
ZONING ANALYSIS

Planning Commission Public Hearing

September 1, 2015

Board of Commissioners' Public Hearing

September 15, 2015

Prepared by:
COBB COUNTY
PLANNING AND ZONING DIVISIONS

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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– September 1, 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-59** **ART FRAME, LLC** (RA Mableton Holdings, LLC, owner) requesting Rezoning from **NRC** to **LI** for the purpose of a Wholesale/Retail/Assembly For Picture Frame And Art Business in Land Lot 47 of the 18th District. Located on the southwest side of Veterans Memorial Highway, east of Pebblebrook Road. *(Previously continued by the Planning Commission until their August 4, 2015 hearing and previously continued by Staff until the September 1, 2015 Planning Commission hearing)*
- Z-72** **GREENHOUSE PROPERTIES OF ATLANTA** (Greenhouse Properties of Atlanta, LLC, owner) requesting Rezoning from **R-20** to **RA-5** for the purpose of a Single Family Home in Land Lot 694 of the 17th District. Located on the west side of Maner Street, north of Cooper Lake Road (4250 Maner Street). *(Previously continued by Staff until the September 1, 2015 Planning Commission hearing)*
- Z-77** **SEVEN SPRINGS DEVELOPMENT CO, INC.** (Charles C. Tinsley, Sr., owner) requesting Rezoning from **R-20** to **RSL** for the purpose of Residential Senior Living (Nonsupportive) in Land Lots 694, 695 and 713 of the 19th District. Located on the southeast side of Powder Springs Road, south of Pair Road. *(Previously continued by Staff until the September 1, 2015 Planning Commission hearing)*

REGULAR CASES --- NEW BUSINESS

Rezoning

- Z-80** **THE CHURCH OF PENTECOST U.S.A., INC.** (owner) requesting Rezoning from **NS, CF** and **GC** to **CRC** for the purpose of a Church in Land Lots 36 and 37 of the 17th District. Located on the southwest side of Mableton Parkway, south of Veterans Memorial Highway, and on the north side of Glore Circle (5606 Mableton Parkway; 728, 736 and 742 Glore Circle; and 827 Wood Valley Road).
- Z-81** **ALDI, INC.** (Lisa K. McDaniel, Don Westbrook, J.D. Westbrook, Robert Hightower, and Barbara M. Cochran as Trustee of the Cochran Family Trust, owners) requesting Rezoning from **O&I, R-20** and **GC** to **NRC** for the purpose of a Grocery Store in Land Lot 372 of the 16th District. Located at the northeast corner of Canton Road and Chastain Corners, and on the west side of Centerview Drive.
- Z-82** **VENTURE HOMES, INC.** (Winds of Worship Fellowship, Inc., owner) requesting Rezoning from **R-15** to **RA-5** for the purpose of Single-Family Residential in Land Lot 270 of the 17th District. Located on the north side of Church Road, east of Norton Circle (167 Church Road).
- Z-83** **JUAN REYES** (owner) requesting Rezoning from **GC** to **NRC** for the purpose of a Roofing and Siding Contractor's Office in Land Lots 588 and 637 of the 16th District. Located on the east side of Canton Road; south of Rosedale Drive (2558 Canton Road).
- Z-84** **THOMAS HOMES & COMMUNITIES, LLC** (David J. Weise, owner) requesting Rezoning from **R-20** to **RSL** for the purpose of Residential Senior Living in Land Lot 669 of the 16th District. Located on the west side of East Piedmont Road, and on the east side of Pinkney Drive (2411 East Piedmont Road).

Land Use Permits

- LUP-24 UNO GRANDE MASTIFFS** (Stephen Edwards and Martha Edwards, owners) requesting a **Land Use Permit** for the purpose of Breeding Dogs in Land Lot 895 of the 19th District. Located on the east side of Hiram Lithia Springs Road, south of Story Road (3955 Hiram Lithia Springs Road).
- LUP-25 JAMES R. SIMS** (James R. Sims and Cecile C. Sims, owners) requesting a **Land Use Permit (Renewal)** for the purpose of Parking a Dump Truck and Grading Equipment in Land Lots 82 and 151 of the 18th District. Located on the south side of Old Alabama Road, east of Thunderwood Road (1347 Old Alabama Road).
- LUP-26 WORD OF FAITH FAMILY WORSHIP CENTER, INC.** (owner) requesting a **Land Use Permit (Renewal)** for the purpose of a Daycare Facility in Land Lots 697 and 698 of the 18th District. Located at the northwest intersection of The Bluffs and Riverside Parkway (7680 The Bluffs).

