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# ZONING ANALYSIS

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## Planning Commission Public Hearing

March 4, 2008

## Board of Commissioners' Public Hearing

March 18, 2008

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

***COBB COUNTY BOARD OF COMMISSIONERS***

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Helen Goreham, District 1  
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***COUNTY MANAGER***

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***COBB COUNTY ZONING DIVISION  
COMMUNITY DEVELOPMENT DEPARTMENT***

**Robert Hosack, Director, Community Development  
Mark A. Danneman, Manager, Zoning Division**

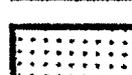
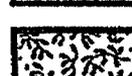
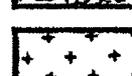
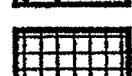
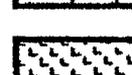
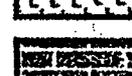
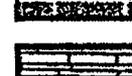
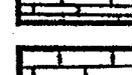
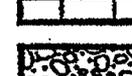
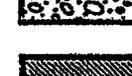
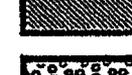
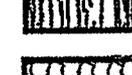
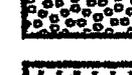
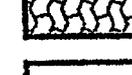
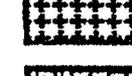
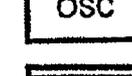
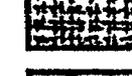


***Cobb County... Expect the Best!***

**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 of 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.

# ZONING LEGEND

	R-80	Single Family Residential		NRC	Neighborhood Retail Commercial
	RR	Rural Residential		CRC	Community Retail Commercial
	R-40	Single Family Residential		RRC	Regional Retail Commercial
	R-30	Single Family Residential		UVC	Urban Village Commercial
	R-20	Single Family Residential		LRC	Limited Retail Commercial
	R-15	Single Family Residential		PVC	Planned Village Community
	RD	Residential Duplex		PSC	Planned Shopping Center
	RA-5	Single Family Attached/ Detached Residential		NS	Neighborhood Shopping
	PRD	Planned Residential Development		GC	General Commercial
	RM-8	Multi Family Residential		IF	Future Industrial
	FST	Fee Simple Townhouse Residential		LI	Light Industrial
	RM-12	Multi Family Residential		HI	Heavy Industrial
	MHP/S	Mobile Home Park / Subdivision		TS	Tourist Services
	MHP	Mobile Home Park		HD	Historical Districts
	OI	Office / Institutional		SC	Suburban Condominium
	OS	Office / Services		UC	Urban Condominium
	LRO	Low Rise Office		RSL	Residential Senior Living
	OMR	Office Mid-Rise		OSC	Open Space Community
	OHR	Office High Rise		CS	Conservation Subdivision
	CF	Future Commercial			

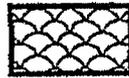
# DISCONTINUED ZONING DISTRICTS



FST-8 Fee Simple Townhouse Residential



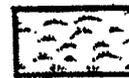
FST-10 Fee Simple Townhouse Residential



RM-10T Fee Simple Townhouse Residential



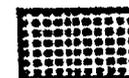
R-12 Single Family Residential



RA-4 Single Family Attached / Detached Residential



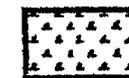
RA-6 Single Family Attached / Detached Residential



RM-16 Multi Family Residential



RMR Residential Mid-Rise



RHR Residential Hi-Rise



RDR Recreational Golf Driving Range

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**COBB COUNTY**  
**ZONING HEARING AGENDA**  
**Planning Commission – March 4, 2008**

**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-26<sup>'07</sup>** **TOWN CENTER ASSOCIATES, LLC** (Due to individual parcels, a complete list of titleholders is available in the Zoning Office) requesting Rezoning from **R-20** and **NS** to **PVC** for the purpose of a Mixed Use Development in Land Lots 436, 501, 502, 507 and 508 of the 16<sup>th</sup> District. Located at the southeast and southwest intersections of Big Shanty Road and Hidden Forest Court, on the northeasterly and southwesterly sides of Truth Avenue, on the north side of Big Shanty Road, east of Hidden Forest Court, at the northwesterly and southwesterly intersections of Grace Avenue and Hidden Forest Court and on the north, south, east and west sides of Hidden Forest Court, south of Big Shanty Road. *(Previously continued by Staff from the April 3, 2007, May 1, 2007, June 5, 2007, July 3, 2007, August 7, 2007, September 5, 2007, October 2, 2007, November 6, 2007, December 4, 2007 and February 5, 2008 Planning Commission hearings)*

**Z-100<sup>'07</sup>** **ROBERT ALAN PLOTT AND DONNA D. PLOTT** (owners) requesting Rezoning from **GC** and **R-20** to **GC** for the purpose of Office, Retail and Auto Repair in Land Lot 85 of the 17<sup>th</sup> District. Located on the northwesterly side of Austell Road, north of Chamberlain Circle. *(Previously continued by the Planning Commission from their November 6, 2007, December 4, 2007 and February 5, 2008 hearings)*

