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# ZONING ANALYSIS

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## Planning Commission Public Hearing

August 5, 2008

## Board of Commissioners' Public Hearing

August 19, 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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***COBB COUNTY PLANNING COMMISSION***

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

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

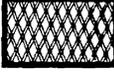
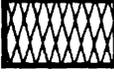
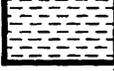
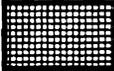
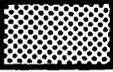
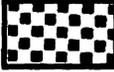
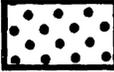
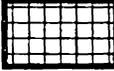
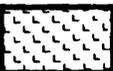
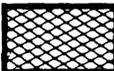
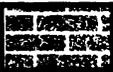
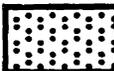
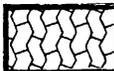
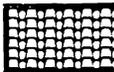


*Cobb County... Expect the Best!*

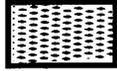
**Every application for rezoning involving a request for a non-residential zoning district shall include a complete written, documented analysis of the impact of the proposed rezoning with respect to each of the following matters:**

- (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

	<b>R-80</b>	Single Family Residential		<b>NRC</b>	Neighborhood Retail Commercial
	<b>RR</b>	Rural Residential		<b>CRC</b>	Community Retail Commercial
	<b>R-40</b>	Single Family Residential		<b>RRC</b>	Regional Retail Commercial
	<b>R-30</b>	Single Family Residential		<b>UVC</b>	Urban Village Commercial
	<b>R-20</b>	Single Family Residential		<b>LRC</b>	Limited Retail Commercial
	<b>R-15</b>	Single Family Residential		<b>PVC</b>	Planned Village Community
	<b>RD</b>	Residential Duplex		<b>PSC</b>	Planned Shopping Center
	<b>RA-5</b>	Single Family Attached/ Detached Residential		<b>NS</b>	Neighborhood Shopping
	<b>PRD</b>	Planned Residential Development		<b>GC</b>	General Commercial
	<b>RM-8</b>	Multi Family Residential		<b>IF</b>	Future Industrial
	<b>FST-6</b>	Free Simple Townhouse Residential		<b>LI</b>	Light Industrial
	<b>RM-12</b>	Multi Family Residential		<b>HI</b>	Heavy Industrial
	<b>MHP/S</b>	Mobile Home Park / Subdivision		<b>RDR</b>	Recreational Golf Driving Range
	<b>MHP</b>	Mobile Home Park		<b>TS</b>	Tourist Services
	<b>OI</b>	Office / Industrial		<b>HD</b>	Historical Districts
	<b>OS</b>	Office / Services		<b>SC</b>	Suburban Condominium
	<b>LRO</b>	Low Rise Office		<b>UC</b>	Urban Condominium
	<b>OMR</b>	Office Mid-Rise		<b>RSL</b>	Residential Senior Living
	<b>OHR</b>	Office High Rise		<b>OSC</b>	Open Space Community
	<b>CF</b>	Future Commercial			

# DISCONTINUED ZONING DISTRICTS



**FST-8** Fee Simple Townhouse Residential



**FST-10** Fee Simple Townhouse Residential



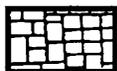
**RM-10T** Fee Simple Townhouse Residential



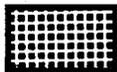
**R-12** Single Family Residential



**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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# **ZONING HEARING AGENDA**

## **Planning Commission – August 5, 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-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 17<sup>th</sup> District. Located at the northwest intersection of Windy Hill Road and Spectrum Circle. *(Previously continued by the Planning Commission from their July 1, 2008 hearing)*

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

#### **Rezoning**

**Z-34**      **CALBERT ENTERPRISES, LLC** (owner) requesting Rezoning from **GC with Stipulations** to **LRO** for the purpose of an Office Building in Land Lot 157 of the 16<sup>th</sup> District. Located at the northwest intersection of Canton Road and Cauthen Court.

**Z-35**      **LIONEL DAVID HOBSON, JR.** (owner) requesting Rezoning from **NRC with Stipulations** to **NRC with Stipulations** for the purpose of a Sign Company in Land Lot 402 of the 19<sup>th</sup> District. Located on the southerly side of Powder Springs Road, north of Macland Road.

