
ZONING ANALYSIS

Planning Commission Public Hearing

April 2, 2013

Board of Commissioners' Public Hearing

April 16, 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 – April 2, 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-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. *(Previously continued by the Planning Commission from their March 5, 2013 hearing)*

REGULAR CASES --- NEW BUSINESS

Rezoning

Z-12 **YASIR SYED AND MUGEES KHAN** (owners) requesting Rezoning from **GC** to **NRC** for the purpose of Carwash And Office in Land Lots 556 and 557 of the 16th District. Located on the south side of Post Oak Tritt Road, east of Sandy Plains Road (2118 Post Oak Tritt Road).

Z-13 **MICHAEL MCMILLEN AND JUSTIN MCMILLEN** (owners) requesting Rezoning from **R-12** to **LRC** for the purpose of a Professional Office in Land Lot 743 of the 17th District. Located on the east side of Atlanta Road, south of Paces Ferry Road (3691 Atlanta Road).

Z-14 **RICHARD DUNCAN** (David Nunn and Jane Nunn, owners) requesting Rezoning from **R-20** to **R-15** for the purpose of a Subdivision in Land Lots 256 and 321 of the 16th District. Located on the east side of Wesley Chapel Road, north of Bluffview Drive (3914 Wesley Chapel Road).

Z-15 **SOUTH CENTRAL INDUSTRIAL PROPERTIES OF TEXAS, INC.** (South Central Industrial Properties III, L.P., owner) requesting Rezoning from **GC** to **GC with Stipulations** for the purpose of a HVAC Contractor in Land Lot 781, of the 16th District. Located at the northeast intersection of Canton Road Connector and Guffin Lane.

Land Use Permits

LUP-7 **PARADISE CONCEPTS, INC. D/B/A NATURE SUPPLY CENTER** (Michael A. Pecoraro, owner) requesting a **Land Use Permit (Renewal)** for the purpose of a Landscape Supply Company in Land Lots 1000 and 1001 of the 19th District. Located on the east side of Floyd Road, south of Bates Road (4391 and 4419 Floyd Road).

LUP-8 **STEPHANIE TUCKER** (owner) requesting a **Land Use Permit** for the purpose of Dog Breeding in Land Lot 679 of the 16th District. Located on the south side of Kingsley Drive, south of Vinyard Court (2567 Kingsley Drive).

LUP-8 **STEPHANIE TUCKER** (owner) requesting a **Land Use Permit** for the purpose of Dog Breeding in Land Lot 679 of the 16th District. Located on the south side of Kingsley Drive, south of Vinyard Court (2567 Kingsley Drive).

LUP-11 **AMERICAN ENTHUSIAST** (David Phillips, owner) requesting a **Land Use Permit** for the purpose of Firearms Sales in Land Lots 41 and 42 of the 16th District. Located at the southwest intersection of Jefferson Township Parkway and Township Walk.

Special Land Use Permits

SLUP-1 **THE SAE SCHOOL** (Riverview Industries, L.P., owner) requesting a **Special Land Use Permit** for the purpose of a Private School (Pre-K through Eighth Grade) in Land Lot 172 of the 18th District. Located on the southeasterly side of River View Road, at its intersection with Dickerson Drive. **WITHDRAWN WITHOUT PREJUDICE**

HELD CASES

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 and previously held by the Planning Commission from their March 5, 2013 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.”**

COBB COUNTY
ZONING HEARING AGENDA
Board of Commissioners – April 16, 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-47¹² **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, February 19, 2013 and March 19, 2013 Board of Commissioners hearings)*

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. *(Previously continued by the Board of Commissioners from their March 19, 2013 hearing)*

REGULAR CASES --- NEW BUSINESS

Rezoning

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