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# ZONING ANALYSIS

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## Planning Commission Public Hearing

September 6, 2012

## Board of Commissioners' Public Hearing

September 18, 2012

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

***COBB COUNTY BOARD OF COMMISSIONERS***

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***COMMUNITY DEVELOPMENT DEPARTMENT***

**Robert Hosack, Director, Community Development**  
**John Pederson, Manager, Zoning Division**



*Cobb County... Expect the Best!*

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**COBB COUNTY**  
**ZONING HEARING AGENDA**  
**Planning Commission – September 6, 2012**

**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-3**     **MUNICIPAL COMMUNICATIONS, LLC** (Lewyn – Atlanta Road Partnership, owner) requesting a **Special Land Use Permit** for the purpose of Wireless Communications Tower and Antennas in Land Lot 763 of the 17<sup>th</sup> District. Located on the west side of Atlanta Road, northwesterly of Old Atlanta Station Drive; and on the east side of I-285 (4620 Atlanta Road). *(Previously continued by the Planning Commission from their August 7, 2012 hearing)*

**SLUP-4**     **GENE CHILDERS** (National Locators, Inc., owner) requesting a **Special Land Use Permit** for the purpose of an Automobile Storage Yard in Land Lot 37 of the 17<sup>th</sup> District. Located at the southwest intersection of Mableton Parkway and Glore Circle (5648 Mableton Parkway). *(Previously continued by the Planning Commission from their August 7, 2012 hearing)*

**REGULAR CASES --- NEW BUSINESS**

**Rezoning**

**Z-33**     **SOLOMON AJIBOGUN** (owner) requesting Rezoning from **GC** and **LI** to **HI** for the purpose of a Recycling Center in Land Lots 499 and 503 of the 18<sup>th</sup> District. Located on the northeasterly side of Mableton Parkway, northwest of Discovery Boulevard (7023 Mableton Parkway).

**Z-34**     **JOHN WIELAND HOMES AND NEIGHBORHOODS, INC.** (owner) requesting Rezoning from **R-30** to **R-20 OSC** for the purpose of Single-Family Residential in Land Lots 835, 836 and 892 of the 17<sup>th</sup> District. Located at the northerly intersection of Woodland Brook Drive and Settlement Road.

- Z-35**      **JAMES H. GROOME, JR.** (Barbara A. Shaw, owner) requesting Rezoning from **R-30** to **R-20** for the purpose of a Subdivision in Land Lots 954 and 973 of the 17<sup>th</sup> District. Located at the southerly intersection of Paces Ferry Road and New Paces Ferry Road (4258 and 4252 Paces Ferry Road).
- Z-36**      **MOUNTAINPRIZE, INC.** (1945 Powers Ferry Road Investors, LLC, owner) requesting Rezoning from **GC with Stipulations** to **GC with Stipulations** for the purpose of a Convenience Store with Fuel Sales in Land Lots 985 and 986 of the 17<sup>th</sup> District. Located at the northwesterly intersection of Powers Ferry Road and Windy Ridge Parkway, and at the southwesterly intersection of Windy Ridge Extension and Windy Ridge Parkway (1945 Powers Ferry Road).
- Z-37**      **THE KROGER CO.** (Four Plus Corporation, owner) requesting Rezoning from **NRC with Stipulations and NS with Stipulations** to **NRC** for the purpose of Retail and Office in Land Lots 314 and 333 of the 20<sup>th</sup> District. Located at the northwest intersection of Dallas Highway and Due West Road; and at the northeast intersection of Dallas Highway and Largent Way (3600 and 3636 Dallas Highway).
- Z-38**      **LUIS URIZAR** (Estate of Elzie Elton Goodwin a/k/a E. E. Goodwin, owner) requesting Rezoning from **R-20** to **HI** for the purpose of a Truck Terminal and Truck Repair Facility in Land Lot 505 of the 18<sup>th</sup> District. Located on the south side of Six Flags Parkway, east of Bishop Road (320, 350 and 370 Six Flags Parkway).
- Z-39**      **BANK OF AMERICA, N.A.** (Bank of America, N.A., as trustee for the registered holders of First Union Nation Bank-Chase Manhattan Bank Commercial Mortgage Trust, owner) requesting Rezoning from **RM-12** to **RM-12 with Stipulations** for the purpose of Multi-Family Residential in Land Lots 421, 422 and 444 of the 17<sup>th</sup> District. Located on the west side of Atlanta Road, north of Daniell Drive (1940 Atlanta Road).

### **Special Land Use Permits**

**SLUP-5 LAKEVIEW SEVENTH-DAY ADVENTIST CHURCH** (Georgia-Cumberland Association of Seventh-Day Adventists, Inc., owner) requesting a **Special Land Use Permit** for the purpose of Church School (Pre-K, Kindergarten and Day Care) in Land Lots 724 and 725 of the 19<sup>th</sup> District. Located at the southwest intersection of Macedonia Road and Forest Hill Road (4001 Macedonia Road).  
**WITHDRAWN BY STAFF**

**SLUP-6 RITTNER B. NESBITT** (Patricia A. Nesbitt, owner) requesting a **Special Land Use Permit** for the purpose of Construction and Erection of an Amateur Radio Antenna Tower in Land Lot 261 of the 20<sup>th</sup> District. Located on the west side of Burnt Hickory Road, south of the intersection of Burnt Hickory Road and Haddaway Road (4955 Burnt Hickory Road).

### **OTHER BUSINESS:**

The Planning Commission to conduct a Public Hearing and consider a recommendation to the Board of Commissioners on incorporating the 2012 – 2017 Short Term Work Program into Cobb County’s Comprehensive Plan per the requirements of the Department of Community Affairs.

**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 – September 18, 2012**

*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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**HELD CASES**

**Z-28 KAMAL K. NAJHAWAN** (owner) requesting Rezoning from **R-20** to **LI** for the purpose of Light Industrial in Land Lot 46 of the 18<sup>th</sup> District. Located on the north side of Veterans Memorial Highway, east of North Allen Road (357 Veterans Memorial Highway). *(Previously held by the Board of Commissioners from their August 21, 2012 hearing)*

**Z-30 GLEN ROBINSON CONSTRUCTION** (Glen Robinson Construction LLC and Richard W. Reno, owners) requesting Rezoning from **GC** to **LI** for the purpose of Outside Storage in Land Lot 221 of the 17<sup>th</sup> District. Located on the west side of Eastside Drive, south of Carruth Drive (950 Eastside Drive). *(Previously held by the Board of Commissioners from their August 21, 2012 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.”