

**MINUTES OF ZONING HEARING
COBB COUNTY BOARD OF COMMISSIONERS
JUNE 16, 2026
9:00 A.M.**

The Board of Commissioners' Zoning Hearing was held on Tuesday, June 16, 2026, in the second-floor public meeting room of the David Hankerson Building, 100 Cherokee Street, Marietta, Georgia. Present and comprising a quorum of the Board were:

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

CALL TO ORDER – CHAIRWOMAN CUPID

Chairwoman Cupid called the hearing to order at 9:04 a.m.

Mr. Pederson, Zoning Division Manager, reviewed the hearing procedures and announced the following *held* and *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; continued by the PC until the June 2, 2026, PC hearing; continued by the PC until the September 1, 2026, PC hearing; therefore, was not considered at this hearing).*
- Z-13** **PRESTWICK COMPANIES** (WG-75 Partnership, Owner) requesting rezoning from **RSL (supportive)** to **RSL (non-supportive)** for senior living apartments in land lot 55 of the 20th district. Property is located on the north side of Hickory Grove Road, and on the south side of Hickory Grove Place (Hickory Grove Road). *(Previously held by the Planning Commission (PC) until the May 5, 2026, PC hearing; continued by Staff until the June 2, 2026, PC hearing; continued by Staff until the July 7, 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).*

**MINUTES OF ZONING HEARING
COBB COUNTY BOARD OF COMMISSIONERS
JUNE 16, 2026
PAGE 2**

HELD AND CONTINUED CASES (CONT.)

- Z-21** **BRANCH ACQUISITION COMPANY, LLC** (Branch Atlanta Road Associates, Owner) requesting rezoning from **HI** to **RRC** for a mixed-use development in land lots 894 and 900 of the 17th district. Property is located on the southwest corner of Atlanta Road and Plant Atkinson Road (2840 Plant Atkinson Road). *(Continued by Staff from the June 2, 2026, Planning Commission (PC) hearing until the July 7, 2026, PC hearing; therefore, was not considered at this hearing).*
- Z-22** **THE HAVEN AT EASTSIDE, INC** (Eastside Baptist Church, Inc., Owner) requesting rezoning from **R-20** to **RSL** for supportive and non-supportive residential senior living in land lots 793 and 863 of the 17th district. Property is located on the southeast corner of Lower Roswell Road and Little Road, on the north side of Freydale Road, and at the northern terminus of Lucky Court (2450 Lower Roswell Road, 386 Lucky Court, 385 Lucky Court, and 2495 Freydale Road). *(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).*
- 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; continued by the BOC from the May 19, 2026, BOC Zoning hearing until the August 18, 2026, BOC Zoning hearing; therefore, was not considered at this hearing).*
- LUP-12** **JUAN R. VALEZQUEZ** (Juan R. Valezquez, owner) requesting a **Temporary Land Use Permit** to allow more vehicles parked outside than the code allows in land lot 810 of the 19th district. Property is located on the north side of Pearson Road, west of Hiram Lithia Springs Road (5760 Pearson Road). *(Continued by Staff until the July 7, 2026, Planning Commission (PC) hearing; therefore, was not considered at this hearing).*

**MINUTES OF ZONING HEARING
COBB COUNTY BOARD OF COMMISSIONERS
JUNE 16, 2026
PAGE 3**

HELD AND CONTINUED CASES (CONT.)

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; continued by the PC from the June 2, 2026, PC hearing until the July 7, 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; continued by Staff from the June 16, 2026, BOC Zoning hearing until the July 21, 2026, BOC Zoning hearing; therefore, was not considered at this hearing).*

SLUP-3 **JOE DIRT DEVELOPMENT** (Joe Dirt Development, LLC, Owner) requesting a **Special Land Use Permit** for chipping, grinding, or reduction of materials (organic green waste) in land lots 930 and 943 of the 16th district. Property is located on the west side of Kennestone Circle, north of Cobb Parkway (1284 Kennestone Circle). *(Previously continued by the Planning Commission (PC) until the May 5, 2026, PC hearing; held by the Board of Commissioners from the May 19, 2026, BOC Zoning hearing until the June 16, 2026, BOC Zoning hearing).*

Mr. Pederson presented the Applicant's request to continue SLUP-3; thereafter, the following motion was made:

MOTION: Motion by Allen, second by Gambrill, to **continue** SLUP-3 until the July 21, 2026, Board of Commissioners' Zoning Hearing.

VOTE: ADOPTED 5-0

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.

**MINUTES OF ZONING HEARING
COBB COUNTY BOARD OF COMMISSIONERS
JUNE 16, 2026
PAGE 4**

CONSENT AGENDA

MOTION: Motion by Cupid, second by Birrell, to **approve** the following cases on the Consent Agenda, *as revised*:

At the call for Z-19 (David Allison), while the Applicant was present and there was no opposition present, discussion ensued and by general consensus of the Board, Z-19 was pulled from the Consent Agenda and heard on the Regular Agenda in its numerical order (see page 6 of these minutes).

OTHER BUSINESS

O.B. 28 To consider amending the site plan for AAB IMPLEX, LLC regarding rezoning application Z-12 of 1995. Property is located at the southeast intersection of Shallowford Road and Lassiter Road in land lot 400 of the 16th district (3930 Shallowford Road).

To **approve** O.B. 28, subject to:

- 1. Site Plan received by the Zoning Division on May 11, 2026, with the District Commissioner approving minor modifications (attached and made a part of these minutes)**
- 2. Stormwater Management Division comments and recommendations contained in the Other Business Item**
- 3. Fire Department comments and recommendations contained in the Other Business Item**
- 4. All previous stipulations and conditions, *not otherwise in conflict with this amendment*, to remain in effect**

At the call for O.B. 30 (Emmanuel E. Ehima), opposition was present; therefore O.B. 30 was pulled from the Consent Agenda and heard on the Regular Agenda in its numerical order (see page 7 of these minutes).

O.B. 32 To consider amending the site plan and a stream buffer variance for Dominion Christian School regarding application SLUP-10 of 2000. Property is located on the south side of Burnt Hickory Road and on the east side of Old Mountain Road in land lots 272 and 273 of the 20th district (4607 Burnt Hickory Road).

To **approve** O.B. 32, subject to:

- 1. Site Plan received by the Zoning Division on May 16 15, 2026, with the District Commissioner approving minor modifications (attached and made a part of these minutes)**
- 2. Stormwater Management Division comments and recommendations contained in the Other Business Item**
- 3. Fire Department comments and recommendations contained in the Other Business Item**

**MINUTES OF ZONING HEARING
COBB COUNTY BOARD OF COMMISSIONERS
JUNE 16, 2026
PAGE 5**

CONSENT AGENDA (CONT.)