**Z-107<sup>'07</sup>** **D & A INVESTMENT GROUP, LLC AND PEREIRA MANAGEMENT, LLC** (owners) requesting Rezoning from **OI** and **NS** to **RRC** for the purpose of Mixed Use Development in Land Lot 885 of the 17<sup>th</sup> District. Located on the north side of Paces Ferry Road, west of Overlook Parkway and on the south side of Bert Adams Road, south of Mount Wilkinson Parkway. *(Continued by Staff from the December 4, 2007, February 5, 2008 and March 4, 2008 Planning Commission hearings; therefore will not be considered at this hearing)*

- Z-108<sup>'07</sup>**     **JOHN WIELAND HOMES AND NEIGHBORHOODS, INC.**  
(Due to individual parcels, a complete list of titleholders is available in the Zoning Office) requesting Rezoning from **R-30** to **R-15 OSC** for the purpose of a Subdivision in Land Lots 820, 821, 835, 836 and 892 of the 17<sup>th</sup> District. Located at the northwesterly intersection of Woodland Brook Drive and the CSX Railroad tracks, the north and south sides of Heavenly Trail, east of Paradise Shoals Road and on the easterly and westerly sides of Paradise Shoals Road, north of the CSX Railroad tracks. *(Continued by Staff from the December 4, 2007, February 5, 2008 and March 4, 2008 Planning Commission hearings; therefore will not be considered at this hearing)*
- Z-5**     **DAVID TASH** (Luz F. Cediél, Alvaro Cediél and Mike Cediél, owners) requesting Rezoning from **RM-12** to **OI** for the purpose of an Office in Land Lot 202 of the 17<sup>th</sup> District. Located on the south side of Windy Hill Road, west of Olive Springs Road. *(Previously continued by the Planning Commission from their February 5, 2008 hearing)*
- Z-7**     **DANIEL F. WALL** (Daniel F. Wall and Benny C. Durden, owners) requesting Rezoning from **NRC with Stipulations** to **NRC with Stipulations** for the purpose of a Full Service Car Wash in Land Lots 31 and 42 of the 17<sup>th</sup> District. Located on the east side of Floyd Road, north of Nickajack Road. *(Previously continued by the Planning Commission from their February 5, 2008 hearing)*

## **REGULAR CASES --- NEW BUSINESS**

### **Rezoning**

- Z-9**     **MITTRIX, INC. FOR T-MOBILE SOUTH, LLC** (David and Victoria Milam, owners) requesting Rezoning from **OI with Stipulations** to **OI with Stipulations** for the purpose of Amending Previous Zoning Stipulations To Allow Other Uses in Land Lots 365 and 428 of the 16<sup>th</sup> District. Located on the south side of Chastain Road, east of Interstate 575.

- Z-10**      **E. LAMARR SCOTTI & ASSOCIATES** (K. Hoyt McGee a/k/a Kermie Hoyt McGee, owner) requesting Rezoning from **R-20** to **HI** for the purpose of Inert Landfill in Land Lot 388 of the 18 District. Located on the easterly side of South Gordon Road, southwesterly of Mableton Parkway and on the south side of Mableton Parkway, west of Dodgen Road.
- Z-11**      **J & J CONSTRUCTION GROUP, INC.** (Marilyn C. Berggrun, Carl James Clarkson and Virginia Lee Clarkson, owners) requesting Rezoning from **R-20** to **NRC** for the purpose of Retail and Office in Land Lot 141 of the 16<sup>th</sup> District. Located on the west side of Bells Ferry Road between Shiloh Road and Mosby Drive.
- Z-12**      **THE KROGER COMPANY** (Varner 203, LLC and Varner NLS, LLC, owners) requesting Rezoning from **NRC with Stipulations** to **NRC with Stipulations** for the purpose of Amending Prior Rezoning Stipulations to Allow a Kroger Fueling Station in Land Lot 429 of the 19<sup>th</sup> District. Located at the northwest intersection of Macland Road and Lost Mountain Road.
- Z-13**      **BRANCH DEVELOPMENT SERVICES, LLC** (Arthur Andrew Schulte and William E. Gillan, owners) requesting Rezoning from **R-20, NRC** and **GC** to **NRC** for the purpose of Retail in Land Lots 68 and 165 of the 18<sup>th</sup> District. Located at the northwestern intersection of Veterans Memorial Highway and Buckner Road. **WITHDRAWN WITHOUT PREJUDICE**
- Z-14**      **ASPEN HILLS REDEVELOPMENT, LLC** (Racetrac Petroleum, Inc.) requesting Rezoning from **TS** to **GC** for the purpose of Commercial Development in Land Lot 753 of the 17<sup>th</sup> District. Located at the northwesterly intersection of South Cobb Drive and Interstate 285.
- Z-15**      **THE KROGER COMPANY** (Inland Western Powder Springs Battle Ridge, LLC, owner) requesting Rezoning from **NRC with Stipulations** to **NRC with Stipulations** for the purpose of Amending Prior Rezoning Stipulations to Allow a Kroger Fueling Station in Land Lots 339, 340, 402 and 403 of the 19<sup>th</sup> District. Located on the northwesterly side of Powder Springs Road, north of Macland Road and on the east side of John Ward Road, north of Macland Road.

