
ZONING ANALYSIS

Planning Commission Public Hearing

August 6, 2013

Board of Commissioners' Public Hearing

August 20, 2013

Prepared by:
COBB COUNTY
PLANNING AND ZONING DIVISIONS

COBB COUNTY BOARD OF COMMISSIONERS

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John Pederson, Manager, Zoning Division



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 – August 6, 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-27** **RICHARD DUNCAN** (Frederick C. Apple and Nancy L. Apple, owners) requesting Rezoning from **R-30** to **R-15** for the purpose of a Residential Subdivision in Land Lot 249 of the 16th District. Located on the west side of Wesley Chapel Road, across from Loch Highland Parkway (4025 Wesley Chapel Road). *(Previously continued by the Planning Commission until their August 6, 2013 hearing)*
- Z-32** **WAFFLE HOUSE, INC.** (owner) requesting Rezoning from **GC** to **CRC** for the purpose of a Restaurant in Land Lot 175 of the 20th District. Located on the northeast side of Cobb Parkway; and on the southwest side of Old 41 Highway, north of North Roberts Road (2165 Cobb Parkway). *(Previously continued by the Planning Commission from their July 8, 2013 hearing)*
- Z-33** **BLAKE PROPERTIES, INC.** (Estate of Margaret W. Raines, owner) requesting Rezoning from **R-20** and **R-30** to **R-20/OSC** for the purpose of a Single-Family Detached Residential Subdivision in Land Lots 22 and 23 of the 19th District and Land Lots 331 and 332 of the 20th District. Located on the west side of West Sandtown Road, southwest of Dallas Highway, across from Old Dallas Road. *(Previously continued by Staff from the July 8, 2013 Planning Commission from hearing)*

REGULAR CASES --- NEW BUSINESS

Rezoning

- Z-43** **ISAKSON LIVING COMMUNITIES, LLC** (Wylene S. Tritt, owner) requesting Rezoning from **R-20** to **CCRC** for the purpose of a Continuing Care Retirement Facility in Land Lots 965 and 966 of the 16th District. Located on the south side of Roswell Road, across from Providence Road and west of Robinson Road (3540 Roswell Road). *(Continued by Staff; therefore will not be considered at this hearing)*

- Z-44** **CENTURY PARTNERS, LLC** (owner) requesting Rezoning from **R-20, RA-4, RA-5** and **LRO** to **RA-5** for the purpose of a Residential Subdivision in Land Lot 967 of the 16th District. Located at the northeasterly intersection of Robinson Road and Sadlers Walk (3711 and 3731 Robinson Road).
- Z-45** **R. DAVID CLARK AND M. KAY CLARK** (owners) requesting Rezoning from **R-30** to **R-15** for the purpose of a Residential Subdivision in Land Lot 759 of the 16th District. Located on the east side of Oak Forest Circle, northeast of the terminus of Oak Forest Drive, east of Johnson Ferry Road (4040 Oak Forest Circle). *(Continued by Staff; therefore will not be considered at this hearing)*
- Z-46** **QUALITY CARS, INC.** (Dennis Brophy, David L. Kuniansky, Amy Kuniansky Clark and Douglas S. Kuniansky, owners) requesting Rezoning from **GC** and **LI** to **LI** for the purpose of a Previously Owned Automobile Sales Facility in Land Lots 931 and 942 of the 16th District. Located at the northwest intersection of US Highway 41 a/k/a Cobb Parkway, and Kennestone Circle.
- Z-47** **CHUKWUMA GWUDE** (Bennett Drew – Powder Springs, LLC, owner) requesting Rezoning from **LI** to **NRC** for the purpose of a Childcare Center in Land Lots 789 and 840 of the 19th District. Located on the east side of Old Anderson Farm Road, south of Powder Springs Road, between Powder Springs Road and Anderson Farm Road (3595 Anderson Farm Road).
- Z-48** **LOT ONE HOMES, INC.** (The Estate of Sam R. Hubbard Sr., Sam R. Hubbard, Jr. Executor, owner) requesting Rezoning from **R-30** to **R-15** for the purpose of Single-Family Residential in Land Lot 32 of the 1st District. Located on the southeasterly side of Mabry Road, north of Huntridge Drive and south of Hedge Sparrow Court (3948 Mabry Road).
- Z-49** **PULL-A-PART OF NORTHWEST ATLANTA, LLC** (Word of Faith Christian Center Church, Inc. of Georgia, owner) requesting Rezoning from **LI** and **CRC** to **HI** for the purpose of Do-It-Yourself Used Auto Parts in Land Lots 861 and 916 of the 19th District. Located at the terminus of Tramore Point Parkway, northwest of East-West Connector.

