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# ZONING ANALYSIS

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## Planning Commission Public Hearing

October 5, 2010

## Board of Commissioners' Public Hearing

October 19, 2010

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

***COBB COUNTY BOARD OF COMMISSIONERS***

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**Helen Goreham, District 1**  
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***COBB COUNTY PLANNING COMMISSION***

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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 – October 5, 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-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 16<sup>th</sup> District. Located on the north side of Roswell Road, easterly of Sewell Mill Road. *(Previously continued by the Planning Commission from their September 9, 2010 hearing)*

**REGULAR CASES --- NEW BUSINESS**

**Rezoning**

**Z-26**      **DANIEL S. ESCOBAR-TORRES** (Daniel S. Escobar, owner) requesting Rezoning from **OI** to **R-15** for the purpose of a Single Family House in Land Lot 190 of the 18<sup>th</sup> District. Located at the northwesterly intersection of Factory Shoals Road and Elizabeth Lane.

**Z-27**      **JOHN CARLISLE** (Trust Under the Will of Margaret E. Roberts, James L. Roberts, Sr., Trustee, owner) requesting Rezoning from **GC** to **LI** for the purpose of a Diesel Repair Shop in Land Lot 60 of the 16<sup>th</sup> District. Located on the west side of Canton Road, north of Jamerson Road and on the north side of Cobb Cherokee Industrial Drive (private road).

- Z-28 GREEN STREET PROPERTIES/MARTHASVILLE DEVELOPMENT/JAMESTOWN PROPERTIES** (Riverview Industries, L.P., owner) requesting Rezoning from **HI** and **R-20** to **PVC** for the purpose of a Mixed Use Development in Land Lots 58, 171, 172, 174, 175, and 284 of the 18th District. Located on the southeasterly side of River View Road, between I-285 and the Southern Railway Railroad tracks; on the southeasterly side of River View Road, south of I-285 on the northwesterly side of River View Road, between Dickerson Drive and Nichols Drive; and on the southerly side of Nichols Drive, between River View Road and Armstrong Place. *(Continued by Staff from the October 5, 2010 Planning Commission hearing; therefore, will not be considered at this hearing)*
- Z-29 SWEETWATER CONGREGATION OF JEHOVAH'S WITNESSES** (Lycurtis Bester, Earnest W. Price, Jr., and Kenneth G. Skrobot, Trustees for Sweetwater Congregation of Jehovah's Witnesses, Powder Springs, Georgia, owners) requesting Rezoning from **NRC** and **R-20** to **R-20** for the purpose of a Church in Land Lot 1263 of the 19<sup>th</sup> District. Located on the west side of Brownsville Road, north of Burnt Hickory Road and on the east side of Pine Valley Road, north of Burnt Hickory Road.
- Z-30 STEVE B. WADLEY** (owner) requesting Rezoning from **R-15 w/Stipulations** to **R-15 w/Stipulations** for the purpose of Two Houses in Land Lot 29 of the 1<sup>st</sup> District. Located at the western end of Vendome Place, north of Monet Drive.
- Z-31 PEACH STATE SALVAGE, INC.** (owner) requesting Rezoning from **GC** to **NRC** for the purpose of Retail in Land Lot 637 of the 16<sup>th</sup> District. Located on the west side of Canton Road, south of Blackwell Lane.
- Z-32 4195 ROSWELL ROAD, LLC** (4195 Roswell Road, Daniel L. Thornton and Christine H. Thornton, owners) requesting Rezoning from **NS** to **GC** for the purpose of a Commercial Development in Land Lots 898 and 903 of the 16<sup>th</sup> District. Located at the southwesterly intersection of Providence Road and Roswell Road.

**Land Use Permits**

**LUP-28**     **MELISSA POWELL** (Melissa A. Powell and Alexander C. Powell, owners) requesting a **Land Use Permit** for the purpose of a Hair Salon in Land Lots 269 of the 17<sup>th</sup> District. Located on the east side of Woodview Drive, south of Church Road (3235 Woodview Drive S.E.).

**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 and August 3, 2010 hearings until their October 5, 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 – October 19, 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-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 17<sup>th</sup> District. Located on the south side of Delk Road, west of Bentley Road. *(Continued by the Planning Commission from their August 3, 2010 hearing and Previously Held by the Board of County Commissioners from their September 21, 2010 hearing)*
- 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 16<sup>th</sup> District. Located on the north side of Roswell Road, easterly of Sewell Mill Road. *(Previously continued by the Planning Commission from their September 9, 2010 hearing)*
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