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# ZONING ANALYSIS

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## Planning Commission Public Hearing

September 1, 2009

## Board of Commissioners' Public Hearing

September 15, 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 – September 1, 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.*

**OTHER BUSINESS:**

**Item #1:**

Planning Commission consider making a recommendation to the Board of Commissioners regarding the Austell Road Access Management Plan.

**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 18<sup>th</sup> 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)*

**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 16<sup>th</sup> 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. *(Previously continued by the Planning Commission from their July 7, 2009 and August 4, 2009 hearings)*

**REGULAR CASES --- NEW BUSINESS**

**Rezoning**

**Z-26**        **JOHN H. FITZPATRICK** (owner) requesting Rezoning from **GC** to **CRC** for the purpose of Retail in Land Lot 708 of the 16<sup>th</sup> District. Located at the northeast intersection of Canton Road and Powell Wright Road.

- Z-27**      **VININGS MAIN, L.P.** (owner) requesting Rezoning from **UVC with Stipulations** to **UVC with Stipulations** for the purpose of Amending Certain Zoning Stipulations From Z-118 of 2005 in Land Lots 886, 887 and 908 of the 17<sup>th</sup> District. Located on the south side of Paces Ferry Road, between Vinings Slope and Twin Lakes Drive (private road).
- Z-28**      **COOPER LAKE CHEVRON, INC.** (Ramona M. Rimmer, owner) requesting Rezoning from **GC** to **NRC** for the purpose of a Full Service Gas Station in Land Lots 604 and 621 of the 17<sup>th</sup> District. Located at the southwesterly intersection of South Cobb Drive and Cooper Lake Road.

**Land Use Permits**

- LUP-21**      **JAMES R. SIMS** (James R. Sims and Cecile C. Sims, owners) requesting a **Land Use Permit (renewal)** for the purpose of Parking a Dump Truck and Grading Equipment in Land Lots 82 and 151 of the 18<sup>th</sup> District. Located on the south side of Old Alabama Road, east of Thunderwood Road (1347 Old Alabama Road).
- LUP-22**      **JOSE N. SANTOS** (Norma Santos, owner) requesting a **Land Use Permit** for the purpose of Allowing More Than Two Unrelated People To Occupy A Dwelling Unit in Land Lots 229 and 230 of the 17<sup>th</sup> District. Located on the north side of Larose Circle, east of Olive Springs Road.
- LUP-23**      **CHANG JANG** (Chang Nam Jang and Sun Jang, owners) requesting a **Land Use Permit** for the purpose of a Dental Lab in Land Lot 25 of the 20<sup>th</sup> District. Located on the westerly side of Howell Farms Drive, north of Hickory Grove Road (4617 Howell Farms Drive).

**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 – September 15, 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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