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# ZONING ANALYSIS

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## Planning Commission Public Hearing

October 2, 2007

## Board of Commissioners' Public Hearing

October 16, 2007

Prepared by:  
**COBB COUNTY**  
**PLANNING AND ZONING DIVISIONS**

***COBB COUNTY BOARD OF COMMISSIONERS***

**Sam Olens, Chairman**  
**Helen Goreham, District 1**  
**Joe Thompson, District 2**  
**Tim Lee, District 3**  
**Annette Kesting, District 4**

***COUNTY MANAGER***

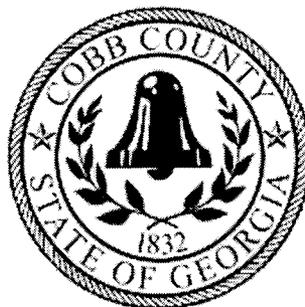
**David Hankerson**

***COBB COUNTY PLANNING COMMISSION***

**Murray Homan, Chairman**  
**Bob Hovey**  
**Bob Ott**  
**Christi Trombetti**  
**Judy Williams**

***COBB COUNTY ZONING DIVISION***  
***COMMUNITY DEVELOPMENT DEPARTMENT***

**Robert Hosack, Director, Community Development**  
**Mark A. Danneman, Manager, Zoning Division**

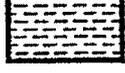
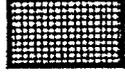
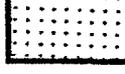
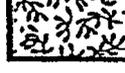
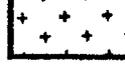
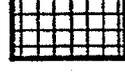
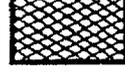
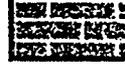
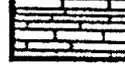
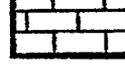
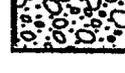
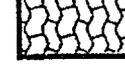
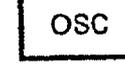
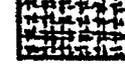
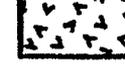


*Cobb County... Expect the Best!*

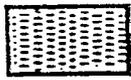
**Every application for rezoning involving a request for a non-residential zoning district shall include a complete written, documented analysis of the impact of the proposed rezoning with respect to each of the following matters:**

- (a) Whether the zoning proposal will permit a use that is suitable in view of the use and development of adjacent and nearby property;
- (b) Whether the zoning proposal will adversely affect the existing use or usability of adjacent property or nearby property;
- (c) Whether the property to be affected by the zoning proposal has a reasonable economic use as currently zoned; and
- (d) Whether the zoning proposal will result in a use which will or could cause an excessive or burdensome use of existing streets, transportation facilities, utilities or schools.
- (e) Whether the zoning proposal is in conformity with the policy and intent of the land use plan; and
- (f) Whether there are other existing or changing conditions affecting the use and development of the property which give supporting grounds for either approval or disapproval of the zoning proposal.

# ZONING LEGEND

	R-80	Single Family Residential		NRC	Neighborhood Retail Commercial
	RR	Rural Residential		CRC	Community Retail Commercial
	R-40	Single Family Residential		RRC	Regional Retail Commercial
	R-30	Single Family Residential		UVC	Urban Village Commercial
	R-20	Single Family Residential		LRC	Limited Retail Commercial
	R-15	Single Family Residential		PVC	Planned Village Community
	RD	Residential Duplex		PSC	Planned Shopping Center
	RA-5	Single Family Attached/ Detached Residential		NS	Neighborhood Shopping
	PRD	Planned Residential Development		GC	General Commercial
	RM-8	Multi Family Residential		IF	Future Industrial
	FST	Fee Simple Townhouse Residential		LI	Light Industrial
	RM-12	Multi Family Residential		HI	Heavy Industrial
	MHP/S	Mobile Home Park / Subdivision		TS	Tourist Services
	MHP	Mobile Home Park		HD	Historical Districts
	OI	Office / Institutional		SC	Suburban Condominium
	OS	Office / Services		UC	Urban Condominium
	LRO	Low Rise Office		RSL	Residential Senior Living
	OMR	Office Mid-Rise		OSC	Open Space Community
	OHR	Office High Rise		CS	Conservation Subdivision
	CF	Future Commercial			

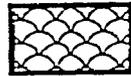
# DISCONTINUED ZONING DISTRICTS



FST-8 Fee Simple Townhouse Residential



FST-10 Fee Simple Townhouse Residential



RM-10T Fee Simple Townhouse Residential



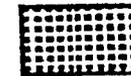
R-12 Single Family Residential



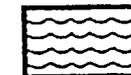
RA-4 Single Family Attached / Detached Residential



