

**MINUTES OF ZONING HEARING
COBB COUNTY BOARD OF COMMISSIONERS
MAY 19, 2026
9:00 A.M.**

The Board of Commissioners' Zoning Hearing was held on Tuesday, May 19, 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 – left the hearing at 12:50 p.m.
Commissioner JoAnn Birrell
Commissioner Keli Gambrell
Commissioner Monique Sheffield

CALL TO ORDER – CHAIRWOMAN CUPID

Chairwoman Cupid called the hearing to order at 9:15 a.m.

Clerk's Note: Due to some technical difficulties, there was a delayed start time for the hearing.

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 Pederson, Zoning Division Manager, reviewed the hearing procedures and announced the following *withdrawn*, *held*, and *continued* cases.

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 from 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).*
WITHDRAWN WITHOUT PREJUDICE

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; continued by the PC until the June 2, 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). *(Previously held by the Planning Commission (PC) until the May 5, 2026, PC hearing; continued by Staff until the June 2, 2026, PC hearing; therefore, was not considered at this hearing).*

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WITHDRAWN, HELD, AND CONTINUED CASES (CONT.)

- 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). *(Previously held by the Planning Commission (PC) until the May 5, 2026, PC hearing; continued by Staff until the June 2, 2026, PC hearing; therefore, was not considered at this hearing).*
- Z-17** **JAIRO MURILLO** (Jairo Murillo, J.D. Clackum, Jr., Helen M. Clackum, and Tonya Clackum, Owners) requesting rezoning from **R-20** and **R-30** to **R-15 OSC** for a residential subdivision in land lots 768 and 817 of the 16th district. Property is located on the west side of Old Canton Road, and on the north and south sides of Clackum Road (1795 and 1785 Old Canton Road, 1797 Clackum Road and 1788 Shelley Court). *(Previously held by the Planning Commission (PC) until the July 7, 2026, PC hearing; therefore, was not considered at this 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). *(Previously held by the Planning Commission (PC) until the July 7, 2026, PC hearing; therefore, was not considered at this hearing).*
- SLUP-6** **WOLLISTON ENTERPRISES, LLC** (SRML Investments, LLC, Owner) requesting a **Special Land Use Permit** for an automobile storage yard and towing facility in land lot 66 of the 20th district. Property is located at the northwest intersection of New McEver Road and Huddlestone Bridge Parkway (New McEver Road). *(Previously held by the Planning Commission (PC) until the June 2, 2026, PC hearing; therefore, was not considered at this hearing).*
- 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). *(Previously continued by Staff from the March 17, 2026, Board of Commissioners' (BOC) Zoning hearing until the April 21, 2026, BOC Zoning hearing; held by the BOC from the April 21, 2026, BOC Zoning hearing; continued by Staff from the May 19, 2026, BOC Zoning hearing until the June 16, 2026, BOC Zoning hearing; therefore, was not considered at this hearing).*

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WITHDRAWN, HELD, AND CONTINUED CASES (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). *(Previously held by the Board of Commissioners (BOC) from the April 21, 2026, BOC Zoning hearing until the May 19, 2026, BOC Zoning hearing).*

Mr. Pederson presented the Applicant's request for a continuance of LUP-7; thereafter, the following motion was made:

MOTION: Motion by Gambrill, second by Allen, to **continue** LUP-7 until the August 18, 2026, Board of Commissioners' Zoning Hearing.

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

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*:

Z-18 **WADDI INVESTMENTS, LLC** (Waddi Investments, LLC, Owner) requesting rezoning from **GC** to **NRC** for a flooring showroom with storage in land lot 733 of the 16th district. Property is located on the east side of Canton Road, south of Kurtz Road (2070 Canton Road).

To **approve** Z-18 to the **NRC** zoning district, subject to:

- 1. Site Plan received by the Zoning Division on March 5, 2026 (attached and made a part of these minutes), with variances noted in the Staff comments, with the District Commissioner approving minor modifications**
- 2. Property to be used for *NRC uses* and Applicant's flooring showroom business, with other uses to be approved by the District Commissioner, with all storage being incidental to permitted uses and within the building**
- 3. No warehouse or wholesale trade as a *primary use***
- 4. No outdoor displays or outdoor storage**

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CONSENT AGENDA (CONT.)

Z-18 WADDI INVESTMENTS, LLC (CONT.)

- 5. Water and Sewer Division comments and recommendations**
- 6. Fire Department comments and recommendations**
- 7. Stormwater Management Division comments and recommendations**
- 8. Department of Transportation comments and recommendations**
- 9. Planning Division comments and recommendations**

LUP-11 FOUST PROPERTIES, LLC (Foust Properties, LLC, owner) requesting a **Temporary Land Use Permit (Renewal)** for an auto broker in land lots 59 and 94 of the 20th district. Property is located on the south side of Shiloh Road and on the west side of I-75, east of Cherokee Street (1275 Shiloh Road, Suites 2410 and 2411).

To **approve** LUP-11 for **24 months**, subject to:

- 1. Auto broker office use *only***
- 2. No vehicles shown or exchanged onsite**
- 3. No title signed onsite**

OTHER BUSINESS

At the call for O.B. 24 (Fernando Melo), opposition was present; therefore, O.B. 24 was pulled from the Consent Agenda to be heard later in its numerical order. Later in the hearing, the Applicant and opposition came to an agreement, and O.B. 24 was added back to the Consent Agenda (see page 5 of these minutes for the motion).

Prior to approving the Consent Agenda, Mr. Pederson announced that SLUP-3 (Joe Dirt Development) wanted to be added to the Consent Agenda. However, due to opposition being present, SLUP-3 remained on the Regular Agenda.

CONSENT VOTE: ADOPTED 5-0

REGULAR AGENDA

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.***)

The public hearing was opened; Kevin Moore, Hannah Johnston, Evan DeYoung, Paola Giovanna Montanes-Durand, Steven Weeks, Erin Quackenbush, Karen Huck, and Carl Ely addressed the Board. Following the presentation and discussion, the following motion was made:

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REGULAR AGENDA (CONT.)

Z-10 RACETRAC, INC. (CONT.)

MOTION: Motion by Allen, second by Birrell, to **deny** Z-10.

VOTE: **ADOPTED** 5-0

CONSENT AGENDA (CONT.)

The Applicant for O.B. 24 (Fernando Melo) and the opposition came to an agreement; therefore, O.B. 24 was added back to the Consent Agenda.

O.B. 24 To consider a lot size reduction from required 80,000 square-feet to 47,585 square-feet and variances for Fernando Melo. Property is located on the west side of Gus Robinson Road, north of Macland Road in land lot 463 of the 19th district (3740 Gus Robinson Road).

To **approve** O.B. 24, subject to:

- 1. Site Plan Review comments and recommendations contained in the Other Business Item**
- 2. Lot size approved to 47,585 square-feet, with variances shown on the Site Plan received by the Zoning Division on April 1, 2026 (attached and made a part of these minutes)**

MOTION: Motion by Gambrell, second by Allen, to **add** O.B. 24 back to the Consent Agenda, *as previously read in*.

VOTE: **ADOPTED** 5-0

REGULAR AGENDA (CONT.)

By general consensus of the Board, companion cases, Z-16 and SLUP-5 (Sugar Bear Properties, LLC), were heard concurrently but voted on separately.

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 retail 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).*

SLUP-5 **SUGAR BEAR PROPERTIES, LLC** (Sugar Bear Properties, LLC, Owner) requesting a **Special Land Use Permit** for a self-service storage facility 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).

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REGULAR AGENDA (CONT.)

