
ZONING ANALYSIS

Planning Commission Public Hearing

June 5, 2012

Board of Commissioners' Public Hearing

June 19, 2012

Prepared by:
COBB COUNTY
PLANNING AND ZONING DIVISIONS

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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 – June 5, 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-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). *(Previously continued by the Planning Commission from their May 1, 2012 hearing)*

REGULAR CASES --- NEW BUSINESS

Rezoning

Z-21 **CHAD MCMILLEN** (Bobby McMillen and Chad J. McMillen, owners) requesting Rezoning from **LRO** to **UVC** for the purpose of Living/Physic Readings in Land Lot 109 of the 16th District. Located on the northeast side of Woodstock Road, east of York Place (4624 Woodstock Road).

Z-22 **CALVERT INVESTMENTS, LLLP** (owner) requesting Rezoning from **LI** to **R-20** for the purpose of a Single-Family House in Land Lot 1216 of the 19th District. Located on the south side of South Cobb School Road, south of Linda Vista Drive (5126 South Cobb School Road).

Z-23 **LUTHER WASHINGTON** (Community Bank of the South, owner) requesting Rezoning from **GC** to **GC with Stipulations** for the purpose of a Banquet Hall, Storage, Ministry, Retail and Men's Assessment Program in Land Lot 270 of the 18th District. Located on the southwest side of Mableton Parkway, southwest of Twain Circle (6328 Mableton Parkway).

- Z-24** **MONICA T. MADDEN** (Joan Pletch Clayton, owner) requesting Rezoning from **LRO** to **NRC** for the purpose of a Hair Salon in Land Lot 149 of the 16th District. Located on the north side of Hawkins Store Road, east of Bells Ferry Road (222 Hawkins Store Road).
- Z-25** **NEDA INVESTMENTS, LLC** (Stephanie L. Wyant, Douglas P. Brown and Kevin L. Smith, owners) requesting Rezoning from **R-20** to **R-15** for the purpose of a Single-Family Subdivision in Land Lot 529 of the 16th District. Located on the west side of Holly Springs Road, northwest of Paul's Way (2975 and 2985 Holly Springs Road).
- Z-26** **BROOKS CHADWICK CAPITAL, LLC** (Universal Tennis Academy, L.L.C., owner) requesting Rezoning from **R-15 with Stipulations** to **R-15 with Stipulations** for the purpose of a Single-Family Subdivision in Land Lot 1100 of the 17th District. Located on the east side of Atlanta Country Club Drive and on the north side of Chattahoochee Plantation Drive (1 Chattahoochee Plantation Drive).

Land Use Permits

- LUP-12** **TREVOR L. TUTHEROW** (Trevor L. Tutherow and Jacquelyn C. Tutherow, owners) requesting a **Land Use Permit** for the purpose of a General Contractor's Office in Land Lot 75 of the 20th District. Located on the north side of Silver Lace Lane, northwest of Acworth Dallas Highway (6034 Silver Lace Lane).
- LUP-13** **GHEORGHE POPESCU** (Gheorghe Popescu and Daniela Popescu, owners) requesting a **Land Use Permit** for the purpose of a Group Home for Six Residents in Land Lot 142 of the 20th District. Located on the south side of New Rutledge Road, southwest of Cobb Parkway (3215 New Rutledge Road).
- LUP-14** **JEFFERY C. SMITH** (Jeffery C. Smith and Julian W. Smith, owners) requesting a **Land Use Permit** for the purpose of Produce Sales in Land Lot 1054 of the 19th District. Located on the northeast side of Austell Powder Springs Road, southeast of Furr Avenue (4509 Austell Powder Springs Road).

LUP-15 **J. A. PACE** (owner) requesting a **Land Use Permit** for the purpose of UPS Transfer Boxes and Two Trucks in Land Lot 173 of the 19th District. Located at the southwest intersection of Villa Rice Road and Ernest Barrett Parkway (985 Villa Rica Road).

Special Land Use Permits

SLUP-2 **SELMA, LLC** (owner) requesting a **Land Use Permit** for the purpose of Salvage and Recycling and Sale of Auto Parts in Land Lot 824 of the 19th District. Located on the southwest side of Huddleston Drive, southwest of Powder Springs Dallas Road (4995 Powder Springs Dallas Road).

OTHER BUSINESS:

ITEM #1

The Planning Commission to conduct a Public Hearing and consider a recommendation to the Board of Commissioners on the Draft Six Flags Livable Centers Initiative (LCI) study. *(Previously continued by Staff from the May 1, 2012 Planning Commission hearing)*

ITEM #2

The Planning Commission to conduct a Public Hearing and consider a recommendation to the Board of Commissioners on the Draft Vinings Vision Plan.

ITEM #3

The Planning Commission to conduct a Public Hearing and consider a recommendation to the Board of Commissioners on the Draft 2030 Comprehensive Plan 5-year Update.

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 – June 19, 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

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