
ZONING ANALYSIS

**Planning Commission
Public Hearing**

September 3, 2008

**Board of Commissioners'
Public Hearing**

September 16, 2008

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

COBB COUNTY BOARD OF COMMISSIONERS

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COMMUNITY DEVELOPMENT DEPARTMENT***

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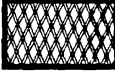





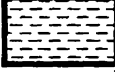

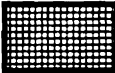
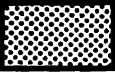






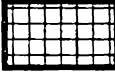
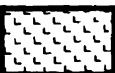
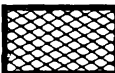









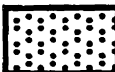





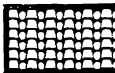



Cobb County... Expect the Best!

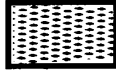
Every application for rezoning involving a request for a non-residential zoning district shall include a complete written, documented analysis of the impact of the proposed rezoning with respect to each of the following matters:

- (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.

ZONING LEGEND

	R-80	Single Family Residential		NRC	Neighborhood Retail Commercial
	RR	Rural Residential		CRC	Community Retail Commercial
	R-40	Single Family Residential		RRC	Regional Retail Commercial
	R-30	Single Family Residential		UVC	Urban Village Commercial
	R-20	Single Family Residential		LRC	Limited Retail Commercial
	R-15	Single Family Residential		PVC	Planned Village Community
	RD	Residential Duplex		PSC	Planned Shopping Center
	RA-5	Single Family Attached/ Detached Residential		NS	Neighborhood Shopping
	PRD	Planned Residential Development		GC	General Commercial
	RM-8	Multi Family Residential		IF	Future Industrial
	FST-6	Free Simple Townhouse Residential		LI	Light Industrial
	RM-12	Multi Family Residential		HI	Heavy Industrial
	MHP/S	Mobile Home Park / Subdivision		RDR	Recreational Golf Driving Range
	MHP	Mobile Home Park		TS	Tourist Services
	OI	Office / Industrial		HD	Historical Districts
	OS	Office / Services		SC	Suburban Condominium
	LRO	Low Rise Office		UC	Urban Condominium
	OMR	Office Mid-Rise		RSL	Residential Senior Living
	OHR	Office High Rise		OSC	Open Space Community
	CF	Future Commercial			

DISCONTINUED ZONING DISTRICTS



FST-8 Fee Simple Townhouse Residential



FST-10 Fee Simple Townhouse Residential



RM-10T Fee Simple Townhouse Residential



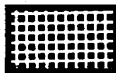
R-12 Single Family Residential



RA-4 Single Family Attached / Detached Residential



RA-6 Single Family Attached / Detached Residential



RM-16 Multi Family Residential



RMR Residential Mid-Rise



RHR Residential Hi-Rise

A G E N D A S

COBB COUNTY
ZONING HEARING AGENDA
Planning Commission – September 3, 2008

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-29** **COOKE ENTERPRISES, INC.** (San-Har, Inc., owner) requesting Rezoning from **OMR** to **OI** for the purpose of a Climate Controlled Self-Service Storage Facility in Land Lots 919 and 920 of the 17th District. Located at the northwest intersection of Windy Hill Road and Spectrum Circle. *(Previously continued by the Planning Commission from their July 1, 2008 and August 5, 2008 hearings)*
- Z-37** **COOKE ENTERPRISES, INC.** (Mack & Abe, Inc., owner) requesting Rezoning from **GC** to **OI** for the purpose of a Climate Controlled Self-Service Storage Facility in Land Lots 469 and 470 of the 16th District. Located on the east side of Johnson Ferry Road, south of Shallowford Road. *(Previously continued by the Planning Commission from their August 5, 2008 hearing)*
- Z-40** **D & A INVESTMENT GROUP, LLC AND PEREIRA MANAGEMENT, LLC** (owners) requesting Rezoning from **OI** and **NS** to **RRC** for the purpose of Mixed Use Development in Land Lot 885 of the 17th District. Located on the north side of Paces Ferry Road, west of Overlook Parkway and on the south side of Bert Adams Road, south of Mount Wilkinson Parkway. *(Continued by Staff from the August 5, 2008 and September 3, 2008 Planning Commission hearings; therefore will not be considered at this hearing)*
- SLUP-11** **COOKE ENTERPRISES, INC.** (San-Har, Inc., owner) requesting a **Special Land Use Permit** for the purpose of a Climate Controlled Self-Service Storage Facility in Land Lots 919 and 920 of the 17th District. Located at the northwest intersection of Windy Hill Road and Spectrum Circle. *(Continued by Staff from the August 5, 2008 Planning Commission hearing until their October 7, 2008 hearing; therefore will not be considered at this hearing)*

- SLUP-14 T-MOBILE C/O COMPASS TECHNOLOGY SERVICES** (Tony K. and Mary Turner, owners) requesting a **Special Land Use Permit** for the purpose of a 199-Foot Telecommunications Tower and Equipment in Land Lots 77 and 78 of the 20th District. Located on the west side of Dallas Acworth Highway (Georgia Highway 92), north of Cheatham Road. *(Previously continued by the Planning Commission from their August 5, 2008 hearing)*
- SLUP-15 T-MOBILE** (East Cobb Presbyterian Church (PCA), Inc., owner) requesting a **Special Land Use Permit** for the purpose of a 120-Foot Telecommunications Tower in Land Lot 17 of the 1st District. Located on the southeasterly side of Roswell Road, south of Shady Hill Road. *(Previously continued by the Planning Commission from their August 5, 2008 hearing)*

