

---

---

# ZONING ANALYSIS

---

---

## Planning Commission Public Hearing

August 3, 2010

## Board of Commissioners' Public Hearing

August 17, 2010

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

***COBB COUNTY BOARD OF COMMISSIONERS***

**Helen Goreham, District 1  
Bob Ott, District 2  
Thea Powell, District 3  
Woody Thompson, District 4**

***COUNTY MANAGER***

**David Hankerson**

***COBB COUNTY PLANNING COMMISSION***

**Murray Homan, Chairman  
Bob Hovey  
Mike Terry  
Christi Trombetti  
Judy Williams**

***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 – August 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-21**      **TIMOTHY F. PILGRIM** (owner) requesting Rezoning from **GC** to **NRC** for the purpose of a Salon And Day Spa in Land Lot 743 of the 17<sup>th</sup> District. Located on the east side of Atlanta Road, south of Paces Ferry Road.
- Z-22**      **MADISON HILLS, LLC** (owner) requesting Rezoning from **CF** and **OI** to **RM-12** for the purpose of Apartments in Land Lots 799 and 857 of the 17<sup>th</sup> District. Located on the south side of Delk Road, west of Bentley Road.

**Land Use Permits**

- LUP-26**      **JOSE SCOTT LOPEZ** (Jose S. Lopez, Guadalupe Lopez, Altagracia Lopez, owners) requesting a **Land Use Permit** for the purpose of Allowing More Than Three Adults At This Property in Land Lot 77 of the 16<sup>th</sup> District. Located on the northeasterly side of North Springs Road, west of North Springs Court (4680 North Springs Road).
- LUP-27**      **MARK SAYEG AND EDIE SAYEG** (owners) requesting a **Land Use Permit** for the purpose of a Rabbit Rescue Shelter in Land Lots 310 and 339 of the 16<sup>th</sup> District. Located at the southwesterly intersection of Shallowford Road and Shallow Court (2280 Shallowford Road).

**HELD CASE**

**LUP-22**     **STEVEN K. CRONIC** (owner) requesting a **Land Use Permit** for the purpose of a Plumbing Business in Land Lot 351 of the 16<sup>th</sup> District. Located at the western end of Coventry Drive, west of Westminster Way (536 Coventry Drive). *(Previously held by the Planning Commission from their July 8, 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 – August 17, 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**

**Rezoning**

- Z-21**      **TIMOTHY F. PILGRIM** (owner) requesting Rezoning from **GC** to **NRC** for the purpose of a Salon And Day Spa in Land Lot 743 of the 17<sup>th</sup> District. Located on the east side of Atlanta Road, south of Paces Ferry Road.
- Z-22**      **MADISON HILLS, LLC** (owner) requesting Rezoning from **CF** and **OI** to **RM-12** for the purpose of Apartments in Land Lots 799 and 857 of the 17<sup>th</sup> District. Located on the south side of Delk Road, west of Bentley Road.

**Land Use Permits**

- LUP-22**      **STEVEN K. CRONIC** (owner) requesting a **Land Use Permit** for the purpose of a Plumbing Business in Land Lot 351 of the 16<sup>th</sup> District. Located at the western end of Coventry Drive, west of Westminister Way (536 Coventry Drive). *(Previously held by the Planning Commission from their July 8, 2010 hearing)*
- LUP-26**      **JOSE SCOTT LOPEZ** (Jose S. Lopez, Guadalupe Lopez, Altagracia Lopez, owners) requesting a **Land Use Permit** for the purpose of Allowing More Than Three Adults At This Property in Land Lot 77 of the 16<sup>th</sup> District. Located on the northeasterly side of North Springs Road, west of North Springs Court (4680 North Springs Road).
- LUP-27**      **MARK SAYEG AND EDIE SAYEG** (owners) requesting a **Land Use Permit** for the purpose of a Rabbit Rescue Shelter in Land Lots 310 and 339 of the 16<sup>th</sup> District. Located at the southwesterly intersection of Shallowford Road and Shallow Court (2280 Shallowford Road).

**HELD CASE**

**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 16<sup>th</sup> 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). *(Previously held by the Board of Commissioners from their July 20, 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.”**