
ZONING ANALYSIS

Planning Commission Public Hearing

July 1, 2008

Board of Commissioners' Public Hearing

July 15, 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**




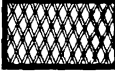





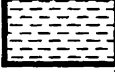

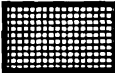
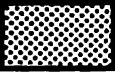






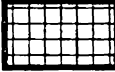
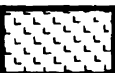
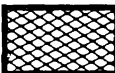









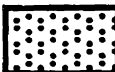





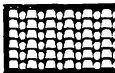



Cobb County... Expect the Best!

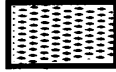
Every application for rezoning involving a request for a non-residential zoning district shall include a complete written, documented analysis of the impact of the proposed rezoning with respect to each of the following matters:

- (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



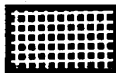
R-12 Single Family Residential



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

A G E N D A S

COBB COUNTY
ZONING HEARING AGENDA
Planning Commission – July 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.

REGULAR CASES --- NEW BUSINESS

Rezoning

- Z-29** **COOKE ENTERPRISES, INC.** (San-Har, Inc., owner) requesting Rezoning from **OMR** to **OI** for the purpose of a Climate Controlled Self-Service Storage Facility in Land Lots 919 and 920 of the 17th District. Located at the northwest intersection of Windy Hill Road and Spectrum Circle.
- Z-30** **DWAYNE GREEN** (Ronald M. Wilbanks, owner) requesting Rezoning from **NRC with Stipulations** to **NRC** for the purpose of a Funeral Home in Land Lot 1154 of the 19th District. Located on the south side of Clay Road, east of Austell Road.
- Z-31** **AISHWARYA, INC.** (Thurston Brown, owner) requesting Rezoning from **R-20** to **CRC** and **LI** for the purpose of Retail and Self-Service Storage Facility in Land Lot 31 of the 17th District. Located on the west side of Floyd Road, north of White Boulevard.
- Z-32** **HARRISON KOGER C/O WENDY BUTLER AND ASSOCIATES, LLC** (LN Gordon Road, LLC, owner) requesting Rezoning from **PSC** to **GC** for the purpose of a Flea Market and Other Commercial Uses in Land Lots 77 and 156 of the 18th District. Located on the east side of Mableton Parkway, north of Lynne Circle and on the south side of Gresham Road, east of Mableton Parkway.
- Z-33** **PARADISE GROUP KENNESAW, INC.** (Cherry Hill Investments, LLC, owner) requesting Rezoning from **OMR with Stipulations** to **OMR with Stipulations** for the purpose of Amending Stipulations to Allow a Suites Hotel in Land Lot 581 of the 16th District. Located on the north side of Roberts Trail, west of Chastain Meadows Parkway and on the eastern side of Interstate 575, north of Barrett Parkway.

Land Use Permits

LUP-21 ERIN O'DRISCOLL (Erin L. Driscoll Hunt a/k/a Erin L. O'Driscoll, owner) requesting a **Land Use Permit (renewal)** for the purpose of Child Care in Land Lot 258 of the 20th District. Located on the north side of Wyntuck Circle, north of Wyntuck Drive (3753 Wyntuck Circle).

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 and June 3, 2008 Planning Commission hearings)*

SLUP-7 MITTRIX, INC., FOR T-MOBILE SOUTH, LLC (Charles Sullivan and Ronnie and Lisa Sullivan, owners) requesting a **Special Land Use Permit** for the purpose of a 150 Foot Telecommunications Tower and Equipment in Land Lot 255 of the 20th District. Located on the east side of Frank Kirk Road, south of Kennesaw Due West Road.

SLUP-8 HARRISON KOGER C/O WENDY BUTLER AND ASSOCIATES (LN Gordon Road, LLC, owner) requesting a **Special Land Use Permit** for the purpose of a Flea Market in Land Lots 77 and 156 of the 18th District. Located on the east side of Mableton Parkway, north of Lynne Circle and on the south side of Gresham Road, east of Mableton Parkway.

SLUP-9 ST. BENEDICT'S EPISCOPAL CHURCH, LLC (Cooper Lake Investments, LLC, owner) requesting a **Special Land Use Permit** for the purpose of a Private 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.

SLUP-10 PARADISE GROUP KENNESAW, INC. (Cherry Hill Investments, LLC, owner) requesting a **Special Land Use Permit** for the purpose of a Suites Hotel in Land Lot 581 of the 16th District. Located on the north side of Roberts Trail, west of Chastain Meadows Parkway and on the eastern side of Interstate 575, north of Barrett Parkway.

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 – July 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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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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