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# ZONING ANALYSIS

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## Planning Commission Public Hearing

November 4, 2008

## Board of Commissioners' Public Hearing

November 18, 2008

Prepared by:  
**COBB COUNTY**  
**PLANNING AND ZONING DIVISIONS**

***COBB COUNTY BOARD OF COMMISSIONERS***

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***COBB COUNTY PLANNING COMMISSION***

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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 – November 4, 2008**

*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-49**      **TRI-KELL INVESTMENTS, INC.** (Riverview Associates, Ltd. and Riverview Village, LLC, owners) requesting Rezoning from **GC** to **RRC** for the purpose of Mixed Use Development in Land Lots 976, 977, 1016 and 1017, the 17<sup>th</sup> District. Located at the northwesterly intersection of U.S. Highway 41 and Paces Mill Road. *(Continued by Staff from the October 7, 2008 and November 4, 2008 Planning Commission hearings; therefore will not be considered at this hearing)*

**SLUP-18**      **COOKE ENTERPRISES, INC.** (Mack & Abe, Inc., owner) requesting a **Special Land Use Permit** for the purpose of a Climate Controlled Self-Service Storage Facility in Land Lots 469 and 470 of the 16<sup>th</sup> District. Located on the east side of Johnson Ferry Road, south of Shallowford Road. *(Continued by the Planning Commission from their September 3, 2008 hearing until their November 4, 2008 hearing and continued by Staff from the November 4, 2008 Planning Commission hearing until their April 7, 2009 hearing; therefore will not be considered at this hearing)*

**REGULAR CASES --- NEW BUSINESS**

**Rezoning**

**Z-50**      **TOTALLY DEPENDABLE CONTRACTING SERVICES** (Don L. and Theresa A. Hagemeister, owners) requesting Rezoning from **R-20** to **OI** for the purpose of an Office in Land Lots 261 and 316 of the 16<sup>th</sup> District. Located on the west side of Sandy Plains Road at Trade Wind Court. **WITHDRAWN WITHOUT PREJUDICE**

- Z-51**      **AMERICAN TOWER DELAWARE CORPORATION** (Attic IX Self Storage, LLC, owner) requesting Rezoning from **NRC with Stipulations** to **NRC with Stipulations** for the purpose of Amending the Stipulations to Allow a Collocation on the Existing Cell Tower in Land Lot 401 of the 16<sup>th</sup> District. Located on the south side of Shallowford Road, west of Lassiter Road.
- Z-52**      **ATLANTA GAS LIGHT** (owner) requesting Rezoning from **LI with Stipulations** to **LI with Stipulations** for the purpose of Amending Previous Zoning Stipulations in Land Lot 136 of the 20<sup>th</sup> District. Located on the north side of McCollum Parkway, west of West Duncan Road and on the south side of Big Shanty Road, west of Lockhart Drive.
- Z-53**      **PALLADIAN, INC.** (Barry J. Shemaria, Jo Ann M. Weinberg, James A. Merritt and Reba M. Conn, owners) requesting Rezoning from **NS** and **RA-5** to **LRO** for the purpose of Professional Offices in Land Lot 967 of the 16<sup>th</sup> District. Located on the south side of Roswell Road, west of Robinson Road.
- Z-54**      **UNITED STATES INTERIOR SYSTEMS, INC.** (owner) requesting Rezoning from **GC** to **LI** for the purpose of Light Industrial in Land Lot 203 of the 16<sup>th</sup> District. Located at the southeast intersection of Shallowford Road and JVL Industrial Park Drive.
- Z-55**      **LYNWOOD DEVELOPMENT GROUP, LLC** (Interstate North Office Park (Land), L.P., owner) requesting Rezoning from **OHR** to **UC** for the purpose of Residential Condominiums in Land Lots 875, 876 and 919 of the 17<sup>th</sup> District. Located on the northeasterly side of Interstate North Parkway, south of Windy Hill Road.

**Land Use Permits**

- LUP-28**      **MICHAEL DREWITZ** (Michael K. and Ligia M. Drewitz, owners) requesting a **Land Use Permit** for the purpose of a Photography Studio in Land Lot 979 of the 16<sup>th</sup> District. Located on the northern side of Robinson Road, west of Hidden Hollow Drive. (3555 Robinson Road)

**HELD CASES**

**Z-47**      **TAK REAL ESTATE INVESTORS, LLC** (Litchfield Holdings, LLC, owner) requesting Rezoning from **R-20** to **LI** for the purpose of Office/Warehouse in Land Lots 59 and 60 of the 16<sup>th</sup> District. Located on the west side of Deen Road, north of Jamerson Road. *(Previously held by the Planning Commission from their October 7, 2008 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 – November 18, 2008**

*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 CASES**

**Z-37 COOKE ENTERPRISES, INC.** (Mack & Abe, Inc., owner) requesting Rezoning from **GC** to **OI** for the purpose of a Climate Controlled Self-Service Storage Facility in Land Lots 469 and 470 of the 16<sup>th</sup> District. Located on the east side of Johnson Ferry Road, south of Shallowford Road. *(Continued by the Planning Commission from their August 5, 2008 and September 3, 2008 hearings and held by the Board of Commissioners from their October 21, 2008 hearing until their March 17, 2009 hearing; therefore will not be considered at this 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.”