OTHER BUSINESS (CONT.)

O.B. 32 (CONT.)

- 4. All previous stipulations and conditions, *not otherwise in conflict with this amendment*, to remain in effect**

Clerk's Note: In stipulation #1, the Site Plan was received by the Zoning Division on May 15, 2026, rather than May 16, 2026, as read in.

Prior to approving the Consent Agenda, Z-20 (Manor Restorations, LLC) and Z-24 (RB 4448 Atlanta Rd SE, LLC) were added to the Consent Agenda.

Z-20 MANOR RESTORATIONS, LLC (Estate of Joan Tate Wadsworth, Owner) requesting rezoning from **R-20** to **RM-8** for a townhome community in land lots 208 and 209 of the 20th district. Property is located on the west side of Greers Chapel Road, north of Barrett Lakes Boulevard (1808 Greers Chapel Road).

To **approve** Z-20 to the **RM-8** zoning district, subject to:

- 1. Planning Commission comments and recommendations (attached and made a part of these minutes)**
- 2. Revised letter of agreeable conditions from Kevin Moore dated June 9, 2026 (attached and made a part of these minutes)**

Z-24 RB 4448 ATLANTA RD SE, LLC (Branch Atlanta Road Associates, Owner) requesting rezoning from **R-20** to **PVC** for a mixed-use development in land lot 748 of the 17th district. Property is located on the southeast corner of Atlanta Road and West Village Way (No address).

To **approve** Z-24 to the **PVC** zoning district, subject to:

- 1. Planning Commission comments and recommendations (attached and made a part of these minutes)**

CONSENT VOTE: ADOPTED 5-0

REGULAR AGENDA

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 from the May 5, 2026, PC hearing until the June 2, 2026, PC hearing).*

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

**MINUTES OF ZONING HEARING
COBB COUNTY BOARD OF COMMISSIONERS
JUNE 16, 2026
PAGE 6**

REGULAR AGENDA (CONT.)

Z-12 DENNIS TIDWELL (CONT.)

MOTION: Motion by Allen, second by Gambrill, to **hold** Z-12 until the July 21, 2026, Board of Commissioners' Zoning Hearing.

VOTE: **ADOPTED 5-0**

Clerk's Note: Commission Allen requested that the Applicant find a density that is more in line with the adjacent developments.

Z-19 DAVID ALLISON (David Anthony Allison, Owner) requesting rezoning from **R-20** to **R-12** for an additional single-family residence in land lot 372 of the 17th district. Property is located on the northwest corner of Harold Avenue and Pat Mell Road (2070 Canton Road).

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

MOTION: Motion by Allen, second by Cupid, to **approve** Z-19 to the **R-12** zoning district, subject to:

1. **Staff comments and recommendations, with Department of Transportation (DOT) comments revised to include a five-foot right-of-way donation on Pat Mell Road and on Harold Avenue and to waive the payment in lieu of sidewalks**

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

Z-23 2997 JOHNSON FERRY, LLC (2997 Johnson Ferry, LLC, Owner) requesting rezoning from **GC** to **NRC** for retail and commercial uses in land lot 539 of the 16th district. Property is located on the west side of Johnson Ferry Road, south of Waterfront Drive (2997 Johnson Ferry Road).

The public hearing was opened; Reese Lewis and Scott Baer addressed the Board. Following the presentation and discussion, the following motion was made:

MOTION: Motion by Birrell, second by Sheffield, to **approve** Z-23 to the **NRC** zoning district, subject to:

1. **Prohibited uses shall include the following: check cashing, vape stores, tattoo parlors, pawn shops, restaurants**
2. **No ambulance vehicles shall be parked overnight; ambulance vehicles shall only be permitted on-site for pick-up and delivery**
3. **Staff comments and recommendations and Planning Commission comments and recommendations (attached and made a part of these minutes), not otherwise in conflict**

VOTE: **ADOPTED 5-0**

**MINUTES OF ZONING HEARING
COBB COUNTY BOARD OF COMMISSIONERS
JUNE 16, 2026
PAGE 7**

Chairwoman Cupid called for a brief recess from 10.33 a.m. until 10:42 a.m.

OTHER BUSINESS

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, John LaPeecerella, Jennifer Casas, Floyd Ellis, and Lane Lawler addressed the Board. Following the presentation and discussion, the following motion was made:

MOTION: Motion by Allen, second by Gambrill, to deny O.B. 25.

VOTE: ADOPTED 5-0

Following the vote, Commissioner Allen amended his previous motion for O.B. 25 as follows:

MOTION: Motion by Allen, second by Gambrill, to deny O.B. 25 *without prejudice*.

VOTE: **ADOPTED** 5-0

O.B. 29 To consider amending the site plan for Sidnei and Amber Silva regarding rezoning application Z-15 of 2025. Property is located at the southwest intersection of Shallowford Road and Shallow Court in land lots 310 and 339 of the 16th district (2280 Shallowford Road).

The public hearing was opened; Amber Silva, Paul Adams, and Cory Cown addressed the Board. Following the presentation and discussion, the following motion was made:

MOTION: Motion by Birrell, second by Allen, to hold O.B. 29 until the July 21, 2026, Board of Commissioners' Zoning Hearing.

VOTE: **ADOPTED** 5-0

***Clerk's Note:** Commissioner Birrell requested that a community meeting be held to discuss the issues and requested that Stormwater Management and DOT staff be available to attend.*

O.B. 30 To consider a reduction of required public road frontage from 75 feet to zero feet for Emmanuel E. Ehima. Property is located on the south side of Macland Road in land lot 454 of the 19th district (4967 and 4979 Macland Road).

The public hearing was opened; Emmanuel Ehima, Andrew Gleason, Michael Green, and Miguel Gamboa addressed the Board. Following the presentation and discussion, the following motion was made:

MINUTES OF ZONING HEARING
COBB COUNTY BOARD OF COMMISSIONERS
JUNE 16, 2026
PAGE 8

OTHER BUSINESS (CONT.)

O.B. 30 (CONT.)

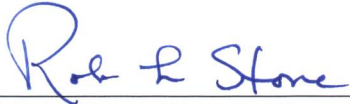
MOTION: Motion by Sheffield, second by Allen, to **approve** O.B. 30, subject to:

1. No further lot split on the parcel
2. Site Plan contained in the Other Business Item, with the District Commissioner approving minor modifications (attached and made a part of these minutes)
3. Stormwater Management Division comments and recommendations contained in the Other Business Item
4. Fire Department comments and recommendations contained in the Other Business Item
5. All Staff comments and recommendations, *not otherwise in conflict*

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

ADJOURNMENT

The hearing adjourned at 11:44 a.m.