**Z-16 & SUGAR BEAR PROPERTIES, LLC (CONT.)
SLUP-5**

The public hearing was opened; Lisa Morchower and Brian Levitt addressed the Board. Following the presentation and discussion, the following motion was made:

MOTION: Motion by Birrell, second by Cupid, to **approve** Z-16 to the NRC zoning district, subject to:

- 1. Letter of agreeable conditions from Lisa Morchower dated May 18, 2026 (attached and made a part of these minutes)**
- 2. No liquor store, no adult entertainment**
- 3. Maximum impervious surface to be 70%**
- 4. The *uses* and final Site Plan to be approved by the District Commissioner, with review by the Architectural Control Committee**
- 5. All Planning Commission (attached and made a part of these minutes) and Staff comments and recommendations, *not otherwise in conflict***

VOTE: **ADOPTED 5-0**

Following the vote for Z-16, the following motion was made for companion case, SLUP-5:

MOTION: Motion by Birrell, second by Cupid, to **approve** SLUP-5, subject to:

- 1. Same stipulations as those stated in companion case Z-16**
- 2. All Staff comments and recommendations, *not otherwise in conflict***

VOTE: **ADOPTED 5-0**

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).***

After the case was read into record, Chairwoman Cupid called for a brief recess from 10:39 a.m. until 10:45 a.m. The public hearing was opened; Adam Rozen and David McCoy addressed the Board. Following the presentation and discussion, the following motion was made:

MOTION: Motion by Sheffield, second by Birrell, to **approve** LUP-10 for **24 months**, subject to:

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REGULAR AGENDA (CONT.)

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

1. Planning Commission comments and recommendations dated May 5, 2026 (attached and made a part of these minutes), with the following clarifications:
 - A. Item No. 2 – *“Additional landscape buffer to be installed as reflected in Item No. 6 of Adam Rozen’s revised stipulation letter dated May 4, 2026.”*
 - B. Item No. 3 – *“No payment shall be made for labor associated with automotive work performed.”*
 - C. Item No. 4 – *“District Commissioner to approve the building elevations.”*
2. Letter of agreeable conditions from Adam Rozen dated May 4, 2026 (attached and made a part of these minutes), with the following revisions:
 - A. Item No. 3 – revise to include: *“The use of power tools is restricted to 9:00 a.m. until 6:00 p.m. on Saturdays”*
 - B. Item No. 4 – add to the end: *“The multi-purpose area shall extend the full width of the building and be clearly defined by a brick wall spanning the same width.”*
 - C. Item No. 5 – add after the first sentence: *“Vehicle body work, including painting of vehicles, is prohibited.”*
 - D. Item No. 9 – revise to reflect: *“The parking lot shall not be used for long-term storage of donor vehicles or vehicles under maintenance. Instead, it shall have a maximum of two months for storage for such vehicles.”*
 - E. Item No. 10 – add to the end: *“A maximum of one vehicle per designated parking space shall be parked outside overnight.”*
 - F. Item No. 11 – revise to reflect: *“Oil and other chemicals shall be discarded daily. All other debris and replacement parts shall be discarded in the church’s dumpster.”*
3. Building shall have a maximum of six vehicle maintenance bays
4. Signage shall be limited to non-luminated directional signage located within the boundaries of the church property and shall be prohibited within the public right-of-way and at the entrance of the church
5. Construction hours shall be consistent with County code
6. No construction on Sundays or holidays
7. All Staff comments and recommendations, *not otherwise in conflict*

VOTE: ADOPTED 5-0

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REGULAR AGENDA (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). *(Continued by the Planning Commission (PC) until the May 5, 2026, PC hearing).*

The public hearing was opened; Scott Chatham and Jarrett Hayes addressed the Board. Following the presentation and discussion, the following motion was made:

MOTION: Motion by Allen, second by Gambrill, to **hold** SLUP-3 until the June 16, 2026, Board of Commissioners' Zoning Hearing.

VOTE: **ADOPTED 5-0**

Chairwoman Cupid called for a brief recess from 11:44 a.m. until 11:54 a.m.

OTHER BUSINESS

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). *(Previously continued by Staff from the April 21, 2026, Board of Commissioners' (BOC) Zoning hearing until the May 19, 2026, BOC Zoning hearing).*

The public hearing was opened; Michelle Horstemeyer, Gilberto Miralla Flores, and Richard Etschavitz addressed the Board. Following the presentation and discussion, the following motion was made:

MOTION: Motion by Birrell, second by Allen, to **approve** O.B. 20, subject to:

- 1. No parking of construction vehicles or equipment on Gelding Court or any streets in the adjacent subdivision, all construction vehicles and equipment to be parked onsite**
- 2. Mandatory Homeowners Association (HOA)**
- 3. Final Site Plan to come back to the District Commissioner for final approval**
- 4. Site Plan received by the Zoning Division on March 16, 2026, contained in the Other Business Item (attached and made a part of these minutes)**
- 5. Cobb DOT comments and recommendations contained in the Other Business Item**

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OTHER BUSINESS (CONT.)

O.B. 20 (CONT.)

- 6. Fire Department comments and recommendations contained in the Other Business Item**
- 7. Stormwater Management Division comments and recommendations contained in the Other Business Item**
- 8. Site Plan Review comments and recommendations contained in the Other Business Item**
- 9. County Chair to approve the agreement with the developer regarding the Cobb County detail #424 after review by the County Attorney**

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

O.B. 25 To consider making Lowell Drive Townhomes subdivision a private road and to allow stream buffering averaging for Hampton 193, LLC. Property is located at the east end of Lowell Drive in land lot 64 of the 17th district (600 Lowell Drive).

The public hearing was opened; Brian Ponder, Lane Lawler, Floyd Ellis, and John LaPeecerella addressed the Board. Following the presentation and discussion, the following motion was made:

MOTION: Motion by Allen, second by Cupid, to **hold** O.B. 25 until the June 16, 2026, Board of Commissioners' Zoning Hearing.

VOTE: **ADOPTED** 5-0

Chairwoman Cupid called for a lunch recess at 12:50 p.m., and Commissioner Allen left the hearing. The hearing reconvened at 1:52 p.m.

O.B. 26 To consider a lot size reduction for livestock from required two acres to 0.53 acres, and other variances for Kyle and Jade Shankman. Property is located on the eastern side of Ebenezer Court at Shadowood Drive in land lot 376 of the 16th district (3531 Ebenezer Court).

The public hearing was opened; Kyle and Jade Shankman addressed the Board. Following the presentation and discussion, the following motion was made:

MOTION: Motion by Birrell, second by Gambrill, to **deny** O.B. 26, subject to:

- 1. Goats allowed to remain on the property for the duration of their lives**

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

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OTHER BUSINESS (CONT.)

O.B. 27 To consider amending the stipulations and site plan for Consider Cremation, Inc. d/b/a Boston Mortuary regarding rezoning application Z-45 of 2003. Property is located at the northeast intersection of Canton Road and Blackwell Road in land lot 421 of the 16th district (3324 Canton Road).

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

MOTION: Motion by Birrell, second by Gambrill, to hold O.B. 27 until the June 16, 2026, Board of Commissioners' Zoning Hearing.

VOTE: TIED 2-2, Cupid and Sheffield opposed, Allen not present

Following the vote, discussion ensued, O.B. 27 was reconsidered for further discussion, and Chairwoman Cupid provided a substitute motion.

MOTION: Motion by Cupid, second by Sheffield, to reconsider O.B. 27.

