
ZONING ANALYSIS

Planning Commission Public Hearing

May 3, 2011

Board of Commissioners' Public Hearing

May 17, 2011

Prepared by:
COBB COUNTY
PLANNING AND ZONING DIVISIONS

COBB COUNTY BOARD OF COMMISSIONERS

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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 – May 3, 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-8 **STEVEN G. KOESELL** (Little Learners Academy of Marietta, LLC, owner) requesting Rezoning from **R-20** to **NRC** for the purpose of a Daycare in Land Lots 780 and 781 of the 19th District. Located on the south side of Amy Lane; and on the north side of Mimosa Drive, west of Austell Road. *(Previously continued by the Planning Commission from their March 1, 2011 and April 5, 2011 hearings)*

SLUP-3 **SNAPPINGER PROPERTIES, LLC** (owner) requesting a **Special Land Use Permit** for the purpose of Operation Of Steel, Metal, And Iron Processing And Transfer Station in Land Lots 131 and 132 of the 16th District. Located on the west side of Lee Waters Road, south of Jamerson Road; and at the northeast intersection of Canton Road and Fowler Circle. *(Previously continued by Staff from the April 5, 2011 Planning Commission hearing)*

REGULAR CASES --- NEW BUSINESS

Rezoning

Z-16 **TITLEMAX** (Robert L. Woody and Sarah Woody, owners) requesting Rezoning from **GC** to **NRC** for the purpose of an Addition Of An Insurance Component To Titlemax in Land Lot 60 of the 16th District. Located on the west side of Canton Road, north of Jamerson Road.

Z-17 **RAY L. DIODATI** (Diodati Acquisitions, LLC, owner) requesting Rezoning from **LI with Stipulations** to **GC** for the purpose of Indoor Recreation in Land Lot 173 of the 20th District. Located on the southeast side of Cobb Place Boulevard, southeast of Vaughn Road.

Land Use Permits

LUP-9 **MARIA MIRANDA** (Anastacio Villagrana, Maria Los Angeles Miranda and Mauel Villagrana, owners) requesting a **Land Use Permit** for the purpose of Four Adults And Four Vehicles in Land Lot 230 of the 17th District. Located on the west side of LaRose Circle, east of Cerice Circle (105 LaRose Circle).

OTHER BUSINESS:

ITEM#1

Planning Commission consider making a recommendation to the Board of Commissioners on the Johnson Ferry Urban Design Plan, an interdisciplinary study (land use, transportation, landscape architecture, and urban design) that will be used to consider future improvements for the transformation of Johnson Ferry Road.

ITEM#2

Planning Commission consider making a recommendation to the Board of Commissioners on the Cumberland TOD Study, a study that investigates locations for high capacity transit station locations in the Cumberland CID, analyses a new location for the Cumberland CCT Transfer Station, and considers approaches to amend zoning regulations to promote TOD in the Cumberland Area.

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 – May 17, 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

LUP-4 **WILLIAM D. RAWLS** (owner) requesting a **Land Use Permit** for the purpose of Parking More Vehicles Than The Zoning Code Allows in Land Lot 310 of the 17th District. Located on the south side of Pretty View Lane, east of Kenland Road (436 Pretty View Lane). *(Previously continued by the Planning Commission from their March 1, 2011 hearing and previously continued by the Board of Commissioners from their April 19, 2011 hearing)*

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