
ZONING ANALYSIS

Planning Commission Public Hearing

February 4, 2014

Board of Commissioners' Public Hearing

February 18, 2014

Prepared by:
COBB COUNTY
PLANNING AND ZONING DIVISIONS

COBB COUNTY BOARD OF COMMISSIONERS

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Helen Goreham, District 1
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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 – February 4, 2014

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-59^{'13}** **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 16th 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 and previously continued by Staff until the February 4, 2014 Planning Commission hearing)*
- Z-62^{'13}** **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 18th 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). *(Previously continued by Staff until the February 4, 2014 Planning Commission hearing)*
- Z-72^{'13}** **THE RYLAND GROUP, LLC** (Willoughby & Sewell Development, Ltd.; A. Lee Brand, Jr.; Janella S. Brand; and Jennifer B. Gruber, owners) requesting Rezoning from **R-30** and **R-20** to **R-20** for the purpose of Single-Family Residential in Land Lots 39, 40 and 76 of the 20th District. Located on the southeast side of Cedarcrest Road, and the west side of Old Dallas Acworth Road. *(Previously continued by the Planning Commission from their December 3, 2013 hearing)*

SLUP-13^{'13} PEGASUS TOWER COMPANY, LLC (Carter T. Samples, Jr. and Mildred B. Samples, owners) requesting a **Special Land Use Permit** for the purpose of a New 130 Foot Monopole Telecommunications Tower in Land Lots 406 and 497 of the 18th District. Located at the northwest intersection of Mableton Parkway and Queen Mill Road. *(Continued by Staff; therefore will not be considered at this hearing)*

SLUP-14^{'13} MUNICIPAL COMMUNICATIONS, LLC, AND DR. J ENTERPRISES, LLC (Hurt Road Baptist Church, Inc., owner) requesting a **Special Land Use Permit** for the purpose of a Wireless Communication Tower and Antennas in Land Lots 195 and 238 of the 17th District. Located on the south side of Hurt Road, west of Marcela Drive (17 Hurt Road). *(Previously continued by Staff)*

REGULAR CASES --- NEW BUSINESS

Rezoning

Z-1 GALAXY PROPERTIES & INVESTMENT, INC. (Mohammed Llyas and Muzzamil Ghaffar, owners) requesting Rezoning from **PSC** and **GC** to **LI** for the purpose of a Warehouse in Land Lot 109 of the 17th District and Land Lots 40 and 41 of the 18th District. Located on the southwest side of Veterans Memorial Highway and on the east side of Glore Drive (429 Veterans Memorial Highway).

Z-2 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 until the May 6, 2014 Planning Commission hearing; therefore will not be considered at this hearing)*

- Z-3** **TAMISHA YOUNG** (Bobbie W. Loveless, owner) requesting Rezoning from **GC** to **NRC** for the purpose of Childcare in Land Lot 16 of the 17th District. Located on the northwest side of Austell Road, southwest of Hicks Road (2554 Austell Road).
- Z-4** **NORTHLAKE STORAGE, LLC** (San-Har, Inc., owner) requesting Rezoning from **OMR** to **O&I with Stipulations** for the purpose of a Climate-Controlled Self-Service Storage Facility in Land Lots 919 and 920 of the 17th District. Located at the northwest intersection of Windy Hill Road and Spectrum Circle.
- Z-5** **THE PICARDI FAMILY TRUST** (owner) requesting Rezoning from **R-30** to **LRO** for the purpose of Professional Offices in Land Lot 81 of the 19th District. Located on the south side of Dallas Highway, east of Poplar Springs Road (5421 Dallas Highway).
- Z-6** **BCL-ATLANTA, LLC** (owner) requesting Rezoning from **LI** to **HI** for the purpose of Battery Manufacturing in Land Lots 778, 788 and 789 of the 18th District. Located on the southwest side of Troon Circle and on the northwest side of Riverside Parkway (7905 Troon Circle).
- Z-7** **RL MABLETON, LLC** (Ken A. Harbaugh, owner) requesting Rezoning from **GC** and **LI** to **LI** for the purpose of Landscape Contractor Offices with Repair Shop and Vehicle Repair in Land Lots 498 and 499 of the 18th District. Located on the northeast side of Mableton Parkway, between Hunnicut Road and Discovery Boulevard (7013 and 7015 Mableton Parkway). *(Continued by Staff; therefore will not be considered at this hearing)*
- Z-8** **HOLBROOK PROPERTIES, LP/MCL PROPERTIES, LLC** (Lois D. Holbrook and MCL Properties, LLC, owners) requesting Rezoning from **PSC** to **CRC** for the purpose of Existing Service Station/Convenience Store in Land Lot 848 of the 19th District. Located at the southwest intersection of Austell Road and Floyd Road (3661 Austell Road).

