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# ZONING ANALYSIS

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**Planning Commission  
Public Hearing**

October 4, 2011

**Board of Commissioners'  
Public Hearing**

October 18, 2011

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 – October 4, 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**

**SLUP-8**     **I CAN CHRISTIAN ACADEMY, INC.** (Oak Hill Properties, LLC, owner) requesting a **Special Land Use Permit** for the purpose of a Private School in Land Lot 910 of the 19<sup>th</sup> District. Located at the southeast intersection of Flint Hill Road and Industry Road. *(Previously continued by the Planning Commission from their September 8, 2011 hearing)*

**REGULAR CASES --- NEW BUSINESS**

**Rezoning**

**Z-36**     **A'ZOE ENTERPRISES, INC. (SHIRLEY J. BATCHELOR)** (owner) requesting Rezoning from **GC** to **NRC** for the purpose of Bakery/Office Space in Land Lot 413 of the 18<sup>th</sup> District. Located at the southeast intersection of South Gordon Road and Factory Shoals Road.

**Z-37**     **KAPTON KOFI** (owner) requesting Rezoning from **NS** to **NRC** for the purpose of a Daycare Center in Land Lot 134 of the 17<sup>th</sup> District. Located at the northwest intersection of Austell Road and Cunningham Road, and at the northeast intersection of Norman Drive and Cunningham Road.

**Z-38**     **AMLI RESIDENTIAL PROPERTIES, L.P.** (owner) requesting Rezoning from **O&I** to **UC** for the purpose of Multifamily Residential in Land Lots 721 and 792 of the 16<sup>th</sup> District. Located on the northwest side of Barrett Lakes Boulevard, east of Greers Chapel Road.



**Land Use Permits**

**LUP-24 JOHN BLACKWELL** (Stephen E. Blackwell, owner) requesting a **Land Use Permit** for the purpose of Parking Four Vehicles in Land Lot 720 of the 17<sup>th</sup> District. Located at the southeast intersection of Powers Ferry Road and Big John Trail (382 Powers Ferry Road).

**LUP-25 PAMELA P. HALL** (owner) requesting a **Land Use Permit** for the purpose of an Accessory Storage Container in Land Lot 696 of the 17<sup>th</sup> District. Located on the east side of Pine Ridge Road, south of Westwood Road, north of Lee Road (3929 Pine Ridge Road).

**LUP-26 CHATFIELD CONTRACTING, INC.** (Robert Emmett Chatfield and Timothy Scott Higdon, owners) requesting a **Land Use Permit** for the purpose of a General Contractor's Business in Land Lot 934 of the 16<sup>th</sup> District. Located at the southeast intersection of Kennesaw Avenue and Hames Road (1178 Kennesaw Avenue).

**Special Land Use Permits**

**SLUP-9 OFER (MIKE) BAR-LEV** (Kofer Properties, Inc., owner) requesting a **Special Land Use Permit** for the purpose of a Used Car Lot in Land Lot 58 of the 17<sup>th</sup> District. Located at the southwest intersection of Windy Hill Road and Arkose Drive.

**HELD CASES**

**Z-35 AMIN S. LALANI** (Roshan Damoni, LLC, owner) requesting Rezoning from **GC** to **NRC** for the purpose of an Addition To An Existing Convenience Store/Gas Station in Land Lot 310 of the 16<sup>th</sup> District. Located at the northwest intersection of Trickum Road and Shallowford Road. *(Previously held by the Planning Commission from their September 8, 2011 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 – October 18, 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 CASES**

**Z-24 PULTE HOME CORPORATION** (Alan Sharples and Brian Sharples as Co-Trustees of the Wilbert Sharples Living Trust dated October 30, 2001, and Sharples Investments, LLLP, owners) requesting Rezoning from **R-20** to **R-15/OSC** for the purpose of a Single-Family Subdivision in Land Lot 520 of the 16<sup>th</sup> District. Located on the east side of Shaw Road, north of Piedmont Road. *(Previously held by the Planning Commission from their July 7, 2011 and August 2, 2011 hearings; and previously continued by the Board of Commissioners from their September 20, 2011 hearing)*

**REGULAR CASES --- NEW BUSINESS**

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