
ZONING ANALYSIS

Planning Commission Public Hearing

April 3, 2012

Board of Commissioners' Public Hearing

April 17, 2012

Prepared by:
COBB COUNTY
PLANNING AND ZONING DIVISIONS

COBB COUNTY BOARD OF COMMISSIONERS

Tim Lee, Chairman
Helen Goreham, District 1
Bob Ott, District 2
JoAnn Birrell, District 3
Woody Thompson, District 4

COUNTY MANAGER

David Hankerson

COBB COUNTY PLANNING COMMISSION

Murray Homan, Chairman
Bob Hovey
Mike Terry
Christi Trombetti
Judy Williams

COBB COUNTY ZONING DIVISION
COMMUNITY DEVELOPMENT DEPARTMENT

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



Cobb County... Expect the Best!

THIS

PAGE

INTENTIONALLY

LEFT

BLANK

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.

THIS

PAGE

INTENTIONALLY

LEFT

BLANK

A G E N D A S

THIS

PAGE

INTENTIONALLY

LEFT

BLANK

COBB COUNTY
ZONING HEARING AGENDA
Planning Commission – April 3, 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-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 and March 6, 2012 hearings)*

REGULAR CASES --- NEW BUSINESS

Rezoning

Z-13 **NICK LETSOS AND ANNA N. LETSOS** (owners) requesting Rezoning from **NS** to **CRC** for the purpose of a Restaurant and Retail in Land Lot 660 of the 16th District. Located on the west side of Canton Road, north of Westerly Way (2389 Canton Road).

Z-14 **SHIRLEY MISAD** (Manuel Guerrero and Shirley Misad, owners) requesting Rezoning from **R-20** to **R-30** for the purpose of Removing Previous Stipulations To Allow A Single House in Land Lots 1118 and 1177 of the 19th District. Located on the southeast curve of Brownsville Road, east of McEachern Way (4885 Brownsville Road).

Z-15 **ROBERT L. HOLLIS, JR.** (owner) requesting Rezoning from **PSC** and **R-20** to **NRC** for the purpose of Retail in Land Lot 413 of the 18th District. Located on the east side of Factory Shoals Road, south of South Gordon Road (6821 Factory Shoals Road).

Z-16 **IGRAR, LLC** (owner) requesting Rezoning from **NS** to **NRC** for the purpose of a Retail Jewelry Store in Land Lot 539 of the 16th District. Located on the northwest side of Johnson Ferry Road, north of Lassiter Road (2965 Johnson Ferry Road).

Z-17 **AUSTELL COSMETIC DENTISTRY, P.C.** (owner) requesting Rezoning from **R-20** and **NS** to **NRC** for the purpose of Dental/Medical/Offices and Retail in Land Lots 993 and 1006 of the 19th District. Located on the east side of Austell Road, south of Anderson Mill Road, north of Elmwood Drive.

Land Use Permits

LUP-9 **TRACILLA LYNN LORENS** (Edwin J. Lorens, Jr. and Tracilla Lynn Lorens, owners) requesting a **Land Use Permit** for the purpose of Network Marketing, Coaching and Reflexology in Land Lot 120 of the 20th District. Located on the southeast side of Mars Hill Road, northeast of Pamela Court (3142 Mars Hill Road).

LUP-10 **MOST REVEREND WILTON D. GREGORY, S.L.D., AS ARCHBISHOP OF THE ROMAN CATHOLIC ARCHDIOCESE OF ATLANTA AND/OR HIS SUCCESSORS IN OFFICE** (owner) requesting a **Land Use Permit (Renewal)** for the purpose of a Catholic Campus Ministry in Land Lot 97 of the 20th District. Located on the west side of Campus Loop Road, across from Paulding Avenue (3487 Campus Loop Road).

HELD CASES

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). *(Previously held by the Planning Commission from their March 6, 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.”

THIS

PAGE

INTENTIONALLY

LEFT

BLANK

COBB COUNTY
ZONING HEARING AGENDA
Board of Commissioners – April 17, 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, previously continued by the Board of Commissioners from their December 13, 2011 hearing and previously continued by Staff until the April 17, 2012 Board of Commissioners hearing)*
- 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 and previously continued by the Board of Commissioners from their March 20, 2012 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, previously continued by the Board of Commissioners from their December 13, 2011 hearing and previously continued by Staff until the April 17, 2012 Board of Commissioners hearing)*

REGULAR CASES --- NEW BUSINESS

Rezoning

- 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 and March 6, 2012 hearings)*
- 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). *(Previously held by the Planning Commission from their March 6, 2012 hearing)*
- Z-13** **NICK LETSOS AND ANNA N. LETSOS** (owners) requesting Rezoning from **NS** to **CRC** for the purpose of a Restaurant and Retail in Land Lot 660 of the 16th District. Located on the west side of Canton Road, north of Westerly Way (2389 Canton Road).
- Z-14** **SHIRLEY MISAD** (Manuel Guerrero and Shirley Misad, owners) requesting Rezoning from **R-20** to **R-30** for the purpose of Removing Previous Stipulations To Allow A Single House in Land Lots 1118 and 1177 of the 19th District. Located on the southeast curve of Brownsville Road, east of McEachern Way (4885 Brownsville Road).
- Z-15** **ROBERT L. HOLLIS, JR.** (owner) requesting Rezoning from **PSC** and **R-20** to **NRC** for the purpose of Retail in Land Lot 413 of the 18th District. Located on the east side of Factory Shoals Road, south of South Gordon Road (6821 Factory Shoals Road).
- Z-16** **IGRAR, LLC** (owner) requesting Rezoning from **NS** to **NRC** for the purpose of a Retail Jewelry Store in Land Lot 539 of the 16th District. Located on the northwest side of Johnson Ferry Road, north of Lassiter Road (2965 Johnson Ferry Road).

Z-17 **AUSTELL COSMETIC DENTISTRY, P.C.** (owner) requesting Rezoning from **R-20** and **NS** to **NRC** for the purpose of Dental/Medical/Offices and Retail in Land Lots 993 and 1006 of the 19th District. Located on the east side of Austell Road, south of Anderson Mill Road, north of Elmwood Drive.

Land Use Permits

LUP-9 **TRACILLA LYNN LORENS** (Edwin J. Lorens, Jr. and Tracilla Lynn Lorens, owners) requesting a **Land Use Permit** for the purpose of Network Marketing, Coaching and Reflexology in Land Lot 120 of the 20th District. Located on the southeast side of Mars Hill Road, northeast of Pamela Court (3142 Mars Hill Road).

LUP-10 **MOST REVEREND WILTON D. GREGORY, S.L.D., AS ARCHBISHOP OF THE ROMAN CATHOLIC ARCHDIOCESE OF ATLANTA AND/OR HIS SUCCESSORS IN OFFICE** (owner) requesting a **Land Use Permit (Renewal)** for the purpose of a Catholic Campus Ministry in Land Lot 97 of the 20th District. Located on the west side of Campus Loop Road, across from Paulding Avenue (3487 Campus Loop Road).

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, previously held by the Planning Commission from their February 7, 2012 hearing and previously held by the Board of Commissioners from their March 20, 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.”**