Z-50 **CAMPUS CREST DEVELOPMENT, LLC** (Due to number of titleholders, a list can be found in the zoning file) requesting Rezoning from **GC** to **RM-16** for the purpose of Student Housing in Land Lots 504, 505 and 506 of the 16th District. Located at the southeast and northeast intersection of Barrett Lakes Boulevard and Big Santy Road, west of Interstate 75.

Land Use Permits

LUP-20 **BURNT HICKORY CHURCH OF CHRIST, INC.** (owner) requesting a **Land Use Permit** for the purpose of a Daycare Facility in Land Lot 291 of the 20th District. Located on the north side of Burnt Hickory Road, west of New Salem Road (2330 Burnt Hickory Road).

LUP-21 **WORD OF FAITH FAMILY WORSHIP CENTER, INC.** (owner) requesting a **Land Use Permit** for the purpose of a Daycare Facility in Land Lots 697 and 698 of the 18th District. Located at the northwest intersection of The Bluffs and Riverside Parkway, across from Six Flags Parkway and northeast of Hartman Road (7680 The Bluffs).

Special Land Use Permits

SLUP-7 **QUALITY CARS, INC.** (Dennis Brophy, David L. Kuniansky, Amy Kuniansky Clark and Douglas S. Kuniansky, owners) requesting a **Special Land Use Permit** for the purpose of a Previously Owned Automobile Sales Facility in Land Lots 931 and 942 of the 16th District. Located at the northwest intersection of US Highway 41 a/k/a Cobb Parkway, and Kennestone Circle.

SLUP-8 **BRILLIANT AUTOMOTIVE, INC.** (Sam's Used Parts, Inc., owner) requesting a **Special Land Use Permit** for the purpose of Auto Repair/Auto Broker in Land Lots 37 and 38 of the 17th District. Located at the northwest intersection of Veterans Memorial Highway and Lion's Club Drive, and at the southwesterly intersection of Moss Drive and Lion's Club Drive (700 Veterans Memorial Highway).

SLUP-9 **PULL-A-PART OF NORTHWEST ATLANTA, LLC** (Word of Faith Christian Center Church, Inc. of Georgia, owner) requesting a **Special Land Use Permit** for the purpose of Do-It-Yourself Used Auto Parts in Land Lots 861 and 916 of the 19th District. Located at the terminus of Tramore Pointe Parkway, northwest of East-West Connector.

HELD CASES

Z-40 **A. J. REHMANI** (A. J. Rehmani and Ronda Rehmani, owners) requesting Rezoning from **OS** and **PSC** to **GC** for the purpose of Indoor/Outdoor Soccer in Land Lot 109 of the 17th District and Land Lot 41 of the 18th District. Located on the south side of Veterans Memorial Highway, and on the north side of Lee Road, east of Glore Drive, west of Garner Road (381 Veterans Memorial Highway). *(Previously held by the Planning Commission from their July 8, 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 – August 20, 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

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HELD CASES

Z-28 RICHARD DUNCAN (Edward Eugene Hindman, Philip W. Engle and Maureen Engle, owners) requesting Rezoning from **R-20** to **R-15** for the purpose of a Residential Subdivision in Land Lot 112 of the 16th District. Located on the northwest side of Sandy Plains Road, west of Jefferson Ridge Way (4565 and 4605 Sandy Plains Road). *(Previously continued by the Planning Commission from their June 4, 2013 hearing and previously held by the Board of Commissioners from their July 16, 2013 hearing)*

Z-35 RICHARD DUNCAN (William E. Rolader, Mary L. Rolader, Jason Carter, Brian Carter, William E. Rolader as Executor of the Estate of Annie Imogent Rolader, and Mildred R. Lampley, owners) requesting Rezoning from **R-20** to **RA-5** for the purpose of a Single-Family Residential Subdivision in Land Lot 400 of the 16th District. Located on the northeast side of Shallowford Road, west of Mabry Road (3993, 4003, 4005 and 4021 Shallowford Road). *(Previously held by the Board of Commissioners from their July 16, 2013 hearing)*

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