



Cobb County...Expect the Best!

## COBB COUNTY BOARD OF COMMISSIONERS

### ZONING HEARING SUMMARY AGENDA

JULY 21, 2026

| District | Case        | Withdrawn case - NOT to be heard                                      |
|----------|-------------|-----------------------------------------------------------------------|
| 1        | LUP-15-2026 | <b>ROBERT MANTON</b><br>(WITHDRAWN WITHOUT PREJUDICE)                 |
| 3        | OB-35-2026  | <b>OKONTA DEVELOPMENT GROUP, LLC</b><br>(WITHDRAWN WITHOUT PREJUDICE) |

| District | Case       | Held and continued cases - NOT to be heard                                                                                                                                                                                                                                                                                                                                         |
|----------|------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 3        | Z-1-2026   | <b>FRANCISCO J. GARCIA SANCHEZ</b> (Held by the Planning Commission from the February 3, 2026 and March 3, 2026 hearings until the April 7, 2026 PC hearing; Continued by Staff until the May 5, 2026 hearing; Continued by the Planning Commission until the June 2, 2026 hearing; Continued by the Planning Commission until the September 1, 2026 Planning Commission hearing). |
| 1        | Z-13-2026  | <b>PRESTWICK COMPANIES</b> (Held by the Planning Commission from the April 7, 2026 Planning Commission hearing until the May 5, 2026 Planning Commission hearing; Continued by Staff until the June 2, 2026 PC hearing; Continued by Staff until the August 4, 2026 Planning Commission hearing)                                                                                   |
| 3        | Z-17-2026  | <b>JAIRO MURILLO</b> (Held by the Planning Commission from the June 2, 2026 Planning Commission hearing until the July 7, 2026 Planning Commission hearing; Held by the Planning Commission from the July 7, 2026 hearing until the August 4, 2026 Planning Commission hearing)                                                                                                    |
| 2        | Z-21-2026  | <b>BRANCH ACQUISITION COMPANY, LLC</b> (Continued by Staff from the June 2, 2026 Planning Commission Hearing until the July 7, 2026 Planning Commission Hearing; Held by the Planning Commission until the August 4, 2026 Planning Commission hearing)                                                                                                                             |
| 3        | Z-22-2026  | <b>THE HAVEN AT EASTSIDE, INC</b> (Held by the Planning Commission from the June 2, 2026 Planning Commission hearing until the July 7, 2026 Planning Commission hearing; Continued from the July 7, 2026 Planning Commission hearing until the August 4, 2026 Planning Commission hearing.)                                                                                        |
| 1        | Z-25-2026  | <b>ELITE ENGINEERING</b> (Held by the Planning Commission from the July 7, 2026 hearing until the August 4, 2026 Planning Commission hearing)                                                                                                                                                                                                                                      |
| 1        | Z-27-2026  | <b>KRG DEVELOPMENT, LLC</b> (Continued by staff from the July 7, 2026 Planning Commission hearing until the August 4, 2026 Planning Commission hearing)                                                                                                                                                                                                                            |
| 4        | Z-28-2026  | <b>CONNOR THORPE</b> (Continued from the July 7, 2026 Planning Commission hearing until the August 4, 2026 Planning Commission hearing.)                                                                                                                                                                                                                                           |
| 3        | LUP-6-2026 | <b>TASHA TOLBERT AND ALICIA STEEL</b> (Held by the Planning Commission from the June 2, 2026 Planning Commission hearing until the July 7, 2026 Planning Commission hearing; Continued from the July 7 Planning Commission hearing until the September 1, 2026 Planning Commission hearing.)                                                                                       |
| 1        | LUP-7-2026 | <b>JESSICA R. WEAVER</b> (Held by the Board of Commissioners from the April 21, 2026 hearing; Held by the Board of Commissioners until the August 18, 2026 hearing)                                                                                                                                                                                                                |

