
ZONING ANALYSIS

**Planning Commission
Public Hearing**

April 7, 2015

**Board of Commissioners'
Public Hearing**

April 21, 2015

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

COBB COUNTY BOARD OF COMMISSIONERS

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

Rob Hosack, Director, Community Development
John Pederson, Manager, Zoning Division

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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 7, 2015

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-86¹⁴** **ZERO ONE, LLC** (owner) requesting Rezoning from **R-15** to **RA-5** for the purpose of a Single-Family Subdivision in Land Lots 82 and 151 of the 18th District. Located on the south side of Old Alabama Road, west of South Glenn Forest Street, and at the western end of Angelia Drive. *(Previously continued by the Planning Commission from their December 2, 2014 and February 3, 2015 hearings and previously continued by Staff until the April 7, 2015 Planning Commission hearing)*
- Z-8** **WINDSONG PROPERTIES** (Living Hope Lutheran Church, Inc., and Merl C. Reece, owners) requesting Rezoning from **R-30** to **RSL** for the purpose of a Residential Senior Living Neighborhood in Land Lots 200 and 201 of the 20th District. Located on the north side of Stilesboro Road, west of Mack Dobbs Road. *(Previously held by the Planning Commission from their February 3, 2015 hearing and previously continued by Staff until the April 7, 2015 Planning Commission hearing)*
- Z-17** **E-ROCK DEVELOPMENT, LLC** (Melonee Bates and Petrelia Lawhorn, owners) requesting Rezoning from **R-30** to **R-15** for the purpose of Single-Family Residential in Land Lot 28 of the 1st District. Located on the northwesterly side of Childers Road, south of Monet Drive (3383 Childers Road). *(Previously continued by Staff until the March 3, 2015 Planning Commission hearing and previously continued by the Planning Commission from their March 3, 2015 hearing)*
- Z-20** **BK PROPERTIES, LP** (owner) requesting Rezoning from **O&I, NS** and **R-20** to **OS** for the purpose of Office and Warehouse Distribution in Land Lots 498, 499, 510, and 511 of the 16th District. Located on the northeasterly side of Chastain Meadows Parkway, and the westerly side of Bells Ferry Road, south of Big Shanty Road. *(Previously continued by Staff until the March 3, 2015 Planning Commission hearing and previously continued by the Planning Commission from their March 3, 2015 hearing)*

- Z-26** **JAMES BEVERIDGE** (The Board of Trustees of the Mount Zion United Methodist Church and Johnson Ferry Holdings, LLC, owners) requesting Rezoning from **R-20** to **RA-5** for the purpose of Single-Family Residential in Land Lots 827 and 830 of the 16th District. Located on the east side of Johnson Ferry Road, south of Bishop Lake Road (1668 Johnson Ferry Road). *(Previously continued by the Planning Commission from their March 3, 2015 hearing)*

REGULAR CASES --- NEW BUSINESS

Rezoning

- Z-28** **JOSE VALENCIA** (Silver Creek Properties, owner) requesting Rezoning from **R-20** to **LI** for the purpose of Truck Parking in Land Lot 258 of the 18th District. Located on the east side of Maxham Road, south of Old Alabama Road (160 Maxham Road).
- Z-29** **PROVINCE HOMES, LLC** (The Estate of Lillian Dean Little Haskins, owner) requesting Rezoning from **R-20** and **R-30** to **R-20** for the purpose of a Single-Family Subdivision in Land Lots 293 and 316 of the 20th District. Located on the north side of Bob Cox Road, east of Lake Somerset Drive, and at the eastern terminus of Sutcliffe Ridge.
- Z-30** **RICHARD A. BOONE** (Richard A. Boone, Sr., owner) requesting Rezoning from **GC** to **LI** for the purpose of a Church in Land Lots 909 and 910 of the 19th District. Located on the south side of Powder Springs Road, west of Flint Hill Road (3289 Powder Springs Road).
- Z-31** **WEST COBB SENIOR LIVING, LLC** (Michael M. Pundt, owner) requesting Rezoning from **R-20** to **RSL** for the purpose of Addition to Senior Living Community in Land Lot 332 of the 20th District. Located on the northeast side of Kennesaw View Drive, south of Dallas Highway (3250 Kennesaw View Drive).
- Z-32** **QUALITY CONSTRUCTION, INC. & AAA QUALITY PLUMBING, INC.** (AJ & Sons Properties, LLC, owner) requesting Rezoning from **GC** to **GC With Stipulations** for the purpose of Specialized Contractors in Land Lot 637 of the 16th District. Located on the east side of Canton Road, south of Blackwell Lane (2481 and 2487 Canton Road).