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

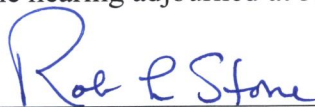
MOTION: Motion by Cupid, second by Sheffield, to approve O.B. 27, subject to:

1. **Site Plan contained in the Other Business Item (attached and made a part of these minutes)**
2. **Site Plan Review comments and recommendations contained in the Other Business Item**
3. **Fire Department comments and recommendations contained in the Other Business Item**
4. **Applicant to install a parapet wall within 90 days, to be reviewed and approved by the District Commissioner, to shield the pipe stacks in front of the building; the wall should match the exterior of the building**

VOTE: **ADOPTED** 3-1, Birrell opposed, Allen not present

ADJOURNMENT

The hearing adjourned at 3:05 p.m.



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



Min. Bk. 101 Petition No. Z-16 and SLUP-5
Doc. Type letter
Meeting Date 5-19-2026

LISA S. MORCHOWER
lmorchower@bfvlaw.com
Direct: 404-681-6041

May 18, 2026

VIA EMAIL

Mr. John P. Pederson, AICP
Zoning Division Manager
Cobb County Community Development Agency
1150 Powder Springs Road, Suite 400
Marietta, GA 30064
john.pederson@cobbcounty.gov

**RE: Application Z-16-2026 requesting the rezoning of approximately 1.88± acres to remove a zoning condition to allow uses authorized in the NRC zoning district, and
Application SLUP-5-2026 requesting the issuance of a Special Land Use Permit to authorize the operation of a climate-controlled self-storage facility**

Dear John:

My firm and I have the pleasure of representing Sugar Bear Properties, LLC ("Applicant") regarding applications Applicant has filed requesting that property it owns in Cobb County, GA, which consists of approximately 1.88± acres located in Land Lot 776, District 16, Parcel 0020 of the 2nd Section, Cobb County, Georgia, and being known as 1880 Scufflegrit Road (hereinafter the "Property"), be rezoned to remove zoning stipulations placed on the Property during a previous rezoning so that Applicant may use the Property in a manner consistent with the Cobb County Zoning Ordinance ("Zoning Ordinance"). Applicant has also filed an application for a Special Land Use Permit ("SLUP") so that the Property can be used for a climate-controlled storage facility. The application to rezone the Property and the application seeking the SLUP are collectively referred to herein as "the Applications."

The Applications were heard and considered by the Cobb County Planning Commission on May 5, 2026. The Planning Commission recommended approval of the Applications in conformance with the Site Plan that we presented during the hearing and requested that the Zoning Stipulation Letter which was submitted to the Planning Commission be amended to add additional prohibited uses to the list of prohibited uses found in item number 4 below. This letter is written in response to that request so that it can be presented to the Cobb County Board of Commissioners on May 19, 2026, when the Applications are scheduled to be heard and considered by the Board for final action.

As you are aware, we have attended two (2) meetings with Commissioner JoAnn Birrell and area residents and homeowners to discuss this project. We have also attended a meeting with the Cobb County Planning and Zoning staff as well as other members of various Cobb County departments during which we received comments about the Applications. We also attended a public hearing before the Cobb County Planning Commission during which we addressed questions and comments made by members of the Planning Commission. We are pleased to report that the Planning Commission unanimously voted to recommend approval of the Applications. We have considered comments made by neighbors during our meetings, and we have reviewed the uses of surrounding properties near the Property and the Final Zoning Staff Recommendations for the Applications. We have been authorized by the Applicant to submit this letter of stipulations and conditions which shall become a part of the grant of the requested rezoning and special land use permit and shall be binding upon the Property if the Applications are approved as requested. The proposed stipulations to which Applicant agrees 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 concerning the Property which constitutes the subject matter of the above-captioned Applications for Rezoning and a SLUP.
2. Applicant has filed the Applications because the Property's current zoning classification under the Cobb County Zoning Code, Neighborhood Retail Commercial ("NRC"), includes a condition that was approved as part of the rezoning of the Property by Cobb County in 2002, when United Retail Development Company submitted a rezoning application so the Property could be redeveloped into an Eckerd Drug Store. When it was rezoned in 2002 for use by Eckerd, Cobb County placed a condition on its approval of the rezoning that the Property could *only* be used as a drugstore, whether it was Eckerd or another brand. The Property had only been used as a drugstore up until the time that it was vacated before Applicant bought it in 2020.
3. Applicant proposes to redevelop the Property into a building which contains a climate-controlled self-service storage facility consisting of approximately 90,240 square feet. The building will also contain approximately 8,771 square feet consisting of four (4) to six (6) separate rental units which will be leased for any or all of the following uses: retail, office, personal service and/or food service establishments.
4. Applicant agrees that, in addition to any prohibited uses which are set forth in the regulations governing the NRC zoning district, the following uses or activities shall expressly be prohibited on the Property:
 - a. Pawn shops
 - b. Massage parlors
 - c. Recycling collection location

- d. Used car sales, auto/light truck repair
 - e. Dog runs
 - f. Contactor as a special exception with heavy equipment (12,500 lbs. or greater)
 - g. Diesel repairs
 - h. Welding or fabrication businesses
 - i. Transfer stations
 - j. Fire works vendors in the parking lot
 - k. Pop-up vendors in the parking lot
 - l. Outdoor display of merchandise or outdoor storage
 - m. Billiards or pool halls
 - n. Vape and smoke shops
 - o. Gun shops
5. Applicant agrees that no tenant in the building will be open 24 hours a day. The tenants occupying the retail, office, service, and/or eating establishment units will abide by any and all Cobb County ordinances governing their operations. None of the tenants will remain open after 12 AM on any day of the week. The storage facility will have normal office hours each day of the week, from approximately 9 am to 5 pm daily, and patrons of the storage facility will have access to their individual units after hours via a security system utilizing a keypad with a code number or a key fob up until 11 pm at night.
6. Rezoning of the Property shall be in substantial conformity with that certain Revised Site Plan prepared by Evans Design Group, Inc, dated May 4, 2026, which was submitted to the Planning Commission during the hearing on May 5, 2026. The final site plan shall be submitted to and approved by the District Commissioner.
7. The architectural style and composition of the building shall be in substantial conformity to the photos and architectural renderings/elevations which were presented to you during a meeting on May 1, 2026, and which will be submitted to the Planning Commission during the hearing on May 5, 2026. Applicant agrees to allow an architectural control committee consisting of the District Commissioner or his or her designee, the Zoning Division Manager or his or her designee, counsel for Applicant and a representative of the neighborhood to assist with decisions regarding paint colors for the building and other items related to building materials or aesthetics as they arise.
8. Applicant agrees to comply with the recommendations of the Cobb County Department of Transportation.

9. Applicant agrees to comply with the recommendations of the Cobb County Water and Sewer Division.
10. A Landscape Plan which includes a 20-foot landscape buffer as required by Cobb County regulations shall be submitted to the Community Development Agency during the Plan Review Process subject to review by the County's Arborist and subject to final review and approval by the District Commissioner.
11. Exterior lighting and security lighting shall be environmentally sensitive in order to prevent illumination from extending beyond the boundaries of the subject property and shall be submitted to and approved by the District Commissioner
12. Signage for the proposed building will be in compliance with Cobb County sign regulations and shall be consistent with the to-be-built architectural theme. There shall be no flashing sign components and no exterior illumination by remote flood lighting. The signage plan shall be submitted to and approved by the District Commissioner
13. Applicant agrees to comply with recommendations of the Cobb County Stormwater Management Division.
14. Applicant agrees to comply with recommendations of the Cobb County Fire Department with respect to Life-Safety and Fire Prevention issues.
15. The District Commissioner shall have the authority to approve minor modifications as the development proposal proceeds through the Plan Review process and thereafter except for those that:
 - a. Reduce the size of an approved buffer adjacent to property that is zoned the same or in a more restrictive zoning district.
 - b. Relocate a structure closer to the property line of an adjacent property that is zoned the same or in a more restrictive zoning district.
 - c. Increase the height of a building that is adjacent to property that is zoned in the same or more restrictive zoning district.
 - d. Violate the Cobb County Zoning Ordinance.
 - e. Change access locations to different roadways.
 - f. Would be in direct conflict with, or direct contradiction to, Cobb County regulations or any of the foregoing stipulations.

