
ZONING ANALYSIS

Planning Commission Public Hearing

May 6, 2008

Board of Commissioners' Public Hearing

May 20, 2008

Prepared by:
COBB COUNTY
PLANNING AND ZONING DIVISIONS

COBB COUNTY BOARD OF COMMISSIONERS

**Sam Olens, Chairman
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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



RR Rural Residential



R-40 Single Family Residential



R-30 Single Family Residential



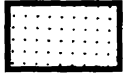
R-20 Single Family Residential



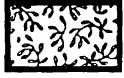
R-15 Single Family Residential



RD Residential Duplex



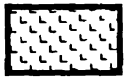
RA-5 Single Family Attached/
Detached Residential



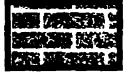
PRD Planned Residential Development



RM-8 Multi Family Residential



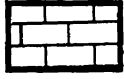
FST-6 Free Simple Townhouse
Residential



RM-12 Multi Family Residential



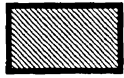
MHP/S Mobile Home Park / Subdivision



MHP Mobile Home Park



OI Office / Industrial



OS Office / Services



LRO Low Rise Office



OMR Office Mid-Rise



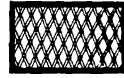
OHR Office High Rise



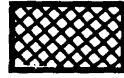
CF Future Commercial



NRC Neighborhood Retail Commercial



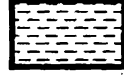
CRC Community Retail Commercial



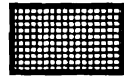
RRC Regional Retail Commercial



UVC Urban Village Commercial



LRC Limited Retail Commercial



PVC Planned Village Community



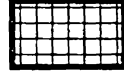
PSC Planned Shopping Center



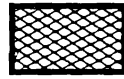
NS Neighborhood Shopping



GC General Commercial



IF Future Industrial



LI Light Industrial



HI Heavy Industrial



RDR Recreational Golf Driving Range



TS Tourist Services



HD Historical Districts



SC Suburban Condominium



UC Urban Condominium

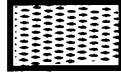


RSL Residential Senior Living



OSC Open Space Community

DISCONTINUED ZONING DISTRICTS



FST-8 Fee Simple Townhouse Residential



FST-10 Fee Simple Townhouse Residential



RM-10T Fee Simple Townhouse Residential



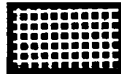
R-12 Single Family Residential



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

COBB COUNTY
ZONING HEARING AGENDA
Planning Commission – May 6, 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 and previously continued by the Planning Commission from their April 1, 2008 hearing)*
- Z-5** **DAVID TASH** (Luz F. Cediel, Alvaro Cediel and Mike Cediel, 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, March 4, 2008 and April 1, 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 and previously continued by the Planning Commission from their April 1, 2008 hearing)*

REGULAR CASES --- NEW BUSINESS

Rezoning

- Z-18** **PETER M. WILSON AND MATTHEW M. WILSON** (owners) requesting Rezoning from **GC** to **R-15** for the purpose of a Single-Family House in Land Lots 219 and 220 of the 17th District. Located at the northwest intersection of Appleton Drive and Appleton Circle.
- Z-19** **4 SEASONS SELF STORAGE, INC.** (Olen Hamby and Rowena L. Hamby, owners) requesting Rezoning from **R-30** to **OI** for the purpose of Professionals Offices and Climate Controlled Self-Service Storage Facility in Land Lot 75 of the 20th District. Located on the east side of Dallas Acworth Highway, south of U.S. Highway 41.
- Z-20** **MARK D. SCHISLER** (D-Mark, LLC, owner) requesting Rezoning from **GC** to **CRC** for the purpose of Retail and Office in Land Lot 637 of the 16th District. Located on the west side of Canton Road, south of Blackwell Lane.
- Z-21** **ST. BENEDICT'S EPISCOPAL CHURCH, LLC** (Cooper Lake Investments, LLC, owner) requesting Rezoning from **RM-12** to **OI** for the purpose of Church and Day School in Land Lots 694 and 695 of the 17th District. Located on the west side of South Atlanta Road and on the east side of West Atlanta Road, south of Daniel Street.
- Z-22** **DANIEL L. WOOD** (Daniel L. Wood and B.W.W., Inc., owners) requesting Rezoning from **R-40** to **HI** for the purpose of Equipment Storage and Maintenance Shop in Land Lot 777 of the 18th District. Located on the east side of White Road (a/k/a Bob White Road), north of Riverside Parkway.

