
ZONING ANALYSIS

Planning Commission Public Hearing

November 3, 2009

Board of Commissioners' Public Hearing

November 17, 2009

Prepared by:
COBB COUNTY
PLANNING AND ZONING DIVISIONS

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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 – November 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-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)*

REGULAR CASES --- NEW BUSINESS

Rezoning

- Z-31** **DON WESTBROOK** (Covenant Presbyterian Church of Cobb County, Inc., owner) requesting Rezoning from **R-20** to **LRO** for the purpose of Additional Parking for Adjoining Salon in Land Lot 566 of the 16th District. Located on the north side of Piedmont Road, west of Canton Road.
- Z-32** **REX E. HORNEY** (owner) requesting Rezoning from **CRC with Stipulations** to **CRC with Stipulations** for the purpose of a Teaching Academy for Gymnastics, Cheering, Tumbling and the Like in Land Lots 228 and 277 of the 16th District. Located at the northwest intersection of Canton Road and Hawkins Store Road.

Z-33 **XC PROPERTIES, LLC** (Marylin C. Berggrun, owner) requesting Rezoning from **R-20** to **LRO** for the purpose of a Child Development Center in Land Lot 141 of the 16th District. Located at the southwest intersection of Bells Ferry Road and Mosby Drive.

Land Use Permits

LUP-26 **DAN AND KAREN SOSNOWSKI** (Daniel E. Sosnowski, owner) requesting a **Land Use Permit (renewal)** for the purpose of a Professional Office for Polygraph Examinations in Land Lot 59 of the 16th District. Located on the north side of Jamerson Road, east of Deen Road (1069 Jamerson Road).

LUP-27 **MARIAN LAWTON** (owner) requesting a **Land Use Permit** for the purpose of a Personal Care Home for Six Residents in Land Lot 1137 of the 16th District. Located on the northern side of Shadowbrook Drive, north of Dewberry Trail and on the south side of Gresham Road, east of Fairview Street (1402 Shadowbrook Drive).

LUP-28 **DEBORAH L. CABE, JAMES DANIEL COSBY AND MARY MICHAELE COSBY** (owners) requesting a **Land Use Permit** for the purpose of Allowing a Garage Apartment in Land Lot 439 of the 16th District. Located on the south side of Willard Drive and the north side of Christine Drive, east of Bells Ferry Road (70 Willard Drive).

LUP-29 **DEANGELA M. CLAY** (Russell K. Clay, owner) requesting a **Land Use Permit** for the purpose of a Day Care in Land Lot 53 of the 18th District. Located on the south side of Graywood Circle, north of Roberts Drive (5899 Graywood Circle).

Special Land Use Permits

SLUP-13 T-MOBILE SOUTH, LLC (Georgia Transmission Corporation, owner) requesting a **Special Land Use Permit** for the purpose of a Telecommunications Tower and Related Equipment in Land Lot 119 of the 19th District. Located on the east side of John Ward Road, south of Palmer Drive.

SLUP-14 T-MOBILE SOUTH, LLC (Episcopal Diocese of Atlanta, Inc., owner) requesting a **Special Land Use Permit** for the purpose of a 135 Foot Telecommunications Tower and Equipment in Land Lot 55 of the 16th District. Located on the north side of Jamerson Road, west of Jett 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 – November 17, 2009

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