
ZONING ANALYSIS

Planning Commission Public Hearing

March 1, 2011

Board of Commissioners' Public Hearing

March 15, 2011

Prepared by:
COBB COUNTY
PLANNING AND ZONING DIVISIONS

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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 – March 1, 2011

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-1 **MICHAEL MCMILLEN** (Michael McMillen and Justin McMillen, owners) requesting Rezoning from **GC** to **UVC** for the purpose of Psychic Readings and a Residence in Land Lot 743 of the 17th District. Located on the east side of Atlanta Road, south of Paces Ferry Road. *(Previously continued by the Planning Commission from their February 1, 2011 hearing)*

Z-3 **TWIN OAKS MOBILE HOME PARK, INC.** (owner) requesting Rezoning from **R-20** and **NS with Stipulations** to **NRC** and **MHP** for the purpose of an Existing Mobile Home Park, Daycare, Office, and Retail in Land Lots 407 and 408 of the 18th District. Located at the northwestern intersection of Mableton Parkway and Doyle Drive. *(Previously continued by the Planning Commission from their February 1, 2011 hearing)*

REGULAR CASES --- NEW BUSINESS

Rezoning

Z-6 **MACK & ABE, INC.** (owner) requesting Rezoning from **GC** to **NRC** for the purpose of a Carwash, Emissions Station, and Convenience Store With Fuel Sales in Land Lot 470 of the 16th District. Located on the east side of Johnson Ferry Road, south of Shallowford Road.

Z-7 **ROOMS TO GO** (GlassRatner Management & Realty Advisors, LLC as Receiver for Heardco, L.P., owner) requesting Rezoning from **GC with Stipulations** to **GC with Stipulations** for the purpose of Retail and Removing Zoning Stipulations in Land Lots 172, 173 and 209 of the 20th District. Located on the north side of Ernest Barrett Parkway; and on the south side of Auto Park Drive, west of Barrett Lakes Boulevard.

- Z-8** **STEVEN G. KOEPESELL** (Little Learners Academy of Marietta, LLC, owner) requesting Rezoning from **R-20** to **NRC** for the purpose of a Daycare in Land Lots 780 and 781 of the 19th District. Located on the south side of Amy Lane; and on the north side of Mimosa Drive, west of Austell Road.
- Z-9** **ATLAS GA I SPE, LLC** (owner) requesting Rezoning from **GC with Stipulations** to **GC with Stipulations** for the purpose of Retail in Land Lot 720 of the 16th District and Land Lots 172 and 209 of the 20th District. Located at the northwesterly intersection of Ernest Barrett Parkway, and Barrett Lakes Boulevard.

Land Use Permits

- LUP-4** **WILLIAM D. RAWLS** (owner) requesting a **Land Use Permit** for the purpose of Parking More Vehicles Than The Zoning Code Allows in Land Lot 310 of the 17th District. Located on the south side of Pretty View Lane, east of Kenland Road (436 Pretty View Lane).
- LUP-5** **MICHAEL DREWITZ** (Michael K. Drewitz and Ligia M. Martinez Drewitz, owners) requesting a **Land Use Permit (Renewal)** for the purpose of a Photography Studio in Land Lot 979 of the 16th District. Located on the north side of Robinson Road, west of Hidden Hollow Drive (3555 Robinson Road).
- LUP-6** **SHILOH HILLS CHRISTIAN SCHOOL** (Shiloh Hills Baptist Church of Cobb County, owner) requesting a **Land Use Permit** for the purpose of a Daycare Educational Program in Land Lots 210 and 211 of the 16th District. Located on the south side of Hawkins Store Road, east of Bells Ferry Road (260 Hawkins Store Road).
- LUP-7** **DAWN JAEGER** (Thomas H. Jaeger and Dawn S. Jaeger, owners) requesting a **Land Use Permit** for the purpose of Aesthetics in Land Lot 691 of the 16th District. Located on the south side of Mark Hall Drive, east of Meadowind Lane (3464 Mark Hall Drive).

HELD CASE

LUP-30^{'10} DESTINY BARNES (Dank A. Barnes, owner) requesting a **Land Use Permit** for the purpose of Additional Vehicles in Land Lot 270 of the 17th District. Located at the northeasterly intersection of Church Road and Biggern Avenue (255 Church Road). *(Previously held by the Planning Commission from their December 1, 2010 and February 1, 2011 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.”

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COBB COUNTY
ZONING HEARING AGENDA
Board of Commissioners – March 15, 2011

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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HELD CASE

Z-28^{'10} **GREEN STREET PROPERTIES/MARTHASVILLE DEVELOPMENT/JAMESTOWN PROPERTIES** (Riverview Industries, L.P., owner) requesting Rezoning from **HI** and **R-20** to **PVC** for the purpose of a Mixed Use Development in Land Lots 58, 171, 172, 174, 175, and 284 of the 18th District. Located on the southeasterly side of River View Road, between I-285 and the Southern Railway Railroad tracks; on the southeasterly side of River View Road, south of I-285; on the northwesterly side of River View Road, between Dickerson Drive and Nichols Drive; and on the southerly side of Nichols Drive, between River View Road and Armstrong Place. *(Previously continued by Staff from the October 5, 2010 Planning Commission hearing and previously held by the Board of Commissioners from their February 15, 2011 hearing)*

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