*Continued on next page*

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| District | Case        | Held and continued cases - NOT to be heard (cont.)                                                                                                                                                                                                                                                            |
|----------|-------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 4        | LUP-14-2026 | <b>STEVEN VAN GINKEL</b> ( <i>Held by the Planning Commission from the July 7, 2026 Planning Commission hearing until the September 1, 2026 Planning Commission Hearing</i> )                                                                                                                                 |
| 1        | SLUP-6-2026 | <b>WOLLISTON ENTERPRISES, LLC</b> ( <i>Held by the Planning Commission from the May 5, 2026 hearing until the June 2, 2026 hearing; Continued from the June 2, 2026 hearing until the July 7, 2026 Planning Commission hearing; Continued by staff until the August 4, 2026 Planning Commission hearing</i> ) |
| 3        | OB-29-2026  | <b>SIDNEI AND AMBER SILVA</b> ( <i>Held by the Board of Commissioners from the June, 16 2026 Board of Commissioner's hearing until the July 21, 2026 Board of Commissioner's hearing; Continued by staff until the August 18, 2026 Board of Commissioners hearing</i> )                                       |

| District | Case        | Consent Agenda                                                                                            |
|----------|-------------|-----------------------------------------------------------------------------------------------------------|
| 4        | LUP-12-2026 | <b>JUAN R. VALEZQUEZ</b> ( <i>Continued by Staff until the July 7, 2026 Planning Commission hearing</i> ) |
| 1        | LUP-13-2026 | <b>REBECCA YAN</b>                                                                                        |
| 1        | OB-31-2026  | <b>WILLIAM MUNJI</b>                                                                                      |
| 4        | OB-33-2026  | <b>JUSCELIO CRUZ</b>                                                                                      |
| 4        | OB-36-2026  | <b>KERLEY FAMILY HOMES, LLC</b>                                                                           |
| 3        | OB-37-2026  | <b>SHARON FOSTER</b>                                                                                      |
| 1        | OB-39-2026  | <b>HICKORY GROVE SELF STORAGE, LLC</b>                                                                    |
| 1        | OB-40-2026  | <b>O'DWYER PROPERTIES</b>                                                                                 |
| 2        | OB-41-2026  | <b>SAM BASKIN, JR.</b>                                                                                    |
| 2        | OB-42-2026  | <b>ABSOLUTE BEAUTY SALON AND SUITE, LLC</b>                                                               |
| 4        | OB-43-2026  | <b>SPRING LAKE VILLAGE, LLC</b>                                                                           |

| District | Case        | Held and continued cases - to be heard                                                                                                                                                                                                                                                                                                                                                                         |
|----------|-------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 2        | Z-12-2026   | <b>DENNIS TIDWELL</b> ( <i>Held by the Planning Commission from the April 7, 2026 Planning Commission hearing until the May 5, 2026 hearing; Continued by Staff from the May 5, 2026 hearing until the June 2, 2026 Planning Commission hearing; Held by the Board of Commissioners from the June 16, 2026 hearing until the July 21, 2026 hearing.</i> )                                                      |
| 2        | SLUP-3-2026 | <b>JOE DIRT DEVELOPMENT</b> ( <i>Continued by Planning Commission from the April 7, 2026 Planning Commission hearing until the May 5, 2026 Planning Commission hearing; Held by the Board of Commissioners from the May 19, 2026 hearing until the June 16, 2026 Board of Commissioners hearing; Continued by the Board of Commissioners from the June 16, 2026 hearing until the July 21, 2026 hearing.</i> ) |

| District | Case        | Regular cases                      |
|----------|-------------|------------------------------------|
| 2        | Z-26-2026   | <b>CAMPUS REALTY ADVISORS, LLC</b> |
| 2        | SLUP-7-2026 | <b>CAMPUS REALTY ADVISORS, LLC</b> |