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

MINUTES OF ZONING HEARING
COBB COUNTY PLANNING COMMISSION
JUNE 2, 2026
PAGE 4

Min. Bk. 101 Petition No. Z-20
Doc. Type 6-2-2026 Planning Commission
Comments & Recommendations for Z-20
Meeting Date 6-16-2026

REGULAR AGENDA (CONT.)

~~Z-12 DENNIS TIDWELL (CONT.)~~

~~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 Beloin, second by Massey, to recommend denial of Z-12.~~

~~VOTE: **ADOPTED** 4-0, Micheletto not present~~

Z-20 MANOR RESTORATIONS, LLC (Estate of Joan Tate Wadsworth, owner) requesting rezoning from **R-20** to **RM-8** for a townhome community in land lots 208 and 209 of the 20th district. Property is located on the west side of Greers Chapel Road, north of Barrett Lakes Boulevard (1808 Greers Chapel Road).

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

MOTION: Motion by Beloin, second by Massey, to recommend approval of Z-20 to the **RM-8** zoning district, subject to:

1. Letter of agreeable conditions from Kevin Moore dated May 22, 2026 (on file in the Zoning Division), with the following additions:
 - A. Applicant shall cause a study to be conducted regarding the establishment of a sufficient reserve for the Homeowners Association (HOA) in order for it to properly maintain and manage its roads, landscaping, and common areas. Applicant shall provide the initial funding recommended by that reserve study.
 - B. Both during the construction phase and thereafter, there shall be no access to the project from Mary Ada Drive. Additionally, the *only* point of construction access shall be through Greers Chapel Road, and the Applicant shall provide temporary privacy fencing between the subject parcel and the existing single-family homes along Mary Ada Drive.
2. Staff comments and recommendations

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

~~**Z-22 THE HAVEN AT EASTSIDE, INC** (Eastside Baptist Church, Inc., Owner) requesting rezoning from **R-20** to **RSL** for supportive and nonsupportive residential senior living in land lots 793 and 863 of the 17th district. Property~~

MOORE INGRAM JOHNSON & STEELE

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TELEPHONE 201-602-4082

June 9, 2026

Via E-mail Only

Min. Bk. 101 Petition No. Z-20
Doc. Type Letter (revised)
Meeting Date 6-16-2026

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

RE: Application for Rezoning - Application No. Z-20 (2026)
Applicant: Manor Restorations LLC
Property Owner: Estate of Joan Tate Wadsworth
(a/k/a Joan T. Wadsworth)
Property: 2.67 acres, more or less, located on the westerly side of Greers Chapel Road, southerly of Barrett Parkway, and at the terminus of Mary Ada Drive, being more particularly known as 1808 Greers Chapel Road, Land Lots 208 and 209, 20th District, 2nd Section, Cobb County, Georgia

Dear John:

The undersigned and this firm represent the Applicant, Manor Restorations LLC (hereinafter referred to as "Applicant"), and the Property Owner, the Estate of Joan Tate Wadsworth (a/k/a Joan T. Wadsworth) (hereinafter referred to as "Owner" or "Property Owner"), in the above-referenced Application for Rezoning with regard to a total tract of 2.67 acres, more or less, located on the westerly side of Greers Chapel Road, southerly of Barrett Parkway, and at the terminus of Mary Ada Drive, being more particularly known as 1808 Greers Chapel Road, Land Lots 208 and 209, 20th District, 2nd Section, Cobb County, Georgia (hereinafter the "Property" or the "Subject Property"). After meetings and conferences with Planning and Zoning Staff; as well as, other County Departmental Staff, communications with area representatives, reviewing the Departmental Comments and Staff Recommendations, reviewing the uses of surrounding properties, and following the presentation to and hearing before the Cobb County Planning Commission, we have been authorized by the Applicant to submit this revised

MOORE INGRAM JOHNSON & STEELE

Petition No. Z-20
Meeting Date 6-16-2026
Continued

Mr. John P. Pederson, AICP
Zoning Division Manager
Zoning Division
Cobb County Community Development Agency
Page 2 of 5
June 9, 2026

letter of agreeable stipulations and conditions, which, if the Application for Rezoning is approved, as submitted, shall become a part of the grant of the requested rezoning and shall be binding upon the Subject Property. This letter shall supersede and replace in full the prior letter of agreeable stipulations and conditions dated and submitted on May 22, 2026. The proposed, revised stipulations are as follows:

- (1) Applicant seeks rezoning of the Subject Property from the current zoning classification of R-20 to the proposed zoning classification of RM-8, with reference to the revised Site Plan prepared for Applicant by Lewis⁵ Development Concepts LLC dated March 31, 2026, last revised June 4, 2026, and submitted contemporaneously with this correspondence. A reduced copy of the revised Site Plan is attached as Exhibit "A" for reference.
- (2) The Subject Property consists of 2.67 acres, more or less, and shall be developed for a residential community, in the townhome style, containing a maximum of nineteen (19) residences.
- (3) The proposed townhomes shall have a minimum of 1,800 square feet of heated and cooled area.
- (4) The proposed townhomes shall be Traditional and Craftsman in style and architecture and shall have exterior facades consisting of brick, stone, stacked stone, cedar shake shingles, board and batten, cementitious siding, hardi-plank, and combinations thereof, with complementary accents.
- (5) The townhome units shall have two-car garages. No garage areas within the proposed townhome community shall be converted into heated living space for the units. All garages shall be used primarily for the parking of vehicles with only incidental storage that does not interfere with parking for vehicles. Such restriction shall be included in the Declaration of Covenants, Easements, and Restrictions and enforced by the mandatory Homeowners Association.
- (6) Applicant agrees to the recording and enforcement of Declaration of Covenants, Easements, and Restrictions ("Covenants") which shall contain covenants, rules, and regulations applicable to the proposed townhome community.
- (7) Additionally, and in conjunction with the Covenants, Applicant agrees to the creation of a mandatory homeowners association which shall be responsible for

Mr. John P. Pederson, AICP
Zoning Division Manager
Zoning Division
Cobb County Community Development Agency
Page 3 of 5
June 9, 2026

the upkeep and maintenance of the entrance area, signage, all common and amenity areas, open space areas, exterior yard areas, general landscaped areas, mail kiosk, fencing, detention areas, private street, and the like contained within the community. Applicant agrees to establish and initially fund a separate account for the benefit of the future homeowners association for purposes of future maintenance of these responsibilities. Prior to approval of the initial final plat, Applicant agrees to perform a third-party maintenance reserve study, subject to review and approval by the Cobb County Department of Transportation and the Cobb County Community Development Agency, and Applicant shall fund the maintenance reserve fund with the prescribed amount as determined in the reserve study.

