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# ZONING ANALYSIS

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## Planning Commission Public Hearing

March 2, 2010

## Board of Commissioners' Public Hearing

March 23, 2010

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**  
**Mark A. Danneman, 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 – March 2, 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-3**      **HEALTH CARE CAPITAL CONSOLIDATED, INC.** (Charles E. James, owner) requesting Rezoning from **R-20** to **RSL** for the purpose of a Senior Living Facility in Land Lots 1114 and 1115 of the 16<sup>th</sup> District. Located on the south side of Lower Roswell Road, northeasterly of Cove Drive. *(Previously continued by the Planning Commission from their February 2, 2010 hearing)*

**Z-5**      **GOVENORS TOWNE SQUARE, LLC** (owner) requesting Rezoning from **GC** to **NRC** for the purpose of a Bank and Retail in Land Lot 40 of the 20<sup>th</sup> District. Located on the southerly side of Cedarcrest Road, between Acworth Dallas Road and U.S. Highway 41. *(Previously continued by Staff from the February 2, 2010 Planning Commission hearing)*

**SLUP-3**    **RB TOWERS, LLC** (Living Hope Lutheran Church, Inc., owner) requesting a **Special Land Use Permit** for the purpose of a Telecommunications Tower and Related Equipment in Land Lots 200 and 201 of the 20<sup>th</sup> District. Located on the north side of Stilesboro Road, east of Paul Samuel Road. *(Previously continued by the Planning Commission from their February 2, 2010 hearing)*

**REGULAR CASES --- NEW BUSINESS**

**Rezoning**

**Z-7**      **INGA AUTO SALES** (Hubert Properties, LLLP and John Charles Tyson, owners) requesting Rezoning from **R-20 and RM-12** to **GC** for the purpose of Auto Sales in Land Lots 211, 212, 221 and 222 of the 17<sup>th</sup> District. Located at the northeast intersection of Sandtown Road and Leader Road.

**Z-8**        **STEAK PROPERTIES, LLC** (owner) requesting Rezoning from **R-20** to **NRC** for the purpose of an Expansion to Restaurant Parking Lot in Land Lot 588 of the 16<sup>th</sup> District. Located at the northeast intersection of Canton Road and Chesterfield Drive.

**Z-9**        **K2 VENTURES, LLC** (Reece Farms, LLC and Mountainside, LLC, owners) requesting Rezoning from **R-20** to **R-15** for the purpose of a Subdivision in Land Lot 575 of the 19<sup>th</sup> District. Located at the northeast intersection of Old Villa Rica Road and Reece Road.

**Land Use Permits**

**LUP-6**     **MARTIN ELLIS WILD AND MARTHA PATRICIA WILD** (Martin E. Wild and Martha P. Wild, owners) requesting a **Land Use Permit** for the purpose of Allowing More Than Two Unrelated People To Occupy A Dwelling Unit in Land Lot 931 of the 17<sup>th</sup> District. Located at the northwest intersection of West Somerset Court and Turtle Lake Drive (3101 West Somerset Court).

**LUP-7**     **ALEXANDER VELA** (Alexander Vela and Lori Beth Vela, owners) requesting a **Land Use Permit** for the purpose of a Home Based Bakery in Land Lot 141 of the 1<sup>st</sup> District. Located on the north side of Colony Circle, east of Colony Drive (1069 Colony Circle).

**HELD CASE**

**Z-6**        **JUSTIN MCMILLEN** (owner) requesting Rezoning from **R-20** to **UVC** for the purpose of Counseling in Land Lot 745 of the 17<sup>th</sup> District. Located on the east side of Atlanta Road, north of Gilmore Road. *(Previously held by the Planning Commission from their February 2, 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 – March 23, 2010\***

*\*This date is a change from the originally set date for this hearing.*

*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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**NOTE:**      **The Zoning Hearing originally scheduled for March 16, 2010 at 9:00 a.m. has been rescheduled for March 23, 2010 at 2:00 p.m.**