Special Land Use Permit

- SLUP-8 THE SAE SCHOOL, INC.** (Fifth Third Bank, owner) requesting a **Special Land Use Permit** for the purpose of a Private School in Land Lots 780, 781, 785, 786, and 869 of the 18th District. Located on the southern terminus of The Bluffs, south of Riverside Parkway (260 The Bluffs).

HELD CASES

- Z-86**¹⁴ **ZERO ONE, LLC** (owner) requesting Rezoning from **R-15** to **R-15/OSC** 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, previously continued by Staff until the August 4, 2015 Planning Commission hearing and previously held by the Planning Commission until their September 1, 2015 hearing)*
- Z-66** **825 MARS HILLS LLC** (825 Mars Hill LLC, Harold Richard Mintz, and Mary Mintz, Trustees of the Harold Richard Mintz Trust, owners) requesting Rezoning from **R-30** to **R-20/OSC** for the purpose of a Single-Family Subdivision in Land Lots 264 and 269 of the 20th District. Located on the north and south sides of Hadaway Road, on the west side of Mars Hill Road, on the easterly side of Due West Road, on the east side of Carter Road, and on the southeasterly side of Brown Store Road. *(Previously continued by the Planning Commission until their August 4, 2015 hearing and previously held by the Planning Commission until their September 1, 2015 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 – September 15, 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-44 **621 PROPERTY INVESTMENTS, LLC** (Equity Trust Company Custodian FBO 85034 IRA, owner) requesting Rezoning from **R-20** to **LRO** for the purpose of Offices in Land Lot 332 of the 20th District. Located on the north side of Dallas Highway, east of Bob Cox Road. *(Previously continued by the Board of Commissioners until the September 15, 2015 zoning hearing)*

REGULAR CASES --- NEW BUSINESS

Rezoning

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OTHER BUSINESS

ITEM OB-034

To consider amending the zoning stipulations for Traton Homes, LLC regarding rezoning application Z-4 (Traton Homes, LLC Inc.) of 2013, for property located on the eastern side of Mars Hill Church Road, at Stilesboro Lane in Land Lot 146 of the 20th District. *(Held by the Board of Commissioners until the September 15, 2015 zoning hearing).*

ITEM OB-036

To consider amending the site plan and zoning stipulations for Paradise Concepts Inc. d/b/a Nature Supply Centre regarding rezoning application Z-80 (Paradise Concepts, Inc. d/b/a Nature Supply Centre) of 2014, for property located on the northeast side of Floyd Road, north of Concord Road in Land Lots 1000 and 1001 of the 19th District. *(Continued by Staff from the August 18, 2015 Board of Commissioners hearing).*

ITEM OB-037

To consider amending the site plan for Chris Sockwell (on behalf of Lost Forrest Homeowners Association) regarding rezoning application Z-71 (B. Wilmont Williams) of 1995, for property located on the south side of Post Oak Tritt Road, west of Long Grove Drive in Land Lots 608 and 609 of the 16th District.

ITEM OB-038

To consider amending the stipulations for Joy Onaiwu regarding rezoning application Z-55 (Green Park PCH, Inc.) of 2015, for property located on the west side of Canton Road, south of Shallowford Road in Land Lot 132 of the 16th District.

ITEM OB-039

To consider amending the site plan for Marty Williamson regarding rezoning application Z-138 (Marty Williamson) of 2005, for property located on the east side of Canton Road, north of Hiawasse Drive in Land Lot 637 of the 16th District.

ITEM OB-040

To consider amending the zoning stipulations for Rocklyn Homes, Inc. regarding rezoning application Z-61 (Talley Development) of 2006, for property located on the east side of Veterans Memorial Highway, west of Buckner Road in Land Lots 68 and 69 of the 18th 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.”