
ZONING ANALYSIS

Planning Commission Public Hearing

September 9, 2010

Board of Commissioners' Public Hearing

September 21, 2010

Prepared by:
COBB COUNTY
PLANNING AND ZONING DIVISIONS

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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 – September 9, 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-22 **MADISON HILLS, LLC** (owner) requesting Rezoning from **CF, OI, and RM-12** to **RM-12** for the purpose of Apartments in Land Lots 799, 800, 856 and 857 of the 17th District. Located on the south side of Delk Road, west of Bentley Road. *(Previously continued by the Planning Commission from their August 3, 2010 hearing)*

REGULAR CASES --- NEW BUSINESS

Rezoning

Z-23 **A & M DENTAL OFFICE, LLC** (owner) requesting Rezoning from **NS** to **GC** for the purpose of a Dental Office in Land Lot 69 of the 1st District. Located on the south side of Lower Roswell Road, west of Johnson Ferry Road.

Z-24 **EAST COBB UNITED METHODIST CHURCH, INC.** (Trustees of Camp Ground United Methodist Church f/k/a Trustees of Marietta Camp Ground Methodist Church, owner) requesting Rezoning from **R-20** to **NRC** for the purpose of Religious Facility With An Electronic Reader Board Sign in Land Lot 987 of the 16th District. Located on the north side of Roswell Road, easterly of Sewell Mill Road.

Z-25 **MARTHA PERKINS SCHWARZMANN AND ELLISON SCHWARZMANN** (Martha Perkins Schwarzmann, owner) requesting Rezoning from **GC** and **PSC** to **CRC** for the purpose of an Existing House, Proposed Garage And Existing Business in Land Lot 69 of the 1st District. Located on the west side of Johnson Ferry Road, south of Lower Roswell Road.

Special Land Use Permits

SLUP-7 **AGGREGATE MATERIAL HAULING, LLC** (Pinnacle Development Partners, LLC, owner) requesting a **Special Land Use Permit** for the purpose of Reduction Of Rock in Land Lots 201 and 258 of the 18th District. Located at the southeast intersection of Old Alabama Road and Cardell 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 16th District. Located at the western end of Coventry Drive, west of Westminster Way (536 Coventry Drive). *(Held by the Planning Commission from their July 8, 2010 and August 3, 2010 hearings until their October 5, 2010 hearing; therefore will not be considered at this 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 – September 21, 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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HELD CASE

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 16th District. Located at the southwesterly intersection of Shallowford Road and Shallow Court (2280 Shallowford Road). *(Previously held by the Board of Commissioners from their August 17, 2010 hearing)*

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