| District | Case       | Other Business cases                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |
|----------|------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 1        | OB-13-2026 | <b>CREATIVE WORLD SCHOOLS FRANCHISING CO., INC.</b> <i>(Continued by Staff from the March 17, 2026 Board of Commissioner's hearing until the April 21, 2026 Board of Commissioner's hearing; Held by the Board of Commissioners from the April 21, 2026 hearing; Continued by Staff from the May 19, 2026 Board of Commissioner's hearing until the June 16, 2026 Board of Commissioner's hearing; Continued by Staff from the June 16, 2026 Board of Commissioner's hearing until the July 21, 2026 Board of Commissioner's hearing)</i> |
| 1        | OB-34-2026 | <b>CASEY BOWERS</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |
| 1        | OB-38-2026 | <b>MICHAEL HECK</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |

**NOTICE**  
**AMEND SOMETHING PREVIOUSLY ADOPTED**

To be heard August 18, 2026, 9:00 a.m., Board of Commissioners Zoning Hearing, 100 Cherokee Street, Marietta, GA 30090, Second floor meeting room.

Section 25 of the Board of Commissioners' Zoning and Land Use Hearing Procedures adopted January 11, 1994 and last revised October 19, 2004 allows any commissioner to amend an action taken at a previous hearing. A second shall be required and full discussion shall be allowed. With this notice, a majority vote shall be required for adoption of the amendment. The particular item to be amended is the zoning action for rezoning case Z-10 of 2026 as listed in the official minutes of the May 19, 2026 Board of Commissioner's Zoning Hearing. Upon further consideration of the Planning Commission recommendation from May 5, 2026, the action of the Board will be presented for amendment.



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## COBB COUNTY BOARD OF COMMISSIONERS

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### ZONING HEARING CONSENT AGENDA

July 21, 2026

#### **Temporary Land Use Permit cases**

**LUP-12**      **JUAN R. VALEZQUEZ** (Juan R. Valezquez, owner) requests a Temporary Land Use Permit to allow more vehicles parked outside than the Code allows in Land Lot 810 of the 19th District. The 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 hearing). The Planning Commission recommends approval of LUP-12 for 18 months, subject to:

1. **Construction of a garage during said timeframe to house additional vehicles**

**LUP-13**      **REBECCA YAN** (Rebecca Anne Wesselink Yan and Katharine Wesselink, Owners) requests a Temporary Land Use Permit to allow the growing and selling of cut flowers in Land Lot 157 of the 20th District. The property is located on the south side of County Line Road (2796 County Line Road). Staff recommends approval of LUP-13 for 24 months, subject to:

1. **No commercial deliveries after sunset or before sunrise**
2. **Sign elevations received by the Zoning Division on July 14, 2026, with any changes to be approved by the District Commissioner**
3. **Clients to park in the driveway**
4. **Maximum of thirty-five clients per week**
5. **Fire Department comments and recommendations**
6. **Stormwater Management Division comments and recommendations**
7. **Department of Transportation comments and recommendations**

**Other Business cases**

**ITEM OB-31-2026**

To consider a lot size reduction from required 80,000 square-feet to 11,614 square-feet for tract 1 and to 8,263 square feet for tract 2, reduce the required public road frontage from 75-feet to zero feet for both tract, and other variances for William Munji. The property is located on the south side of Old Dallas Road in Land Lot 30 of the 19<sup>th</sup> District (2071 Old Dallas Road). Staff recommends approval subject to:

1. Lot size reductions and variances as shown on the site plan received May 15, 2026
2. Fire department comments contained in the Other Business packet
3. Cobb DOT comments contained in the Other Business packet
4. Maximum house footprint on tract 1 to be 1,000 square feet

**ITEM OB-33-2026**

To consider a lot size reduction from required 20,000 square-feet to 14,664 square-feet for tract 1 and to 14,665 square feet for tract 2, and other variances for Juscelio Cruz. The property is located on the east side of Woods Lane, south of Harris Court in Land Lot 91 of the 17<sup>th</sup> District (3131 Woods Lane). Staff recommends approval subject to:

1. Lot size reductions and variances as shown on the site plan received by the Zoning Division on June 3, 2026
2. Water and Sewer comments
3. Site Plan Review comments
4. Stormwater Management comments

