
ZONING ANALYSIS

Planning Commission Public Hearing

March 3, 2009

Board of Commissioners' Public Hearing

March 17, 2009

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 – March 3, 2009

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-59^{'08} **REALTICORP/THORNTON, LLC** (owner) requesting Rezoning from **LI** and **R-20** to **CRC** for the purpose of Retail and Hotel in Land Lots 583, 584, 613, and 614 of the 18th District. Located on the north side of Interstate West Parkway and on the south side of Interstate 20, east of Thornton Road. *(Previously continued by the Planning Commission from their December 2, 2008 and February 3, 2009 hearings)*

SLUP-18^{'08} **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 and continued by Staff from the November 4, 2008 Planning Commission hearing until their April 7, 2009 hearing; therefore will not be considered at this hearing)*

Z-5 **HARRY BOONE and BILL HUFF** (John Stephens, Janet Goethe and Jane L. Wootton, owners) requesting Rezoning from **LI, OI** and **R-20** to **CCRC** for the purpose of a Retirement Community in Land Lots 584, 585, 586, 611 and 612 of the 18th District. Located on the north side of Factory Shoals Road, southwesterly of Hartman Road and on the south side of Interstate 20, east of Thornton Road. *(Continued by Staff from the February 3, 2009 and March 3, 2009 Planning Commission hearings; therefore will not be considered at this hearing)*

REGULAR CASES --- NEW BUSINESS

Rezoning

- Z-7** **REX HAYES LLEWALLYN** (owner) requesting Rezoning from **GC** to **NRC** for the purpose of Light Automotive Repair in Land Lot 60 of the 16th District. Located at the southwest intersection of Canton Road and Cobb Cherokee Industrial Drive (private road).
- Z-8** **GLEN ROBINSON, III** (owner) requesting Rezoning from **LI with Stipulations** to **LI with Stipulations** for the purpose of Amending Stipulations in Land Lot 221 of the 17th District. Located at the southeasterly intersection of South Cobb Drive and Carruth Drive.
- Z-9** **CASTEEL PARTNERS, LLC** (Harold Leslie McLendon, Jr., Melissa M. McLendon, John B. Dierkes, Deborah M. Dierkes and Ann L. Brown, owners) requesting Rezoning from **LRO** and **R-20** to **CRC** for the purpose of Retail in Land Lot 334 of the 20th District. Located at the southwesterly intersection of Dallas Highway and Casteel Road.

Land Use Permits

- LUP-7** **CONGREGATION ETZ CHAIM, INC.** (owner) requesting a **Land Use Permit** for the purpose of a Day Care in Land Lot 969 of the 16th District. Located on the south side of Roswell Road and on the north side of Fairfield Drive, east of Indian Hills 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.”

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COBB COUNTY
ZONING HEARING AGENDA
Board of Commissioners – March 17, 2009

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

REGULAR CASES --- NEW BUSINESS

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Special Land Use Permits

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HELD CASES

- Z-37^{'08}** **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 and previously held by the Board of Commissioners from their October 21, 2008 hearing until their March 17, 2009 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.”