**Z-36**      **COLUMBIA PROPERTIES, INC.** (Harold Leslie McLendon, Jr., Melissa M. McLendon, John B. and Deborah M. Dierkes and Ann L. Brown, owners) requesting Rezoning from **LRO** and **R-20** to **NRC** for the purpose of a Retail Center in Land Lot 334 of the 20<sup>th</sup> District. Located at the southwesterly intersection of Dallas Highway and Casteel Road.

- Z-37**      **COOKE ENTERPRISES, INC.** (Mack & Abe, Inc., owner) requesting Rezoning from **GC** to **OI** for the purpose of a Climate Controlled Self-Service Storage Facility in Land Lots 469 and 470 of the 16<sup>th</sup> District. Located on the east side of Johnson Ferry Road, south of Shallowford Road.
- Z-38**      **SHAWN A. PINNOCK AND FERDINAND PINNOCK** (owners) requesting Rezoning from **R-20** to **NRC** for the purpose of a Restaurant and Fresh Food Sales in Land Lot 1092 of the 19<sup>th</sup> District. Located at the northwest intersection of Austell Powder Springs Road and Moore Street.
- Z-39**      **REX E. HORNEY** (owner) requesting Rezoning from **CRC with Stipulations** to **CRC with Stipulations** for the purpose of an Event Center in Land Lots 228 and 277 of the 16<sup>th</sup> District. Located at the northwest intersection of Canton Road and Hawkins Store Road.
- Z-40**      **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.

*Land Use Permits*

- LUP-22**      **ELAINE A. WHITWORTH** (owner) requesting a **Land Use Permit** for the purpose of Family Counseling in Land Lot 241 of the 20<sup>th</sup> District. Located on the south side of Pine Mountain Circle, west of Kennesaw Due West Road (2737 Pine Mountain Circle).

*Special Land Use Permits*

- SLUP-11**      **COOKE ENTERPRISES, INC.** (San-Har, Inc., owner) requesting a **Special Land Use Permit** for the purpose of a Climate Controlled Self-Service Storage Facility in Land Lots 919 and 920 of the 17<sup>th</sup> District. Located at the northwest intersection of Windy Hill Road and Spectrum Circle.

- SLUP-12 MITTRIX, INC. FOR T-MOBILE SOUTH, LLC** (Episcopal Diocese of Atlanta, Inc., owner) requesting a **Special Land Use Permit** for the purpose of a 135-Foot Telecommunications Tower and Equipment in Land Lot 55 of the 16<sup>th</sup> District. Located on the north side of Jamerson Road, west of Jett Road.
- SLUP-13 MITTRIX, INC. FOR T-MOBILE SOUTH, LLC** (Robert Alton Jackson, owner) requesting a **Special Land Use Permit** for the purpose of a 150-Foot Telecommunications Tower and Equipment in Land Lot 201 of the 20<sup>th</sup> District. Located at the southwest intersection of Mack Dobbs Road and Valley Hill Road.
- SLUP-14 T-MOBILE C/O COMPASS TECHNOLOGY SERVICES** (Tony K. and Mary Turner, owners) requesting a **Special Land Use Permit** for the purpose of a 199-Foot Telecommunications Tower and Equipment in Land Lots 77 and 78 of the 20<sup>th</sup> District. Located on the west side of Dallas Acworth Highway (Georgia Highway 92), north of Cheatham Road.
- SLUP-15 T-MOBILE** (East Cobb Presbyterian Church (PCA), Inc., owner) requesting a **Special Land Use Permit** for the purpose of a 120-Foot Telecommunications Tower in Land Lot 17 of the 1<sup>st</sup> District. Located on the southeasterly side of Roswell Road, south of Shady Hill Road.
- SLUP-16 MITTRIX, INC. FOR T-MOBILE SOUTH, LLC** (MCIXI, LLC, owner) requesting a **Special Land Use Permit** for the purpose of Extending An Existing Telecommunications Tower By 16.8 Feet in Land Lot 539 of the 16<sup>th</sup> District. Located on the east side of Johnson Ferry Road, north of Lassiter Road and on the north side of Freeman Road, east of Johnson Ferry Road.
- SLUP-17 MITTRIX, INC. FOR T-MOBILE SOUTH, LLC** (GBW Investment Partners, L.L.L.P., owner) requesting a **Special Land Use Permit** for the purpose of a 150-Foot Telecommunications Tower and Equipment in Land Lot 94 of the 17<sup>th</sup> District. Located on the northwesterly side of Hurt Road, west of Alexander Place.

**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 – August 19, 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<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. *(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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