
ZONING ANALYSIS

Planning Commission Public Hearing

October 2, 2012

Board of Commissioners' Public Hearing

October 16, 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 – October 2, 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-36** **MOUNTAINPRIZE, INC.** (1945 Powers Ferry Road Investors, LLC, owner) requesting Rezoning from **GC with Stipulations** to **GC with Stipulations** for the purpose of a Convenience Store with Fuel Sales in Land Lots 985 and 986 of the 17th District. Located at the northwesterly intersection of Powers Ferry Road and Windy Ridge Parkway, and at the southwesterly intersection of Windy Ridge Extension and Windy Ridge Parkway (1945 Powers Ferry Road). *(Previously continued by the Planning Commission from their September 6, 2012 hearing)*
- Z-38** **LUIS URIZAR** (Estate of Elzie Elton Goodwin a/k/a E. E. Goodwin, owner) requesting Rezoning from **R-20** to **HI** for the purpose of a Truck Terminal and Truck Repair Facility in Land Lot 505 of the 18th District. Located on the south side of Six Flags Parkway, east of Bishop Road (320, 350 and 370 Six Flags Parkway). *(Previously continued by the Planning Commission from their September 6, 2012 hearing)*
- Z-39** **BANK OF AMERICA, N.A.** (Bank of America, N.A., as trustee for the registered holders of First Union Nation Bank-Chase Manhattan Bank Commercial Mortgage Trust, owner) requesting Rezoning from **RM-12, R-20, NS** and **CRC** to **RM-12** for the purpose of Multi-Family Residential in Land Lots 421, 422 and 444 of the 17th District. Located on the west side of Atlanta Road, north of Daniell Drive (1940 Atlanta Road). *(Previously continued by Staff from the September 6, 2012 Planning Commission hearing)*
- 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). *(Previously continued by the Planning Commission from their August 7, 2012 and September 6, 2012 hearings)*

- SLUP-6 RITTNER B. NESBITT** (Patricia A. Nesbitt, owner) requesting a **Special Land Use Permit** for the purpose of Construction and Erection of an Amateur Radio Antenna Tower in Land Lot 261 of the 20th District. Located on the west side of Burnt Hickory Road, south of the intersection of Burnt Hickory Road and Hadaway Road (4955 Burnt Hickory Road). *(Previously continued by the Planning Commission from their September 6, 2012 hearing)*

REGULAR CASES --- NEW BUSINESS

Rezoning

- Z-40 MICHAEL VICK** (Michael L. Vick, Terri M. Vick, P. Robert Mitchell and Nancy H. Mitchell, owners) requesting Rezoning from **R-80** to **R-30** for the purpose of Single Family Houses in Land Lot 278 of the 20th District. Located on the west side of Gordon Combs Road, north of Fallwood Drive (885 Gordon Combs Road).
- Z-41 MARK PORTWOOD** (Marietta Transfer and Storage Company, Inc., owner) requesting Rezoning from **GC** to **LI** for the purpose of Manufacturing and Distribution in Land Lot 294 of the 17th District. Located at the southwest intersection of West Atlanta Road and Dunn Avenue (1088 West Atlanta Road).
- Z-42 BROOKS CHADWICK CAPITAL, LLC** (Wilce Frasier, Jr., and Carol Hindman Butler, owners) requesting Rezoning from **R-20** and **PSC** to **RA-5** for the purpose of a Subdivision in Land Lot 70 of the 1st District. Located on the east side of Woodlawn Drive, south of Lower Roswell Road (570 and 590 Woodlawn Drive).

Land Use Permits

- LUP-19 LINFORD D. MEADOR** (owner) requesting a **Land Use Permit** for the purpose of a Grading and Hauling Business in Land Lot 67 of the 20th District. Located at the southwest intersection of New McEver Road and Old McEver Road (3661 New McEver Road).

LUP-20 **MARY ANN LATULIPPE** (owner) requesting a **Land Use Permit** for the purpose of a Group Home in Land Lot 1065 of the 19th District. Located at the southwest intersection of McDuffie Road and Driftwood Drive (2241 McDuffie Road).

LUP-21 **MARY ANN LATULIPPE** (owner) requesting a **Land Use Permit** for the purpose of a Group Home in Land Lot 1065 of the 19th District. Located on the north side of Plum Lane, west of Driftwood Drive (2130 Plum Lane).

LUP-22 **VISION FOR SOULS** (Vision for Souls Outreach Center Church, Incorporated, owner) requesting a **Land Use Permit (Renewal)** for the purpose of a Church Daycare in Land Lots 299 and 300 of the 18th District. Located on the easterly side of Factory Shoals Road, north of Starling Drive (6519 Factory Shoals Road). **WITHDRAWN WITHOUT PREJUDICE**

LUP-23 **KCMA CORPORATION** (LIT/Hodges Development Holdco, LLC, owner) requesting a **Land Use Permit** for the purpose of Two Temporary Storage Tents in Land Lot 174 of the 20th District. Located at the southwest intersection of Airport Road and Barrett Park Drive (2140 Barrett Park Drive).