**ITEM OB-36-2026**

To consider amending the stipulations and site plan for Kerley Family Homes, LLC regarding rezoning application Z-89 of 2021. The property is located on the west side of Austell Powder Springs Road, south of Old Austell Road in Land Lot 979 of the 19<sup>th</sup> District (4210 Austell Powder Springs Road). Staff recommends approval subject to:

1. Site plan received by the Zoning Division on June 15, 2026
2. Water and Sewer comments
3. Site Plan Review comments
4. Fire Department comments
5. Cobb DOT comments
6. Stormwater management comments

**ITEM OB-37-2026**

To consider amending the stipulations and site plan for Sharon Foster regarding rezoning application 279 of 1983. The property is located at the southwest corner of Canton Road and Coventry Drive in Land Lot 350 of the 16<sup>th</sup> District (3639 Canton Road). Staff recommends approval subject to:

1. Site plan received by the Zoning Division on June 16, 2026
2. Fire Department comments
3. Cobb DOT comments
4. Stormwater management comments

**ITEM OB-39-2026**

To consider amending the stipulations and site plan for Hickory Grove Self Storage, LLC regarding rezoning application Z-79 of 2021 and SLUP-10 of 2021. The property is located on the south side of Hickory Grove Road, west of Wade Green Road in Land Lot 55 of the 20<sup>th</sup> District (Hickory Grove Road). Staff recommends approval subject to:

1. Site plan received by the Zoning Division on June 16, 2026, with the District Commissioner approving minor modifications.
2. Water and Sewer comments
3. Fire Department comments
4. Stormwater Management comments

**ITEM OB-40-2026**

To consider a stipulation and site plan amendment for O'Dwyer Properties regarding rezoning application Z-34 of 2016 for property located on the northeast side of Hickory Grove Road, west of Hickory Grove Place, in Land Lots 54 and 55 of the 20<sup>th</sup> District (1757 Hickory Heights Way). Staff recommends approval subject to:

1. Proposed site plan contained in the Other Business packet.
2. Proposed new house to be a maximum of 2,150 square feet of heated and cooled living space
3. Water and Sewer comments
4. Fire Department comments
5. Site Plan Review comments
6. Stormwater management comments

**ITEM OB-41-2026**

To consider a stipulation amendment for Sam Baskin, Jr. regarding rezoning application Z-32 of 2011 for property located on the west side of Austell Road, south of Pat Mell Road in Land Lot 85 of the 17<sup>th</sup> District (2108 Austell Road). Staff recommends approval subject to:

1. Property to be used for offices, printshop, or Community Retail Uses
2. No outdoor storage or outdoor display of merchandise
3. No automotive related uses.
4. Stormwater management comments
5. Fire department comments
6. All previous stipulations not in conflict to remain in effect

**ITEM OB-42-2026**

To consider a stipulation and site plan amendment and other variances for Absolute Beauty salon and suite, LLC for property located at the southeastern intersection of Scott Drive and Scott Circle, in Land Lot 1242 of the 16<sup>th</sup> District (113 Scott Drive). Staff recommends approval subject to:

1. Site plan received by the Zoning Division on June 16, 2026
2. Cobb DOT comments
3. Stormwater management comments
4. Site Plan Review comments
5. Fire Department comments

**ITEM OB-43-2026**

To consider a stipulation and site plan amendment for Spring Lake Village, LLC regarding rezoning application Z-29 of 2023 in Land Lots 893 and 894 of the 19<sup>th</sup> District. The property is located on the south side of Morris Road, west of Hiram Lithia Springs Road (3950 Hiram Lithia Springs Road). Staff recommends approval subject to:

1. Minimum house size to be 1,500 square feet
2. Side setbacks to be 5 feet
3. Cobb DOT comments
4. Stormwater management comments
5. Fire Department comments
6. All previous stipulations not otherwise in conflict to remain in effect.