- (8) Entrance signage shall be ground based, monument-style signage, and shall consist of brick, stone, stacked stone, or combinations thereof. Entrance landscaping shall be professionally designed, implemented, and maintained.
- (9) The proposed community shall have private streets; however, in the event Applicant determines at Plan Review the streets will be public, such streets must conform to all Cobb County Department of Transportation Standards and Ordinances.
- (10) Applicant agrees the Declaration of Covenants, Easements, and Restrictions shall include a provision the community streets will remain private, in perpetuity.
- (11) Applicant agrees the construction of the private streets shall be to public street standards with respect to the profile of the pavement sections.
- (12) Minor modifications to the within stipulations, the referenced, revised Site Plan, lighting, signage, landscaping, building architecture, site features, and the like, may be approved by the District Commissioner, as needed or necessary, except for those that:
 - (a) Increase the density of a residential project or the overall square footage of a non-residential project;
 - (b) Reduce the size of an approved buffer adjacent to a property that is zoned the same or in a more restrictive zoning district;

MOORE INGRAM JOHNSON & STEELE

Petition No. Z-20
Meeting Date 6-16-2026
Continued

Mr. John P. Pederson, AICP
Zoning Division Manager
Zoning Division
Cobb County Community Development Agency
Page 4 of 5
June 9, 2026

- (c) Relocate a structure closer to the property line of an adjacent property that is zoned the same or in a more restrictive zoning district;
 - (d) Increase the height of a building that is adjacent to a property that is zoned the same or in a more restrictive zoning district;
 - (e) Change an access location to a different roadway;
 - (f) Would be in direct contradiction or conflict with any of the stipulations of this rezoning;
 - (g) Would be in direct contradiction or conflict with Cobb County Code and Ordinances; or
 - (h) Would be in direct contradiction or conflict with any Staff Recommendations that were adopted into the final zoning decision.
- (13) Applicant agrees to install temporary privacy or opaque fencing during development and construction along the southern boundary of the Subject Property, adjacent to property now or formerly owned by "Boatwright."
- (14) All setbacks, landscape, and buffer areas may be penetrated for purposes of access, utilities, and stormwater management, including, but not limited to, drainage facilities and any and all slopes or other required engineering features of the foregoing.
- (15) Applicant agrees to comply with all Cobb County Stormwater Management requirements applicable to the Subject Property.
- (16) There shall be no access to Mary Ada Drive, and all construction access shall be limited to Greers Chapel Road.

We believe the requested zoning, together with the revised Site Plan and the revised stipulations set forth herein, is an appropriate use of the Subject Property while taking into consideration the overall area, the location, and varied uses of properties located therein. The proposed townhome community shall be a quality development, shall be compatible with and complementary to

MOORE INGRAM JOHNSON & STEELE

Petition No. Z-20
Meeting Date 6-16-2026
Continued

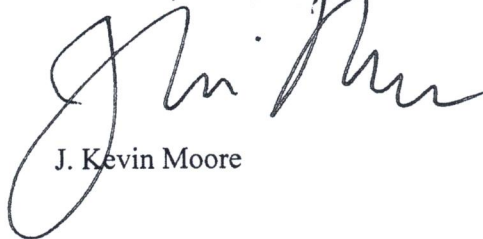
Mr. John P. Pederson, AICP
Zoning Division Manager
Zoning Division
Cobb County Community Development Agency
Page 5 of 5
June 9, 2026

surrounding developments, businesses, and venues. and shall be an enhancement to the Subject Property and Cobb County as a whole. Thank you for your consideration in this request.

With kindest regards, I remain

Very truly yours,

MOORE, INGRAM, JOHNSON & STEELE, LLP



J. Kevin Moore

JKM:cc

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

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

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

Manor Restorations LLC
(With Copy of Attachment)

EXHIBIT "A"



MINUTES OF ZONING HEARING
COBB COUNTY PLANNING COMMISSION
JUNE 2, 2026
PAGE 5

Min. Bk. 101 Petition No. Z-23
Doc. Type 6-2-2026 Planning Commission
comments & recommendations for Z-23
Meeting Date 6-16-2026

REGULAR AGENDA (CONT.)

~~Z-22 THE HAVEN AT EASTSIDE, INC (CONT.)~~

is located on the southeast corner of Lower Roswell Road and Little Road, on the north side of Freydale Road, and at the northern terminus of Lucky Court (2450 Lower Roswell Road, 386 Lucky Court, 385 Lucky Court, and 2495 Freydale Road).

The public hearing was opened; Kevin Moore, Richard Grome, Abby Shiffman, Steve Wright, Yuri Hale, and Carolyn Warner addressed the Planning Commission. Following the presentation and discussion, the following motion was made:

MOTION: Motion by Dance, second by Massey, to **hold** Z-22 until the July 7, 2026, Planning Commission Zoning Hearing.

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

Clerk's Note: Ms. Dance requested the Applicant host a public meeting and invite members of the community, Cobb staff, and PC members, where questions can be asked and answered.

Chairwoman Faucette called for a brief recess from 10:49 a.m. until 11:01 a.m.

Z-23

2997 JOHNSON FERRY, LLC (2997 Johnson Ferry LLC, owner) requesting a rezoning from **GC** to **NRC** for retail and commercial uses in land lot 539 of the 16th district. Property is located on the west side of Johnson Ferry Road, south of Waterfront Drive (2997 Johnson Ferry Road).

The public hearing was opened; Reese Lewis and Scott Baer 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-22 to the **NRC** zoning district, subject to:

1. **Applicant to remove all ambulances from the property and that they shall not be parked there in the future**
2. **District Commissioner approval shall be required to park any other service vehicles on the property**
3. **Staff comments and recommendations**

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

MINUTES OF ZONING HEARING
COBB COUNTY PLANNING COMMISSION
JUNE 2, 2026
PAGE 6

Min. Bk. 101 Petition No. Z-24
Doc. Type 6-2-2026 Planning Commission
Comments & recommendations for Z-24
Meeting Date 6-16-2026

REGULAR AGENDA (CONT.)

Z-24 **RB 4448 ATLANTA RD SE, LLC** (Branch Atlanta Road Associates, Owner) requesting rezoning from **R-20** to **PVC** for a mixed-use development in land lot 748 of the 17th district. Property is located on the southeast corner of Atlanta Road and West Village Way (No address).