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 – October 16, 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

REGULAR CASES --- NEW BUSINESS

Rezoning

- Z-36** **MOUNTAINPRIZE, INC.** (1945 Powers Ferry Road Investors, LLC, owner) requesting Rezoning from **GC with Stipulations** to **GC with Stipulations** for the purpose of a Convenience Store with Fuel Sales in Land Lots 985 and 986 of the 17th District. Located at the northwesterly intersection of Powers Ferry Road and Windy Ridge Parkway, and at the southwesterly intersection of Windy Ridge Extension and Windy Ridge Parkway (1945 Powers Ferry Road). *(Previously continued by the Planning Commission from their September 6, 2012 hearing)*
- Z-38** **LUIS URIZAR** (Estate of Elzie Elton Goodwin a/k/a E. E. Goodwin, owner) requesting Rezoning from **R-20** to **HI** for the purpose of a Truck Terminal and Truck Repair Facility in Land Lot 505 of the 18th District. Located on the south side of Six Flags Parkway, east of Bishop Road (320, 350 and 370 Six Flags Parkway). *(Previously continued by the Planning Commission from their September 6, 2012 hearing)*
- Z-39** **BANK OF AMERICA, N.A.** (Bank of America, N.A., as trustee for the registered holders of First Union Nation Bank-Chase Manhattan Bank Commercial Mortgage Trust, owner) requesting Rezoning from **RM-12, R-20, NS** and **CRC** to **RM-12** for the purpose of Multi-Family Residential in Land Lots 421, 422 and 444 of the 17th District. Located on the west side of Atlanta Road, north of Daniell Drive (1940 Atlanta Road). *(Previously continued by Staff from the September 6, 2012 Planning Commission hearing)*

Z-40 **MICHAEL VICK** (Michael L. Vick, Terri M. Vick, P. Robert Mitchell and Nancy H. Mitchell, owners) requesting Rezoning from **R-80** to **R-30** for the purpose of Single Family Houses in Land Lot 278 of the 20th District. Located on the west side of Gordon Combs Road, north of Fallwood Drive (885 Gordon Combs Road).

Z-41 **MARK PORTWOOD** (Marietta Transfer and Storage Company, Inc., owner) requesting Rezoning from **GC** to **LI** for the purpose of Manufacturing and Distribution in Land Lot 294 of the 17th District. Located at the southwest intersection of West Atlanta Road and Dunn Avenue (1088 West Atlanta Road).

Z-42 **BROOKS CHADWICK CAPITAL, LLC** (Wilce Frasier, Jr., and Carol Hindman Butler, owners) requesting Rezoning from **R-20** and **PSC** to **RA-5** for the purpose of a Subdivision in Land Lot 70 of the 1st District. Located on the east side of Woodlawn Drive, south of Lower Roswell Road (570 and 590 Woodlawn Drive).

Land Use Permits

LUP-19 **LINFORD D. MEADOR** (owner) requesting a **Land Use Permit** for the purpose of a Grading and Hauling Business in Land Lot 67 of the 20th District. Located at the southwest intersection of New McEver Road and Old McEver Road (3661 New McEver Road).

LUP-20 **MARY ANN LATULIPPE** (owner) requesting a **Land Use Permit** for the purpose of a Group Home in Land Lot 1065 of the 19th District. Located at the southwest intersection of McDuffie Road and Driftwood Drive (2241 McDuffie Road).

LUP-21 **MARY ANN LATULIPPE** (owner) requesting a **Land Use Permit** for the purpose of a Group Home in Land Lot 1065 of the 19th District. Located on the north side of Plum Lane, west of Driftwood Drive (2130 Plum Lane).

LUP-22 **VISION FOR SOULS** (Vision for Souls Outreach Center Church, Incorporated, owner) requesting a **Land Use Permit (Renewal)** for the purpose of a Church Daycare in Land Lots 299 and 300 of the 18th District. Located on the easterly side of Factory Shoals Road, north of Starling Drive (6519 Factory Shoals Road). **WITHDRAWN WITHOUT PREJUDICE**

LUP-23 **KCMA CORPORATION** (LIT/Hodges Development Holdco, LLC, owner) requesting a **Land Use Permit** for the purpose of Two Temporary Storage Tents in Land Lot 174 of the 20th District. Located at the southwest intersection of Airport Road and Barrett Park Drive (2140 Barrett Park Drive).

Special Land Use Permits

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). *(Previously continued by the Planning Commission from their August 7, 2012 and September 6, 2012 hearings)*

SLUP-6 **RITTNER B. NESBITT** (Patricia A. Nesbitt, owner) requesting a **Special Land Use Permit** for the purpose of Construction and Erection of an Amateur Radio Antenna Tower in Land Lot 261 of the 20th District. Located on the west side of Burnt Hickory Road, south of the intersection of Burnt Hickory Road and Hadaway Road (4955 Burnt Hickory Road). *(Previously continued by the Planning Commission from their September 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.”**