
ZONING ANALYSIS

Planning Commission Public Hearing

June 3, 2008

Board of Commissioners' Public Hearing

June 17, 2008

Prepared by:
COBB COUNTY
PLANNING AND ZONING DIVISIONS

COBB COUNTY BOARD OF COMMISSIONERS

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

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

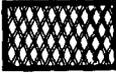
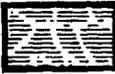
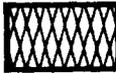
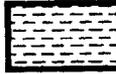
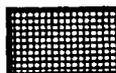
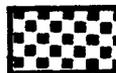
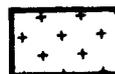
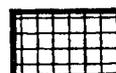
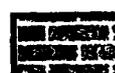
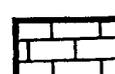
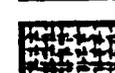
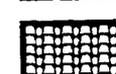


Cobb County... Expect the Best!

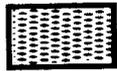
Every application for rezoning involving a request for a non-residential zoning district shall include a complete written, documented analysis of the impact of the proposed rezoning with respect to each of the following matters:

- (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-6	Free Simple Townhouse Residential		LI	Light Industrial
	RM-12	Multi Family Residential		HI	Heavy Industrial
	MHP/S	Mobile Home Park / Subdivision		RDR	Recreational Golf Driving Range
	MHP	Mobile Home Park		TS	Tourist Services
	OI	Office / Industrial		HD	Historical Districts
	OS	Office / Services		SC	Suburban Condominium
	LRO	Low Rise Office		UC	Urban Condominium
	OMR	Office Mid-Rise		RSL	Residential Senior Living
	OHR	Office High Rise		OSC	Open Space Community
	CF	Future Commercial			

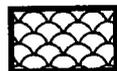
DISCONTINUED ZONING DISTRICTS



FST-8 Fee Simple Townhouse Residential



FST-10 Fee Simple Townhouse Residential



RM-10T Fee Simple Townhouse Residential



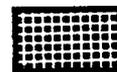
R-12 Single Family Residential



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

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COBB COUNTY
ZONING HEARING AGENDA
Planning Commission – June 3, 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.*

REGULAR CASES --- NEW BUSINESS

Rezoning

- Z-23** **MICHAEL E. BOOZER** (owner) requesting Rezoning from **PUD** to **OI** for the purpose of Offices in Land Lot 133 of the 16th District. Located on the south side of Elnora Drive, west of Shallowford Road and on the northeasterly side of Dover Street, east of Rambling Road.
- Z-24** **WEST COBB OFFICE INVESTORS, LLC** (owner) requesting Rezoning from **LRO** to **NRC** for the purpose of Professional Offices and a Dance Studio in Land Lot 241 of the 20th District. Located on the west side of Kennesaw Due West Road, south of Stilesboro Road.
- Z-25** **THE ARBOR COMPANIES** (Canton Road Development, LLC, owner) requesting Rezoning from **GC** to **NRC** for the purpose of Retail and Offices in Land Lots 660 and 709 of the 16th District. Located on the west side of Canton Road, south of Westerly Way.
- Z-26** **THE ARBOR COMPANIES** (AGWC Holdings, Inc., owner) requesting Rezoning from **GC** to **OS** for the purpose of Office/Warehouse in Land Lot 709 of the 16th District. Located on the west side of Canton Road, south of Westerly Way.
- Z-27** **ENTERPRISE LEASING COMPANY OF GEORGIA** (Dattu and Mahek Desai, LLC, owner) requesting Rezoning from **NS** to **CRC** for the purpose of Automobile Rental in Land Lot 37 of the 17th District. Located on the southerly side of Mableton Parkway, north of Glore Circle.
- Z-28** **J & E REAL ESTATE INVESTMENTS, LLC** (Harry J. Lundy, owner) requesting Rezoning from **R-40** to **HI** for the purpose of Office and Equipment Storage in Land Lot 702 of the 18th District. Located on the east side of White Road (a/k/a Bob White Road), south of Factory Shoals Road.

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). *(Returned to the Planning Commission by the Board of Commissioners from their May 20, 2008 hearing)*
- LUP-19** **MARIE JEAN** (Abnozadeh Zohreh, owner) requesting a **Land Use Permit** for the purpose of a Personal Care Home in Land Lot 482 of the 16th District. Located on the south side of Sandy Plains Road, west of Walker Drive (3070 Sandy Plains Road).
- LUP-20** **KATHERINE DRAUT AND DAVID P. DRAUT** (owners) requesting a **Land Use Permit** for the purpose of Therapy Services For Autistic Children in Land Lots 39 and 76 of the 20th District. Located on the north side of Cedarcrest Road, southwesterly of Governors Towne Drive (6340 Cedarcrest Road).

Special Land Use Permits

- 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. *(Previously continued by Staff from the May 6, 2008 Planning Commission hearing)*
- SLUP-6** **T-MOBILE** (East Cobb Presbyterian Church (PCA), Inc., owner) requesting a **Special Land Use Permit** for the purpose of 120 foot Telecommunications Tower in Land Lot 17 of the 1st District. Located on the southeasterly side of Roswell Road, south of Shady Hill Road. **WITHDRAWN WITHOUT PREJUDICE**

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 – June 17, 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. *(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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The exact description of the property sought to be rezoned is on file in the office of the Cobb County Community Development, Zoning Division, 191 Lawrence Street, Marietta, Georgia and available for inspection by an interested citizen between the hours of 8:00 a.m. and 5:00 p.m. Monday through Friday.

Hearing on said petitions will be heard by the Cobb County Board of Commissioners at 9:00 a.m. on Tuesday the 17th day of June, 2008. The public hearing will be held on the Second Floor, Commissioners' Meeting Room, Cobb County Building, 100 Cherokee Street, Marietta, Georgia.

Anyone wishing to attend this public hearing may do so and be heard relative thereto. Any person wishing to speak before the Board of Commissioners must file a contribution disclosure statement if, and only if, the monetary contribution was made within two (2) years immediately preceding the filing of the rezoning request and the contribution aggregates to a sum total of \$250.00 or more. This disclosure statement must be submitted to the Zoning Division Office at 191 Lawrence Street, Marietta, Georgia within five (5) days before the public hearing, (prior to June 12, 2008).

Additionally, if you believe you need any special accommodations in order to attend these public hearings, please contact the County Clerk's Office at 770-528-3307 no later than 48 hours before the date of the above meeting.