
ZONING ANALYSIS

Planning Commission Public Hearing

February 7, 2012

Board of Commissioners' Public Hearing

February 21, 2012

Prepared by:
COBB COUNTY
PLANNING AND ZONING DIVISIONS

COBB COUNTY BOARD OF COMMISSIONERS

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Robert Hosack, Director, Community Development
John Pederson, Manager, Zoning Division



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 – February 7, 2012

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-41^{'11} **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 and previously continued by Staff from the December 5, 2011 Planning Commission hearing)*

Z-47^{'11} **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. *(Previously continued by the Planning Commission from their December 5, 2011 hearing)*

REGULAR CASES --- NEW BUSINESS

Rezoning

Z-1 **YOKE L. LOO** (Yoke Loo and Malsoon Loo, owners) requesting Rezoning from **GC** to **NRC** for the purpose of an Auto Broker's Office in Land Lot 709 of the 16th District. Located at the southwest intersection of Canton Road and Sylvan Drive (890 Sylvan Drive).

- Z-2** **LIONEL DAVID HOBSON, JR** (owner) requesting Rezoning from **NRC** to **R-30** for the purpose of Residential in Land Lot 671 of the 19th District. Located on the south side of C. H. James Parkway, on the east side of the Cobb County line, southwest of Sterlingbrooke Drive.
- Z-3** **PROPERTY MASTERS, INC.** (1420 Lockhart Holdings, LLC, owner) requesting Rezoning from **CRC** and **GC** to **HI** for the purpose of an Office Warehouse in Land Lot 132 of the 16th District. Located on the west side of Canton Road, south of Shallowford Road, north of Fowler Drive (4506 and 4612 Canton Road). **WITHDRAWN WITHOUT PREJUDICE**
- Z-4** **SOUTHEAST REAL ESTATE ACQUISITIONS, LLC** (Alice M. Bostic and John F. Bostic, owners) requesting Rezoning from **R-20** to **R-15** for the purpose of Single-Family Residential in Land Lot 268 of the 16th District. Located on the west side of Trickum Road, south of Eula Drive (4029 Trickum Road).
- Z-5** **GARRARD DEVELOPMENT SERVICES, LLC** (Sylvia Park and Chong Bu Park, owners) requesting Rezoning from **NS** to **NRC** for the purpose of Retail in Land Lots 84 and 133 of the 17th District. Located at the northeasterly intersection of Austell Road and Pat Mell Road.
- Z-6** **WILKINS WALK LAND, LP** (owner) requesting Rezoning from **RM-8** and **RA-5** to **RM-8** for the purpose of a Subdivision in Land Lots 29 and 30 of the 17th District and Land Lots 1000 and 1073 of the 19th District. Located at the southwest intersection of Concord Road and Hicks Road, on the westerly side of Hicks Road, and on the easterly side of Floyd Road.
- Z-7** **DDR SOUTHEAST SANDY PLAINS, L.L.C.** (DDR Southeast Sandy Plains, L.L.C. f/k/a Inland Southeast Sandy Plains, L.L.C., owner) requesting Rezoning from **NS** to **NRC** for the purpose of Retail in Land Lots 107, 108, 109 and 110 of the 16th District. Located on the southwesterly side of Highway 92, on the south side of Sandy Plains Road, and on the west side of Mabry Road.

Z-8 **POPE & LAND ENTERPRISES, INC.** (Cumberland Stillhouse, L.P., owner) requesting Rezoning from **UVC w/stips** to **UVC w/stips** for the purpose of Urban Condominiums in Land Lot 949 of the 17th District. Located at the southeast intersection of Cumberland Boulevard and Stillhouse Lane.

Land Use Permits

LUP-1 **PARADISE CONCEPTS, INC. D/B/A NATURE SUPPLY CENTRE** (Michael A. Pecoraro, owner) requesting a **Land Use Permit** for the purpose of a Landscape Supply Company and Thrift Store in Land Lots 1000 and 1001 of the 19th District. Located on the northeast side of Floyd Road, north of Concord Road (4391 and 4419 Floyd Road).

LUP-2 **SHIRLEY STREETMAN** (Paul Lamar Streetman, owner) requesting a **Land Use Permit (renewal)** for the purpose of a Beauty Shop in Land Lot 269 of the 17th District. Located on the east side of Woodview Drive, south of Church Road (3195 Woodview Drive).

LUP-3 **THOMAS C. HEWETT** (Thomas C. Hewett and Brenda Hewett, owners) requesting a **Land Use Permit** for the purpose of Firearm Refinishing in Land Lot 834 of the 16th District. Located on the southwest side of Bill Murdock Road, north of Old College Way (1625 Bill Murdock Road).

LUP-4 **RICHARD L. HARRIS** (Richard L. Harris and Delores C. Harris, owners) requesting a **Land Use Permit** for the purpose of Equipment Storage in Land Lot 307 of the 20th District. Located on the southeast side of Holland Road, south of Nichols Road (783 Holland Road).

LUP-5 **EDITH M. PAGE** (Edith Page, owner) requesting a **Land Use Permit** for the purpose of a Group Home For Up To Twelve People in Land Lot 1117 of the 19th District. Located on the north side of Brownsville Road, east of Hill Road (4960 Brownsville Road).

- LUP-6** **SADIKA TARCHICHI** (owner) requesting a **Land Use Permit** for the purpose of a Tailoring/Alterations Business in Land Lot 86 of the 17th District. Located on the north side of Windy Hill Road, between Pine Branch Drive and Colleen Circle (67 Windy Hill Road).
- LUP-7** **PATRICIA G. HOSCH** (Patricia Alice Garrett Hosch, owner) requesting a **Land Use Permit** for the purpose of an Accounting Office in Land Lot 1274 of the 16th District. Located at the northwest intersection of Lower Roswell Road and Lucky Drive (278 Lucky Drive).
- LUP-8** **EASTMINSTER PRESBYTERIAN CHURCH OF MARIETTA, INC.** (owner) requesting a **Land Use Permit (renewal)** for the purpose of a Preschool Program For Church Members and Community in Land Lots 838 and 891 of the 16th District. Located at the northeast intersection of Sewell Mill Road and Old Canton Road, and at the western terminus of Garden Lane Drive (3125 Sewell Mill Road).

Special Land Use Permits

- SLUP-1** **REDIVIVUS, LLC** (Delores Z. Ferguson and Walter A. Smith, owners) requesting a **Special Land Use Permit** for the purpose of a Metal Recycling Facility (Collecting And Sorting Only – No Processing) in Land Lot 699 of the 18th District. Located on the west side of Hartman Road, north of Riverside Parkway.

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 – February 21, 2012

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-42^{'11}** **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 and previously continued by the Board of Commissioners from their December 13, 2011 hearing)*
- Z-43^{'11}** **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. *(Previously continued by the Board of Commissioners from their December 13, 2011 hearing)*
- SLUP-10^{'11}** **BANKHEAD C & D TRANSFER STATION, LLC** (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 and previously continued by the Board of Commissioners from their December 13, 2011 hearing)*

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Rezoning

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