
ZONING ANALYSIS

Planning Commission Public Hearing

April 7, 2009

Board of Commissioners' Public Hearing

April 21, 2009

Prepared by:
COBB COUNTY
PLANNING AND ZONING DIVISIONS

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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 – April 7, 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

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, continued by Staff from the November 4, 2008 Planning Commission hearing until their April 7, 2009 hearing and continued by Staff from the April 7, 2009 Planning Commission hearing until their May 5, 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. *(Previously continued by Staff from the February 3, 2009 and March 3, 2009 Planning Commission hearings)*

REGULAR CASES --- NEW BUSINESS

Rezoning

Z-10 POWDER SPRINGS PROPERTIES, LLC (J & J Construction Group, Inc., owner) requesting Rezoning from **R-20** to **NRC** for the purpose of Retail, Office and Daycare in Land Lot 548 of the 19th District. Located at the southwest intersection of Powder Springs Road and Sugar Creek Drive.

- Z-11** **DR. RAHUL SARAF** (owner) requesting Rezoning from **CRC with Stipulations** to **CRC with Stipulations** for the purpose of Removing and Amending Stipulations in Land Lots 934 and 935 of the 16th District. Located on the north side of Old Highway 41, northeasterly of Kennesaw Avenue.
- Z-12** **W & H PROPERTIES, LLC** (owner) requesting Rezoning from **RM-8 with Stipulations** to **RM-8 with Stipulations** for the purpose of Townhouses in Land Lot 88 of the 18th District. Located on the east side of Maxham Road, south of Salt Springs Place.

Land Use Permits

- LUP-8** **LINDA H. BRAWNER** (owner) requesting a **Land Use Permit** for the purpose of Wedding and Special Event Venue in Land Lot 969 of the 19th District. Located on the north side of Hill Road, west of Hiram-Lithia Springs Road (5422 Hill Road).
- LUP-9** **EAST COBB UNITED METHODIST CHURCH** (Trustees of the East Cobb United Methodist Church [complete list on file in the Zoning Office], owner) requesting a **Land Use Permit (renewal)** for the purpose of Preschool and Instructional Daycare in Land Lot 987 of the 16th District. Located on the north side of Roswell Road, east of Sewell Mill Road (2325 Roswell Road).
- LUP-10** **DUE WEST UNITED METHODIST CHURCH** (owner) requesting a **Land Use Permit** for the purpose of Sunday School Classroom in Land Lots 274, 275, 296 and 297 of the 20th District. Located on the north side of Due West Road, west of Acworth Due West Road (3956 Due West Road).

Special Land Use Permits

- SLUP-4** **JENNIFER BLACKBURN** (William L. English Trust, owner) requesting a **Special Land Use Permit** for the purpose of Cell Tower Compound Expansion in Land Lot 141 of the 20th District. Located on the north side of U.S. Highway 41 and on the south side of Rutledge Road. **WITHDRAWN BY STAFF**

SLUP-5 T-MOBILE SOUTH, LLC c/o Compass Technology Services (West Cobb Funeral Home, Inc., owner) requesting a **Special Land Use Permit** for the purpose of Height Extension to an Existing Monopole in Land Lot 471 of the 19th District. Located at the northeasterly intersection of Macland Road and Turner Road.

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 – April 21, 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

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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, previously held by the Board of Commissioners from their October 21, 2008 hearing until their March 17, 2009 hearing and previously held by the Board of Commissioners from their March 17, 2009 hearing)*

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