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# ZONING ANALYSIS

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## Planning Commission Public Hearing

November 5, 2013

## Board of Commissioners' Public Hearing

November 19, 2013

Prepared by:  
**COBB COUNTY**  
**PLANNING AND ZONING DIVISIONS**

***COBB COUNTY BOARD OF COMMISSIONERS***

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***COBB COUNTY ZONING DIVISION***  
***COMMUNITY DEVELOPMENT DEPARTMENT***

**Robert Hosack, Director, Community Development**  
**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 – November 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**

**LUP-26** **BONNIE PHILLIPS** (owner) requesting a **Land Use Permit** for the purpose of Weddings and Wedding Receptions in Land Lots 571, 572 and 613 of the 19<sup>th</sup> District. Located on the northwest side of John Petree Road, south of Beaver Creek Crossing (2684 John Petree Road). *(Previously continued by the Planning Commission from their October 1, 2013 hearing)*

**REGULAR CASES --- NEW BUSINESS**

**Rezoning**

**Z-61** **COPPERLEAF PARTNERS, LLC** (Spero G. Karas, owner) requesting Rezoning from **R-20** to **RA-5** for the purpose of a Subdivision in Land Lots 559 and 594 of the 16<sup>th</sup> District. Located on the east side of Bob Bettis Road; bounded by Bob Bettis Road, Brown Circle and Fairview Drive; north of Piedmont Road (2712 Bob Bettis Road). **WITHDRAWN WITHOUT PREJUDICE**

**Z-62** **WADE COOTS COMPANY** (Coots Family Properties, LLC, Series 7, owner) requesting Rezoning from **GC, CF** and **R-20** to **HI** for the purpose of a Contracting Company in Land Lots 505, 506 and 595 of the 18<sup>th</sup> District. Located on the northwest side of Six Flags Parkway and southwest side of Hillcrest Drive; north of Six Flags Drive (298 Six Flags Parkway).

**Z-63** **DUNCAN LAND INVESTMENTS** (Terry R. and Michael S. Palmer, owners) requesting Rezoning from **R-20** to **R-15/OSC** for the purpose of a Subdivision in Land Lots 308 and 341 of the 16<sup>th</sup> District. Located on the north and south sides of Blackwell Road; southwest of Wenlok Trail and east of Carter Valley Drive (1982 Blackwell Road).



- Z-64** **POPE & LAND ENTERPRISES, INC.** (CBL Investors, LLC, and City View Holdings, L.P., owners) requesting Rezoning from **O&I** and **RSL** to **UVC** for the purpose of a Mixed-Use Community in Land Lots 977, 1015 and 1016 of the 17<sup>th</sup> District. Located at the southwest intersection of Cumberland Boulevard and Cobb Parkway A/K/A Highway 41.
- Z-65** **CHEROKEE HYUNDAI OF KENNESAW, LLC** (McCamy Properties, LLC; Marian McCamy Houk as Trustee of the Robert J. McCamy, Jr. Trust; and Robert J. McCamy, Jr. as Trustee of the Mary Stuart McCamy Trust, the Clare Shaw McCamy Trust, and the Marian Sims McCamy Houk Trust, owners) requesting Rezoning from **GC** to **LI** for the purpose of a New and Used Automobile Dealership and Related Services in Land Lots 504, 505 and 506 of the 16<sup>th</sup> District. Located at the northeast and southeast intersections of Big Shanty Road and Barrett Lake Boulevard, west of Interstate 75.

### Land Use Permits

- LUP-27** **CYNTHIA WEBSTER** (Cynthia Couchman, F/K/A Cynthia Webster, owner) requesting a **Land Use Permit** for the purpose of Allowing More Unrelated Adults than the County Code Permits in Land Lot 330 of the 16<sup>th</sup> District. Located on the south side of Allpoint Drive, north side of Wesley Chapel Road; northeasterly of the intersection of Allpoint Drive and Wesley Chapel Road (3616 Allpoint Drive).
- LUP-28** **DITTO HOLDINGS, LLC** (owner) requesting a **Land Use Permit** for the purpose of Allowing More Unrelated Adults than the County Code Permits in Land Lot 59 of the 20<sup>th</sup> District. Located on the northwest side of Lake Mist Drive (4167 Lake Mist Drive).
- LUP-29** **SCOTT OLSCHANSKY** (Scott M. Olschansky, owner) requesting a **Land Use Permit** for the purpose of Allowing More Unrelated Adults than the County Code Permits in Land Lot 810 of the 16<sup>th</sup> District. Located on the east side of Holcomb Lake Road, east of Wingard Drive (1692 Holcomb Lake Road).

- LUP-30**     **JOHN J. SUAREZ** (John J. Suarez, III, owner) requesting a **Land Use Permit** for the purpose of a Home Office in Land Lot 242 of the 16<sup>th</sup> District. Located on the east side of Indian Town Road, north of Pete Shaw Road (4080 Indian Town Road).
- LUP-31**     **BRANDON RICH AND STUART RICH** (owners) requesting a **Land Use Permit** for the purpose of Allowing More Unrelated Adults and Vehicles than the County Code Permits in Land Lot 140 of the 16<sup>th</sup> District. Located on the south side of Fay Drive, west of Timrose Road (246 Fay Drive).
- LUP-32**     **CHANDRA L. YATES** (Jay R. Yates and Chandra L. Yates, owners) requesting a **Land Use Permit** for the purpose of Allowing More Unrelated Adults than the County Code Permits in Land Lot 222 of the 20<sup>th</sup> District. Located at the southeast intersection of Stilesboro Road and Windchime Court (1759 Windchime Court).

### Special Land Use Permits

- SLUP-11**     **MT. BETHEL UNITED METHODIST CHURCH, INC.** (Atlanta Jewish Community Center, Inc., owner) requesting a **Special Land Use Permit** for the purpose of a Private School in Land Lots 599, 600, 625 and 626 of the 16<sup>th</sup> District. Located on the north side of Post Oak Tritt Road, west of Holly Springs Road (2509 Post Oak Tritt Road).

### HELD CASES

- Z-45**     **R. DAVID CLARK AND M. KAY CLARK** (owners) requesting Rezoning from **R-20** and **R-30** to **R-15** for the purpose of a Residential Subdivision in Land Lot 759 of the 16<sup>th</sup> 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). *(Previously continued by the Planning Commission from their September 9, 2013 hearing and previously held by the Planning Commission from their October 1, 2013 hearing)*

**Z-59**      **THOMAS HOMES & COMMUNITIES, LLC** (The Estate of Elmo Lovinggood, Linda Pruett, Executrix, owner) requesting Rezoning from **R-20** to **RSL** for the purpose of Residential Senior Living in Land Lot 669 of the 16<sup>th</sup> District. Located on the west side of East Piedmont Road, north of Fairport Way, and at the terminus of Pinkney Drive (2316 Pinkney Drive). *(Previously held by the Planning Commission from their October 1, 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 – November 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*

**REGULAR CASES --- NEW BUSINESS**

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