- Z-33** **JOHN HILLIS** (Hillis Enterprises, LLC, owner) requesting Rezoning from **R-15, GC** and **CRC** to **CRC** for the purpose of Commercial and Contractor in Land Lots 708 and 709 of the 16th District. Located on the east side of Canton Road, and the north side of Powell Wright Road (2218 Canton Road).
- Z-34** **THOMAS HOMES & COMMUNITIES, LLC** (Sue B. McDonald, Barry G. Abernathy and Deborah S. Abernathy, owners) requesting Rezoning from **R-20** and **R-80** to **RSL** for the purpose of Residential Senior Living (Nonsupportive) in Land Lots 291 and 318 of the 20th District. Located on the northwest side of Ernest Barrett Parkway, south of Burnt Hickory Road, and on the north side of Tuxedo Lane (2952 Ernest Barrett Parkway). *(Continued by Staff; therefore will not be considered at this hearing)*
- Z-35** **PENNACLE HOMES OF THE SOUTH, LLC** (Morris Property Enterprises, LLC, owner) requesting Rezoning from **R-30** to **R-20/OSC** for the purpose of a Single-Family Subdivision in Land Lot 152 of the 20th District. Located on the southwest side of Old Stilesboro Road, west of Cheatham Road (6375 Old Stilesboro Road).
- Z-36** **HERLINDA M. BOTELLO** (owner) requesting Rezoning from **GC** to **LRO** for the purpose of an Office in Land Lot 767 of the 19th District. Located on the north side of Hurt Road, east of Powder Springs Road (2400 Hurt Road).
- Z-37** **VENTURE HOMES, INC.** (Austell Investments, Inc., owner) requesting Rezoning from **O&I** and **RM-12** to **RM-12** for the purpose of an Attached Residential Subdivision in Land Lots 134 and 155 of the 17th District. Located on the northwest side of Austell Road, north of Cunningham Road (1850 Austell Road).
- Z-38** **AURIANA PARK** (owner) requesting Rezoning from **TS** and **R-20** to **R-20** for the purpose of a Single-Family House in Land Lot 141 of the 20th District. Located on the west side of Old Mack Dobbs Road, south of Cobb Parkway (2905 Old Mack Dobbs Road).

Z-39 PULTE HOME CORPORATION (Cash Family Limited Partnership, owner) requesting Rezoning from **LI** to **RM-8** for the purpose of an Attached Residential Subdivision in Land Lot 691 of the 17th District. Located on the northeast side of South Cobb Drive, west side of Oakdale Road, and the north side of Wright Road (4680 and 4719 South Cobb Drive, and 4696 Oakdale Road).

Land Use Permits

LUP-8 PATRICK COOK (Patrick Cook and Katherine Cook, owners) requesting a **Land Use Permit** for the purpose of Small Arms Reloading in Land Lot 550 of the 16th District. Located on the southeast side of Barbara Lane, east of Timbermill Drive (2802 Barbara Lane).

LUP-9 MARIA CLAUDIA ORTEGA (Jesus Maria Silva and Maria Claudia Ortega, owners) requesting a **Land Use Permit** for the purpose of Daycare in Land Lots 949 and 950 of the 16th District. Located on the east side of Allgood Road, north of Camellia Drive (1096 Allgood Road).

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 21, 2015

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-12 **MICHAEL B. KENNEDY** (Michael Kennedy, owner) requesting Rezoning from **R-20** to **RA-5** for the purpose of Residential Development in Land Lots 96 and 121 of the 17th District. Located on the east side of South Hurt Road, across from Donna Drive (3865 South Hurt Road). *(Previously continued by the Planning Commission from their February 3, 2015 hearing and previously continued by the Board of Commissioners from their March 17, 2015 hearing)*

Z-27 **LYNWOOD DEVELOPMENT GROUP, LLC** (BSD Power II, LLC and Park Point Land, LLC, owners) requesting Rezoning from **OHR** to **UC** for the purpose of Urban Condominiums in Land Lots 985 and 1008 of the 17th District. Located at the southwest intersection of Powers Ferry Road and Windy Ridge Parkway. *(Previously continued by the Board of Commissioners from their March 17, 2015 hearing)*

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OTHER BUSINESS

ITEM OB-15

To consider amending the site plan for Concordia Properties, LLC regarding rezoning application Z-37 of 1983 (Johnson Ferry Investors, Inc.), for property located on the south side of Olde Towne Parkway, east of Johnson Ferry Road Land Lot 86 of the 1st District. *(Previously continued by the Board of Commissioners from their March 17, 2015 hearing)*

ITEM OB-019

To amend the zoning minutes for The Vest House, LLC regarding rezoning application Z-13 of 2015 (The Vest House, LLC) for property located on the west side of Mountain Street between Paces Ferry Road and Spring Street, in Land Lots 909 and 952 of the 17th District.

ITEM OB-020

To consider amending the stipulations for Nick and Anna Letsos regarding SLUP-4 (Nick Letsos and Anna N. Letsos) of 2010, for property located at the northwesterly intersection of Canton Road and Westerly Way in Land Lot 660 of the 16th District.

ITEM OB-021

To consider amending the stipulations for Cuellar Auto Repair, LLC regarding Z-65 (Cuellar Auto Repair) of 2014, for property located on the southwest side of Atlanta Road, south of Darwin Road in Land Lot 370 of the 17th District.

ITEM OB-022

To consider amending the site plan and the stipulations for Professional Resource Development, Inc. regarding rezoning application Z-39 of 2004 (Traton Corporation and W & H Properties, LLC), for property located at the northwest intersection of the East West Connector and Felton Hill Road in Land Lot 25 of the 17th District.

ITEM OB-023

To consider amending the stipulations for Traton Homes, L.L.C. regarding Z-50 (Arrowhead Real Estate Partners, LLC) of 2012, for property located on the west side of Stillhouse Lane, south of Cumberland Boulevard in Land Lots 949, 950 of the 17th District.

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.”**