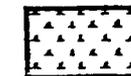
RA-6 Single Family Attached / Detached Residential



RM-16 Multi Family Residential



RMR Residential Mid-Rise



RHR Residential Hi-Rise



RDR Recreational Golf Driving Range

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**COBB COUNTY**  
**ZONING HEARING AGENDA**  
**Planning Commission – October 2, 2007**

**NOTE:** *The applicant/property owner(s), prior to hearing date, may withdraw petitions contained in this agenda; therefore, the Planning Commission will not consider those cases.*

**CONTINUED CASES**

- Z-26**      **TOWN CENTER ASSOCIATES, LLC** (Due to individual parcels, a complete list of titleholders is available in the Zoning Office) requesting Rezoning from **R-20** and **NS** to **UVC** for the purpose of a Mixed Use Development in Land Lots 501, 502, 507 and 508 of the 16<sup>th</sup> District. Located at the southeast and southwest intersections of Big Shanty Road and Hidden Forest Court, on the northeasterly and southwesterly sides of Truth Avenue, at the northwesterly and southwesterly intersections of Grace Avenue and Hidden Forest Court and on the north, south, east and west sides of Hidden Forest Court, south of Big Shanty Road. *(Continued by Staff from the April 3, 2007, May 1, 2007, June 5, 2007, July 3, 2007, August 7, 2007, September 5, 2007 and October 2, 2007 Planning Commission hearings; therefore will not be considered at this hearing)*
- Z-52**      **ASPEN HILLS REDEVELOPMENT, LLC** (Aspen Hills Apartments, LLC, Petroleum Realty V, LLC, Srinivas Machani, and Utilities Workers Association, Inc., owners) requesting Rezoning from **RM-12**, **TS** and **GC** to **GC** and **UC** for the purpose of Retail and Residential in Land Lots 752, 753, 760 and 761 of the 17<sup>th</sup> District. Located on the south side of Church Road, east of South Cobb Drive, on the east side of South Cobb Drive, south of Church Road and on the westerly side of I-285, north of South Cobb Drive. *(Previously continued by Staff from the May 1, 2007, June 5, 2007 and July 3, 2007 Planning Commission hearings and previously continued by the Planning Commission from their August 7, 2007 and September 5, 2007 hearings)*
- Z-69**      **CENTURY/AG-VININGS, LLC** (Xebo Corporation, owner) requesting Rezoning from **CRC** to **UC**, **CRC** and **RSL** for the purpose of a Mixed Use Development in Land Lots 816, 817, 839 and 840 of the 17<sup>th</sup> District. Located at the southeasterly intersection of Cumberland Parkway and Paces Walk (private road). *(Continued by Staff from the July 3, 2007, August 7, 2007, September 5, 2007 and October 2, 2007 Planning Commission hearings; therefore will not be considered at this hearing)*

- Z-73**      **QUIKTRIP CORPORATION** (Scriven International Corp. and Estate of D. T. Hillhouse, Inc., owners) requesting Rezoning from **GC** and **NRC** to **NRC** for the purpose of a Convenience Store with Fuel Sales in Land Lot 157 of the 16<sup>th</sup> District. Located at the northeast intersection of Canton Road and Shallowford Road, at the western terminus of Pine Mill Drive and on the south side of Fowler Circle, south of Winfred Drive. *(Previously continued by the Planning Commission from their August 7, 2007 and September 5, 2007 hearings)*
- Z-75**      **GENUINE PROPERTY SOLUTIONS, LLC** (Connie M. Kraemer, Bonnie Sue Watts, Brenda Deaver, Glenda Cox and Robert G. Brinson, owners) requesting Rezoning from **R-20** to **LRO** and **OI** for the purpose of Offices and Fitness Center in Land Lot 329 of the 20<sup>th</sup> District. Located on the east side of Barrett Parkway, south of Battle Forest Drive. *(Previously continued by Staff from the August 7, 2007 and September 5, 2007 Planning Commission hearings)*
- Z-82**      **FAIRFIELD RESIDENTIAL, LLC** (Brumby Partners, L.P., Times-Journal, Inc., Earl T. Leonard, Jr., as Trustee f/b/o Elizabeth D. Leonard under the 1998 Bebe Leonard Family Trust u/a/d July 22, 1998 and Earl T. Leonard, Jr., as Trustee f/b/o Earl T. Leonard, III, under the 1998 Bebe Leonard Family Trust u/a/d July 22, 1998, owners) requesting Rezoning from **OS** to **RM-12** for the purpose of Apartments in Land Lot 509 of the 16<sup>th</sup> District. Located on the east side of I-575, north of Barrett Parkway and off of a private easement on the west side of Chastain Meadows Parkway, north of Barrett Parkway. *(Previously continued by the Planning Commission from their September 5, 2007 hearing)*
- SLUP-11**    **LAFARGE BUILDING MATERIALS, INC.** (Vulcan Lands, Inc., owner) requesting a **Special Land Use Permit** for the purpose of a Concrete Batch Plant in Land Lot 134 of the 20<sup>th</sup> District. Located on the south side of Duncan Road, south of Chastain Road. *(Previously continued by Staff from the August 7, 2007 and September 5, 2007 Planning Commission hearings)*