Mr. John P. Pederson, AICP
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Petition No. Z-16 and SLUP-5
Meeting Date 5-19-2026
Continued

We believe that the Applicant's request for rezoning approval and the issuance of a special land use permit to develop the Property complies with the Cobb County Zoning Ordinance and Future Land Use Map. The Applications, together with the Rezoning Site Plan and the stipulations set forth herein, propose appropriate uses for the Subject Property while taking into consideration the surrounding community and the varied uses of properties located therein. The proposed climate-controlled self-storage facility and the retail, eating and drinking establishments, personal service and office uses will be compatible with and complementary to surrounding residential developments, shopping centers and other businesses along the Sandy Plains Road and Scufflegrit Road corridors. The proposed redevelopment will be an enhancement to the Subject Property and to Cobb County and its citizens and visitors alike.

Thank you for your time and consideration regarding this matter.

Best regards,

BERMAN FINK VAN HORN P.C.

/s/ *Lisa S. Morchower*

Lisa S. Morchower

LSM:aek

cc: Commissioner JoAnn Birrell (via email)

MINUTES OF ZONING HEARING
COBB COUNTY PLANNING COMMISSION
MAY 5, 2026
PAGE 6

Min. Bk. 101 Petition No. SLUP-5
Doc. Type Planning Commission comments
and recommendations for Z-16 & SLUP-5
Meeting Date 5-19-2026

REGULAR AGENDA (CONT.)

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

1. Letter of agreeable conditions from Adam Rozen dated May 4, 2026 (on file in the Zoning Division)
2. Plant some additional landscaping buffer as previously discussed
3. No payment for labor for auto work done
4. All final approval of building, etc. to be done by Board of Commissioners
5. All Staff comments and recommendations
6. Fire Department inspections shall be every six months during the 24-month period
7. Lighting restrictions and timers on the lights facing the residential properties

VOTE: **ADOPTED** 5-0

Chairwoman Faucette called for a lunch recess from 12:17 p.m. until 1:30 p.m. Following the lunch recess, Chairwoman Faucette announced that SLUP-6 (Wolliston Enterprises, LLC) would be moved up on the agenda and heard next.

SLUP-6 WOLLISTON ENTERPRISES, LLC (SRML Investments, LLC, Owner) requesting a **Special Land Use Permit** for an automobile storage yard and towing facility in land lot 66 of the 20th district. Property is located at the northwest intersection of New McEver Road and Huddlestone Bridge Parkway (New McEver Road).

The public hearing was opened; Kevin Moore, the Applicant's representative, requested the case be continued to next month and did not present his case. The following opposition: Lisa Porter, Omar Abdulla, Charles Floyd, Roger Weinhold, Melissa Grotts, Christina Beier, and Christopher Lenaris addressed the Planning Commission. Following the presentation and discussion, the following motion was made:

MOTION: Motion by Beloin, second by Massey, to **hold** SLUP-6 until the June 2, 2026, Planning Commission Zoning Hearing.

VOTE: **ADOPTED** 5-0

By general consensus of the Board, companion cases, Z-16 and SLUP-5 (Sugar Bear Properties, LLC), were heard concurrently but voted on separately.

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 retail 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).*

REGULAR AGENDA (CONT.)

SLUP-5 SUGAR BEAR PROPERTIES, LLC (Sugar Bear Properties, LLC, Owner) requesting a **Special Land Use Permit** for a self-service storage facility 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).

The public hearing was opened; Lisa Morchower, Katrina Blauvelt, Christine Rozman, Jon Evans, Marc Acampora, and Kevin Whipple addressed the Planning Commission. Following the presentation and discussion, the following motion was made:

MOTION: Motion by Dance, second by Massey, to recommend **approval** of Z-16 to the **NRC** zoning district, subject to:

1. Staff comments and recommendations
2. Site Plan
3. Letter of agreeable conditions from Lisa Morchower dated May 4, 2026 (on file in the Zoning Division), with the following changes:
 - A. Inclusion of speed control devices
 - B. *Prohibited uses* to include *smoke, vape shops and adult entertainment*
 - C. Item Nos. 5, 6, 7, 10, 11, and 12 – each is subject to District Commissioner approval

VOTE: **ADOPTED 5-0**

Following the vote for Z-16, the following motion was made for companion case, SLUP-5:

MOTION: Motion by Dance, second by Massey, to recommend **approval** of SLUP-5, subject to:

1. Staff comments and recommendations
2. Site Plan
3. Letter of agreeable conditions from Lisa Morchower dated May 4, 2026 (on file in the Zoning Division), with the following changes:
 - A. Inclusion of speed control devices
 - B. *Prohibited uses* to include *smoke, vape shops and adult entertainment*
 - C. Item Nos. 5, 6, 7, 10, 11, and 12 – each is subject to District Commissioner approval

VOTE: **ADOPTED 5-0**

Rezoning Plat

2070 Canton Road

City of Marietta, Georgia Land Lot 733, 16th District, 2nd Section

prepared for:

Waddi Investments, L.L.C.
 c/o Mark Chmielewski
 2070 Canton Road
 Marietta, Georgia 30066

DGM

LAND PLANNING
 CONSULTANTS, INC.



