
ZONING ANALYSIS

Planning Commission Public Hearing

September 8, 2011

Board of Commissioners' Public Hearing

September 20, 2011

Prepared by:
COBB COUNTY
PLANNING AND ZONING DIVISIONS

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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 – September 8, 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-31** **SAMUEL EGOAVIL (RONALD'S AUTO REPAIR SHOP)** (Samuel U. Egoavil, owner) requesting Rezoning from **R-20** to **CRC** for the purpose of Light Auto Repair in Land Lot 556 of the 19th District. Located on the northwest side of Austell Road, southwest of Dorothy Drive.
- Z-32** **SAM BASKIN, JR.** (owner) requesting Rezoning from **LRO** to **CRC** for the purpose of Community Thrift Store in Land Lot 85 of the 17th District. Located on the northwest side of Austell Road, northeast of Chamberlain Circle.
- Z-33** **DONALD K. NIX** (Donald K. Nix and Fred Doty, owners) requesting Rezoning from **GC** to **NRC** for the purpose of Light Auto Repair in Land Lot 539 of the 16th District. Located on the south side of Freeman Road, east of Johnson Ferry Road.
- Z-34** **EAST BLUFF HOLDING COMPANY, LLC** (owner) requesting Rezoning from **RSL** to **RA-5** for the purpose of a Single-Family Subdivision in Land Lot 728 of the 16th District. Located on the west side of Bells Ferry Road, south of Laura Lake Road.
- Z-35** **AMIN S. LALANI** (Roshan Damoni, LLC, owner) requesting Rezoning from **GC** to **NRC** for the purpose of an Addition To An Existing Convenience Store/Gas Station in Land Lot 310 of the 16th District. Located at the northwest intersection of Trickum Road and Shallowford Road.

Land Use Permits

LUP-22 **JAMES R. SIMS** (James R. Sims and Cecile C. Sims, owners) requesting a **Land Use Permit (renewal)** for the purpose of Parking A Dump Truck And Grading Equipment in Land Lots 82 and 151 of the 18th District. Located on the south side of Old Alabama Road, west of South Glenn Forest Street, east of Thunderwood Road (1347 Old Alabama Road).

LUP-23 **TEMPLE KOL EMETH** (owner) requesting a **Land Use Permit (renewal)** for the purpose of a Preschool/Daycare in Land Lots 890 and 891 of the 16th District. Located at the northwest intersection of Old Canton Road and Sewell Mill Road, and at the southeast intersection of Brookcliff Drive and Brookcliff Place (1415 Old Canton Road).

Special Land Use Permits

SLUP-6 **HONEY FERN SCHOOL** (Suzannah Kolbeck, owner) requesting a **Special Land Use Permit** for the purpose of a Private School in Land Lot 545 of the 19th District. Located off of a private easement on the southeast side of Smith Avenue and on the north side of Branson Place.

SLUP-7 **M & R USED AUTO PARTS, INC.** (Branch Banking and Trust Company, owner) requesting a **Special Land Use Permit** for the purpose of a Salvage Facility And Sale Of Vehicular Parts in Land Lots 806, 823 and 824 of the 19th District. Located on the south side of Huddleston Drive.

SLUP-8 **I CAN CHRISTIAN ACADEMY, INC.** (Oak Hill Properties, LLC, owner) requesting a **Special Land Use Permit** for the purpose of a Private School in Land Lot 910 of the 19th District. Located at the southeast intersection of Flint Hill Road and Industry Road.

HELD CASES

Z-24 **PULTE HOME CORPORATION** (Alan Sharples and Brian Sharples as Co-Trustees of the Wilbert Sharples Living Trust dated October 30, 2001, and Sharples Investments, LLLP, owners) requesting Rezoning from **R-20** to **R-15/OSC** for the purpose of a Single-Family Subdivision in Land Lot 520 of the 16th District. Located on the east side of Shaw Road, north of Piedmont Road. *(Previously held by the Planning Commission from their July 7, 2011 and August 2, 2011 hearings)*

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 20, 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

Rezoning

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