
ZONING ANALYSIS

Planning Commission Public Hearing

December 5, 2011

Board of Commissioners' Public Hearing

December 13, 2011

Prepared by:
COBB COUNTY
PLANNING AND ZONING DIVISIONS

COBB COUNTY BOARD OF COMMISSIONERS

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Cobb County... Expect the Best!

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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.

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COBB COUNTY
ZONING HEARING AGENDA
Planning Commission – December 5, 2011

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-39** **EVELYN OWUSU AND KWAME OWUSU** (owners) requesting Rezoning from **R-20** to **LI** for the purpose of a Mechanic Shop in Land Lot 610 of the 18th District. Located on the northwest side of Factory Shoals Road, northwest of Hartman Road, south of I-20. *(Previously continued by the Planning Commission from their November 1, 2011 hearing)*
- Z-41** **WALTON COMMUNITIES, LLC** (Teague Investments, L.P.; Teague Spring Hill, L.L.C.; and Teague-Morris/Zimmerman, LLC, owners) requesting Rezoning from **RM-8, RM-12, R-15** and **R-30** to **UC** for the purpose of Residential Condominiums in Land Lots 812, 813, 843 and 844 of the 17th District. Located on the northwesterly side of Spring Hill Parkway, southwesterly of the intersection of Mt. Wilkinson Parkway and Spring Hill Parkway. *(Previously continued by the Planning Commission from their November 1, 2011 hearing)*
- Z-42** **BANKHEAD C & D TRANSFER STATION, LLC** (owner) requesting Rezoning from **GC** to **HI** for the purpose of a Transfer Station in Land Lot 282 of the 18th District. Located on the southwest side of Veterans Memorial Highway, east of Discovery Boulevard. *(Previously continued by Staff from the November 1, 2011 Planning Commission hearing)*
- SLUP-10** **BANKHEAD C & D TRANSFER STATION** (owner) requesting a **Special Land Use Permit** for the purpose of Expanding Existing Transfer Station in Land Lots 282 and 286 of the 18th District. Located on the southwest side of Veterans Memorial Highway, east of Discovery Boulevard. *(Previously continued by Staff from the November 1, 2011 Planning Commission hearing)*

REGULAR CASES --- NEW BUSINESS

Rezoning

- Z-43** **EAH INVESTMENTS, LLC** (Beatrice Mabry, and Alan Wallace Mabry and Melinda J. Mabry Bradley as Trustees under the Beatrice Brown Mabry's Children's Trust dated December 26, 1996, owners) requesting Rezoning from **R-20** to **R-15** and **RA-5** for the purpose of Residential Communities in Land Lot 601 of the 16th District. Located on the east side of Holly Springs Road; and on the north side of Post Oak Tritt Road.
- Z-44** **SHAKTI HOSPITALITY, INC.** (owner) requesting Rezoning from **HI** to **GC** for the purpose of Continuation of Existing Hotel in Land Lots 602 and 603 of the 18th District. Located on the south side of Lee Industrial Boulevard, east of Six Flags Parkway; and on the north side of Interstate 20.
- Z-45** **CHRIS WEISE** (owner) requesting Rezoning from **LRO** and **R-20** to **NRC** for the purpose of Retail Services in Land Lots 349 and 350 of the 16th District. Located on the east side of the intersection of Canton Road and Coventry Drive; and on the west side of Centerview Drive.
- Z-46** **DAVID TRIBBLE** (Superior Land Holders Group, LLC, owner) requesting Rezoning from **GC** to **NRC** for the purpose of Light Auto Repair in Land Lot 85 of the 16th District. Located on the west side of Canton Road, north of Shallowford Road.
- Z-47** **TRINITAS VENTURES, LLC** (Argonaut Associates, LTD, owner) requesting Rezoning from **GC** and **OS** to **UC** for the purpose of Urban Condominiums in Land Lots 360 and 361 of the 16th District and Land Lots 95 and 96 of the 20th District. Located on the west side of Busbee Drive, south of George Busbee Parkway; and on the east side of Interstate 75.
- Z-48** **US 41 & I 285 COMPANY, INC.** (owner) requesting Rezoning from **GC** and **PSC** to **GC** for the purpose of a Restaurant in Land Lot 948 of the 17th District. Located on the north side of Cobb Parkway, east of Akers Mill Road.

- Z-49** **MILFORD CHURCH OF GOD** (Trustees of Milford Church of God, owner) requesting Rezoning from **R-20** to **LRO** for the purpose of a Digital Sign in Land Lot 25 of the 17th District. Located at the northwest intersection of Hicks Road and the East West Connector.
- Z-50** **TINA THOMAS** (Big Mountain Properties, LLC, owner) requesting Rezoning from **NRC** to **CRC** for the purpose of Doggy Daycare, Grooming, and Boarding in Land Lot 402 of the 19th District. Located on the southeasterly side of Powder Springs Road, southwest of Oxford Road.

Land Use Permits

- LUP-29** **WILLIAM A. FARRELLY** (Archbishop of the Roman Catholic Archdiocese of Atlanta, owner) requesting a **Land Use Permit** for the purpose of a Pre-School in Land Lot 1196 of the 16th District. Located on the north side of Lower Roswell Road, and on the east side of Pinehurst Lane (3401 Lower Roswell Road).
- LUP-30** **KAREN STEINBERG** (Gerald J. Steinberg and Karen J. Steinberg, owners) requesting a **Land Use Permit** for the purpose of a Hair Salon in Land Lot 1045 of the 17th District. Located on the south side of Lamplighter Lane, east of Trotters Court (294 Lamplighter Lane).
- LUP-31** **WADE GILL** (Neil T. Palermo, Sr. and Carol Palermo, owners) requesting a **Land Use Permit** for the purpose of Three Unrelated Adults in Land Lot 1250 of the 16th District. Located on the west side of Gant Quarters Lane, south of Gant Quarters Circle (124 Gant Quarters Lane).
- LUP-32** **ONE WORLD SPIRITUAL CENTER** (Northwest Christian Church, owner) requesting a **Land Use Permit** for the purpose of a Childcare Learning Center in Land Lots 390 and 391 of the 16th District. Located at the northwesterly intersection of Shallowford Road and Wesley Chapel Road; and on the south side of Fricks Road (3535 Shallowford Road).

Special Land Use Permits

SLUP-11 BOCA INDUSTRIES, INC. (Donald E. Lenci, owner) requesting a **Special Land Use Permit** for the purpose of Biofuels Manufacturing, Recycling of Fats, Oils and Grease in Land Lots 964 and 965 of the 17th District. Located at the southwest intersection of Nifda Boulevard and Nifda Drive, west of South Atlanta Road.

OTHER BUSINESS:

To consider adoption of the Resolution for establishment of dates, time and place of the Planning Commission Regular Meetings for 2012.

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 – December 13, 2011

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

REGULAR CASES --- NEW BUSINESS

Rezoning

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