- Z-16**      **CROWN CASTLE INTERNATIONAL** (Angie C. Scroggins, owner) requesting Rezoning from **PSC** to **CRC** for the purpose of a Telecommunications Facility in Land Lot 677 of the 17<sup>th</sup> District. Located on the south side of Main Street, west of Lois Street.

**Special Land Use Permits**

- SLUP-1**      **E. LAMARR SCOTTI & ASSOCIATES** (K. Hoyt McGee a/k/a Kermie Hoyt McGee, owner) requesting a **Special Land Use Permit** for the purpose of Inert Landfill in Land Lot 388 of the 18<sup>th</sup> District. Located on the easterly side of South Gordon Road, southwesterly of Mableton Parkway and on the south side of Mableton Parkway, west of Dodgen Road.

- SLUP-2**      **CROWN CASTLE INTERNATIONAL** (Angie C. Scroggins, owner) requesting a **Special Land Use Permit** for the purpose of a Telecommunications Facility in Land Lot 677 of the 17<sup>th</sup> District. Located on the south side of Main Street, west of Lois Street.

**HELD CASES**

- Z-6**      **MEHRI SANAYEI** (owner) requesting Rezoning from **R-30** to **R-15** for the purpose of a Subdivision in Land Lot 28 of the 1<sup>st</sup> District. Located on the northwesterly side of Childers Road at Kettering Drive. *(Previously held by the Planning Commission from their February 5, 2008 hearing)*
- Z-8**      **PALLADIAN, INC.** (owner) requesting Rezoning from **R-20** to **RSL** for the purpose of a Senior Residential Community in Land Lot 1054 of the 16<sup>th</sup> District. Located at the southeast intersection of Robinson Road and Old Canton Road. *(Previously held by the Planning Commission from their February 5, 2008 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 – March 18, 2008**

**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-86<sup>'07</sup>**      **CORNERSTONE DEVELOPMENT PARTNERS** (Joe R. Perkins, Frank J. Kaplan and Erma M. Kaplan, owners) requesting Rezoning from **PSC** and **GC** to **CRC** for the purpose of Retail in Land Lot 69 of the 1<sup>st</sup> District. Located on the south side of Lower Roswell Road, west of Johnson Ferry Road and on the west side of Johnson Ferry Road, south of Lower Roswell Road. *(Previously continued by the Board of Commissioners from their September 18, 2007 hearing and at their October 16, 2007 hearing, the Board of Commissioners continued this case until their March 18, 2008 hearing)*

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**Special Land Use Permits**

- SLUP-1**    **E. LAMARR SCOTTI & ASSOCIATES** (K. Hoyt McGee a/k/a Kermie Hoyt McGee, owner) requesting a **Special Land Use Permit** for the purpose of Inert Landfill in Land Lot 388 of the 18<sup>th</sup> District. Located on the easterly side of South Gordon Road, southwesterly of Mableton Parkway and on the south side of Mableton Parkway, west of Dodgen Road.
- SLUP-2**    **CROWN CASTLE INTERNATIONAL** (Angie C. Scroggins, owner) requesting a **Special Land Use Permit** for the purpose of a Telecommunications Facility in Land Lot 677 of the 17<sup>th</sup> District. Located on the south side of Main Street, west of Lois Street.

**HELD CASES**

**Z-106<sup>07</sup>**     **CANNON MANAGEMENT CORPORATION** (Edward Eugene Hindman and Philip W. and Maureen Engle, owners) requesting Rezoning from **R-20** to **RSL** for the purpose of an Assisted Living Facility in Land Lot 112 of the 16<sup>th</sup> District. Located on the northwesterly side of Sandy Plains Road, north of Wesley Chapel Road. *(Continued by the Board of Commissioners from their December 18, 2007 hearing and held by the Board of Commissioners from their February 19, 2008 hearing until their April 15, 2008 hearing; therefore will not be considered at this 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.”**