
ZONING ANALYSIS

**Planning Commission
Public Hearing**

May 4, 2010

**Board of Commissioners'
Public Hearing**

May 18, 2010

Prepared by:
**COBB COUNTY
PLANNING AND ZONING DIVISIONS**

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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 – May 4, 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, March 2, 2010 and April 6, 2010 hearings)*

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. *(Previously continued by the Planning Commission from their April 6, 2010 hearing)*

REGULAR CASES --- NEW BUSINESS

Rezoning

Z-12 **COMMUNITY BANK OF THE SOUTH** (owner) requesting Rezoning from **RSL with Stipulations** to **RSL with Stipulations** for the purpose of Residential Development in Land Lot 205 of the 1st District. Located on the north side of Roswell Road, east of Rushmore Drive.

Land Use Permits

- LUP-13** **RONNIE THOMAS MAYNARD** (owner) requesting a **Land Use Permit** for the purpose of Allowing More Than Three Adults And Three Vehicles At This Property in Land Lot 77 of the 16th District. Located at the southwest intersection of North Springs Lane and North Springs Road (4654 North Springs Lane).
- LUP-14** **PATRICIA A. REDMOND** (James S. Harvey and Patricia A. Redmond, owners) requesting a **Land Use Permit** for the purpose of a Non-Medical Home Healthcare Service in Land Lots 283 and 288 of the 20th District. Located on the south side of Walcutt's Way, east of Mountain Road (1409 Walcutt's Way).

Special Land Use Permits

- SLUP-6** **METRO NORTH SOCCER** (Metro-North Youth Soccer Association, Inc., owner) requesting a **Special Land Use Permit** for the purpose of Lighting Soccer Fields in Land Lots 5, 6 and 73 of the 1st District. Located on the north side of Paper Mill Road, west of Johnson Ferry Road (4645 Paper Mill Road).

HELD CASE

- 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; and previously held by the Planning Commission from their April 6, 2010 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 – May 18, 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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