed the Planning Commission. During the presentation, five additional minutes was given to both the Applicant and the opposition for their presentations. Following the presentation and discussion, the following motion was made:

MOTION: Motion by Micheletto, second by Massey, to **hold** Z-10 until the May 5, 2026, Planning Commission Zoning Hearing.

VOTE: **ADOPTED 5-0**

Clerk's Note: The Planning Commission requested the following prior to the next meeting:

- 1. Staff to provide any studies or information regarding potential harm to children/people as it relates to their distance from fuel pumps and fuel tanks. What can we do to mitigate potential harm?*
- 2. Applicant to work with DOT and for DOT to look more holistically at those two intersections.*
- 3. Applicant to work with the two neighboring school systems to see if there is something more that can be done besides the environmental assessment, like providing additional plantings, buffering, or any other creative ways to protect our children.*
- 4. Applicant to have an additional community meeting to receive feedback.*

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).

The public hearing was opened, and Dennis Tidwell addressed the Planning Commission. Following the presentation and discussion, the following motion was made:

MOTION: Motion by Micheletto, second by Massey, to **hold** Z-12 until the May 5, 2026, Planning Commission Zoning Hearing.

VOTE: **ADOPTED 5-0**

Clerk's Note: The Planning Commission requested the following from the Applicant prior to the next meeting:

- 1. Make updates to the plan*
- 2. Address DOT comments*
- 3. Address potential reduction in density*
- 4. Opportunity to more fully understand the recommendations of the Staff*

**MINUTES OF ZONING HEARING
COBB COUNTY PLANNING COMMISSION
APRIL 7, 2026
PAGE 8**

REGULAR AGENDA (CONT.)

Chairwoman Faucette called for a lunch recess at 11:58 a.m. The hearing reconvened at 1:15 p.m.

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).

Mr. Pederson announced that the Applicant for LUP-9 (IH4 Property Georgia LP) wished to withdraw the case; thereafter, the following motion was made:

MOTION: Motion by Massey, second by Micheletto, to **allow** LUP-9 to be *withdrawn without prejudice*.

VOTE: **ADOPTED 5-0**

Due to the number of people in attendance for LUP-10 (McEachern Memorial Methodist Church, Inc), Mr. Pederson requested that LUP-10 be brought forward and heard next. The case was read into the record, but the Applicant was not present; therefore, the case was put on hold until the Applicant was present. Z-13 (Prestwick Companies) was heard next.

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).

The public hearing was opened; Parks Huff and James Morris addressed the Planning Commission. Following the presentation and discussion, the following motion was made:

MOTION: Motion by Beloin, second by Dance, to **hold** Z-13 until the May 5, 2026, Planning Commission Zoning Hearing.

VOTE: **ADOPTED 5-0**

Following the vote for Z-13, the Applicant was present for LUP-10 (McEachern Memorial Methodist Church, Inc); therefore, LUP-10 was heard next.

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).

**MINUTES OF ZONING HEARING
COBB COUNTY PLANNING COMMISSION
APRIL 7, 2026
PAGE 9**

REGULAR AGENDA (CONT.)

LUP-10 MCEACHERN MEMORIAL METHODIST CHURCH, INC (CONT.)

The public hearing was opened; Adam Rozen, Lee Stevenson, David McCoy, George Whitman, and Mark Harper 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 LUP-10 for 24 months, subject to:

1. Letter of agreeable conditions from Adam Rozen dated April 6, 2026 (on file in the Zoning Division)
2. District Commissioner to approve the final Site Plan for the facility
3. Applicant to work with Fire and Safety Staff to develop a comprehensive Fire and Safety Plan for the separation of the bays and common areas or multi use areas
4. Applicant to find a better solution for the collapsible walls

Prior to the vote, discussion ensued, and Ms. Massey amended her previous motion for LUP-10 as follows:

MOTION: Motion by Massey, second by Beloin, to **hold** LUP-10 until the May 5, 2026, Planning Commission Zoning Hearing for the Applicant to address those issues mentioned in the original motion and in discussion during the amended motion.

VOTE: **ADOPTED** 5-0

Chairwoman Faucette called for a brief recess from 3:04 p.m. until 3:15 p.m. Due to Chairwoman Faucette not being present, Vice Chairwoman Dance reconvened the hearing.

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).

The public hearing was opened, and Tasha Tolbert addressed the Planning Commission. Chairwoman Faucette returned to the hearing at 3:22 p.m. Following the presentation and discussion, the following motion was made:

MOTION: Motion by Dance, second by Massey, to **hold** LUP-6 until the July 7, 2026, Planning Commission Zoning Hearing.

VOTE: **ADOPTED** 5-0

Clerk's Note: *At the end of ninety days, the Applicant is to inform the Planning Commission (PC) and Staff as whether the case can be heard. Applicant to provide a report to the PC as to the operation and success of the business and keep Community Development informed on the business successes along the way.*

**MINUTES OF ZONING HEARING
COBB COUNTY PLANNING COMMISSION
APRIL 7, 2026
PAGE 10**

REGULAR AGENDA (CONT.)

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 Planning Commission. Following the presentation and discussion, the following motion was made:

MOTION: Motion by Beloin, second by Micheletto, to recommend approval of LUP-7 for 12 months, subject to:

1. Solely for the purposes of providing wellness services in the specific form of Hyperbaric Chamber Treatments and Sauna Treatments, including Redlight/Infrared Treatments *only*; no sales of supplements or substances of any kind
2. Hours of operation shall be from 7:00 a.m. until 9:00 p.m.
3. No more than two customers at any time at the property
4. Maximum number of eight customers per day

VOTE: ADOPTED 5-0

***Clerk's Note:** Later in the hearing, Mr. Beloin announced that he needed to provide one additional stipulation to LUP-7 (Jessica R. Weaver). See page 11 for the motion to Reconsider LUP-7.*

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).

The public hearing was opened, and Kim McReynolds 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 LUP-8 for **24 months**, subject to:

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

VOTE: ADOPTED 5-0

**MINUTES OF ZONING HEARING
COBB COUNTY PLANNING COMMISSION
APRIL 7, 2026
PAGE 11**

REGULAR AGENDA (CONT.)

Reconsider LUP-7

Mr. Beloin announced that he needed to provide one additional stipulation to LUP-7; therefore, the following motions were made:

MOTION: Motion by Beloin, second by Massey, to **reconsider** the previous motion for LUP-7.

VOTE: **ADOPTED 5-0**

MOTION: Motion by Beloin, second by Micheletto, to recommend **approval** of LUP-7 for **12 months**, subject to:

- 1. All stipulations previously read in for LUP-7 (see page 10)**
- 2. All Staff comments and recommendations, including DOT comments**

VOTE: **ADOPTED 5-0**

APPROVAL OF MINUTES

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

- March 3, 2026 – Planning Commission Zoning Hearing
- March 30, 2026 – Agenda Review Work Session

VOTE: **ADOPTED 5-0**

ADJOURNMENT

The hearing adjourned at 4:27 p.m.



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