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# ZONING ANALYSIS

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## Planning Commission Public Hearing

November 2, 2010

## Board of Commissioners' Public Hearing

November 16, 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**  
**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 – November 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-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 and October 5, 2010 hearings)*

**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; therefore, will not be considered at this hearing)*

**REGULAR CASES --- NEW BUSINESS**

**Rezoning**

**Z-33**      **JEFFREY H. WEARING** (owner) requesting Rezoning from **GC** to **CRC** for the purpose of a Furniture Store/Retail Store in Land Lot 189 of the 18<sup>th</sup> District. Located at the southeasterly intersection of Mableton Parkway and Community Drive.

- Z-34**      **SHIBU P. KOZHIKATTU** (Cyshal Corporation, owner) requesting Rezoning from **NS** to **NRC** for the purpose of Expanding Canopy for Additional Pumps At Existing Fueling Station in Land Lot 229 of the 17<sup>th</sup> District. Located at the southeast intersection of Pat Mell Road and Olive Springs Road.
- Z-35**      **FOXTELL, A GEORGIA GENERAL PARTNERSHIP** (owner) requesting Rezoning from **PSC** to **CRC** for the purpose of Medical Offices, Pharmacy And Retail in Land Lots 856 and 921 of the 19<sup>th</sup> District. Located at the northeast intersection of Austell Road and Mulkey Road.
- Z-36**      **SERAH ENTERPRISES, INC.** (owner) requesting Rezoning from **GC** and **R-20** to **GC** for the purpose of an Existing Convenience Store in Land Lots 33 and 34 of the 17<sup>th</sup> District. Located on the north side of Clay Road, east of Silhouette Lane, west of Old Floyd Road.
- Z-37**      **GOVERNORS TOWNE SQUARE, LLC** (Governors Town Square, LLC, James H. Little and Betty P. Little, owners) requesting Rezoning from **GC** to **NRC** for the purpose of Retail And Restaurants in Land Lot 40 of the 20<sup>th</sup> District. Located at the southwest intersection of Cedarcrest Road and Acworth Dallas Road; on the west side of Cobb Parkway; and on the east side of Acworth Dallas Road, south of Cedarcrest Road.

**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 – November 16, 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**

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**HELD CASE**

- 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. *(Previously held by the Board of Commissioners from their October 19, 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.”