The public hearing was opened; Patrick Stanton, Brad Galland, and Alette Stache addressed the Planning Commission. Following the presentation and discussion, the following motion was made:

MOTION: Motion by Faucette, second by Massey, to recommend **approval** of Z-24 to the **PVC** zoning district, subject to the following recommendations:

1. The Applicant to work with Department of Transportation (DOT) to provide comparable solutions that alleviate traffic concerns after the merging of the two parcels should it be approved
2. District Commissioner to approve the operating hours (hours that the restaurant and drive-through are open)
3. The Applicant to work with the opposition regarding the discussion with DOT around ingress and egress to the property

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

APPROVAL OF MINUTES

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

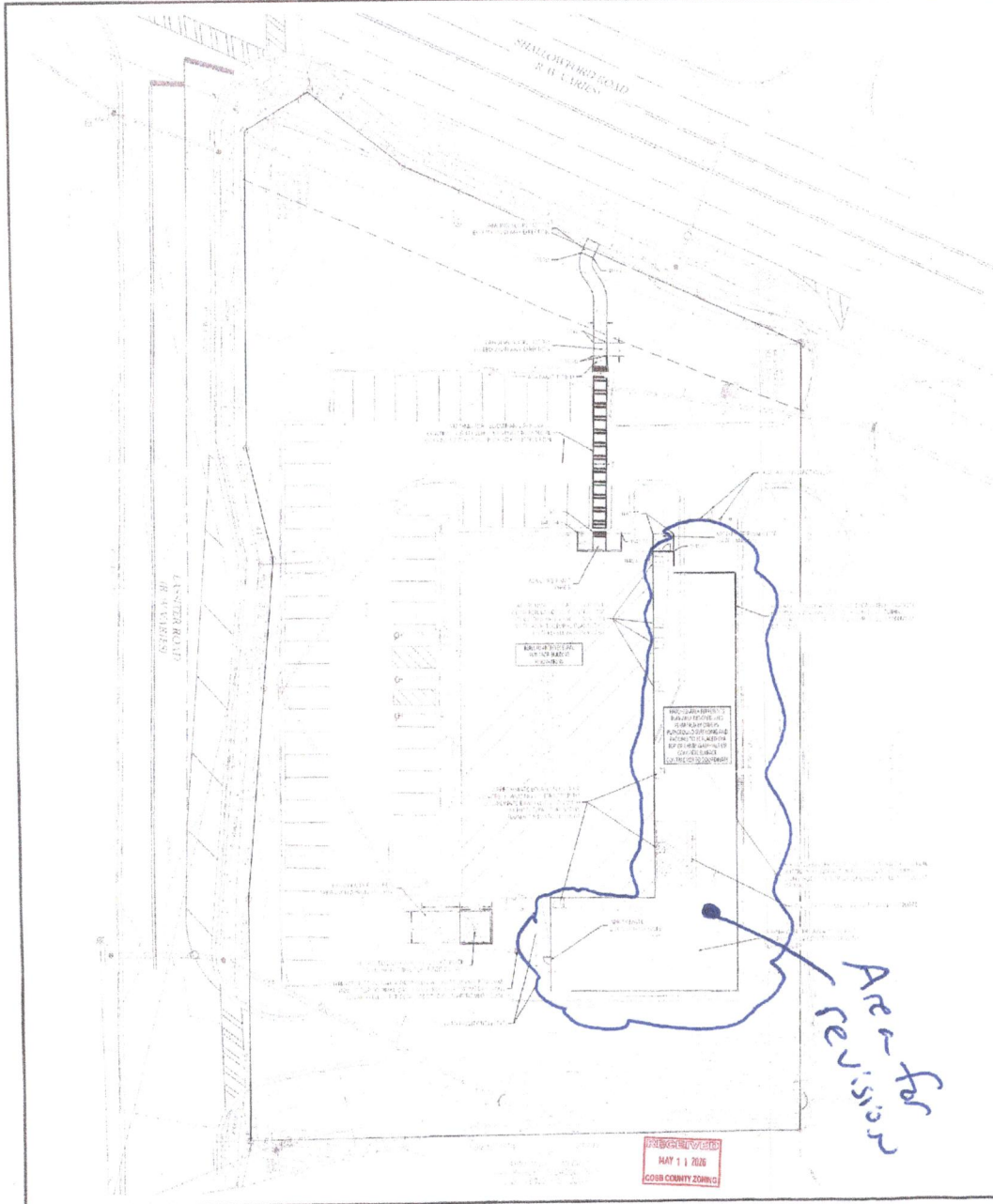
- May 5, 2026 – Planning Commission Zoning Hearing
- May 26, 2026 – Agenda Review Work Session

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

ADJOURNMENT

The hearing adjourned at 12:14 p.m.

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



GENERAL SITE NOTES:

1. THE SITE PLAN IS A PRELIMINARY DESIGN AND IS NOT TO BE USED FOR CONSTRUCTION.
2. THE SITE PLAN IS A PRELIMINARY DESIGN AND IS NOT TO BE USED FOR CONSTRUCTION.
3. THE SITE PLAN IS A PRELIMINARY DESIGN AND IS NOT TO BE USED FOR CONSTRUCTION.
4. THE SITE PLAN IS A PRELIMINARY DESIGN AND IS NOT TO BE USED FOR CONSTRUCTION.
5. THE SITE PLAN IS A PRELIMINARY DESIGN AND IS NOT TO BE USED FOR CONSTRUCTION.
6. THE SITE PLAN IS A PRELIMINARY DESIGN AND IS NOT TO BE USED FOR CONSTRUCTION.
7. THE SITE PLAN IS A PRELIMINARY DESIGN AND IS NOT TO BE USED FOR CONSTRUCTION.
8. THE SITE PLAN IS A PRELIMINARY DESIGN AND IS NOT TO BE USED FOR CONSTRUCTION.
9. THE SITE PLAN IS A PRELIMINARY DESIGN AND IS NOT TO BE USED FOR CONSTRUCTION.
10. THE SITE PLAN IS A PRELIMINARY DESIGN AND IS NOT TO BE USED FOR CONSTRUCTION.

CONTRACTOR TO MATCH EXISTING DRAINAGE CONDITIONS IN ANY AREA OF PAVEMENT MODIFICATION, TURF INSTALLATION, OR PLAYGROUND EQUIPMENT PLACEMENT.

SITE DATA TABLE	
PROPERTY DATA	
PARCEL 1	101-0000000000
ADDRESS	3930 SHALLOWFORD RD
CITY	MARIETTA, GA 30062
COUNTY	COBB COUNTY
OWNER	CELEBRE SHALLOWFORD RD
ZONING DATA	
FORMER ZONING	RM-10
PROPOSED ZONING	RM-10
PROPOSED USE	RETAIL
EXISTING USE	RETAIL
DEVELOPMENT STANDARDS	
FRONT YARD SETBACK	10 FT
REAR YARD SETBACK	10 FT
SIDE YARD SETBACK	10 FT
MINIMUM LOT AREA	10,000 SQ FT
PARKING SUMMARY	
EXISTING PARKING	10 SPACES
PROPOSED PARKING	10 SPACES

STORMWATER AREA CALCULATIONS:

NEW IMPERVIOUS 650 SF
 MODIFIED IMPERVIOUS 950 SF

TOTAL NEW OR MODIFIED IMPERVIOUS = 1600 SF (MAX)

AS LESS THAN 5,000 SF OF NEW OR REDEVELOPED IMPERVIOUS IS PLANNED, AN LDP IS NOT REQUIRED.

