
ZONING ANALYSIS

Planning Commission Public Hearing

July 8, 2013

Board of Commissioners' Public Hearing

July 16, 2013

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 – July 8, 2013

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-23 **LENNAR GEORGIA, INC.** (Jonathan Jackson Tucker, Bridgette G. Tucker, Carolyn H. Mills and Nancy Tucker Farr, owners) requesting Rezoning from **R-30** to **R-20/OSC** for the purpose of a Residential Neighborhood in Land Lot 297 of the 20th District. Located on the southwest corner of Due West Road and Midway Road (4327, 4235 and 4225 Due West Road and 64 Midway Road). *(Previously continued by the Planning Commission from their June 4, 2013 hearing)*

Z-27 **RICHARD DUNCAN** (Frederick C. Apple and Nancy L. Apple, owners) requesting Rezoning from **R-30** to **R-15** for the purpose of a Residential Subdivision in Land Lot 249 of the 16th District. Located on the west side of Wesley Chapel Road, across from Loch Highland Parkway (4025 Wesley Chapel Road). *(Continued by the Planning Commission until their August 6, 2013 hearing; therefore will not be considered at this hearing)*

Z-28 **RICHARD DUNCAN** (Edward Eugene Hindman, Philip W. Engle and Maureen Engle, owners) requesting Rezoning from **R-20** to **R-15** for the purpose of a Residential Subdivision in Land Lot 112 of the 16th District. Located on the northwest side of Sandy Plains Road, west of Jefferson Ridge Way (4565 and 4605 Sandy Plains Road). *(Previously continued by the Planning Commission from their June 4, 2013 hearing)*

REGULAR CASES --- NEW BUSINESS

Rezoning

Z-30 **4035 CANTON ROAD, LLC** (owner) requesting Rezoning from **GC** to **CRC** for the purpose of Light Auto Repair/Tire Sales And Service in Land Lots 277 and 278 of the 16th District. Located on the northwest side of Canton Road, south of Hawkins Store Road (4035 Canton Road).

- Z-31** **RICHARD SPEARMAN** (Richard Spearman and Marie Spearman, owners) requesting Rezoning from **GC** to **CRC** for the purpose of Retail in Land Lot 295 of the 17th District. Located on the north side of Austell Road, west of Atlanta Road (1286 Austell Road).
- Z-32** **WAFFLE HOUSE, INC.** (owner) requesting Rezoning from **GC** to **CRC** for the purpose of a Restaurant in Land Lot 175 of the 20th District. Located on the northeast side of Cobb Parkway; and on the southwest side of Old 41 Highway, north of North Roberts Road (2165 Cobb Parkway).
- Z-33** **BLAKE PROPERTIES, INC.** (Estate of Margaret W. Raines, owner) requesting Rezoning from **R-20** and **R-30** to **R-20/OSC** for the purpose of a Single-Family Detached Residential Subdivision in Land Lots 22 and 23 of the 19th District and Land Lots 331 and 332 of the 20th District. Located on the west side of West Sandtown Road, southwest of Dallas Highway, across from Old Dallas Road.
- Z-34** **ZIONS FIRST NATIONAL BANK** (owner) requesting Rezoning from **NS** to **LRO** for the purpose of a Daycare Center And Other LRO Uses in Land Lot 714 of the 19th District. Located on the west side of Powder Springs Road, south of Chauncey Lane (2424 Powder Springs Road).
- Z-35** **RICHARD DUNCAN** (William E. Rolader, Mary L. Rolader, Jason Carter, Brian Carter, William E. Rolader as Executor of the Estate of Annie Imogent Rolader, and Mildred R. Lampley, owners) requesting Rezoning from **R-20** to **RA-5** for the purpose of a Single-Family Residential Subdivision in Land Lot 400 of the 16th District. Located on the northeast side of Shallowford Road, west of Mabry Road (3993, 4003, 4005 and 4021 Shallowford Road).
- Z-36** **VAUGHN & MELTON** (Sanford Smith, Marie Smith and Hardie 120, LLC, owners) requesting Rezoning from **R-30** to **R-20** for the purpose of a Single-Family Residential Subdivision in Land Lot 166 of the 1st District. Located on the north side of Roswell Road, east of Heathemoor Hill Drive and west of Rushmore Drive.

- Z-37** **EAH INVESTMENTS, LLC** (Forrest E. Stroup and Linda Gloria Stroup, owners) requesting Rezoning from **R-30** to **R-15** for the purpose of a Single-Family Residential Subdivision in Land Lot 394 of the 16th District. Located on the rear portion of property on the east side of Mabry Road at the terminus of Nettle Lane (3475 Mabry Road).
- Z-38** **2110 PACES LLC** (owner) requesting Rezoning from **GC** to **NRC** for the purpose of Retail/Office in Land Lot 743 of the 17th District. Located on the southeast corner of Paces Ferry Road and Atlanta Road (2110 Paces Ferry Road).
- Z-39** **PULTE HOME CORPORATION** (Estate of Charles A. Jones, Jr.; Nancy J. Snipes; Elizabeth Ann J. Crabill; Rosemary J. Cox and Lucy Ellen J. Cooley, owners) requesting Rezoning from **OHR** to **RM-8** for the purpose of an Attached Residential Community in Land Lot 814 of the 17th District. Located on the east side of Spring Hill Parkway, west of Interstate 285, across from Spring Hill Road.
- Z-40** **A. J. REHMANI** (A. J. Rehmani and Ronda Rehmani, owners) requesting Rezoning from **OS** and **PSC** to **GC** for the purpose of Indoor/Outdoor Soccer in Land Lot 109 of the 17th District and Land Lot 41 of the 18th District. Located on the south side of Veterans Memorial Highway, and on the north side of Lee Road, east of Glore Drive, west of Garner Road (381 Veterans Memorial Highway).
- Z-41** **JAMES E. EDWARDS AND MARJORIE V. EDWARDS** (owners) requesting Rezoning from **LI** to **NRC** and **R-15** for the purpose of Commercial and Residential in Land Lots 869 and 908 of the 19th District. Located on the southwest corner of Powder Springs Road and Carter Road (3441 Powder Springs Road).
- Z-42** **KEITH SHARP** (John F. Stinn and Stephanie S. Stinn, owners) requesting Rezoning from **GC** to **RA-5** for the purpose of a Single-Family House in Land Lot 694 of the 17th District. Located on the east side of Weaver Street, north of Cooper Lake Road (4247 Weaver Street).

Land Use Permits

LUP-18 **WALTER DONALD BECKWITH** (Walter Donald Beckwith and Stephanie P. Beckwith, owners) requesting a **Land Use Permit** for the purpose of Allowing More Adults Than County Code Permits in Land Lot 287 of the 16th District. Located on the south side of Creek Trail, southwest of North Booth Road (751 Creek Trail).

LUP-19 **TOP OF THE LINE** (Edith Page, owner) requesting a **Land Use Permit (Renewal)** for the purpose of a Group Home For Eight Residents in Land Lots 1097 and 1124 of the 19th District. Located on the southwest side of Meadows Road, southeast of Lewis Road, and southwest of C. H. James Parkway (4712 Meadows Road).

Special Land Use Permits

SLUP-6 **THE SAE SCHOOL, INC.** (Education Capital Solutions, LLC, owner) requesting a **Special Land Use Permit** for the purpose of a Private School in Land Lot 390 of the 18th District. Located on the south side of Mableton Parkway, southeast of South Gordon Road (6688 Mableton Parkway).

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 – July 16, 2013

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

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