
ZONING ANALYSIS

Planning Commission Public Hearing

November 1, 2011

Board of Commissioners' Public Hearing

November 15, 2011

Prepared by:
COBB COUNTY
PLANNING AND ZONING DIVISIONS

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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 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

SLUP-8 I CAN CHRISTIAN ACADEMY, INC. (Oak Hill Properties, LLC, owner) requesting a **Special Land Use Permit** for the purpose of a Private School in Land Lot 910 of the 19th District. Located at the southeast intersection of Flint Hill Road and Industry Road. *(Previously continued by the Planning Commission from their September 8, 2011 and October 4, 2011 hearings)*

REGULAR CASES --- NEW BUSINESS

Rezoning

Z-39 EVELYN OWUSU AND KWAME OWUSU (owners) requesting Rezoning from **R-20** to **LI** for the purpose of a Mechanic Shop in Land Lot 610 of the 18th District. Located on the northwest side of Factory Shoals Road, northwest of Hartman Road, south of I-20.

Z-40 DAVID C. KIRK, ATTORNEY FOR WAL-MART (BT Marietta, LLC, owner) requesting Rezoning from **PSC, NRC** and **R-20** to **NRC** for the purpose of a Neighborhood Market in Land Lots 910 and 963 of the 16th District. Located on the northwest sides of Roswell Road and Old Canton Road.

Z-41 WALTON COMMUNITIES, LLC (Teague Investments, L.P.; Teague Spring Hill, L.L.C.; and Teague-Morris/Zimmerman, LLC, owners) requesting Rezoning from **RM-8, RM-12, R-15** and **R-30** to **UC** for the purpose of Residential Condominiums in Land Lots 812, 813, 843 and 844 of the 17th District. Located on the northwesterly side of Spring Hill Parkway, southwesterly of the intersection of Mt. Wilkinson Parkway and Spring Hill Parkway.

Z-42 **BANKHEAD C & D TRANSFER STATION, LLC** (owner) requesting Rezoning from **GC** to **HI** for the purpose of a Transfer Station in Land Lot 282 of the 18th District. Located on the southwest side of Veterans Memorial Highway, east of Discovery Boulevard.

Land Use Permits

LUP-27 **M6 AUTO GROUP** (Edward A. Sheasby and Toni S. Sheasby, owners) requesting a **Land Use Permit** for the purpose of Auto Broker in Land Lots 660 and 661 of the 16th District. Located on the north side of Liberty Hill Road, east of Canton Road; and on the east side of the intersection of Jewell Drive at Hiawasse Drive.

LUP-28 **JOHN THOMAS ROW, III AND PATRICIA M. ROW** (owners) requesting a **Land Use Permit** for the purpose of Light Auto Repair, Catering and Parking Cars in Land Lot 311 of the 16th District. Located on the northeast side of Stone Hearth Place; and on the west side of Steinhauer Road, south of Straton Hall Way.

Special Land Use Permits

SLUP-10 **BANKHEAD C & D TRANSFER STATION, LLC** (owner) requesting a **Special Land Use Permit** for the purpose of Expanding Existing Transfer Station in Land Lots 282 and 286 of the 18th District. Located on the southwest side of Veterans Memorial Highway, east of Discovery Boulevard.

HELD CASES

Z-37 **KAPTAN KOFI** (owner) requesting Rezoning from **NS** to **NRC** for the purpose of a Daycare Center in Land Lot 134 of the 17th District. Located at the northwest intersection of Austell Road and Cunningham Road; and at the northeast intersection of Norman Drive and Cunningham Road. *(Previously held by the Planning Commission from their October 4, 2011 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 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

Rezoning

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