
ZONING ANALYSIS

Planning Commission Public Hearing

August 7, 2012

Board of Commissioners' Public Hearing

August 21, 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 – August 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-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). *(Previously continued by the Planning Commission from their June 5, 2012 hearing until their August 7, 2012 hearing)*

REGULAR CASES --- NEW BUSINESS

Rezoning

Z-28 **KAMAL K. NAJHAWAN** (owner) requesting Rezoning from **R-20** to **LI** for the purpose of Light Industrial in Land Lot 46 of the 18th District. Located on the north side of Veterans Memorial Highway, east of North Allen Road (357 Veterans Memorial Highway).

Z-29 **ST. BENEDICT'S EPISCOPAL CHURCH, LLC** (owner) requesting Rezoning from **O&I with Stipulations** to **O&I with Stipulations** for the purpose of a Church and Private School in Land Lots 694 and 695 of the 17th District. Located on the east side of Cooper Lake Road and on the west side of Atlanta Road, north of Cumberland Parkway (2160 Cooper Lake Road).

Z-30 **GLEN ROBINSON CONSTRUCTION** (Glen Robinson Construction LLC and Richard W. Reno, owners) requesting Rezoning from **GC** to **LI** for the purpose of Outside Storage in Land Lot 221 of the 17th District. Located on the west side of Eastside Drive, south of Carruth Drive (950 Eastside Drive).

- Z-31** **BROOKS CHADWICK CAPITAL, LLC** (Lesby M. Wise, as Trustee of The Lesby M. Wise Revocable Living Trust, owner) requesting Rezoning from **R-20** to **R-15** for the purpose of Single-Family Residential in Land Lot 916 of the 16th District. Located on the north side of Groover Road, west of Braswell Road (2129 Groover Road).
- Z-32** **MARIA L. VANVURST** (LIT/Hodges Industrial Trust, owner) requesting Rezoning from **LI** to **CRC** for the purpose of an Indoor Trampoline Park in Land Lots 174 and 175 of the 20th District. Located on the north side of Airport Road, east of Old 41 Highway (1650 Airport Road).

Special Land Use Permits

- SLUP-3** **MUNICIPAL COMMUNICATIONS, LLC** (Lewyn – Atlanta Road Partnership, owner) requesting a **Special Land Use Permit** for the purpose of Wireless Communications Tower and Antennas in Land Lot 763 of the 17th District. Located on the west side of Atlanta Road, northwesterly of Old Atlanta Station Drive; and on the east side of I-285 (4620 Atlanta Road).
- SLUP-4** **GENE CHILDERS** (National Locators, Inc., owner) requesting a **Special Land Use Permit** for the purpose of an Automobile Storage Yard in Land Lot 37 of the 17th District. Located at the southwest intersection of Mableton Parkway and Glore Circle (5648 Mableton 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 – August 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 CASE

LUP-18 **JOHN LISMORE** (Carol L. Wright and John W. Lismore, owners) requesting a **Land Use Permit** for the purpose of Catering in Land Lot 379 of the 18th District. Located on the west side of Malvin Drive, south of Kell Drive (6689 Malvin Drive). *(Previously tabled by the Board of Commissioners at their July 17, 2012 hearing)*

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