
ZONING ANALYSIS

Planning Commission Public Hearing

December 1, 2009

Board of Commissioners' Public Hearing

December 15, 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 – December 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.

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)*

REGULAR CASES --- NEW BUSINESS

Rezoning

Z-34 **VAN ALLEN NEAL** (owner) requesting Rezoning from **R-20** to **NRC** for the purpose of a Restaurant in Land Lot 998 of the 19th District. Located on the east side of Floyd Road, south of Whistle Drive. **WITHDRAWN WITHOUT PREJUDICE**

Z-35 **RONALD AND ADUKE B. OGUNLEYE** (Ronald O. Ogunleye, Aduke B. Ogunleye, Beatrice A. Ogunleye and Chinyere O. Oruche, owners) requesting Rezoning from **RA-5 with Stipulations** to **RA-5 with Stipulations** for the purpose of Removing Previous Stipulations in Land Lot 713 of the 16th District. Located at the northwest intersection of Bells Ferry Road and Laura Lake Road.

Z-36 **NICK LETSOS AND ANNA N. LETSOS** (owners) requesting Rezoning from **GC** to **GC** for the purpose of Vehicular Sales, Service, Repair and Retail in Land Lot 660 of the 16th District. Located at the northwest intersection of Canton Road and Westerly Way.

Land Use Permits

LUP-30 **EMERSON UNITARIAN UNIVERSALIST FELLOWSHIP, INC.** (owner) requesting a **Land Use Permit (renewal and new classroom)** for the purpose of Mobile Classrooms in Land Lot 552 of the 16th District. Located on the west side of Holly Springs Road, south of Frankie Lane (2799 Holly Springs Road).

LUP-31 **LISA HILLMAN** (owner) requesting a **Land Use Permit** for the purpose of Allowing More Than Two Unrelated People To Occupy A Dwelling Unit in Land Lot 933 of the 17th District. Located at the southeast intersection of Haverford Lane and Monticello Way (3080 Haverford Lane).

LUP-32 **JAMES A. KISER** (James A. Kiser, Selvie Jean Kiser, Selvia Theresa Kiser, owners) requesting a **Land Use Permit** for the purpose of Allowing More Than Five Adults And Five Vehicles At This Property in Land Lots 270, 307, and 308 of the 17th District. Located on the north side of Church Road, east of Biggern Avenue (303 Church Road).

LUP-33 **DEPENDABLE STORAGE TRAILER RENTAL** (Randy Osborne, owner) requesting a **Land Use Permit** for the purpose of a Portable Office in Land Lots 505 and 596 of the 18th District. Located on the east side of Bishop Road, south of Six Flags Road (350 Bishop Road).

HELD CASE

- 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). *(Previously held by the Planning Commission from their November 3, 2009 hearing)*
- 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). *(Previously held by the Planning Commission from their November 3, 2009 hearing)*

OTHER BUSINESS:

Adoption of resolution for the establishment of dates, time and place of the Planning Commission Regular Meetings for 2009.

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 – December 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

REGULAR CASES --- NEW BUSINESS

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