
ZONING ANALYSIS

**Planning Commission
Public Hearing**

February 2, 2010

**Board of Commissioners'
Public Hearing**

February 16, 2010

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 – February 2, 2010

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.

REGULAR CASES --- NEW BUSINESS

Rezoning

- Z-1** **GOOD NEWS COUNSELING CENTER** (Virginia Turner f/k/a Virginia M. Moss, owner) requesting Rezoning from **R-20** to **OI** for the purpose of a Counseling Center in Land Lots 60 and 85 of the 17th District. Located on the northwestern side of Austell Road, north of Kurt Drive.
- Z-2** **JIM R. HOUSLEY** (Althea A. Housley, Trustee of the Althea A. Housley Family Trust, owner) requesting Rezoning from **CF** to **LI** for the purpose of an Irrigation Business in Land Lot 444 of the 16th District. Located at the southwest intersection of Worley Drive and Penland Drive.
- Z-3** **HEALTH CARE CAPITAL CONSOLIDATED, INC.** (Charles E. James, owner) requesting Rezoning from **R-20** to **RSL** for the purpose of a Senior Living Facility in Land Lots 1114 and 1115 of the 16th District. Located on the south side of Lower Roswell Road, northeasterly of Cove Drive.
- Z-4** **LORETTA E. BROWN AND NOORUL A. SIDDIQUI** (Noorul A. Siddiqui and Shahnez A. Siddiqui, owners) requesting Rezoning from **R-20** to **NRC** for the purpose of an Assisted Living Facility in Land Lot 714 of the 19th District. Located on the east side of Powder Springs Road, north of Hurt Road.

Z-5 **GOVENORS TOWNE SQUARE, LLC** (owner) requesting Rezoning from **GC** to **NRC** for the purpose of a Bank and Retail in Land Lot 40 of the 20th District. Located on the southerly side of Cedarcrest Road, between Acworth Dallas Road and U.S. Highway 41.

Z-6 **JUSTIN MCMILLEN** (owner) requesting Rezoning from **R-20** to **UVC** for the purpose of Counseling in Land Lot 745 of the 17th District. Located on the east side of Atlanta Road, north of Gilmore Road.

Land Use Permits

LUP-1 **CHARLES E. SMITH** (Charles Eulice Smith and Etta Ruth Smith (deceased), owners) requesting a **Land Use Permit (renewal)** for the purpose of a Fruit Stand in Land Lot 1054 of the 19th District. Located on the northeasterly side of Austell Powder Springs Road, south of McKay Road (4509 Austell Powder Springs Road).

LUP-2 **SHIRLEY STREETMAN** (Paul Lamar Streetman, owner) requesting a **Land Use Permit (renewal)** for the purpose of a Beauty Shop in Land Lot 269 of the 17th District. Located at the northeasterly side of Woodview Drive, southeasterly of Church Road (3195 Woodview Drive).

LUP-3 **DANIEL L. WATKINS** (owner) requesting a **Land Use Permit** for the purpose of a Garage Door Repair and Installation Business in Land Lots 90 and 91 of the 16th District. Located on the east side of Blackwater Drive, south of Blackwater Way (1831 Blackwater Drive).

LUP-4 **THOMAS OHLE AND BETTINA OHLE** (Thomas Ohle, owner) requesting a **Land Use Permit** for the purpose of Maintaining Boarding Facility in Land Lot 1121 of the 19th District. Located on the eastern side of Brown Road, south of Hiram Lithia Springs Road (4909 Brown Road).

LUP-5 ST. BENEDICT PCH (Marie J. Gaspard, owner) requesting a **Land Use Permit** for the purpose of a Personal Care Home For Eight Residents in Land Lots 1294 and 1297 of the 19th District. Located on the southwestern side of Vonda Lane, north of Veterans Memorial Parkway (1130 Vonda Lane).

Special Land Use Permits

SLUP-1 NICK LETSOS AND ANNA N. LETSOS (owners) requesting a **Special Land Use Permit** for the purpose of Used Vehicle Sales in Land Lot 660 of the 16th District. Located at the northwesterly intersection of Canton Road and Westerly Way. **WITHDRAWN WITHOUT PREJUDICE**

SLUP-2 T-MOBILE SOUTH, LLC (United States Postal Service, owner) requesting a **Special Land Use Permit** for the purpose of Extending An Existing Telecommunications Tower in Land Lots 524 and 525 of the 16th District. Located on the east side on Sandy Plains Road, north of Post Oak Tritt Road.

SLUP-3 RB TOWERS, LLC (Living Hope Lutheran Church, Inc., owner) requesting a **Special Land Use Permit** for the purpose of a Telecommunications Tower and Related Equipment in Land Lots 200 and 201 of the 20th District. Located on the north side of Stilesboro Road, east of Paul Samuel Road.

HELD CASE

LUP-32 JAMES A. KISER (James A. Kiser, Selvie Jean Kiser and 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). *(Previously held by the Planning Commission from their December 1, 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 – February 16, 2010

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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