Land Use Permits

- LUP-1** **RICHARD P. VOGH, III** (Richard P. Vogh, III and Polly Vogh, owners) requesting a **Land Use Permit** for the purpose of Allowing More Vehicles Than County Code Permits in Land Lot 314 of the 20th District. Located on the east side of Westwood Drive, north of Steve Drive (150 Westwood Drive).
- LUP-2** **JASON KORMOS** (Jason Kormos and Mi Kyong Kormos, owners) requesting a **Land Use Permit** for the purpose of Allowing More Unrelated Adults and Vehicles Than County Code Permits in Land Lot 58 of the 20th District. Located on the northwest side of Abington Walk, northwest of Hempstead Court (4223 Abington Walk).
- LUP-3** **DANESH ROSHAN** (Danesh Roshan and Fariba Mansoori, owners) requesting a **Land Use Permit** for the purpose of Allowing More Unrelated Adults and Vehicles Than County Code Permits in Land Lot 1203 of the 16th District. Located on the east side of Pioneer Trail, north of Ashton Woods Drive (195 Pioneer Trail).
- LUP-4** **SHIRLEY STREETMAN** (Paul Lamar Streetman, owner) requesting a **Land Use Permit (Renewal)** for the purpose of a Beauty Shop in Land Lot 269 of the 17th District. Located on the east side of Woodview Drive, south of Church Road (3195 Woodview Drive).
- LUP-5** **DANIEL CUELLAR** (owner) requesting a **Land Use Permit** for the purpose of Allowing More Unrelated Adults and Vehicles Than County Code Permits in Land Lot 38 of the 16th District. Located on the southeast corner of Bedell Road and Alabama Road (4850 Bedell Road). **WITHDRAWN WITHOUT PREJUDICE**
- LUP-6** **JACKIE COMET** (Jacqueline L. Comet and Scott N. Comet, owners) requesting a **Land Use Permit** for the purpose of Dog Sitting in Land Lots 26 and 53 of the 1st District. Located at the southwest intersection of Mountain Creek Drive and Hill Court (4781 Hill Court).

LUP-7 **TURNER ALLEN** (Turner Allen and Natalie Allen, owners) requesting a **Land Use Permit** for the purpose of Parking Larger Vehicle Than County Code Permits in Land Lot 206 of the 16th District. Located on the southeasterly side of Alison Jane Drive, south of Scarlet Drive (4305 Alison Jane Drive).

LUP-8 **GLASHAN, LLC** (owner) requesting a **Land Use Permit** for the purpose of Allowing More Unrelated Adults Than County Code Permits in Land Lot 219 of the 16th District. Located on the northeast corner of Dunmovin Drive and Dunmovin Court (4464 Dunmovin Drive).

Special Land Use Permits

SLUP-1 **NORTHLAKE STORAGE, LLC** (San-Har, Inc., owner) requesting a **Special Land Use Permit** for the purpose of a Climate-Controlled Self-Service Storage Facility in Land Lots 919 and 920 of the 17th District. Located at the northwest intersection of Windy Hill Road and Spectrum Circle.

SLUP-2 **AMERICAN AUTO SALES, LLC** (Hector Recinos, owner) requesting a **Special Land Use Permit** for the purpose of Used Car Sales in Land Lot 34 of the 18th District. Located on the south side of Veterans Memorial Highway; west of Powell Drive (1415 Veterans Memorial Highway).

HELD CASES

Z-66^{'13} **VICTOR NWALA NGON** (owner) requesting Rezoning from **GC** to **NRC** for the purpose of a Tire Store in Land Lots 701 and 702 of the 19th District. Located on the east side of Austell Road, north of Byers Drive (3077 Austell Road). *(Previously held by the Planning Commission from their December 3, 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 – February 18, 2014

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 CASES

Z-69^{'13} **BK PROPERTIES, LP** (owner) requesting Rezoning from **OS, O&I, R-20** and **NS** to **RM-8** for the purpose of Low Density/Multi-Family Homes in Land Lots 437, 438, 439, 498, 499, 500, 510 and 511 of the 16th District. Located on the south side of Big Shanty Road, east side of Chastain Meadows Parkway, and west side of Bells Ferry Road (73 Big Shanty Road). *(Previously continued by the Board of Commissioners from their December 17, 2013 hearing)*

Z-70^{'13} **SOVANNARY ROUN** (owner) requesting Rezoning from **R-20** to **HI** for the purpose of Truck and Auto Repair in Land Lot 589 of the 18th District. Located on the east side of Factory Shoals Road, south of Six Flags Drive (7249 Factory Shoals Road). *(Previously continued by the Board of Commissioners from their December 17, 2013 hearing)*

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HELD CASES

LUP-27¹³ 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 16th 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). *(Previously held by the Board of Commissioners from their November 19, 2013 hearing until their February 18, 2014 hearing)*
WITHDRAWN WITHOUT PREJUDICE

LUP-29¹³ 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 16th District. Located on the east side of Holcomb Lake Road, east of Wingard Drive (1692 Holcomb Lake Road). *(Previously held by the Board of Commissioners from their November 19, 2013 hearing until their February 18, 2014 hearing)*

SLUP-12¹³ RETEL BROKERAGE SERVICES, INC. (GBW Investment Partners, L.L.L.P., owner) requesting a **Special Land Use Permit** for the purpose of a Wireless Communication Tower and Antenna in Land Lot 94 of the 17th District. Located on the west and north sides of Hurt Road, west of Alexander Place (448 Hurt Road). *(Previously held by the Board of Commissioners from their December 17, 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.”