
ZONING ANALYSIS

Planning Commission Public Hearing

July 7, 2009

Board of Commissioners' Public Hearing

July 21, 2009

Prepared by:
COBB COUNTY
PLANNING AND ZONING DIVISIONS

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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 – July 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

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-16 **CROSS STREET SERVICE, INC.** (General Investor, Inc., owner) requesting Rezoning from **R-20** to **LI** for the purpose of Addition of Property to a Previously Approved Project in Land Lots 497 and 498 of the 18th District. Located on the southwesterly side of Mableton Parkway, north of Queenferry Drive. *(Previously continued by the Planning Commission from their June 2, 2009 hearing)*

REGULAR CASES --- NEW BUSINESS

Rezoning

Z-18 **LEONARD E. BURGER, JR.** (Leonard E. and Bettie H. Burger, owners) requesting Rezoning from **R-20** to **R-40** for the purpose of a Single Family Residential and Parking More Than Three Vehicles and/or Recreational Vehicles in Land Lots 262 and 263 of the 16th District. Located on the south side of Pete Shaw Road, west of Bramblebush Trail.

- Z-20** **JDH CAPITAL, LLC** (Juanita Bryant Green a/k/a Sybil Juanita Bryant Green, deceased and Kenneth P. Lewis, owners) requesting Rezoning from **R-20** to **NRC** for the purpose of a Grocery Store and Retail in Land Lots 384, 385, 413, and 414 of the 18th District. Located at the northwest intersection of Factory Shoals Road and South Gordon Road.
- Z-21** **DARSHANA and JAYESH T. SHETH** (owners) requesting Rezoning from **R-20** to **LRO** for the purpose of a Professional Office in Land Lot 637 of the 16th District. Located on the east side of Canton Road, south of Rosedale Drive.
- Z-22** **KENNESAW STATE UNIVERSITY FOUNDATION, INC.** (KSU CRV Real Estate Foundation, LLC, KSU GG Real Estate Foundation, LLC, KSU RM Real Estate Foundation, LLC and KSU NC Real Estate Foundation, LLC, owners) requesting Rezoning from **GC, R-20** and **PVC** to **RRC** for the purpose of Sporting Fields, Soccer Fields, Soccer Stadium and Passive Recreation in Land Lots 434, 435, 436, 501, 502 and 503 of the 16th District. Located at the northwesterly intersection of Busbee Drive and George Busbee Parkway and at the northeasterly intersection of Big Shanty Road and George Busbee Parkway.

Land Use Permits

- LUP-15** **WANDA E. CAISON** (owner) requesting a **Land Use Permit (renewal)** for the purpose of a Hair Salon in Land Lot 703 of the 16th District. Located at the northeasterly intersection of Sandy Plains Road and Arrowhead Trail (2088 Arrowhead Trail).
- LUP-16** **LAURI A. GOODE** (Randall A. Goode and Lauri A. Goode, owners) requesting a **Land Use Permit (renewal)** for the purpose of a Beauty Salon in Land Lots 1246 and 1271 of the 19th District. Located on the west side of Sammy Drive between Norma Lane and Ruth Lane (4601 Sammy Drive).

- LUP-17** **AMY K. LUCE** (Amy K. Georg-Gundersen, owner) requesting a **Land Use Permit** for the purpose of Baking Dog Treats To Sell On The Internet in Land Lot 303 of the 20th District. Located at the southeasterly intersection of Pavillion Drive and Yardley Court (5887 Pavillion Drive).
- LUP-18** **KATHERINE DRAUT and DAVID P. DRAUT** (owners) requesting a **Land Use Permit (renewal)** for the purpose of Therapy Services For Autistic Children in Land Lots 39 and 76 of the 20th District. Located on the north side of Cedarcrest Road, southwesterly of Governors Towne Drive (6340 Cedarcrest Road).

Special Land Use Permits

- SLUP-8** **SALVAGE HUNTER HOLDINGS, LLC** (Franklin Poss, owner) requesting a **Special Land Use Permit** for the purpose of Auto Salvage in Land Lots 913 and 938 of the 19th District. Located on the west side of Anderson Farm Road, north of the Silver Comet Trail.
- SLUP-9** **JAMES T. HAWLEY** (Pro-Build Real Estate Holdings, LLC, owner) requesting a **Special Land Use Permit** for the purpose of Wood Products Processing in Land Lots 131 and 132 of the 16th District. Located at the northeast intersection of Canton Road and Fowler Circle and at the southwestern end of Lee Waters Road, south of Jamerson Road.

HELD CASE

- 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. *(Previously continued by Staff from the May 5, 2009 Planning Commission hearing and previously held by the Planning Commission from their June 2, 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 – July 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*

CONTINUE CASES

- 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. *(Previously continued by the Planning Commission from their May 5, 2009 hearing and previously continued by the Board of Commissioners from their June 16, 2009 hearing)*
- 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. *(Previously held by the Planning Commission from their May 5, 2009 hearing and previously continued by the Board of Commissioners from their June 16, 2009 hearing)*

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