1635 Old Hwy 41
 SUITE 112-314
 KENNESAW, GA 30152
 770-514-9006
 DGMPLPC.COM



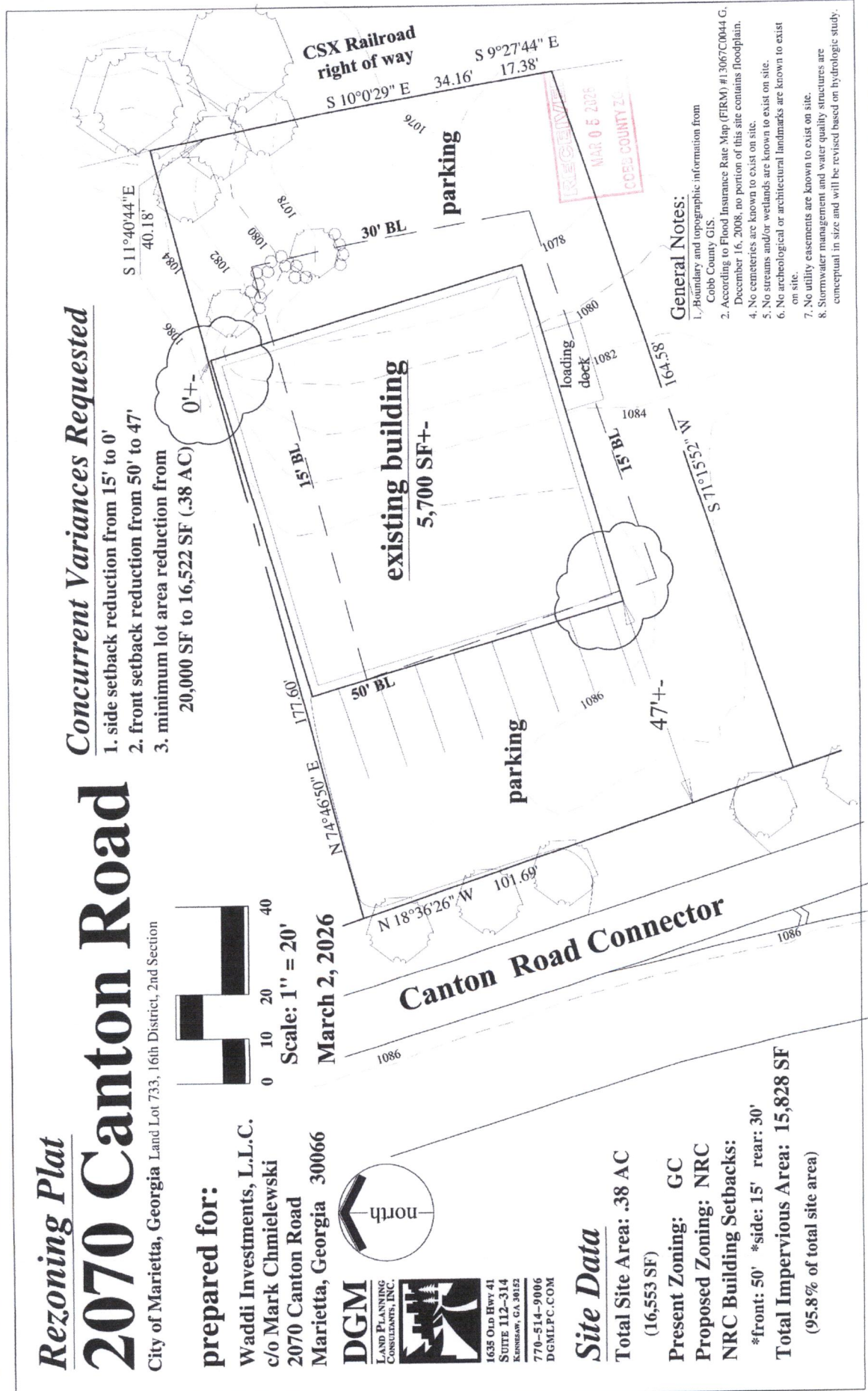
Scale: 1" = 20'

March 2, 2026

Canton Road Connector

Concurrent Variances Requested

1. side setback reduction from 15' to 0'
2. front setback reduction from 50' to 47'
3. minimum lot area reduction from 20,000 SF to 16,522 SF (.38 AC)



Site Data

Total Site Area: .38 AC
 (16,553 SF)

Present Zoning: GC

Proposed Zoning: NRC

NRC Building Setbacks:

*front: 50' *side: 15' rear: 30'

Total Impervious Area: 15,828 SF
 (95.8% of total site area)

General Notes:

1. Boundary and topographic information from Cobb County GIS.
2. According to Flood Insurance Rate Map (FIRM) #13067C0044 G, December 16, 2008, no portion of this site contains floodplain.
4. No covenants are known to exist on site.
5. No streams and/or wetlands are known to exist on site.
6. No archeological or architectural landmarks are known to exist on site.
7. No utility easements are known to exist on site.
8. Stormwater management and water quality structures are conceptual in size and will be revised based on hydrologic study.

MINUTES OF ZONING HEARING
COBB COUNTY PLANNING COMMISSION
MAY 5, 2026
PAGE 5

Min. Bk. 101 Petition No. LUP-10
Doc. Type 5-5-2026 Planning Commission
Comments and recommendations for LUP-10
Meeting Date 5-19-2026

REGULAR AGENDA (CONT.)

~~Z-10 RACETRAC, INC. (CONT.)~~

MOTION: Motion by Beloin, second by Dance, to recommend approval of Z-10 to the NRC zoning district, subject to:

1. The following are prohibited:
 - A. Fuel sales
 - B. Drive-thru restaurants or businesses with drive-thru window
 - C. Car washes
 - D. Automotive uses
 - E. Pawn shops
 - F. Vape shops
 - G. Liquor or any alcohol beverage sales
 - H. Tobacco sales
2. Of the allowable *uses* within NRC, any final Site Plan to be approved by the District Commissioner
3. The entrance on Bells Ferry Road is to be a right turn-in *only*, with a physical/raised median and plastic bollards to prevent left-hand turns
4. The entrance/exit on Barrett Parkway is to be a right turn-in/right turn-out *only*; a physical/raised median must be built to prevent left-hand turns, limited availability of right turn-out during school drop-off period is encouraged
5. Applicant is encouraged to work with the shopping center to seek the use of the internal circulation drive as possible access to Bells Ferry Road

~~VOTE: ADOPTED 3-2, Faucette and Michelette opposed~~

Chairwoman Faucette called for a brief recess from 11:15 a.m. until 11:28 a.m. Following the recess, by general consensus of the Board, LUP-10 (McEachern Memorial Methodist Church, Inc.) was moved up on the agenda and 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).

The public hearing was opened; Adam Rozen, George Whitman, David McCoy, and Sylvia Patterson 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 LUP-10 for **24 months**, subject to:

REGULAR AGENDA (CONT.)

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

1. Letter of agreeable conditions from Adam Rozen dated May 4, 2026 (on file in the Zoning Division)
2. Plant some additional landscaping buffer as previously discussed
3. No payment for labor for auto work done
4. All final approval of building, etc. to be done by Board of Commissioners
5. All Staff comments and recommendations
6. Fire Department inspections shall be every six months during the 24-month period
7. Lighting restrictions and timers on the lights facing the residential properties

VOTE: **ADOPTED 5-0**

~~Chairwoman Faucette called for a lunch recess from 12:17 p.m. until 1:30 p.m. Following the lunch recess, Chairwoman Faucette announced that SLUP-6 (Wolliston Enterprises, LLC) would be moved up on the agenda and heard next.~~

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The public hearing was opened; Kevin Moore, the Applicant's representative, requested the case be continued to next month and did not present his case. The following opposition: Lisa Porter, Omar Abdulla, Charles Floyd, Roger Weinhold, Melissa Grotts, Christina Beier, and Christopher Lenaris addressed the Planning Commission. Following the presentation and discussion, the following motion was made:

MOTION: Motion by Beloin, second by Massey, to **hold** SLUP-6 until the June 2, 2026, Planning Commission Zoning Hearing.

VOTE: **ADOPTED 5-0**

By general consensus of the Board, companion cases, Z-16 and SLUP-5 (Sugar Bear Properties, LLC), were heard concurrently but voted on separately.

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 retail 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).*



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ajrozen@rozenandrozen.com
JEFFREY M. REILLY, JR.
jreilly@rozenandrozen.com

Injury, Land Use,
Criminal Defense,
Domestic
& Business

May 4, 2026

REVISED STIPULATION LETTER

VIA ELECTRONIC DELIVERY

Mr. John P. Pederson, AICP, Manager
Cobb County Zoning Division
Community Development Agency

Re: Application of McEachern Memorial Methodist Church, Inc. (Macland Community Church) for a Temporary Land Use Permit regarding a 15.484 Acre Tract - Land Lots 463, 464, 499, & 500, 19th District, 2nd Section, Cobb County, Georgia;
LUP 10

Dear John:

This firm continues to represent the applicant McEachern Memorial Methodist Church, Inc. (operating as Macland Community Church) concerning the above-captioned Application for Temporary Land Use Permit (LUP) - LUP 10.

Following the Planning Commission hearing of the Application on April 7, 2026, the Applicant continued to meet and work with Staff, County Officials and the community. To reflect and memorialize these continued discussions and revisions to the Application, the Applicant submits this Revised Stipulation Letter.

This Revised Stipulation Letter incorporates all previously submitted stipulations but also (1) revises the interior rendering providing for defined separation between vehicle repair and other Church related activities, and (2) provides an additional stipulated condition of installing a privacy fence for two adjoining properties.

