
ZONING ANALYSIS

Planning Commission Public Hearing

March 5, 2013

Board of Commissioners' Public Hearing

March 19, 2013

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 – March 5, 2013

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-50^{'12} **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, and Lynda M. Mayo and Gerald M. Mayo, 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 and 3170 Stillhouse Lane). *(Previously continued by the Planning Commission from their December 4, 2012 and February 5, 2013 hearings)*

Z-51^{'12} **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). *(Previously continued by the Planning Commission from their December 4, 2012 and February 5, 2013 hearings)*

REGULAR CASES --- NEW BUSINESS

Rezoning

Z-7 **WANG N. VU** (owner) requesting Rezoning from **R-20** to **NRC** for the purpose of Retail And Services in Land Lots 701 and 702 of the 19th District. Located at the southeast intersection of Austell Road and Byers Drive (3101 Austell Road).

- Z-8** **JRD REAL ESTATE V, LLC** (Decatur Properties II, Inc., owner) requesting Rezoning from **GC** and **TS** to **LI** for the purpose of New Wholesale Restaurant Equipment And Food Supplier in Land Lot 864 of the 16th District and Land Lot 210 of the 20th District. Located at the northeasterly intersection of White Circle and Cobb Parkway (1600 N. Cobb Parkway and 1601 White Circle).
- Z-9** **THE PACIFIC GROUP, INC.** (GDCI GA 1, L.P., owner) requesting Rezoning from **R-20** to **R-15** for the purpose of Single-Family Detached Residential Subdivision in Land Lot 194 of the 19th District. Located on the east side of John Ward Road, north of Lyons Way.
- Z-10** **KM HOMES, LLC** (KM Homes, LLC, Cuong T. Tran Le and Jerry Douthit, owners) requesting Rezoning from **R-20** and **HI** to **R-15** for the purpose of a Single-Family Subdivision in Land Lots 167, 168, 193 and 194 of the 16th District. Located on the west side of Steinhauer Road, north of Dover Crossing Drive.
- Z-11** **ST. BENEDICT'S EPISCOPAL CHURCH, LLC** (Irving C. Hoffman and Haynes Grading, Inc., owners) requesting Rezoning from **GC** and **LRO** to **O&I** for the purpose of a Day School in Land Lot 694 of the 17th District. Located at the northeast intersection of Cooper Lake Road and Weaver Street.

Land Use Permits

- LUP-6** **ONE WORLD SPIRITUAL CENTER** (Northwest Christian Church, Inc., owner) requesting a **Land Use Permit (Renewal)** for the purpose of Childcare in Land Lot 390 of the 16th District. Located at the north intersection of Shallowford Road and Wesley Chapel Road; and on the south side of Fricks Road (3535 Shallowford Road).

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 – March 19, 2013

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

Z-47^{'12} **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). *(Previously continued by Staff from the December 18, 2012 and February 19, 2013 Board of Commissioners hearings)*

REGULAR CASES --- NEW BUSINESS

Rezoning

Z-50^{'12} **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, and Lynda M. Mayo and Gerald M. Mayo, 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 and 3170 Stillhouse Lane). *(Previously continued by the Planning Commission from their December 4, 2012 and February 5, 2013 hearings)*

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