CAUTION NOTE:

THE SITE PLAN IS A PRELIMINARY DESIGN AND IS NOT TO BE USED FOR CONSTRUCTION. THE SITE PLAN IS A PRELIMINARY DESIGN AND IS NOT TO BE USED FOR CONSTRUCTION. THE SITE PLAN IS A PRELIMINARY DESIGN AND IS NOT TO BE USED FOR CONSTRUCTION.

WATER ENGINEERING, INC.
 1000 SHALLOWFORD RD
 MARIETTA, GA 30062
 PHONE: 770.477.1111
 FAX: 770.477.1112
 WWW.WATERENGINEERINGINC.COM

DEVELOPER:

CELEBRE SHALLOWFORD RD

OWNER:

CELEBRE SHALLOWFORD RD

24 HOUR CONTACT:

770.477.1111

**3930 SHALLOWFORD RD
 MARIETTA, GA 30062
 COBB COUNTY
 PARCEL 101-0000000000**

REVISION LOG

NO.	DATE	DESCRIPTION
1	05-28-2026	EXISTING SITE PLAN

PROJECT DATE: 05-28-2026

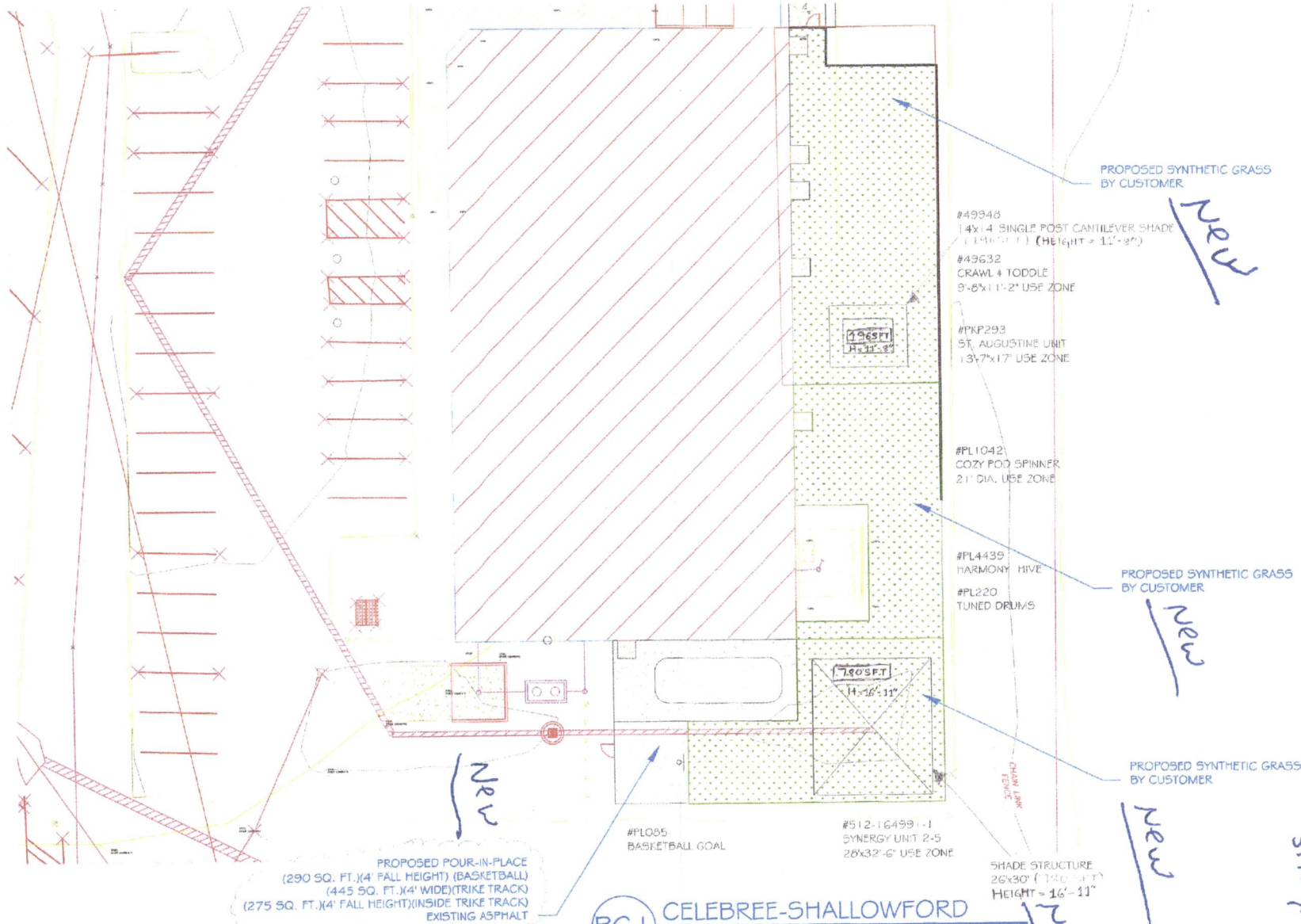
SHEET TITLE: SITE PLAN

SHEET NUMBER: C2.0

SCALE: 1" = 20'

North Arrow

05-28-2026
 existing
 site
 plan



CUSTOMER SIGNATURE

PGI CELEBREE-SHALLOWFORD
PLAYGROUND PLAN (N.T.S.)



KAPLAN
 EARLY LEARNING COMPANY

1-800-334-2014 WWW.KAPLANCO.COM

CELEBREE
 NEW PLAYGROUND FACILITY

PLAYGROUND PLAN



KAPLAN ELC CERTIFIES THAT
 OUR EQUIPMENT MEETS OR
 EXCEEDS THE STANDARDS
 GIVEN IN ASTM F1487-05
 AND CPSC.