ROZEN, ROZEN & REILLY, LLP

A LIMITED LIABILITY PARTNERSHIP

VIA ELECTRONIC DELIVERY

Mr. John P. Pederson, AICP, Manager
Cobb County Zoning Division
Community Development Agency

May 4, 2026

Page 2

In that regard, this letter will constitute the Applicant's agreement with the following revised stipulations which shall become conditions and a part of the grant of the requested land use permit and binding upon the subject property thereafter. The referenced stipulations are as follows:

1. The revised stipulations and conditions set forth herein shall replace and supersede all prior stipulations and conditions where in conflict with the stipulations and conditions of this Application.
2. The granting of the requested land use permit for light automotive repair for a period of twenty-four (24) months. All automotive repair activities shall be consistent and compliant with the definition of "Light automotive repair establishment" found at Section 134-1 of the Cobb County Ordinance.
3. The regular days and hours of operation of the Car Care Ministry shall be Thursdays from 5 pm to 9 pm and Saturdays from 8 am to 6 pm.
4. The interior and exterior architecture shall be substantially similar to the renderings attached hereto and incorporated herein. The interior architecture attached hereto has a revision date of April 19, 2026. The final exterior and interior architecture shall be subject to approval by the District Commissioner.
5. All vehicle maintenance shall be conducted indoors and shall be conducted only in the vehicle maintenance bay areas of the building as shown on the April 19, 2026 revised interior rendering. All other Church related activities may be conducted outdoors or indoors but shall not be conducted in the vehicle maintenance bay areas.
6. The maintenance and replacement as needed of the previously installed screen evergreen landscaping providing landscaped screening against the residential homes on Hopkins Road adjoining the Subject Property. The existing landscaping includes 8 Chinese Elms, 3 October Red Maples, 8 Magnolias, 24 8' Green Giant Arborvitae, 5 Iron Woods, 8 Zalkovas and 78 Purple Fringe Flowers. This landscaping is in addition to the existing mature trees and vegetation along the boundary of the Church property.

ROZEN, ROZEN & REILLY, LLP

A LIMITED LIABILITY PARTNERSHIP

VIA ELECTRONIC DELIVERY

Mr. John P. Pederson, AICP, Manager
Cobb County Zoning Division
Community Development Agency

May 4, 2026

Page 3

7. The Applicant shall install a wooden privacy fence, eight feet (8') in height, along the rear yard adjoining line of 2300 and 2320 Hopkins Road. The fence shall be installed inside the property line of 2300 and 2320 Hopkins Road, to be owned and maintained by such properties, and shall be installed with prior notice and coordination between the Applicant and owner of 2300 and 2320 Hopkins Road and shall be installed prior to issuance of final building certificate of occupancy.
8. No outside storage or outside display of merchandise, parts, junk or inoperable vehicles.
9. The parking lot shall not be used for long-term storage of donor vehicles or vehicles under maintenance.
10. All vehicles shall be parked in a designated, striped and paved parking space.
11. Used oil and all other chemicals shall be stored in a manner consistent with commercial practices and shall be removed and discarded regularly and in a manner consistent with commercial practices and consistent with recommendation of the Fire Marshall.
12. There shall be no Car Care Ministry deliveries of supplies or materials by box truck or tractor trailer truck.
13. All exterior and outdoor lighting shall be compliant with Cobb County Ordinances with an emphasis on ensuring all light is downcast and least intrusive to neighboring and adjoining properties with a specific emphasis on minimizing impact to the residential neighbors on Hopkins Road.
14. Compliance with all Staff Recommendations from the current Staff Analysis where not otherwise in conflict.

With all of the foregoing, this Application provides a means to allow the Applicant to construct an additional facility to enhance its ministry and operations. In the manner proposed, the Applicant will be able to continue to serve a community in need with vital vehicle transportation while preserving the residential character of the adjoining community.

ROZEN, ROZEN & REILLY, LLP

A LIMITED LIABILITY PARTNERSHIP

VIA ELECTRONIC DELIVERY

Mr. John P. Pederson, AICP, Manager
Cobb County Zoning Division
Community Development Agency

May 4, 2026

Page 4

Please do not hesitate to contact me should you or your staff have any questions or require any additional information or documentation. Thank you.

Sincerely,

ROZEN, ROZEN & REILLY, LLP

/s/ Adam J. Rozen

Adam J. Rozen
ajrozen@rozenandrozen.com

AJR/srb
Enclosures



MATTHEW 25:40 CAR CARE MINISTRY

INTERIOR RENDERINGS: MULTI-PURPOSE CONFIG. II

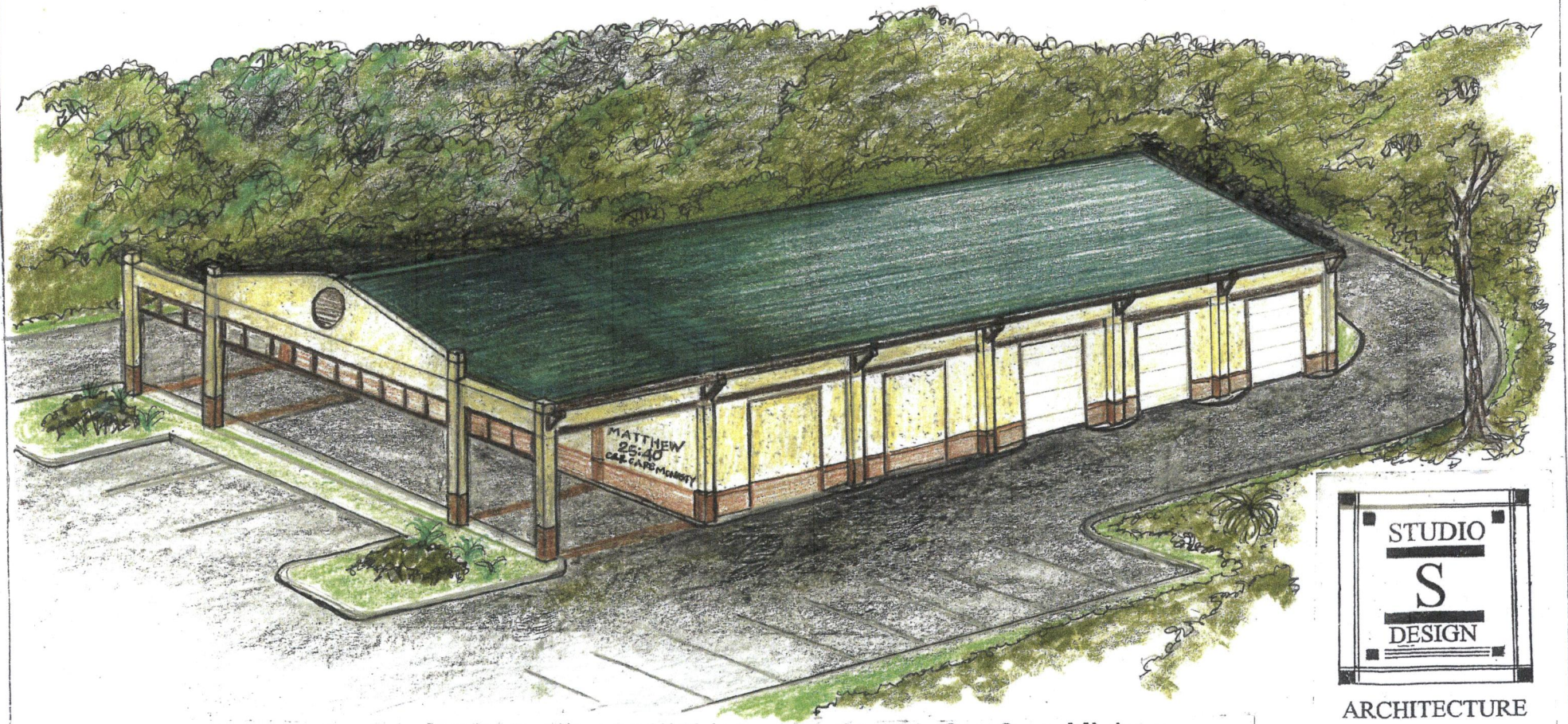
Petition No. LUP-10
Meeting Date 5-19-2026
Continued



