

Date: Thursday January 8, 2026
To: Planning & Zoning Commission
From: JoAnna Robinson
Subject: Special Use at 4093 Marietta St SW Ste C **(PZ26-001)**

Subject Property: 4093 Marietta St SW Ste C

Parcel Number: 19090400370 LL904, 19th District, 2nd Sec, Cobb County GA

Zoning: CRC (Community Retail Commercial District) MXU is across the street. No residential in the area. No setbacks or buffers to think about as there is no residential.

Flood: No flood and no flood zone adjacent

Applicant requested to have a retail liquor store also known as a package store. Per UDC Sec. 2-22 Table 2-3 they need a Special Use permit to have this business at this subject property.

Background

(25PDR-ZV00077) - September 2025 an application was put in for a zoning verification request to see if the City will issue him an alcohol retail license, ALSO for a proposed usage of a retail liquor store.

My plan review was done on November 2025.

“Use Permitted: Yes, a package store with a Special Use permit is Allowed Per UDC Sec. 2-22 Table 2-3.

Current Zoning on subject property: CRC (Commercial Retail Commercial District)

Zoning Variance or Special Use Conditions: Proposed usage will need a Special Use permit.”

(PZ26-003) - 12/08/2025 a Special Use Request was put in by Applicant.

Note: This subject property is already built out to be a sit down restaurant. It has been a restaurant/bar since 2022 (Sac Burger and then Havana Haven AKA Bimini Bay)