**REGULAR CASES --- NEW BUSINESS**

**Rezoning**

- Z-90**      **MCCRAY PROPERTIES, INC.** (41 Park A Toy & Self Storage, Inc., owner) requesting Rezoning from **R-20** and **GC** to **LI** for the purpose of a Self-Service Storage Facility in Land Lot 2 of the 20<sup>th</sup> District. Located on the east side of U.S. Highway 41, south of Third Army Road.
- Z-91**      **THE PACIFIC GROUP, INC.** (Traina Enterprises, Inc., owner) requesting Rezoning from **LI** and **R-20** to **RM-12** for the purpose of an Addition of Property to a Previously Approved Project in Land Lot 761 of the 17<sup>th</sup> District. Located at the northeast intersection of Church Road and Interstate 285.
- Z-92**      **CCA PROPERTIES, LLC** (owner) requesting Rezoning from **OI** to **NRC** for the purpose of Retail in Land Lot 132 of the 20<sup>th</sup> District. Located on the north side of Big Shanty Road, between Campus Loop Road (f/k/a Frey Lake Road) and Chastain Road.
- Z-93**      **COOKE ENTERPRISES, INC.** (Estate of Martin Van Buren Teem, Sr., deceased, owner) requesting Rezoning from **GC** to **OI** for the purpose of Offices in Land Lot 55 of the 20<sup>th</sup> District. Located on the north side of Interstate 75, west of Wade Green Road.
- Z-94**      **PETTY DEVELOPMENT CORPORATION** (owner) requesting Rezoning from **R-20** and **MHP** to **NRC** for the purpose of Retail in Land Lot 470 of the 19<sup>th</sup> District. Located on the north side of Turner Road, north of Macland Road, on the east side of Barrett Parkway, north of Macland Road and at the southern terminus of a 50-foot access road.
- Z-95**      **PASCHAL CONSTRUCTION & GENERAL CONTRACTING, INC.** (William L. Hardy and Gregg Mervich as Trustee of the 15 Cooper Lake Road Land Trust, owners) requesting Rezoning from **R-20** to **R-15** for the purpose of a Subdivision in Land Lot 180 of the 17<sup>th</sup> District. Located on the northwesterly side of Cooper Lake Road, north of Veterans Memorial Highway. **WITHDRAWN WITHOUT PREJUDICE**

- Z-96**      **AUSTELL PHYSICIANS, LLC** (Bailey, Farmer & Ramsdell, LLC, owner) requesting Rezoning from **GC** and **HI** to **OI** for the purpose of an Office in Land Lots 788 and 841 of the 19<sup>th</sup> District. Located at the southeast intersection of the East West Connector and Marathon Circle.
- Z-97**      **JOHN B. CLAYTON** (owner) requesting Rezoning from **LI with Stipulations** to **LI** for the purpose of an Office/Warehouse in Land Lot 157 of the 16<sup>th</sup> District. Located on the east and south sides of Fowler Circle, east of Canton Road and on the west side of Winfred Drive, north of Shallowford Road.

