

**MINUTES OF ZONING HEARING
COBB COUNTY PLANNING COMMISSION
MAY 5, 2026
9:00 A.M.**

The Planning Commission Zoning Hearing was held on Tuesday, May 5, 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 9:06 a.m.

Mr. John Pederson, Zoning Division Manager, reviewed the hearing procedures and announced the following *withdrawn, held, and continued* cases.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 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). WITHDRAWN WITHOUT PREJUDICE*
- 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).*
- 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WITHDRAWN, HELD, AND CONTINUED CASES (CONT.)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-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).*

Mr. Pederson presented the Applicant's request for a continuance of Z-1; thereafter, the following motion was made:

MOTION: Motion by Massey, second by Dance, to **continue** Z-1 until the June 2, 2026, Planning Commission Zoning Hearing.

VOTE: **ADOPTED 5-0**

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).

Mr. Pederson presented the Applicant's request for a continuance of SLUP-6; however, due to the number in attendance to hear this case, Mr. Beloin denied the request. The case was heard later in the hearing (see page 6 of these minutes).

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.

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CONSENT AGENDA

MOTION: Motion by Beloin, second by Massey, to **approve** the following cases on the Consent Agenda, *as presented*.

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 recommend **approval** of Z-18 to the **NRC** zoning district, subject to:

1. **Site Plan received by the Zoning Division on March 5, 2026 (on file in the Zoning Division), 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 *only*, 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**
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**
10. **Inclusion on the Consent Agenda for the Board of Commissioners' Zoning Hearing on May 19, 2026**

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 recommend **approval** of 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**
4. **Inclusion on the Consent Agenda for the Board of Commissioners' Zoning Hearing on May 19, 2026**

CONSENT VOTE: **ADOPTED 5-0**

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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).

The public hearing was opened; Kevin Moore, Carl Ely, Lucy Forsythe, Paola Giovanna Montanes-Durand, William Montanes-Durand, Evan DeYoung, Erin Quackenbush, Karen Huck, Brian Fiegelman, and Kirk Ellis addressed the Planning Commission. Following the presentation and discussion, the following motion was made:

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

1. All Staff comments and recommendations
2. The following are *prohibited uses*: *car washes, automotive uses, pawn shops, vape shops, liquor sales, and free-standing tobacco sales*
3. The *allowable remaining uses* in the NRC zoning district, and any final site plan need to be approved by the District Commissioner
4. The entrance on Bells Ferry Road is to be a right turn-in *only*, with a physical raised median and bollards or other mechanical devices that prevent a left-hand turn
5. The entrance and exit on Barrett Parkway is to be a right turn-in and right turn-out *only*, with a physical and raised median to prevent left-hand turns, but also encourage that the right-out turn be limited, if needed, due to traffic
6. Continue to work with the shopping center to consider the use of the internal circulation drive which will allow left turn-out exit capacity at the already existing left turn-out on Bells Ferry Road
7. Significant donation of trees, shrubs, and planting materials to neighboring schools to increase much needed screening elements, and to create a complete visual barrier, natural air scrubbing, and shade; the density of trees, shrubs, etc. to be decided upon between the School Board, RaceTrac, and an open forum with approval by the Cobb County Arborist
8. Fence be constructed along the top edge of the retaining wall, and provide additional fencing on the site from the northeast corner and the northwest corner of the market back to the wall to prevent unsavory occupants

Prior to the vote, discussion ensued, and Mr. Beloin made the following substitute motion:

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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 Micheletto 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:

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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 Huddleston 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).*

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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**

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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 Staff until the May 5, 2026, Planning Commission hearing).*

The public hearing was opened; Scott Chatham, Keith Fraser, and Jennifer Woods addressed the Planning Commission. Following the presentation and discussion, the following motion was made:

MOTION: Motion by Micheletto, second by Dance, to recommend **approval** of SLUP-3, subject to:

1. **Staff comments and recommendations**
2. **The following three plans (erosion, stabilization, and landscape) need to be developed and given to the Board of Commissioners (BOC) prior to the BOC Zoning Hearing to review. If the BOC approves, then the Applicant has 60 days to implement the plans.**
 - A. **Erosion Plan - Applicant to work with Staff (Site Plan Review) to create an erosion plan that is more robust than silt fencing; it needs to be mechanical or physical in nature, so some kind of wall or fence needs to be installed**
 - B. **Stabilization Plan - The slope on the downhill side where the massive landslide exists needs to be stabilized to prevent ongoing landslide issues in the future. Applicant to work with the neighbors on this.**
 - C. **Landscape Plan - Applicant to provide a 10-foot to 20-foot setback buffer from the edge of the property line to provide separation from the neighbors and prevent any further debris from leaving the property. The setback buffer should consist of a combination of landscaping and mechanical (non-chain link fencing) to provide a physical buffer. Applicant to work with the neighbors on this.**

VOTE: **ADOPTED 5-0**

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).

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REGULAR AGENDA (CONT.)

Z-17 JAIRO MURILLO (CONT.)

The public hearing was opened; Jairo Murillo, Tracey Clackum, Jose Pinto, Audrey Xi, Mike Cotti, Deanna Anselmo, and Nora King addressed the Planning Commission. Following the presentation and discussion, the following motion was made:

MOTION: Motion by Dance, second by Micheletto, to **hold** Z-17 until the July 7, 2026, Planning Commission Zoning Hearing.

Clerk's Note: Ms. Dance requested the Applicant meet with Staff to develop a new plan and for Staff to analyze the new plan and present the new findings to the Planning Commission at the July 7, 2026, hearing.

VOTE: **ADOPTED 5-0**

APPROVAL OF MINUTES

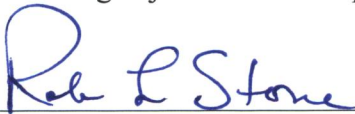
MOTION: Motion by Massey, second by Micheletto, to **approve** the following minutes, as submitted:

- April 7, 2026 – Planning Commission Zoning Hearing
- April 27, 2026 – Agenda Review Work Session

VOTE: **ADOPTED 5-0**

ADJOURNMENT

The hearing adjourned at 3:51 p.m.



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