
ZONING ANALYSIS

Planning Commission Public Hearing

February 1, 2011

Board of Commissioners' Public Hearing

February 15, 2011

Prepared by:
COBB COUNTY
PLANNING AND ZONING DIVISIONS

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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 – February 1, 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.

CONTINUED CASES

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.

REGULAR CASES --- NEW BUSINESS

Rezoning

Z-1 MICHAEL MCMILLEN (Michael McMillen and Justin McMillen, owners) requesting Rezoning from **GC** to **UVC** for the purpose of Psychic Readings and a Residence in Land Lot 743 of the 17th District. Located on the east side of Atlanta Road, south of Paces Ferry Road.

Z-2 CORNERSTONE CONSTRUCTION COOPERATIVE, INC. (Donald R. Donovan, owner) requesting Rezoning from **NS** to **R-15** for the purpose of a Single-family Home in Land Lot 1206 of the 19th District. Located on the west side of North Avenue, west of Hyacinth Drive.

- Z-3** **TWIN OAKS MOBILE HOME PARK, INC.** (owner) requesting Rezoning from **R-20 and NS with Stipulations** to **NRC and MHP** for the purpose of an Existing Mobile Home Park, Daycare, Office and Retail in Land Lots 407 and 408 of the 18th District. Located at the northwestern intersection of Mableton Parkway and Doyle Drive.
- Z-4** **ABZONE, LLC** (Ted A. Badenbaugh, owner) requesting Rezoning from **GC and R-20** to **NRC** for the purpose of Retail in Land Lot 208 of the 17th District. Located at the northeast intersection of Austell Road and Cochran Road.
- Z-5** **BROOKS CHADWICK CAPITAL, LLC** (JF Development Partners, LLC, owner) requesting Rezoning from **R-30** to **R-15** for the purpose of Single-family Residential in Land Lot 610 of the 16th District. Located at the southeast intersection of Johnson Ferry Road and Post Oak Tritt Road, and on the north side of Jordan Lake Drive.

Land Use Permits

- LUP-1** **TRANSFIGURATION CATHOLIC CHURCH PRESCHOOL** (Roman Catholic Archdiocese of Atlanta, owner) requesting a **Land Use Permit** for the purpose of a Preschool in Land Lots 306, 307, 342 and 343 of the 16th District. Located at the northeast corner of Blackwell Road and Tulip Tree Road (1815 Blackwell Road).
- LUP-2** **LAKEVIEW SDA CHURCH** (Georgia-Cumberland Association of Seventh-Day Adventist, Inc., owner) requesting a **Land Use Permit** for the purpose of a Classroom Trailer in Land Lot 724 of the 19th District. Located on the south side of Macedonia Road, across from Old Villa Rica Road (4001 Macedonia Road).
- LUP-3** **VIOLET CLARK** (Billy C. Clark and Violet J. Clark, owners) requesting a **Land Use Permit (Renewal)** for the purpose of an Existing Hair Salon in Land Lot 234 of the 17th District. Located on the east side of Gray Road, north of Diane Drive (2985 Gray Road).

Special Land Use Permits

- SLUP-1** **AMERICAN TOWER CORPORATION** (Leotex, LLC, owner) requesting a **Special Land Use Permit** for the purpose of a Telecommunications Tower in Land Lot 282 of the 18th District. Located on the southwest side of Veterans Memorial Highway, north of River View Road.
- SLUP-2** **T-MOBILE SOUTH, LLC** (ECB, Inc., owner) requesting a **Special Land Use Permit** for the purpose of 15-Foot Extension of Existing 14-Foot Communications Tower in Land Lot 86 of the 16th District. Located on the south side of Lake Drive, west of Jamerson Road, north of Lee Waters Road.

HELD CASE

- LUP-30** **DESTINY BARNES** (Dank A. Barnes, owner) requesting a **Land Use Permit** for the purpose of Additional Vehicles in Land Lot 270 of the 17th District. Located at the northeasterly intersection of Church Road and Biggern Avenue (255 Church Road). *(Previously held by the Planning Commission from their December 1, 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.”**

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COBB COUNTY
ZONING HEARING AGENDA
Board of Commissioners – February 15, 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

CONTINUED CASE

Z-39^{'10} **CINDY B. CORNELLY** (owner) requesting Rezoning from **NS** to **CRC** for the purpose of Dog Boarding in Land Lot 69 of the 1st District. Located at the northeast intersection of Lower Roswell Road and Woodlawn Drive. (*Previously continued by the Board of Commissioners from their December 14, 2010 hearing*)

REGULAR CASES --- NEW BUSINESS

Rezoning

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HELD CASE

Z-38^{'10} **J & H PROPERTY LEASING, LLC** (Merchant Investment Group, Inc., Teena Hubbard, H. Lamar Hardin, Thomas Lee Pharr and Joseph Stephen Pharr, owners) requesting Rezoning from **GC** to **CRC** for the purpose of a Carwash, Light Auto Servicing And A Billboard in Land Lot 925 of the 17th District. Located at the southwest intersection of Delk Road and Powers Ferry Road. *(Previously held by the Board of Commissioners from their December 14, 2010 hearing)*

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