
ZONING ANALYSIS

Planning Commission Public Hearing

July 8, 2010

Board of Commissioners' Public Hearing

July 20, 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.

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COBB COUNTY
ZONING HEARING AGENDA
Planning Commission – July 8, 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-18** **RANDAL LOWE PLUMBING, LLC** (Gayle A. Lowe, owner) requesting Rezoning from **R-20** to **GC** for the purpose of Office With Outside Storage in Land Lot 939 of the 16th District. Located on the south side of Hames Road, east of Kennesaw Avenue.
- Z-19** **KENNESAW STATE UNIVERSITY FOUNDATION, INC.** (owner) requesting Rezoning from **R-20** to **OI** for the purpose of an Office in Land Lot 97 of the 20th District. Located on Campus Loop Road, south of Frey Lake Road.
- Z-20** **LARRY D. NEESE** (Jonathan J. Tucker, Bridgette Tucker and Nancy Tucker Farr, owners) requesting Rezoning from **R-30** to **R-20** for the purpose of a Subdivision in Land Lot 297 of the 20th District. Located at the southeast intersection of Due West Road and Midway Road.

Land Use Permits

- LUP-20** **SANDRA D. BOSHAK** (owner) requesting a **Land Use Permit** for the purpose of Child and Family 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-21** **JUBILEE CHRISTIAN CHURCH INTERNATIONAL (GLORY TABERNACLE), INC.** (owner) requesting a **Land Use Permit (Renewal and Additional Children)** for the purpose of a Child Care Learning Center in Land Lot 717 of the 19th District. Located on the north side of Macedonia Road, east of Hopkins Road (3000 Macedonia Road).
- LUP-22** **STEVEN K. CRONIC** (owner) requesting a **Land Use Permit** for the purpose of a Plumbing Business in Land Lot 351 of the 16th District. Located at the western end of Coventry Drive, west of Westminister Way (536 Coventry Drive).
- LUP-23** **TEMPLE KOL EMETH** (Temple Kol Emeth, LTD, owner) requesting a **Land Use Permit** for the purpose of a Preschool/Daycare in Land Lots 890, 891, 910 and 911 of the 16th District. Located at the northeast intersection of Old Canton Road and Sewell Mill Road and on the southeast intersection of Brookcliff Place and Brookcliff Drive (1415 Old Canton Road).
- LUP-24** **ERIN O'DRISCOLL** (Erin L. Driscoll Hunt a/k/a Erin L. O'Driscoll, owner) requesting a **Land Use Permit (Renewal)** for the purpose of Child Care in Land Lot 258 of the 20th District. Located on the north side of Wyntuck Circle, north of Wyntuck Drive (3753 Wyntuck Circle).
- LUP-25** **PEDRO ARREOLA** (Pedro R. Arreola, owner) requesting a **Land Use Permit** for the purpose of Allowing More Than Three Adults and Three Vehicles At This Property in Land Lot 276 of the 17th District. Located at the southeast intersection of Wynona Drive and Toccoa Drive (2154 Toccoa Drive).

HELD CASE

- Z-12** **COMMUNITY BANK OF THE SOUTH** (Stock Loan Services, LLC, 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 and June 3, 2010 hearings)*
- 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). *(Previously held by the Planning Commission from their June 3, 2010 hearing)*

OTHER BUSINESS

ITEM #1

Planning Commission consider making a recommendation to the Board of Commissioners regarding the Veterans Memorial Highway – Hollowell Parkway Livable Centers Initiative Study.

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 – July 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.

REGULAR CASES --- NEW BUSINESS

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HELD CASE

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. *(Previously held by the Board of Commissioners from their June 15, 2010 hearing)*

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