

**MINUTES OF ZONING HEARING
COBB COUNTY PLANNING COMMISSION
JUNE 2, 2026
9:00 A.M.**

The Planning Commission Zoning Hearing was held on Tuesday, June 2, 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 – not present

CALL TO ORDER – CHAIRWOMAN FAUCETTE

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

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

- 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) from the April 7, 2026, PC hearing until the May 5, 2026, PC hearing; continued by Staff from the May 5, 2026, PC hearing 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) from the May 5, 2026, PC hearing until the July 7, 2026, PC hearing; therefore, was not considered at this hearing).*
- 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).*

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HELD AND CONTINUED CASES (CONT.)

- LUP-6** **TASHA TOLBERT AND ALICIA STEEL** (2591 Morgan Road, LLC, owner) requesting a **Temporary Land Use Permit** to increase the capacity of a group home from four residents to eight residents in land lot 590 of the 16th district. Property is located on the west side of Morgan Road, south of Ramblewood Drive (2591 Morgan Road). *(Previously held by the Planning Commission (PC) from the May 5, 2026, PC hearing until the July 7, 2026, PC 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).*
- 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) from the May 5, 2026, PC hearing 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-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 from the April 7, 2026, PC hearing until the May 5, 2026, PC hearing; continued by the PC from the May 5, 2026, PC hearing until the June 2, 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 Beloin, to **continue** Z-1 until the September 1, 2026, Planning Commission Zoning Hearing.

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

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Mr. Pederson made the following announcement and then read in the cases for the Consent Agenda.

All information regarding zoning cases must be turned into the Zoning Office on the Wednesday prior to the zoning hearing for consideration. If said information is turned in past the deadline, then it is at the Board's discretion as to whether the information will be considered.

CONSENT AGENDA

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

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).

To recommend **approval** of Z-19 to the **R-12** zoning district, subject to:

- 1. Site Plan received by the Zoning Division on April 2, 2026 (on file in the Zoning Division)**
- 2. Fire Department comments and recommendations**
- 3. Stormwater Management Division comments and recommendations**
- 4. Water and Sewer Division comments and recommendations**
- 5. Department of Transportation comments and recommendations**
- 6. Inclusion on the Consent Agenda for the Board of Commissioners' Zoning Hearing on June 16, 2026**

At the call for Z-20 (Manor Restorations, LLC), opposition was present; therefore, Z-20 was pulled from the Consent Agenda and heard on the Regular Agenda in its numerical order (see page 4 of these minutes).

At the call for Z-23 (2997 Johnson Ferry, LLC), the Applicant was not present, but there was opposition present; therefore, Z-23 was pulled from the Consent Agenda and heard on the Regular Agenda in its numerical order (see page 5 of these minutes).

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

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) from the April 7, 2026, PC hearing until the May 5, 2026, PC hearing; continued by Staff from the May 5, 2026, PC hearing until the June 2, 2026, PC hearing).*

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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 non-supportive residential senior living in land lots 793 and 863 of the 17th district. Property

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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

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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