
ZONING ANALYSIS

**Planning Commission
Public Hearing**

April 1, 2008

**Board of Commissioners'
Public Hearing**

April 15, 2008

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

COBB COUNTY BOARD OF COMMISSIONERS

**Sam Olens, Chairman
Helen Goreham, District 1
Joe Thompson, District 2
Tim Lee, District 3
Annette Kesting, District 4**

COUNTY MANAGER

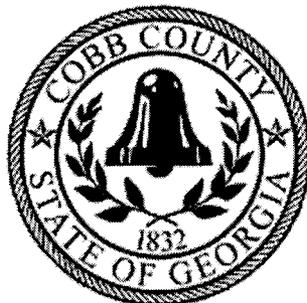
David Hankerson

COBB COUNTY PLANNING COMMISSION

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Bob Hovey
Tom McCleskey
Christi Trombetti
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***COBB COUNTY ZONING DIVISION
COMMUNITY DEVELOPMENT DEPARTMENT***

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

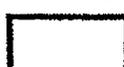
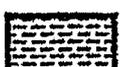
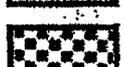
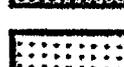
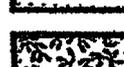
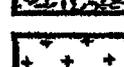
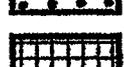
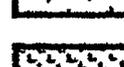
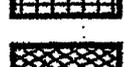
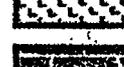
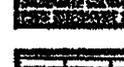
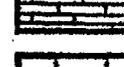
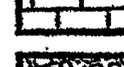
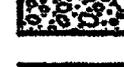
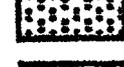
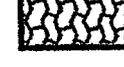
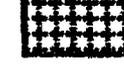
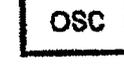
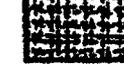


Cobb County... Expect the Best!

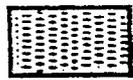
Every application for rezoning involving a request for a non-residential zoning district shall include a complete written, documented analysis of the impact of the proposed rezoning with respect to each of the following matters:

- (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 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.

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			

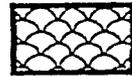
DISCONTINUED ZONING DISTRICTS



FST-8 Fee Simple Townhouse Residential



FST-10 Fee Simple Townhouse Residential



RM-10T Fee Simple Townhouse Residential



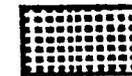
R-12 Single Family Residential



RA-4 Single Family Attached / Detached Residential



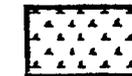
RA-6 Single Family Attached / Detached Residential



RM-16 Multi Family Residential



RMR Residential Mid-Rise



RHR Residential Hi-Rise



RDR Recreational Golf Driving Range

COBB COUNTY
ZONING HEARING AGENDA
Planning Commission – April 1, 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-107⁰⁷** **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 17th 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. *(Previously continued by Staff from the December 4, 2007, February 5, 2008 and March 4, 2008 Planning Commission hearings)*
- 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 17th 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 and March 4, 2008 hearings)*
- 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 17th District. Located on the east side of Floyd Road, north of Nickajack Road. *(Previously continued by the Planning Commission from their February 5, 2008 and March 4, 2008 hearings)*
- Z-10** **THE COLUMNS GROUP, INC. (formerly E. LAMARR SCOTTI & ASSOCIATES)** (K. Hoyt McGee a/k/a Kermie Hoyt McGee, owner) requesting Rezoning from **R-20** to **RA-5** and **NRC** for the purpose of Retail and Residential in Land Lot 388 of the 18th 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. *(Previously continued by Staff from the March 4, 2008 Planning Commission hearing)*

- 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 18th 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. *(Previously continued by Staff from the March 4, 2008 Planning Commission hearing)* **WITHDRAWN WITHOUT PREJUDICE**

REGULAR CASES --- NEW BUSINESS

Rezoning

- Z-17** **ALBION SCACCIA ENTERPRISES, LLC** (Ruben W. Amedee, owner) requesting Rezoning from **R-20** to **NRC** for the purpose of Retail and Restaurant in Land Lot 22 of the 20th District. Located on the northwesterly side of Wade Green Road, north of Hickory Grove Road.

Land Use Permits

- LUP-9** **RICHARD R. KUHNE** (Richard Robert Kuhne and Anne-Marie Kuhne, owners) requesting a **Land Use Permit** for the purpose of Renting to Students at Kennesaw State University (Allow More than Two Unrelated People to Occupy a Dwelling Unit) in Land Lot 94 of the 20th District. Located at the southeast intersection of Shiloh Trail East and Creekwood Drive.
- LUP-10** **LOST MOUNTAIN NURSERY, INC.** (owner) requesting a **Land Use Permit (Renewal)** for the purpose of a Plant Nursery in Land Lots 80 and 143 of the 19th District. Located on the south side of Dallas Highway, north of Poplar Springs Road, west of the intersection of Dallas Highway and Poplar Springs Road (824 Poplar Springs Road).
- LUP-11** **ADDIE PRICE** (William Blass, Jr., owner) requesting a **Land Use Permit** for the purpose of a Home Business with One Employee in Land Lot 530 of the 16th District. Located on the north side of London Court, east of Holly Springs Road.

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 1st District. Located on the northwesterly side of Childers Road at Kettering Drive. *(Previously held by the Planning Commission from their February 5, 2008 and March 4, 2008 hearings)*

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 – April 15, 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

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Special Land Use Permits

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HELD CASES

Z-86⁰⁷ **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 1st 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, at their October 16, 2007 hearing, the Board of Commissioners continued this case until their March 18, 2008 hearing and at their March 18, 2008 hearing, the Board of Commissioners held this case until their September 16, 2008 hearing; therefore it will not be considered at this hearing)*

Z-106⁰⁷ **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 16th District. Located on the northwesterly side of Sandy Plains Road, north of Wesley Chapel Road. *(Previously continued by the Board of Commissioners from their December 18, 2007 hearing and previously held by the Board of Commissioners from their February 19, 2008 hearing until their April 15, 2008 hearing)*

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