REVISIONS		
#	DATE	BY

JOB 25178

DATE 28 OCT. 25

SHEET PG1 OF

OB-28-2024
 Proposed
 Site plan

RECEIVED

MAY 11 2026

COBB COUNTY ZONING

Petition No. 0.8.28
Meeting Date 6-16-2026
Continued

TABLE OF DIMENSIONS

W	L	H	C	HT	CL	RL
14' 0"	14' 0"	8' 0"	3' 8"	11' 8"	0' 4"	8' 4"

TABLE OF DIMENSIONS KEY

W	WIDTH
L	LENGTH
H	ENTRY HEIGHT
C	SHADE HEIGHT
HT	TOTAL HEIGHT
CL	FABRIC CATENARY - LENGTH
RL	RAFTER LENGTH

Digitally signed by
Thomas R. Sadler
Date: 2026.03.09
11:39:55 -05'00'



PLAN NORTH



THESE PLANS AND SPECIFICATIONS
ARE THE PROPERTY OF USA SHADE
AND FABRIC STRUCTURES AND
SHALL NOT BE REPRODUCED
WITHOUT THEIR WRITTEN
PERMISSION.



CORPORATE HEADQUARTERS
2580 ESTERS BLVD., SUITE 100
DFW AIRPORT, TX 75261
800-968-5005

CERTIFICATIONS:

IAS CERTIFICATION No: FA-428
CLARK COUNTY MANUFACTURER
CERTIFICATION NUMBER (NEVADA):
355

CUSTOMER:

Kacian
PROJECT NAME:
06560 - Celestree School of Marietta
@ Shokobard
LOCATION:
Marietta GA
PROJECT NUMBER:
Q-121535

STRUCTURE TYPE:

Single Post Pyramid Cantilever 124

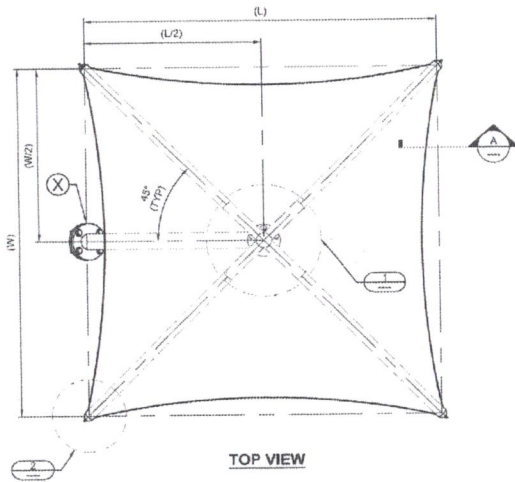
SIZE:

14' 0" x 14' 0" x 8' 0"

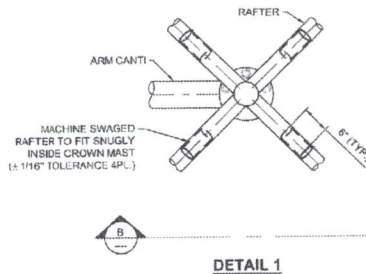
SCALE: AS NOTED

DRAWING SIZE

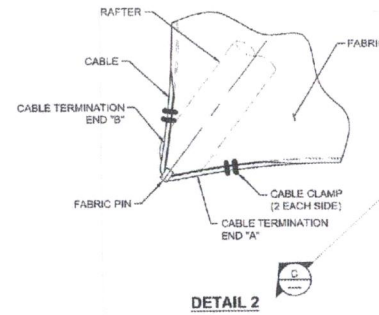
B



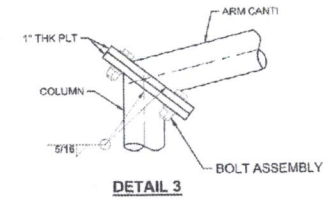
TOP VIEW



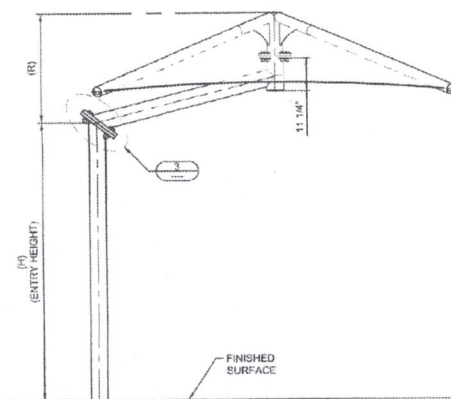
DETAIL 1



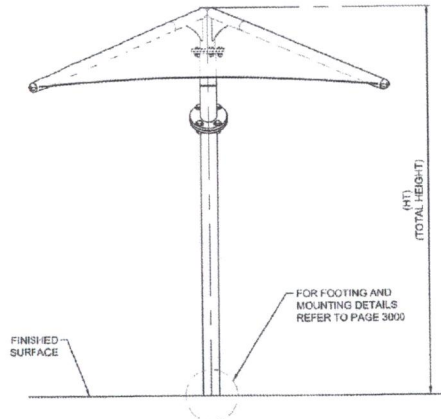
DETAIL 2



DETAIL 3



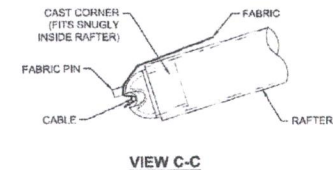
FRONT ELEVATION



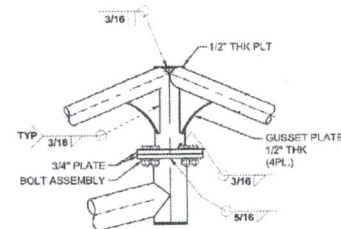
SIDE ELEVATION



SECTION A-A



VIEW C-C



VIEW B-B

REV	NC	DESCRIPTION	DATE	BY	CHK	ENG
		RELEASE FOR CONSTRUCTION				

Eng. By	MB
Design By	OD
Approved By	MB
DRAWING DESCRIPTION:	ELEVATIONS AND DETAILS
DWG. PAGE	2000
REV	NC

PLAT TO ACCOMPANY VARIANCE APPLICATION

EMMANUEL E. EHIMA

LOCATED IN LAND LOT 454, 19TH DISTRICT, 2ND SECTION,
COBB COUNTY, GEORGIA

BEING LOT 1, WILLIAM H. SPARKS PROPERTY SUBDIVISION AS
RECORDED IN P.B. 271, PG. 86 AND PROPERTY PER D.B. 18112, PG. 1220

ADDRESS: 4887 & 4879 MACLAND RD.
POWDER SPRINGS, GA 30127

ZONING NOTES
PRESENT ZONING: R-30
BUILDING SETBACKS:
FRONT - 50' (ARTERIAL)
SIDE - 12'
REAR - 45'

LINE	BEARING	DISTANCE
1	S89°19'50"W	35.85'
2	N89°19'50"W	35.85'
3	S89°19'50"W	35.85'

