
ZONING ANALYSIS

Planning Commission Public Hearing

June 3, 2010

Board of Commissioners' Public Hearing

June 15, 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
John Pederson, 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 – June 3, 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-13** **WESTSIDE BAPTIST CHURCH OF MABLETON, INC.** (owner) requesting Rezoning from **R-20** to **NRC** for the purpose of a Religious Facility With Electronic Signage in Land Lots 31 and 32 of the 17th District. Located on the west side of Floyd Road, south of White Boulevard.
- Z-14** **SCOTT W. TUCKER** (Scott W. Tucker, Cindy B. Tucker and Gordon M. Taylor, owners) requesting Rezoning from **GC** and **R-20** to **HI** for the purpose of Industrial And Warehouse Uses in Land Lot 875 of the 16th District. Located at the southeasterly intersection of Sawyer Road and the Georgia Northeastern Railroad right-of-way.
- Z-15** **MARIAN L. STERLING** (owner) requesting Rezoning from **R-20** to **NRC** for the purpose of Child Care in Land Lot 1000 of the 19th District. Located at the northeasterly intersection of Floyd Road and Concord Road. **WITHDRAWN WITHOUT PREJUDICE**
- Z-16** **SOLID EQUITIES, INC.** (owner) requesting Rezoning from **PSC** to **NRC** for the purpose of Light Automotive Repair in Land Lots 77 and 78 of the 18th District. Located at the southwesterly intersection of Mableton Parkway and Old Powder Springs Road.

Z-17 **METRO GROUP DEVELOPMENT II, LLC** (Marvin & Jeff, LLC and BT Marietta, LLC, owners) requesting Rezoning from **GC** and **PSC** to **NRC** for the purpose of a Pharmacy And Drug Store in Land Lot 910 of the 16th District. Located at the northwest intersection of Roswell Road and Old Canton Road.

Land Use Permits

LUP-15 **CYNTHIA WINTHROP** (Edward Winthrop and Cynthia Y. Winthrop, owners) requesting a **Land Use Permit** for the purpose of In Home Educational Program in Land Lot 540 of the 17th District and Land Lot 52 of the 18th District. Located on the northwesterly side of Kilrush Drive, northwesterly of Buckner Road (1200 Kilrush Drive).
WITHDRAWN BY STAFF

LUP-16 **LINDA H. BRAWNER** (owner) requesting a **Land Use Permit (Renewal)** for the purpose of a Wedding And Special Event Venue in Land Lot 969 of the 19th District. Located on the north side of Hill Road, west of Hiram-Lithia Springs Road (5422 Hill Road).

LUP-17 **CHATFIELD CONTRACTING, INC.** (Robert Emmett Chatfield and Timothy Scott Higdon, owners) requesting a **Land Use Permit** for the purpose of a General Contractor's Business in Land Lot 934 of the 16th District. Located at the southeast intersection of Kennesaw Avenue and Hames Road (1178 Kennesaw Avenue).

LUP-18 **WEST COBB OFFICE INVESTORS, LLC** (owner) requesting a **Land Use Permit (Renewal)** for the purpose of a Dance Studio in Land Lot 241 of the 20th District. Located on the west side of Kennesaw Due West Road, south of Stilesboro Road (1483 Kennesaw Due West Road).

LUP-19 **VISION FOR SOULS** (Vision for Souls Outreach Center Church, Inc., owner) requesting a **Land Use Permit (Renewal)** for the purpose of Child Care To General Public in Land Lots 299 and 300 of the 18th District. Located on the east side of Factory Shoals Road, south of Mableton Parkway (6519 Factory Shoals Road).

HELD CASE

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 and previously held by the Planning Commission from their May 4, 2010 hearing)*

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. *(Previously held by the Planning Commission from their May 4, 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 – June 15, 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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