**Special Land Use Permits**

- SLUP-13**    **METRO AUTO EXCHANGE, LLC** (Austell Exchange, LLC, owner) requesting a **Special Land Use Permit** for the purpose of an Automobile Wrecker Yard and Used Vehicle Sales in Land Lot 913 of the 19<sup>th</sup> District. Located on the west side of Anderson Farm Road, south of Ewing Road. **WITHDRAWN WITHOUT PREJUDICE**
- SLUP-14**    **MCCRAY PROPERTIES, INC.** (41 Park A Toy & Self Storage, Inc., owner) requesting a **Special Land Use Permit** for the purpose of a Self-Service Storage Facility in Land Lot 2 of the 20<sup>th</sup> District. Located on the east side of U.S. Highway 41, south of Third Army Road. **WITHDRAWN WITHOUT PREJUDICE**

**HELD CASES**

- Z-71**      **LINDA S. WELLS** (owner) requesting Rezoning from **GC** to **NRC** for the purpose of Retail and Office in Land Lots 693 and 694 of the 17<sup>th</sup> District. Located on the south side of Cumberland Parkway, west of Atlanta Road. *(Previously held by the Planning Commission from their August 7, 2007 and September 5, 2007 hearings)*

**NOTE:** “Pursuant to the Official Code of Cobb County, Zoning – Section 134-124(b) the Cobb County Board of Commissioners is authorized to consider and may consider all constitutionally permissible zoning classification(s), including, but not limited to, intervening classification(s) and/or the classification(s) sought by the applicant.”

**COBB COUNTY**  
**ZONING HEARING AGENDA**  
**Board of Commissioners – October 16, 2007**

*NOTE: Some of these petitions may not be heard by the Board of Commissioners. The Planning Commission may hold or continue some cases at their public hearing, and some cases may be withdrawn by the applicant/owner*

**CONTINUED CASES**

**Z-86**      **CORNERSTONE DEVELOPMENT PARTNERS** (Joe R. Perkins, Frank J. Kaplan and Erma M. Kaplan, owners) requesting Rezoning from **PSC** and **GC** to **CRC** for the purpose of Retail in Land Lot 69 of the 1<sup>st</sup> District. Located on the south side of Lower Roswell Road, west of Johnson Ferry Road and on the west side of Johnson Ferry Road, south of Lower Roswell Road. *(Previously continued by the Board of Commissioners from their September 18, 2007 hearing)*

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- Z-94**      **PETTY DEVELOPMENT CORPORATION** (owner) requesting Rezoning from **R-20** and **MHP** to **NRC** for the purpose of Retail in Land Lot 470 of the 19<sup>th</sup> District. Located on the north side of Turner Road, north of Macland Road, on the east side of Barrett Parkway, north of Macland Road and at the southern terminus of a 50-foot access road.
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**Special Land Use Permits**

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**SLUP-13 METRO AUTO EXCHANGE, LLC** (Austell Exchange, LLC, owner) requesting a **Special Land Use Permit** for the purpose of an Automobile Wrecker Yard and Used Vehicle Sales in Land Lot 913 of the 19<sup>th</sup> District. Located on the west side of Anderson Farm Road, south of Ewing Road. **WITHDRAWN WITHOUT PREJUDICE**

**SLUP-14 MCCRAY PROPERTIES, INC.** (41 Park A Toy & Self Storage, Inc., owner) requesting a **Special Land Use Permit** for the purpose of a Self-Service Storage Facility in Land Lot 2 of the 20<sup>th</sup> District. Located on the east side of U.S. Highway 41, south of Third Army Road. **WITHDRAWN WITHOUT PREJUDICE**

### HELD CASES

**Z-72 TRIFECTA HOLDINGS, LLC** (S.T.E.P. Corp., owner) requesting Rezoning from **R-20** to **R-15** for the purpose of a Subdivision in Land Lots 25 and 52 of the 20<sup>th</sup> District. Located on the south side of Hickory Grove Road, east of Moon Station Lane. *(Previously held by the Planning Commission from their August 7, 2007 hearing and previously held by the Board of Commissioners from their September 18, 2007 hearing)*

**Z-77 GREENFIELD PROPERTIES, LLC** (Raymond M. Reed, owner) requesting Rezoning from **R-20, GC** and **PSC** to **RA-5** for the purpose of an Attached Subdivision in Land Lot 16 of the 17<sup>th</sup> District and Land Lot 556 of the 19<sup>th</sup> District. Located on the southeasterly side of Austell Road, north of Callaway Road and on the west side of Hicks Road, south of Austell Road. *(Previously held by the Board of Commissioners from their August 21, 2007 and September 18, 2007 hearings)*

**NOTE:** “Pursuant to the Official Code of Cobb County, Zoning – Section 134-124(b) the Cobb County Board of Commissioners is authorized to consider and may consider all constitutionally permissible zoning classification(s), including, but not limited to, intervening classification(s) and/or the classification(s) sought by the applicant.”