
ZONING ANALYSIS

Planning Commission Public Hearing

May 1, 2012

Board of Commissioners' Public Hearing

May 15, 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 – May 1, 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, March 6, 2012 and April 3, 2012 hearings)*

REGULAR CASES --- NEW BUSINESS

Rezoning

Z-18 **BENTLEY COMMERCIAL PROPERTIES, LLC** (owner) requesting Rezoning from **R-15** to **GC** for the purpose of Landscape Installation and Maintenance in Land Lot 1138 of the 16th District. Located on the east side of Wallace Road, south of North Marietta Parkway (308 Wallace Road).

Z-19 **THE PACIFIC GROUP, INC.** (GDCI GA 1, L.P., a Georgia Limited Partnership, owner) requesting Rezoning from **FST** to **RA-5** for the purpose of a Subdivision in Land Lots 24, 53 and 54 of the 20th District. Located on the east and west sides of Shiloh Road, south of Hickory Grove Road, and on the west side of I-75.

Z-20 **ALTERMAN WOODLAWN, LLC** (owner) requesting Rezoning from **NS with Stipulations** to **CRC** for the purpose of Office and Retail in Land Lot 13 of the 1st District. Located at the southeast intersection of Johnson Ferry Road and Woodlawn Parkway (1197 Johnson Ferry Road).

Land Use Permits

LUP-11 **CONGREGATION ETZ CHAIM, INC.** (owner) requesting a **Land Use Permit (Renewal)** for the purpose of Daycare in Land Lot 969 of the 16th District. Located on the south side of Roswell Road, and on the north side of Fairfield Drive (1190 Indian Hills 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 – May 15, 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 May 15, 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 and April 17, 2012 hearings)*
- 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 May 15, 2012 Board of Commissioners hearing)*

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