Land Use Permits

- LUP-12** **EARL RONALD HOLCOMB, SR.** (owner) requesting a **Land Use Permit** for the purpose of a Garage Apartment For Medical Hardship in Land Lot 187 of the 18th District. Located at the northeastern intersection of Dodgen Road and Venetian Way (6165 Dodgen Road).

- LUP-13** **WAYNE M. BISHOP** (owner) requesting a **Land Use Permit** for the purpose of Vehicle Parking in Land Lot 298 of the 20th District. Located on the south side of Due West Road, west of Carl Ridge Drive (4495 Due West Road).
- LUP-14** **ADEMIR DE SOUZA NASCEMENTO** (owner) requesting a **Land Use Permit** for the purpose of Allowing More Than Two Unrelated People To Occupy A Dwelling Unit in Land Lots 717, 718, 723 and 724 of the 17th District. Located on the westerly side of Forest Ridge Drive, south of Oakland Drive and on the east side of I-75, north of Delk Road (748 Forest Ridge Drive).
- LUP-15** **ERIK S. ALFORD** (Erik S. and Tammy L. Alford, owners) requesting a **Land Use Permit** for the purpose of Parking A Commercial Vehicle in Land Lots 1195 and 1196 of the 19th District. Located on the west side of Holloman Road, south of Martin Farms Road (6218 Holloman Road).
- LUP-16** **KIMBERLY FREEMAN** (owner) requesting a **Land Use Permit** for the purpose of Catering and Meal Delivery Service in Land Lot 401 of the 16th District. Located on the east side of Old Sutton's Way at Townsend Way (3444 Old Sutton's Way).
- LUP-17** **DEBRA P. PARKER AND LAMAR B. PARKER, JR.** (owners) requesting a **Land Use Permit** for the purpose of a Breeding Kennel in Land Lot 70 of the 16th District. Located on the east side of John Tate Road, north of Bells Ferry Road (537 John Tate Road).
- LUP-18** **CHAD S. WILLIAMS** (GBW Investment Partners, LLLP, owner) requesting a **Land Use Permit** for the purpose of Horse Boarding and Stables in Land Lots 51, 92, 93, 94, 123 and 124 of the 17th District. Located on the west side of Hurt Road, north of Plantation Road (448 Hurt Road).

Special Land Use Permits

SLUP-3 CHAD S. WILLIAMS (GBW Investment Partners, LLLP, owner) requesting a **Special Land Use Permit** for the purpose of a Non-Profit Community Center (Tearing Down and Replacing A Horse Barn) in Land Lots 51, 92, 93, 94, 123 and 124 of the 17th District. Located on the west side of Hurt Road, north of Plantation Road.
WITHDRAWN WITHOUT PREJUDICE

SLUP-4 4 SEASONS SELF STORAGE, INC. (Olen Hamby and Rowena L. Hamby, owners) requesting a **Special Land Use Permit** for the purpose of a Climate Controlled Self-Service Storage Facility in Land Lot 75 of the 20th District. Located on the east side of Dallas Acworth Highway, south of U.S. Highway 41.

SLUP-5 COLONIAL PIPELINE COMPANY (owner) requesting a **Special Land Use Permit** for the purpose of Petroleum Storage Facility Expansion in Land Lots 862 and 915 of the 19th District. Located on the east side of Anderson Mill Road at Ewing Road. *(Continued by Staff from the May 6, 2008 Planning Commission 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.”

COBB COUNTY
ZONING HEARING AGENDA
Board of Commissioners – May 20, 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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HELD CASES

- Z-86^{'07}** **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)*

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