SURVEY REFERENCES
1. EMMA, D.B. 18088, PG. 1835
2. EMMA, D.B. 18112, PG. 1220

FLOOD STATEMENT
I HAVE THIS DATE EXAMINED THE FLOOD INSURANCE
RATE MAPS, COMMUNITY PANEL NO. 1306FC02090
EFFECTIVE DATE: DECEMBER 16, 2008
THE MAP GRAPHICALLY DEPICTS THE SUBJECT
PROPERTY TO BE IN ZONE: "X" & "A"
"X" = AREAS DETERMINED TO BE OUTSIDE THE
100 YEAR (1% ANNUAL CHANCE) FLOODPLAIN
"A" = AREAS DETERMINED TO BE INSIDE THE
100 YEAR (1% ANNUAL CHANCE) FLOODPLAIN



DATE	REVISIONS	DESCRIPTION

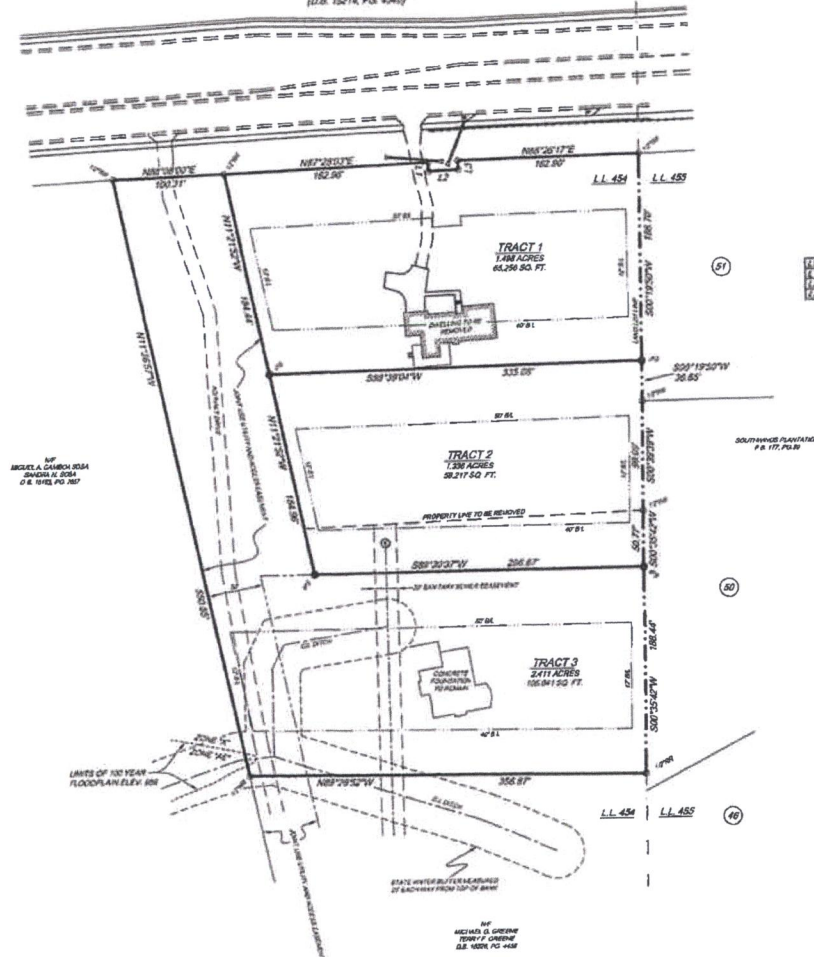


PROJ. NO. 00088 FILE: 00088 - Ehima DWG
FIELD SURVEY DATE: 01/30/2025
PLAT DATE: 03/11/2025 SCALE: 1" = 50'



MACLAND ROAD

R/W VARIES
(D.B. 15214, PG. 45418)



SURVEY NOTES
THERE IS A 25' DISTURBANCE
SUFFERING FROM WATER STREAMS AND A
30' DISTURBANCE BUFFER/TROUT
STREAMS ADJACENT TO ANY STREAM
OR BODY OF WATER MANDATED BY THE
STATE AND THERE MAY BE ENHANCED
BUFFERS PLACED ON THESE WATERS BY
COUNTIES OR MUNICIPALITIES. THE
PROPER AUTHORITY SHOULD BE
CONTACTED BEFORE BEGINNING ANY
DISTURBANCE NEAR THESE AREAS.

THIS PLAT WAS PREPARED FOR
EXCLUSIVE USE BY THE PERSONS
AND/OR ORGANIZATIONS NAMED HEREON.
THIS PLAT DOES NOT EXTEND TO
OTHERS WITHOUT THE PERMISSION OF
THE SURVEYOR.

ORIGINAL PLATS, NOTES AND OTHER
DRAWINGS PREPARED BY THE SURVEYOR
AND HIS ASSOCIATES, INCLUDING
ELECTRONIC FILES, ARE INSTRUMENTS
OF SERVICE AND ARE THE PROPERTY OF
THE SURVEYOR.

IF BUILDING SETBACKS ARE SHOWN
HEREON THEY ARE BASED ON THE
SURVEYOR'S BEST INTERPRETATION AND
SHOULD ONLY BE RELIED UPON AFTER
AFFIRMATION BY THE COBB COUNTY
ZONING DEPARTMENT.

THERE MAY BE OTHER UTILITIES
EXISTING ON THIS PROPERTY THAT ARE
NOT SHOWN.

ALL DISTANCES SHOWN ARE HORIZONTAL
GROUND DISTANCES.

LEGEND

- CORNER MONUMENTATION:
 - IPS = CORNER SET WITH A 1/2" STEEL
 - REINFORCED ROD
 - CORNER FOUND
 - UNMONUMENTED CORNER
 - CORNER TO BE SET WHEN CONSTRUCTION PERMITS
- X — X — FENCE LINE
- NR = STEEL REINFORCING ROD
- OTR = OPEN TOP WATER PIPE
- GTP = CRIMPED TOP WATER PIPE
- PP = POWER POLE
- CL = CENTERLINE
- BL = BUILDING LINE
- ROF = RIGHT OF WAY
- L.L. = LAND LOT LINE
- WATER MAIN =
- OVERHEAD POWER LINES =
- GAS MAIN =
- SANITARY SEWER MAIN =
- NS = NOW OR FORMERLY OWNED BY
- NSAS = NAIL SET AT BASE
- MFAS = NAIL FOUND AT BASE
- SS = SLOPED SLOPE
- P.B. = PLAT BOOK
- R/W BOR = CONCRETE RIGHT OF WAY MONUMENT
- ROC = BACK OF CURB
- EDP = EDGE OF PAVEDMENT
- CMP = CORRUGATED METAL CONDUIT PIPE

Proposed Site Plan

08-30-2026

Meeting Date 6-16-2026

