
ZONING ANALYSIS

Planning Commission Public Hearing

October 7, 2008

Board of Commissioners' Public Hearing

October 21, 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.

A G E N D A S

COBB COUNTY
ZONING HEARING AGENDA
Planning Commission – October 7, 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-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 16th District. Located on the east side of Johnson Ferry Road, south of Shallowford Road. *(Previously continued by the Planning Commission from their August 5, 2008 and September 3, 2008 hearings)*
- 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 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 August 5, 2008 and September 3, 2008 Planning Commission hearings)*
- LUP-26** **BETHANY PRESBYTERIAN CHURCH** (owner) requesting a **Land Use Permit** for the purpose of Using A Tent As A Permanent Structure in Land Lot 111 of the 16th District. Located on the southeasterly side of Sandy Plains Road at Jefferson Township Parkway. *(Previously continued by the Planning Commission from their September 3, 2008 hearing)*
- 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 17th District. Located at the northwest intersection of Windy Hill Road and Spectrum Circle. *(Previously continued by Staff from the August 5, 2008 Planning Commission hearing until their October 7, 2008 hearing)*

- 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 20th District. Located on the west side of Dallas Acworth Highway (Georgia Highway 92), north of Cheatham Road. *(Previously continued by the Planning Commission from their August 5, 2008 and September 3, 2008 hearings)*
- SLUP-18 COOKE ENTERPRISES, INC.** (Mack & Abe, Inc., owner) requesting a **Special Land Use Permit** for the purpose of a Climate Controlled Self-Service Storage Facility in Land Lots 469 and 470 of the 16th District. Located on the east side of Johnson Ferry Road, south of Shallowford Road. *(Continued by the Planning Commission from their September 3, 2008 hearing until their November 4, 2008 hearing; therefore will not be considered at this hearing)*

REGULAR CASES --- NEW BUSINESS

Rezoning

- Z-44 ANTHONY UBA EKWENCHI, M.D.** (owner) requesting Rezoning from **LRO with Stipulations** to **LRO with Stipulations** for the purpose of a Professional Office in Land Lot 1067 of the 19th District. Located on the east side of Austell Road, north of Seayes Road.
- Z-45 CREEKSIDE CAPITAL PARTNERS, LLC** (Stanley K. Argo and James R. and Alice Dunn, owners) requesting Rezoning from **GC** to **NRC** for the purpose of Office And Retail in Land Lot 37 of the 20th District. Located on the west side of U.S. Highway 41, north of Cedarcrest Road.
- Z-46 JUSTUS TRANSPORT CO., INC.** (John W. and Sharon B. Justus, owners) requesting Rezoning from **LI with Stipulations** to **LI with Stipulations** for the purpose of Amending Zoning Stipulations for a Transport Office in Land Lot 610 of the 18th District. Located on the south side of Factory Shoals Road, west of Hartman Road.
- Z-47 TAK REAL ESTATE INVESTORS, LLC** (Litchfield Holdings, LLC, owner) requesting Rezoning from **R-20** to **LI** for the purpose of Office/Warehouse in Land Lots 59 and 60 of the 16th District. Located on the west side of Deen Road, north of Jamerson Road.

- Z-48** **SHI INVESTMENTS THREE, LLC** (owner) requesting Rezoning from **OHR** to **CRC** for the purpose of Retail and Restaurants in Land Lots 842 and 843 the 17th District. Located on the west side of Cumberland Parkway, south of Mount Wilkinson Parkway.
- Z-49** **TRI-KELL INVESTMENTS, INC.** (Riverview Associates, Ltd. and Riverview Village, LLC, owners) requesting Rezoning from **GC** to **RRC** for the purpose of Mixed Use Development in Land Lots 976, 977, 1016 and 1017, the 17th District. Located at the northwesterly intersection of U.S. Highway 41 and Paces Mill Road. *(Continued by Staff from the October 7, 2008 Planning Commission hearing; therefore will not be considered at this hearing)*

Land Use Permits

- LUP-27** **ZOILA A. SMITH** (Zoila A. Smith f/k/a Zoila Alcaraz, owner) requesting a **Land Use Permit** for the purpose of Allowing More Than Two Unrelated People To Occupy A Dwelling Unit in Land Lot 214 the 16th District. Located on the north side of Homestead Circle, west of Dunmovin Drive (314 Homestead Circle)

Special Land Use Permits

- SLUP-19** **GREEN FOREST RECYCLING, LLC** (Louise G. Howard Family Investments, LLP, owner) requesting a **Special Land Use Permit** for the purpose of Chipping, Grinding and Reduction of Trees and Logs in Land Lot 755 the 17th District. Located on the west side of River View Road, southwesterly of South Cobb Drive.
- SLUP-20** **VERIZON WIRELESS** (Marvin and Theresa Adams, owners) requesting a **Special Land Use Permit** for the purpose of Expansion of an Existing Cell Tower Equipment Compound in Land Lot 588 the 18th District. Located on the northwesterly side of Factory Shoals Road, north of Interstate 20.

SLUP-21 MANTEVIUS JACKSON (Trinity United Methodist Church, owner) requesting a **Special Land Use Permit** for the purpose of Private School and Daycare in Land Lot 414 the 18th District. Located at the southeasterly intersection of South Gordon Road and Blair Bridge Road.

HELD CASES

Z-39 REX E. HORNEY (Rex E. Horney and The United Soccer Club, Inc., owners) requesting Rezoning from **R-20** and **CRC with Stipulations** to **CRC with Stipulations** for the purpose of an Event Center in Land Lots 227, 228, 277 and 278 of the 16th District. Located at the northwest intersection of Canton Road and Hawkins Store Road. *(Previously held by the Planning Commission from their August 5, 2008 hearing and previously held by Staff from the September 3, 2008 Planning Commission 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 – October 21, 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

LUP-24 FELECIA PARKER (owner) requesting a **Land Use Permit** for the purpose of a Guest House in Land Lot 202 of the 17th District. Located on the north side of Stalcup Drive, east of Sandtown Road (96 Stalcup Drive). *(Previously held by the Board of Commissioners from their September 16, 2008 hearing)*

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