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# ZONING ANALYSIS

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## Planning Commission Public Hearing

May 6, 2014

## Board of Commissioners' Public Hearing

May 20, 2014

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

***COBB COUNTY BOARD OF COMMISSIONERS***

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**Bob Ott, District 2**  
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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 – May 6, 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-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 16<sup>th</sup> District. Located on the south side of Roswell Road, across from Providence Road, and west of Robinson Road (3540 Roswell Road). *(Previously continued by Staff until the May 6, 2014 Planning Commission hearing)*
- Z-16**      **CRP OAKMONT HARTMAN ROAD, L.L.C.** (J&E Bob White Associates, LLC; Savta & Saba, LLC; and The Minor's Trust for the Benefit of Frederick Michael Lansky dated July 29, 1993, owners) requesting Rezoning from **HI** and **R-20** to **HI** for the purpose of Office/Warehouse in Land Lots 684 and 702 of the 18<sup>th</sup> District. Located on the northeast side of White Road, south of Factory Shoals Road. *(Previously continued by Staff)*
- Z-18**      **PRIME INTEREST, INC.** (4730 Floyd Road LLC and Elizabeth Barnes Skelton, owners) requesting Rezoning from **R-20** to **R-15/OSC** and **RA-5** for the purpose of a Single-Family Subdivision in Land Lot 1074 of the 19<sup>th</sup> District. Located on the south side of Glore Road, west of Floyd Road, and at the northern terminus of Green Valley Road. *(Previously continued by Staff)*      **WITHDRAWN WITHOUT PREJUDICE**



## **REGULAR CASES --- NEW BUSINESS**

### **Rezoning**

- Z-19**      **JIM AND JULIA TIDWELL** (Tidwell North Cobb LLC, owner) requesting Rezoning from **GC** to **LI** for the purpose of Equipment Leasing and Trailer Sales and Service in Land Lots 175 and 176 of the 20<sup>th</sup> District. Located on the northeast side of Cobb Parkway, southwest side of Old 41 Highway, southeasterly of McCollum Parkway (2390 Cobb Parkway).
- Z-20**      **CHARLES YANTIS** (Charles W. Yantis and Melna L. Yantis, owners) requesting Rezoning from **IF** to **R-15** for the purpose of a Single-Family House in Land Lot 1053 of the 19<sup>th</sup> District. Located on the west side of Doss Circle, north of Oglesby Road (4570 Doss Circle).
- Z-21**      **ENOCH APPIAH** (owner) requesting Rezoning from **GC** to **HI** for the purpose of Vehicle Repair, Storing, Salvaging Vehicles and Towing of Vehicles in Land Lot 34 of the 18<sup>th</sup> District. Located on the west side of Powell Drive, south of Veterans Memorial Highway (5780 Powell Drive).
- Z-22**      **3700 ROSWELL ROAD, LLC** (Barry J. Shemaria, owner) requesting Rezoning from **LRO** to **O&I** for the purpose of a Climate Controlled Self-Service Storage Facility in Land Lot 967 of the 16<sup>th</sup> District. Located on the south side of Roswell Road, west of Robinson Road (3700 Roswell Road).
- Z-23**      **TROIX PROPERTIES, LLC** (Providence Bank, owner) requesting Rezoning from **R-15** and **R-20** to **LI** for the purpose of a Warehouse and Related Uses in Land Lot 1137 of the 16<sup>th</sup> District. Located on the west side of Fairview Street, and on the north side of Gresham Road (108 and 409 Fairview Street and two other parcels).

- Z-24**      **RACETRAC PETROLEUM, INC.** (owner) requesting Rezoning from **TS** to **CRC** for the purpose of Parking Improvements for Existing Convenience Store with Fuel Sales in Land Lot 753 of the 17<sup>th</sup> District. Located on the northeast side of South Cobb Drive, north of Tibarron Parkway (5191 South Cobb Drive).
- Z-25**      **THE CENTER FOR CHILDREN AND YOUNG ADULTS, INC.** (owner) requesting Rezoning from **PSC** and **R-20** to **NRC** for the purpose of Accessory Recreation Use for Existing Center in Land Lots 60 and 85 of the 17<sup>th</sup> District. Located at the northeast intersection of Austell Road and Schaffer Road (2221 Austell Road).
- Z-26**      **TANGLEWOOD DEVELOPMENT, INC.** (owner) requesting Rezoning from **R-20/OSC** to **R-15** for the purpose of a Single-Family Residential Subdivision in Land Lots 48 and 49 of the 16<sup>th</sup> District. Located on the northeast side of Jamerson Road, southeast of Hawk Trail.
- Z-27**      **BROOKS CHADWICK, LLC** (Tennis Academy of Georgia, Inc., owner) requesting Rezoning from **RR** to **RM-8** for the purpose of Single-Family Attached Residential Units in Land Lot 976 of the 16<sup>th</sup> District. Located on the southeast side of Audubon Drive, south of Fairfield Drive (900 Audubon Drive).
- Z-28**      **MUNICIPAL COMMUNICATIONS, LLC** (Victoria A. Milam, owner) requesting Rezoning from **O&I With Stipulations** to **O&I With Stipulations** for the purpose of a Telecommunications Tower and Related Equipment in Land Lots 365 and 428 of the 16<sup>th</sup> District. Located on the south side of Chastain Road, east of I-575 (287 Chastain Road). *(Continued by Staff; therefore will not be considered at this hearing)*