Front View



Rear View

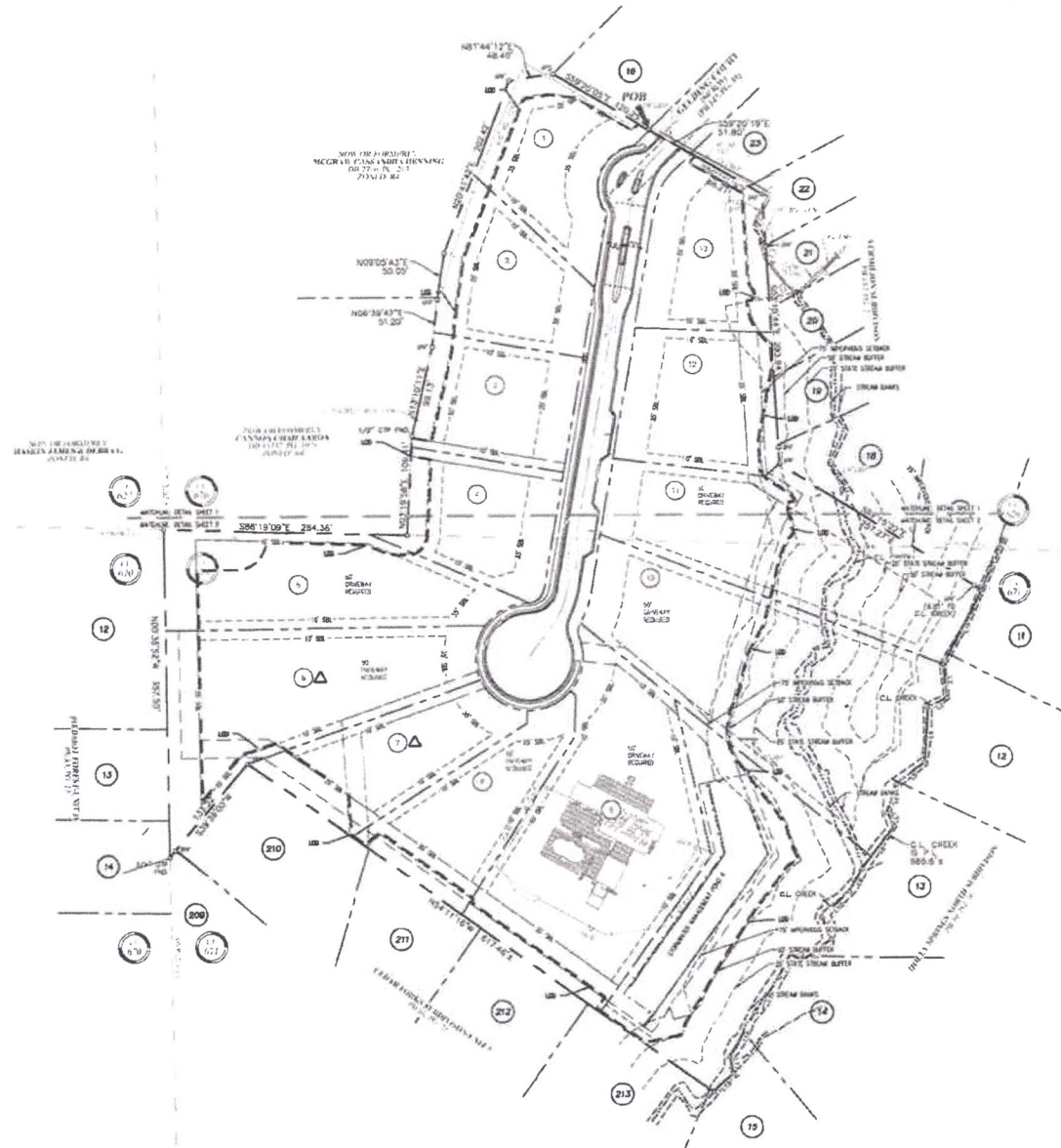


Matthew 25:40 Macland Community Church Car Care Ministry



ARCHITECTURE
AND
MASTER PLANNING

- | | |
|---|---|
|  | RETAINING WALL |
|  | VEGETATION GUARD RAIL |
|  | FALL PROTECTION FENCE |
|  | PROPERTY LINE |
|  | PROPOSED CURB & GUTTER |
|  | EXISTING CURB & GUTTER |
|  | HEAVY DUTY PAVEMENT B:3:1.5
ASPHALT |
|  | 6" CONCRETE |
|  | DETECTABLE WARNING SURFACE |
|  | STANDARD DUTY PAVEMENT B:2:1.5
ASPHALT |



CAUTION

ANY SIGNIFICANT DIFFERENCES IN THE EXISTING CONDITIONS, PARTICULARLY REGARDING THE IN LOCATIONS, UTILITIES, ELEVATION OR GRADE SHOULD BE REPORTED TO THE ENGINEER TO DETERMINE IF A REVISION IS NECESSARY.

[illegible]

COGS COUNTY DEPT. OF TRANSPORTATION NOTES

1. IMPROVE, REPAIR, OR MAINTAIN EXISTING DRAINAGE IN THE R/W. G TO MATCH THE SLOPE 1/4" PER FT. (2% PER FEET)
2. SUBDIVISION STREET TO BE PRIVATE.
3. ALL CONSTRUCTION EQUIPMENT AND STAGING SHALL OCCUR ON THE DEVELOPMENT PROPERTY AND NOT ADJACENT TO THE ADJACENT SUBDIVISION
4. THE PROPOSED DRAINAGE SHALL COMPLY WITH SECTION 482.7.1 IN THE COGS COUNTY DEVELOPMENT STANDARDS AND DETAIL THE DESIGN REQUIREMENTS



AEC

150 Wilson Springs Circle
Baltimore • Columbia • MD212
(703) 411-7341 • Fax: (703) 411-7342

OVERALL LAYOUT PLAN

THE PADDOCKS
2585 GELDING COURT
COBB COUNTY
MARIETTA, GA 30062

[illegible]

C4.0

08-20-2026 site plan

RECEIVED
MAR 16 2026
COBB COUNTY ZONING

GEORGIA811
Utilities Protection Center, Inc.
Know what's below.
Call before you dig.
Dial 811 or Call 1-800-282-7411



Meeting Date 5-19-2026

OWNER'S CERTIFICATION

I hereby certify that I am the owner of the land shown on this plan for a duly acknowledged agent thereof who has been duly qualified and sworn to in accordance with the laws of the State of Georgia. I acknowledge that this plan was prepared by a duly licensed and qualified surveyor and that I have read and understand the contents of this plan and that I have caused it to be recorded in the public records of the County of DeKalb, Georgia. I warrant that I am the owner of the land shown on this plan and that I have caused it to be recorded in the public records of the County of DeKalb, Georgia. I warrant that I am the owner of the land shown on this plan and that I have caused it to be recorded in the public records of the County of DeKalb, Georgia.

NOTICE ON INDIVIDUAL SCOTIC SYSTEMS

SP: APPROVED BY INDIVIDUAL SCOTIC SYSTEMS FOR INSTALLATION OF ON-SITE SCOTIC SYSTEMS (SEE PLAN).

