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# ZONING ANALYSIS

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## Planning Commission Public Hearing

June 7, 2011

## Board of Commissioners' Public Hearing

June 21, 2011

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!*

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**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 – June 7, 2011**

***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 WILLIAM BARBEE** (owner) requesting Rezoning from **GC** to **R-15** for the purpose of a Single Family House in Land Lot 1243 of the 16<sup>th</sup> District. Located at the northeastern intersection of Hamby Road and Hazelwood Drive.
- Z-19 ANGELYN CLAY WALKER** (owner) requesting Rezoning from **GC with Stipulations** to **GC** for the purpose of Service/Retail Businesses in Land Lots 1140 and 1141 of the 19<sup>th</sup> District. Located at the northeast corner of Clay Road and Austell Road.
- Z-20 AUSTELL ROAD DEVELOPMENT ASSOCIATES** (owner) requesting Rezoning from **PSC** and **GC** to **CRC** for the purpose of Retail and Restaurant Uses in Land Lots 930 and 931 of the 19<sup>th</sup> District. Located on the north side of the East-West Connector, east of Austell Road.
- Z-21 WILLOUGHBY & SEWELL DEVELOPMENT, LTD.** (Willoughby & Sewell Development, Ltd. And Brookstone Investments, Ltd., L.P., owners) requesting Rezoning from **O&I** and **LRO** to **O&I** for the purpose of Assisted Living Facility in Land Lot 225 of the 20<sup>th</sup> District. Located on the southeasterly side of Brookstone Walk, southwest of intersection of Brookstone Drive and Brookstone Walk.
- Z-22 NASSIR ABAGERO** (Nassir Ababor Abagero, owner) requesting Rezoning from **R-20** and **GC** to **R-20** for the purpose of a Single Family House in Land Lots 282 and 295 of the 17<sup>th</sup> District. Located on the south side of Clay Drive, west of Atlanta Road.



**Land Use Permits**

- LUP-10 DANIEL AND LISA BOND** (Russell L. Bond and Teresa A. Bond, owners) requesting a **Land Use Permit** for the purpose of Allowing More Vehicles and Adults than County Code Allows in Land Lots 153 and 154 of the 17<sup>th</sup> District. Located on the north side of Privette Road, west of Austell Road.
- LUP-11 MARINA ARREOLA** (Luis Arreola and Marina Arreola, owners) requesting a **Land Use Permit** for the purpose of Allowing More Motor Vehicles And Adults Than County Code Allows in Land Lot 157 of the 17<sup>th</sup> District. Located on the west side of Earwood Drive, south of Dale Drive.
- LUP-12 SANDY CLOUGH** (Sandra L. Clough and Richard C. Clough, owners) requesting a **Land Use Permit** for the purpose of an Artist Studio in Land Lot 336 of the 20<sup>th</sup> District. Located on the west side of Trail Road, north of Midway Road.
- LUP-13 UNITY NORTH ATLANTA CHURCH** (Unity Church of Applied Christianity, Inc. [Unity North Atlanta Church, Inc.], owner) requesting a **Land Use Permit** for the purpose of a Child Care Learning Center in Land Lot 187 of the 16<sup>th</sup> District. Located on the north side of Sandy Plains Road, north of North Mountain Road.
- LUP-14 VIRGINIA PUCKETT** (Charles Puckett and Virginia Puckett, owners) requesting a **Land Use Permit** for the purpose of an Art Studio in Land Lot 1198 of the 19<sup>th</sup> District. Located at the northeasterly intersection of Alder Lane and Lithia Springs-Hiram Road.
- LUP-15 PATRICIA REDMOND** (James S. Harvey and Patricia A. Redmond, owners) requesting a **Land Use Permit** for the purpose of Non-medical Homecare Services in Land Lots 283 and 288 of the 20<sup>th</sup> District. Located on the south side of Walcutts Way, west of Old Mountain Road.

- LUP-16**     **KARLENE FOSTER-KING** (owner) requesting a **Land Use Permit** for the purpose of a Personal Care Home And Converting Garage To Office Space in Land Lot 204 of the 17<sup>th</sup> District. Located on the east side of Panstone Drive, south of Pat Mell Road. **WITHDRAWN WITHOUT PREJUDICE**
- LUP-17**     **FLOYD E. MILLSAPP** (Marion Eugene Millsapp and Elizabeth Millsapp (deceased), owners) requesting a **Land Use Permit** for the purpose of Allowing More Motor Vehicles and Adults than County Code Allows in Land Lot 268 of the 20<sup>th</sup> District. Located on the west side of Antioch Road, south of Due West Road.
- LUP-18**     **DELOIS K. BEACH** (owner) requesting a **Land Use Permit** for the purpose of Allowing Four Adults and Four Vehicles At Property in Land Lot 276 of the 17<sup>th</sup> District. Located on the north side of Wynona Drive, east of Wakita Drive and west of Lacey Lane.

**HELD CASE**

- Z-8**     **STEVEN G. KOESELL** (Little Learners Academy of Marietta, LLC, owner) requesting Rezoning from **R-20** to **NRC** for the purpose of a Daycare in Land Lots 780 and 781 of the 19<sup>th</sup> District. Located on the south side of Amy Lane; and on the north side of Mimosa Drive, west of Austell Road. *(Previously continued by the Planning Commission from their March 1, 2011 and April 5, 2011 hearings and previously held by the Planning Commission from their May 3, 2011 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.”

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**COBB COUNTY**  
**ZONING HEARING AGENDA**  
**Board of Commissioners – June 21, 2011**

***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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