REGULAR CASES --- NEW BUSINESS

Rezoning

- Z-41 CRT REALTY & DEVELOPMENT, INC.** (Linda D. Mayes, Cobb International Properties, LLC, and Jamie Sanders, owners) requesting Rezoning from **CF, R-20** and **RM-12** to **RSL** for the purpose of a Senior Living Facility in Land Lot 208 of the 17th District. Located at the southeast intersection of Saine Drive and Roberta Drive and on the westerly side of Sandtown Road between Austell Road and Saine Drive.
- Z-42 NORTHWEST NEUROLOGY, P.C.** (owner) requesting Rezoning from **R-20** and **OI** to **OI** for the purpose of Medical Offices in Land Lots 1006 and 1007 of the 19th District. Located on the west side of Austell Road, north of Drennon Avenue.
- Z-43 PAUL C. HOLLIS** (Paul C. and Sandra Hollis, owners) requesting Rezoning from **NS** to **R-20** for the purpose of a Single-Family House in Land Lot 996 of the 19th District. Located on the south side of Anderson Mill Road, west of Brookwood Drive.

Land Use Permits

- LUP-23** **DAN AND KAREN SOSNOWSKI** (Daniel E. Sosnowski, owner) requesting a **Land Use Permit (renewal)** for the purpose of a Professional Office for Polygraph Examinations in Land Lot 59 of the 16th District. Located on the north side of Jamerson Road, east of Deen Road (1069 Jamerson Road).
- LUP-24** **FELECIA PARKER** (owner) requesting a **Land Use Permit** for the purpose of a Guest House in Land Lot 202 of the 17th District. Located on the north side of Stalcup Drive, east of Sandtown Road (96 Stalcup Drive).
- LUP-25** **LAZETTA HANKERSON** (Harold D. Hankerson and Lazetta Z. Hankerson, owners) requesting a **Land Use Permit (renewal)** for the purpose of Tutoring in Land Lot 1059 of the 16th District. Located on the south side of Counsel Drive, south of Counsel Court (629 Counsel Drive).
- LUP-26** **BETHANY PRESBYTERIAN CHURCH** (owner) requesting a **Land Use Permit** for the purpose of Using A Tent As A Permanent Structure in Land Lot 111 of the 16th District. Located on the southeasterly side of Sandy Plains Road at Jefferson Township Parkway.

Special Land Use Permits

- SLUP-18** **COOKE ENTERPRISES, INC.** (Mack & Abe, Inc., owner) requesting a **Special Land Use Permit** for the purpose of a Climate Controlled Self-Service Storage Facility in Land Lots 469 and 470 of the 16th District. Located on the east side of Johnson Ferry Road, south of Shallowford Road.

HELD CASES

Z-36 **COLUMBIA PROPERTIES, INC.** (Harold Leslie McLendon, Jr., Melissa M. McLendon, John B. and Deborah M. Dierkes and Ann L. Brown, owners) requesting Rezoning from **LRO** and **R-20** to **NRC** for the purpose of a Retail Center in Land Lot 334 of the 20th District. Located at the southwesterly intersection of Dallas Highway and Casteel Road. *(Previously held by the Planning Commission from their August 5, 2008 hearing)*

Z-39 **REX E. HORNEY** (owner) requesting Rezoning from **CRC with Stipulations** to **CRC with Stipulations** for the purpose of an Event Center in Land Lots 228 and 277 of the 16th District. Located at the northwest intersection of Canton Road and Hawkins Store Road. *(Previously held by the Planning Commission from their August 5, 2008 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 16, 2008

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

CONTINUED CASES

Z-34 **CALBERT ENTERPRISES, LLC** (owner) requesting Rezoning from **GC with Stipulations** to **LRO** for the purpose of an Office Building in Land Lot 157 of the 16th District. Located at the northwest intersection of Canton Road and Cauthen Court. *(Previously continued by the Board of Commissioners from their August 19, 2008 hearing)*

REGULAR CASES --- NEW BUSINESS

Rezoning

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HELD CASES

- Z-86⁰⁷ CORNERSTONE DEVELOPMENT PARTNERS** (Joe R. Perkins, Frank J. Kaplan and Erma M. Kaplan, owners) requesting Rezoning from **PSC** and **GC** to **CRC** for the purpose of Retail in Land Lot 69 of the 1st District. Located on the south side of Lower Roswell Road, west of Johnson Ferry Road and on the west side of Johnson Ferry Road, south of Lower Roswell Road. *(Previously continued by the Board of Commissioners from their September 18, 2007 hearing, at their October 16, 2007 hearing, the Board of Commissioners continued this case until their March 18, 2008 hearing and at their March 18, 2008 hearing, the Board of Commissioners held this case until their September 16, 2008 hearing)*

Z-35 **LIONEL DAVID HOBSON, JR.** (owner) requesting Rezoning from **NRC with Stipulations** to **NRC with Stipulations** for the purpose of a Sign Company in Land Lot 402 of the 19th District. Located on the southerly side of Powder Springs Road, north of Macland Road. *(Previously held by the Board of Commissioners from their August 19, 2008 hearing)*

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