SPN: APPROVED BY INDIVIDUAL SCOTIC SYSTEMS FOR INSTALLATION OF ON-SITE SCOTIC SYSTEMS (SEE PLAN).

SPN: APPROVED BY INDIVIDUAL SCOTIC SYSTEMS FOR INSTALLATION OF ON-SITE SCOTIC SYSTEMS (SEE PLAN).

SPN: APPROVED BY INDIVIDUAL SCOTIC SYSTEMS FOR INSTALLATION OF ON-SITE SCOTIC SYSTEMS (SEE PLAN).

LOCATION MAP

SCALE: 1" = 2000'

REF: AERD ATLAS 2.1 V1000

PARCEL INFORMATION

TRACT 1: 150-0000000000

TRACT 2: 150-0000000000

TRACT 3: 150-0000000000

TRACT 4: 150-0000000000

TRACT 5: 150-0000000000

TRACT 6: 150-0000000000

TRACT 7: 150-0000000000

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TRACT 100: 150-0000000000

LOT-RECONFIGURATION/VARIANCE PLAT

PINS: 19046300020 & 19046300160

LOCATED IN: 483

18TH DISTRICT, GEORGIA

PREPARED FOR: MELO CONSTRUCTION

DATE: FEBRUARY 24, 2026

BY: 17104 PRO

FOR: 17104 PRO

1 OF 1

INTERIOR FINISHES - NON SPRINKLERED

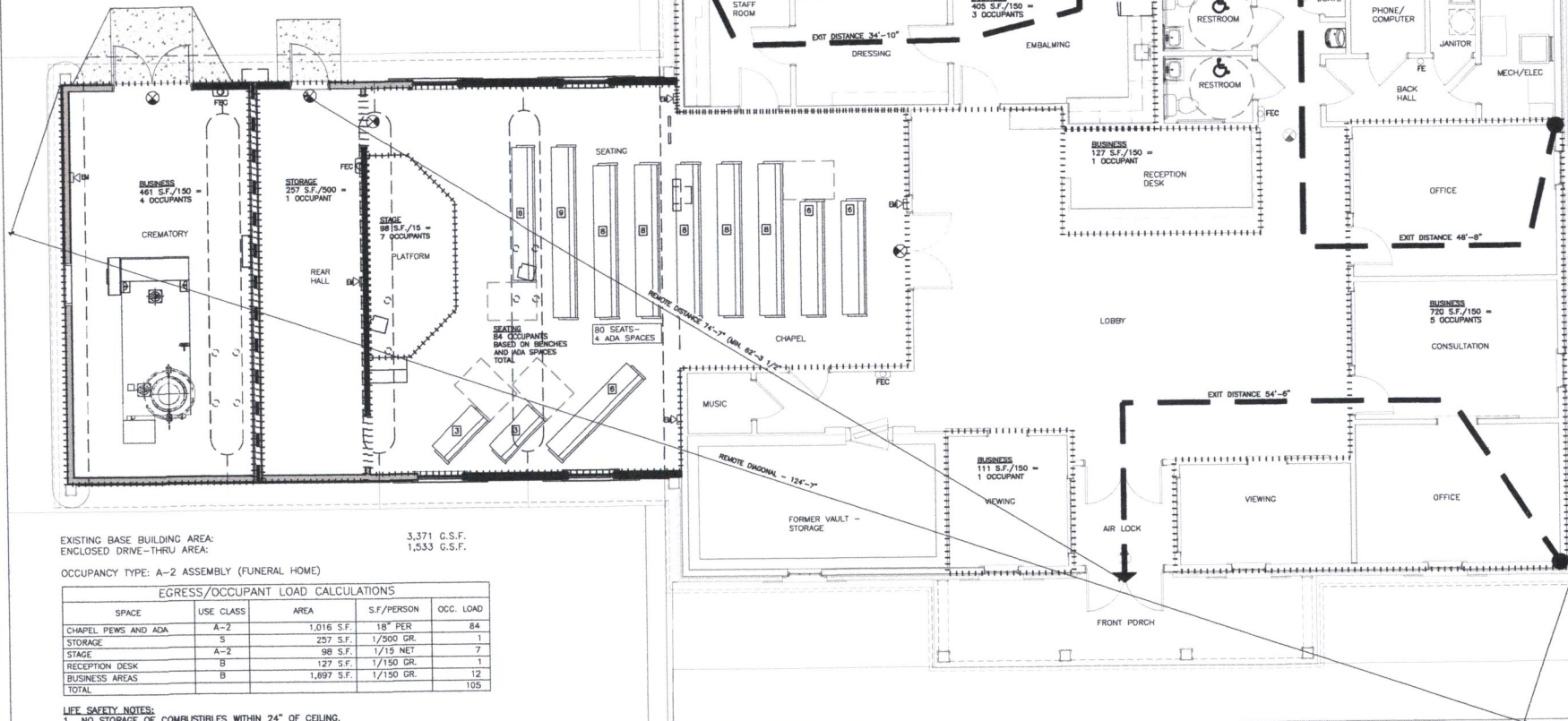
SPACE	USE CLASS	FINISH CLASS	NOTES
INTERIOR STAIRS, RAMPS AND PASSAGEWAYS	B	A	PER NOTE "b" TABLE B03.9
CORRIDORS AND EXIT ACCESS PASSAGEWAYS	B	A	LOBBIES PER NOTE "d" TABLE B03.9
ROOMS AND ENCLOSED SPACES	B	B	

ALL COMBUSTIBLE FINISHES TO BE APPLIED DIRECTLY OR TO FURRING MEMBERS NO MORE THAN 1 3/4" THICK AND FIRE BLOCKED.
 SUSPENDED OR APPLIED FABRICS AND DECORATIVE MATERIALS SHALL BE LIMITED PER THE TABLE OR NONCOMBUSTIBLE.

1. MAXIMUM OCCUPANCY SIGN TO BE POSTED PER LOCAL CODE.
2. SIGN FURNISHED AND INSTALLED BY GENERAL CONTRACTOR.
3. EXIT DOOR SHALL BE KEYLESS IN THE DIRECTION OF EGRESS.
4. THE OPENING FORCE OF ALL EXTERIOR PUSH/PULL DOORS SHALL NOT EXCEED 8 1/2 LBS.
5. THE OPENING FORCE OF ALL INTERIOR PUSH/PULL DOORS SHALL NOT EXCEED 5 LBS.
6. ALL DOOR HARDWARE SHALL NOT REQUIRE TIGHT GRASPING, TIGHT PINCHING OR TWISTING OF THE WRIST TO OPERATE.

LIFE SAFETY LEGEND:

- FE FIRE EXTINGUISHER - 10LB
- FEC FIRE EXTINGUISHER IN CABINET - 10LB
- Ⓢ E EMERGENCY LIGHT WITH BATTERY BACKUP
- Ⓢ E EXIT SIGN WITH EMERGENCY LIGHTS
- ♿ ACCESSIBLE RESTROOM



OB-27-2026
Proposed interior site plan



12/15/2025
10:31:03 AM



JOHN R. O'CONNELL RA

117 FOREST SOUTHWEST
 ATLANTA, GEORGIA 30309
 (404) 526-1111
 john@johnra.com

CLARENCE BOSTON
 CONVERSION
 3324 CANTON ROAD
 MARIETTA, GA

LIFE SAFETY PLAN

2025-005

10/20/2025

02

1 LIFE SAFETY PLAN
 02 SCALE: 1/4" = 1'-0"

1/4" = 1'-0" 12'0" 1' 5' 10' 15'