### Land Use Permits

**LUP-15 MOST REVEREND WILTON D. GREGORY, S.L.D., AS ARCHBISHOP OF THE ROMAN CATHOLIC ARCHDIOCESE OF ATLANTA AND/OR HIS SUCCESSORS IN OFFICE** (owner) requesting a **Land Use Permit** for the purpose of a Catholic Campus Ministry in Land Lot 97 of the 20<sup>th</sup> District. Located on the west side of Campus Loop Road, across from Paulding Avenue (3487 Campus Loop Road).

### Special Land Use Permits

**SLUP-5 ENOCH APPIAH** (owner) requesting a **Special Land Use Permit** for the purpose of Vehicle Storing, Salvaging and Towing in Land Lot 34 of the 18<sup>th</sup> District. Located on the west side of Powell Drive, south of Veterans Memorial Highway (5780 Powell Drive).

**SLUP-6 3700 ROSWELL ROAD, LLC** (Barry J. Shemaria, owner) requesting a **Special Land Use Permit** for the purpose of a Climate Controlled Self-Service Storage Facility in Land Lot 967 of the 16<sup>th</sup> District. Located on the south side of Roswell Road, west of Robinson Road (3700 Roswell Road).

**SLUP-7 CUMBERLAND CHRISTIAN ACADEMY, INC.** (Sun Valley (Holloman Road) Partners, LLC, owner) requesting a **Special Land Use Permit** for the purpose of a Private School and Its Corporate Offices in Land Lots 1247 and 1248 of the 19<sup>th</sup> District. Located on the west side of Holloman Road, south of Hiram Lithia Springs Road.

**SLUP-8 COSMO VENTURES COBB, LLC** (owner) requesting a **Special Land Use Permit** for the purpose of a Suite Hotel in Land Lot 851 of the 17<sup>th</sup> District. Located on the southwest side of Corporate Plaza, south of Windy Hill Road.

**SLUP-9**      **MUNICIPAL COMMUNICATIONS, LLC** (Victoria A. Milam, owner) requesting a **Special Land Use Permit** for the purpose of a Telecommunications Tower and Related Equipment in Land Lots 365 and 428 of the 16<sup>th</sup> District. Located on the south side of Chastain Road, east of I-575 (287 Chastain Road). *(Continued by Staff; therefore will not be considered at this hearing)*

### **HELD CASES**

**Z-9**            **QUIK TRIP CORPORATION** (GEC Atlanta, LLC; Tu Phat Chau; Irene Chan; and Scoggins LP, owners) requesting Rezoning from **GC, NRC** and **R-20** to **CRC** for the purpose of a Convenience Store with Fuel Sales in Land Lot 55 of the 20<sup>th</sup> District. Located at the northwest intersection of Wade Green Road and Hickory Grove Road, and southeast side of Hickory Grove Place (4443 and 4455 Wade Green Road; and 1521, 1531 and 1541 Hickory Grove Place). *(Previously held by the Planning Commission from their March 4, 2014 and April 1, 2014 hearings)*

**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 – May 20, 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-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 17<sup>th</sup> District. Located at the northwest intersection of Windy Hill Road and Spectrum Circle. *(Previously continued by Staff from the February 18, 2014, March 18, 2014 and April 15, 2014 Board of Commissioners hearings)*
- Z-14**            **CAN NGUYEN** (Can Van Nguyen, owner) requesting Rezoning from **RA-5** to **R-20** for the purpose of a Meditation Center in Land Lots 386 and 412 of the 18<sup>th</sup> District. Located on the north side of South Gordon Road, east of Starling Drive, west of Mitchell Lane (540 South Gordon Road). *(Previously continued by the Board of Commissioners from their April 15, 2014 hearing)*
- SLUP-13<sup>13</sup>**    **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 18<sup>th</sup> District. Located at the northwest intersection of Mableton Parkway and Queen Mill Road. *(Previously continued by Staff)*
- 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 17<sup>th</sup> District. Located at the northwest intersection of Windy Hill Road and Spectrum Circle. *(Previously continued by Staff from the February 18, 2014, March 18, 2014 and April 15, 2014 Board of Commissioners hearings)*

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