
ZONING ANALYSIS

Planning Commission Public Hearing

April 6, 2010

Board of Commissioners' Public Hearing

April 20, 2010

Prepared by:
COBB COUNTY
PLANNING AND ZONING DIVISIONS

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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 – April 6, 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.*

CONTINUED CASES

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. *(Previously continued by the Planning Commission from their February 2, 2010 and March 2, 2010 hearings)*

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. *(Previously continued by Staff from the February 2, 2010 and March 2, 2010 Planning Commission hearings)*

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. *(Previously continued by the Planning Commission from their February 2, 2010 and March 2, 2010 hearings)*

REGULAR CASES --- NEW BUSINESS

Rezoning

Z-10 **TIMOTHY B. FARMER** (owner) requesting Rezoning from **R-20** to **LRO** for the purpose of Primrose Daycare in Land Lot 241 of the 20th District. Located on the southeasterly side of Kennesaw Due West Road, south of Stilesboro Road. **WITHDRAWN WITHOUT PREJUDICE**

Z-11 **SOLAR FINANCIAL, LLC** (James A. Glass, owner) requesting Rezoning from **R-20** to **CRC** for the purpose of an Event Facility in Land Lot 167 of the 18th District. Located at the northwesterly intersection of Veterans Memorial Highway and Henderson Road.

Land Use Permits

LUP-8 **TERRANCE H. SHEEHAN** (Global Business Enterprises, LLC, owner) requesting a **Land Use Permit** for the purpose of Child Counseling in Land Lot 484 of the 16th District. Located at the southeasterly intersection of Ebenezer Road and Beaver Shop Road (3020 Ebenezer Road).

LUP-9 **RAVELLA CONRAD** (owner) requesting a **Land Use Permit** for the purpose of a Modular Classroom in Land Lot 109 of the 17th District. Located on the south side of Veterans Memorial Highway, west of Garner Road (367 Veterans Memorial Highway).

LUP-10 **CONGREGATION ETZ CHAIM, INC.** (owner) requesting a **Land Use Permit (Renewal)** for the purpose of a Day Care in Land Lot 969 of the 16th District. Located on the south side of Roswell Road and on the north side of Fairfield Drive, east of Indian Hills Parkway (1190 Indian Hills Parkway).

LUP-11 **PANSY BLEVINS** (Cleophus and Pansy Blevins, owners) requesting a **Land Use Permit** for the purpose of a Day Care in Land Lot 622 of the 19th District. Located on the east side of Tiffany Drive, north of Red Berry Lane (2821 Tiffany Drive).

LUP-12 **MOST REVEREND WILTON D. GREGORY, S.L.D., AS ARCHBISHOP OF THE ROMAN CATHOLIC ARCHDIOCESE OF ATLANTA AND/OR HIS SUCCESSORS IN OFFICE** (owner) requesting a **Land Use Permit (Renewal)** for the purpose of a Catholic Campus Ministry in Land Lot 97 of the 20th District. Located on the west side of Campus Loop Road (formally Frey Lake Road), north of Big Shanty Road (3487 Frey Lake Road).

Special Land Use Permits

SLUP-4 **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 (2377 Canton Road).

SLUP-5 **INGA AUTO CENTER** (Hubert Properties, LLLP and John Charles Tyson, owners) requesting a **Special Land Use Permit** for the purpose of Auto Sales in Land Lots 211, 212, 221 and 222 of the 17th District. Located at the northeast intersection of Sandtown Road and Leader Road (50 Leader 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 – April 20, 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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