
ZONING ANALYSIS

Planning Commission Public Hearing

November 6, 2012

Board of Commissioners' Public Hearing

November 20, 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 – November 6, 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-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 and October 2, 2012 hearings)*

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 and October 2, 2012 Planning Commission hearings)*

REGULAR CASES --- NEW BUSINESS

Rezoning

Z-43 **THE CALVIN CURTIS LEE REVOCABLE TRUST & THE LORAIN HIGGINBOTHAM LEE REVOCABLE TRUST** (owners) requesting Rezoning from **GC** to **GC with Stipulations** for the purpose of Retail, Automobile Service and Repair, and Ancillary Uses in Land Lot 370 of the 17th District. Located on the southwesterly side of Atlanta Road, northwesterly of Mozley Drive (1782 Atlanta Road).

- Z-44** **MAHMOUD A. ABDIRAHMAN** (owner) requesting Rezoning from **CRC with Stipulations** to **CRC** for the purpose of Retail and Office Use in Land Lot 39 of the 18th District. Located on the east side of Mableton Parkway, at Woodvalley Road (5743 Mableton Parkway).
- Z-45** **LAST STAND FITNESS, LLC** (Lewyn-Atlanta Road Partnership, owners) requesting Rezoning from **LI** to **LI with Stipulations** for the purpose of Additional Use As A Fitness Facility in Land Lot 763 of the 17th District. Located on the west side of Atlanta Road at Brownwood Lane; and on the east side of Interstate 285, south of Atlanta Road (4620 Atlanta Road).
- Z-46** **VANQUISH PROPETY PARTNERS, LLC** (Joseph N. and Karen A. Fadyn and Samuel Larry Sullivan, owners) requesting Rezoning from **R-20** to **R-15** for the purpose of a Subdivision in Land Lot 603 of the 16th District. Located on the north side of Post Oak Tritt Road at Tritt Lane (3055, 3085, 3121, 3125 and 3129 Post Oak Tritt Road).

Land Use Permits

- LUP-24** **BETTY JO WHELAN** (Brian and Betty Jo Whelan, owners) requesting a **Land Use Permit** for the purpose of Baking Dog Treats in Land Lot 182 of the 20th District. Located at the southwest intersection of Northbrook Ridge and Northbrook Bend (4135 Northbrook Bend).
- LUP-25** **TOWNE VIEW BAPTIST CHURCH** (owner) requesting a **Land Use Permit** for the purpose of a Temporary Church Office in Land Lot 58 of the 20th District. Located on the north side of Shiloh Road, west of Wooten Lake Road (950 Shiloh Road). **WITHDRAWN BY STAFF**

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 – November 20, 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

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 and previously continued by the Board of Commissioners from their October 16, 2012 hearing)*

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