
ZONING ANALYSIS

Planning Commission Public Hearing

December 4, 2012

Board of Commissioners' Public Hearing

December 18, 2012

Prepared by:
COBB COUNTY
PLANNING AND ZONING DIVISIONS

COBB COUNTY BOARD OF COMMISSIONERS

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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 – December 4, 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, October 2, 2012 and November 6, 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, October 2, 2012 and November 6, 2012 Planning Commission hearings)*

REGULAR CASES --- NEW BUSINESS

Rezoning

Z-47 **LINFORD D. MEADOR** (owner) requesting Rezoning from **R-20** to **HI** for the purpose of Parking Equipment And Two Trucks in Land Lot 67 of the 20th District. Located on the south side of New McEver Road, west of Old McEver Road (3661 New McEver Road).

- Z-48** **URBANUS K. AND PATRICIA NDUNGE KIOKO MBINDA** (Urbanus K. Mbinda and Patricia Ndunge Kioko, owners) requesting Rezoning from **GC** and **R-20** to **R-20** for the purpose of a Group Home in Land Lot 136 of the 18th District. Located on the north side of Humphries Hill Road, west of C. H. James Parkway (6194 Humphries Hill Road).
- Z-49** **PATRICIA F. MCGINTY** (Dorothy N. Smith, owner) requesting Rezoning from **R-20** to **CRC** for the purpose of Pet Daycare, Grooming and Boarding Facilities in Land Lot 177 of the 18th District. Located on the west side of Oakdale Road, north of Veterans Memorial Highway (6180 Oakdale Road).
- Z-50** **ARROWHEAD REAL ESTATE PARTNERS, LLC** (Rosemary C. Eckert and The Salvation Army, a Georgia Corporation, Trustee of the Richard B. Eckert and Rosemary C. Eckert Charitable Remainder Unitrust DTD 4/7/2004, owners) requesting Rezoning from **R-80** to **RM-12** for the purpose of Townhomes in Land Lots 949 and 950 of the 17th District. Located on the west side of Stillhouse Lane, south of Cumberland Boulevard (3150 Stillhouse Lane).
- Z-51** **ARROWHEAD REAL ESTATE PARTNERS, LLC** (Estate of Mary Annette Blackwell Farrell, deceased, and Farrell Realty Partners, LLLP, owners) requesting Rezoning from **R-20** to **RSL** and **RA-5** for the purpose of a Residential Senior Living Facility And Single Family Homes in Land Lots 961, 984 and 985 of the 16th District. Located on the north side of Roswell Road, west of Robert Lane (2671 Roswell Road).
- Z-52** **MAXINE LONG MINCHEW REVOCABLE LIVING TRUST** (owner) requesting Rezoning from **R-30** to **R-15** for the purpose of a Subdivision in Land Lot 817 of the 16th District. Located on the southwest side of Shelley Court, west of Old Canton Road (1788 Shelley Court).

- Z-53** **NEW LIFE MISSIONARY BAPTIST CHURCH** (New Life Missionary Baptist Church of Mableton, Inc., owner) requesting Rezoning from **RA-5** to **O&I** for the purpose of Church Activities And LED Sign in Land Lot 189 of the 18th District. Located on the southeast corner of Mableton Parkway and Community Road (371 Community Road).
- Z-54** **BALLANTRY HOMES (WESTCOBB) INC.** (owner) requesting Rezoning from **R-20** to **R-15/OSC** for the purpose of a Subdivision in Land Lots 471, 472, 491 and 492 of the 19th District. Located at the southeast intersection of Macland Road and Bankstone Drive.
- Z-55** **DOLORES CASAL** (owner) requesting Rezoning from **GC** to **NRC** for the purpose of a Furniture Store in Land Lot 637 of the 16th District. Located on the east side of Canton Road, north of Hiawassee Drive (2410 Canton Road).

Land Use Permits

- LUP-26** **KAREN STEWART** (Jeremy R. Stewart and Karen M. Stewart, owners) requesting a **Land Use Permit** for the purpose of a Cottage Food Business in Land Lot 185 of the 17th District. Located on the west side of Collins Lake Drive, north of Fontaine Road (4855 Collins Lake Drive).
- LUP-27** **RENATO BESSA** (owner) requesting a **Land Use Permit** for the purpose of a Hair Salon in Land Lot 872 of the 17th District. Located at the northwest intersection of Terrell Mill Road and Forest Lane (1520 Terrell Mill Road).
- LUP-28** **SIMON FOWLER** (Simon Fowler and Robbin R. Fowler, owners) requesting a **Land Use Permit** for the purpose of Increase Number Of Cars Allowed To Park At Property in Land Lot 819 of the 17th District. Located on the east side of Orchard Valley Drive, southwest of Brookview Drive (4313 Orchard Valley 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 – December 18, 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 and November 20, 2012 hearings)*

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