
ZONING ANALYSIS

Planning Commission Public Hearing

March 6, 2012

Board of Commissioners' Public Hearing

March 20, 2012

Prepared by:
COBB COUNTY
PLANNING AND ZONING DIVISIONS

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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 – March 6, 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-41¹¹** **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 and February 7, 2012 Planning Commission hearings)*
- 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). *(Previously continued by the Planning Commission from their February 7, 2012 hearing)*
- 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. *(Previously continued by the Planning Commission from their February 7, 2012 hearing)*

- 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. *(Previously continued by the Planning Commission from their February 7, 2012 hearing)*
- 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). *(Previously continued by the Planning Commission from their February 7, 2012 hearing)*
- 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. *(Previously continued by the Planning Commission from their February 7, 2012 hearing)*

REGULAR CASES --- NEW BUSINESS

Rezoning

- Z-9** **GEORGE NGWANG (owner)** requesting Rezoning from **R-20** to **CRC** for the purpose of a Print Shop in Land Lot 132 of the 17th District. Located on the south side of Pat Mell Road, west of Favor Road (405 Pat Mell Road).
- Z-10** **CHIH YI LIU (owner)** requesting Rezoning from **GC** to **LI** for the purpose of Wholesale in Land Lot 165 of the 18th District. Located at the southeast intersection of Veterans Memorial Highway and Azalea Drive (880 Veterans Memorial Highway).

- Z-11** **JACKIE L. PAYNE** (owner) requesting Rezoning from **R-30** to **GC** for the purpose of a Landscaping Material and Auto Repair Shop in Land Lots 468, 494 and 495 of the 19th District. Located on the north side of Macland Road, west of West Sandtown Road (2960 Macland Road). **WITHDRAWN WITHOUT PREJUDICE**
- Z-12** **HIGHLAND PLACE PROPERTIES, LLC** (Northwest Atlanta Hotel Partners, L.P., by HAWATL Associates, LLC, as receiver, owner) requesting Rezoning from **O&I** to **UC** for the purpose of Urban Condominiums in Land Lots 943 and 984 of the 17th District. Located on the southwest side of Parkwood Circle, west of Windy Ridge Parkway (1500 Parkwood Circle).

HELD CASES

- 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 and previously held by the Planning Commission from their February 7, 2012 hearing)*

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 – March 20, 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. *(Continued by Staff from the November 1, 2011 Planning Commission hearing, continued by the Board of Commissioners from their December 13, 2011 hearing and continued by Staff until the April 17, 2012 Board of Commissioners 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. *(Continued by Staff from the November 1, 2011 Planning Commission hearing, continued by the Board of Commissioners from their December 13, 2011 hearing and continued by Staff until the April 17, 2012 Board of Commissioners hearing)*

REGULAR CASES --- NEW BUSINESS

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Land Use Permits

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Special Land Use Permits

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