
ZONING ANALYSIS

Planning Commission Public Hearing

May 5, 2009

Board of Commissioners' Public Hearing

May 19, 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 – May 5, 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-18⁰⁸ 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. *(Previously continued by the Planning Commission from their September 3, 2008 hearing until their November 4, 2008 hearing, previously continued by Staff from the November 4, 2008 Planning Commission hearing until their April 7, 2009 hearing and previously continued by Staff from the April 7, 2009 Planning Commission hearing until their May 5, 2009 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 beginning with the February 3, 2009 Planning Commission hearing; therefore will not be considered at this hearing)*

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. *(Previously continued by the Planning Commission from their April 7, 2009 hearing)*

REGULAR CASES --- NEW BUSINESS

Rezoning

- Z-13** **E & E CAPITAL, INC.** (owner) requesting Rezoning from **GC, LRO** and **R-20** to **GC** for the purpose of Electrical Contractors Office in Land Lot 36 of the 18th District. Located on the north side of Old Powder Springs Road, east of Old Bankhead Highway and on the south side of Old Bankhead Highway, west of Cliff Drive.
- Z-14** **MARY LANDSIEDEL SHAW** (Mary Landsiedel Shaw f/k/a Mary Landsiedel, owner) requesting Rezoning from **GC** to **NRC** for the purpose of Office and Retail in Land Lot 132 of the 16th District. Located on the west side of Canton Road, north of Shallowford Road.
- Z-15** **IKE TAHER** (Islamic Center of Cobb County, Inc., owner) requesting Rezoning from **GC** and **R-20** to **GC** for the purpose of Accounting Office and Learning Center/Cultural Center in Land Lots 210 and 211 of the 20th District. Located on the east side of Mary Ada Drive, west of Greers Chapel Road.

Land Use Permits

- LUP-11** **JOSEPH P. LEBRUN** (owner) requesting a **Land Use Permit** for the purpose of an In-Law Suite in Land Lot 18 of the 20th District. Located on the north side of Ridgeside Drive, east of Wade Green Road. **WITHDRAWN WITHOUT PREJUDICE**
- LUP-12** **KENNESAW STATE UNIVERSITY FOUNDATION, INC.** (owner) requesting a **Land Use Permit** for the purpose of an Office in Land Lot 97 of the 20th District. Located on Campus Loop Road, south of Frey Lake Road.

LUP-13 **CSC RIVERS ATLANTA, LLLP** (GS River, LLC, owner) requesting a **Land Use Permit** for the purpose of Placement of a Tent for a Period of Time Exceeding 30 Days in Land Lots 1033 and 1056 of the 17th District. Located on the northeasterly side of Powers Ferry Road, east of Windy Ridge Parkway.

Special Land Use Permits

SLUP-6 **S & S INVESTMENT COMPANY** (owner) requesting a **Special Land Use Permit** for the purpose of Recycling Resource Recovery Facility and Transfer Station in Land Lot 685 of the 17th District and Land Lot 57 of the 18th District. Located on the easterly side of I-285, south of South Cobb Drive and at the northwesterly end of Riverview Industrial Drive, northwest of Riverview Road. *(Continued by Staff from the May 5, 2009 Planning Commission hearing; therefore will not be considered at this hearing)*

SLUP-7 **JUBILEE CHRISTIAN CHURCH INTERNATIONAL (GLORY TABERNACLE), INC.** (owner) requesting a **Special Land Use Permit** for the purpose of Amending Previous Stipulations in Land Lot 717 of the 19th District. Located on the north side of Macedonia Road, east of Hopkins Road.

HELD CASES

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. *(Previously held by the Planning Commission from their April 7, 2009 hearing)*

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. *(Previously held by the Planning Commission from their April 7, 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.”

COBB COUNTY
ZONING HEARING AGENDA
Board of Commissioners – May 19, 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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