
ZONING ANALYSIS

Planning Commission Public Hearing

December 2, 2008

Board of Commissioners' Public Hearing

December 16, 2008

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
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.

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COBB COUNTY
ZONING HEARING AGENDA
Planning Commission – December 2, 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 of the 17th District. Located at the northwesterly intersection of U.S. Highway 41 and Paces Mill Road. *(Previously continued by Staff from the October 7, 2008 and November 4, 2008 Planning Commission hearings)*
- Z-55** **LYNWOOD DEVELOPMENT GROUP, LLC** (Interstate North Office Park (Land), L.P., and Interstate North Office Park Section II, Inc., owners) requesting Rezoning from **OHR** and **OI** to **UC** for the purpose of Residential Condominiums in Land Lots 875, 876 and 919 of the 17th District. Located on the northeasterly side of Interstate North Parkway, south of Windy Hill Road. *(Previously continued by the Planning Commission from their November 4, 2008 hearing)*
- 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 16th District. Located on the northern side of Robinson Road, west of Hidden Hollow Drive (3555 Robinson Road). *(Previously continued by the Planning Commission from their November 4, 2008 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 16th 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-56** **ATLANTA FREETHOUGHT SOCIETY, INC.** (owner) requesting Rezoning from **R-20** to **OI** for the purpose of Non-Profit Educational Organization and Community Functions in Land Lot 822 of the 17th District. Located at the northeast intersection of North Church Lane and Collins Spring Drive.
- Z-57** **LEARNING LADDER, LLC** (GTI, LLC, owner) requesting Rezoning from **LI** to **CRC** for the purpose of a Child Development Center in Land Lot 43 of the 18th District. Located at the southeast intersection of Veterans Memorial Highway and Club Drive.
- Z-58** **JOY CREEL** (Raymond Legault as Executor of Last Will and Testament of Nancy C. Legault, owner) requesting Rezoning from **R-20** to **GC** for the purpose of an Auto Accessory Shop in Land Lot 839 of the 19th District. Located on the north side of Powder Springs Road and on the south side of Pine Grove Road, south of Anderson Farm Road. **WITHDRAWN WITHOUT PREJUDICE**
- Z-59** **REALTICORP/THORNTON, LLC** (owner) requesting Rezoning from **LI** and **R-20** to **CRC** for the purpose of Retail and Hotel in Land Lots 583, 584, 613, and 614 of the 18th District. Located on the north side of Interstate West Parkway and on the south side of the Interstate 20, east of Thornton Road.
- Z-60** **ATLANTA REAL ESTATE ACQUISITIONS, LLC** (William B. C. Vinson, Donna Wilson as Administrator of the estate of William B. C. Vinson, owner) requesting Rezoning from **R-20** to **RA-5** for the purpose of an Addition of Property to a Previously Approved Residential Project in Land Lot 694 of the 17th District. Located on the east side of Maner Street, north of Cooper Lake Road. **WITHDRAWN BY STAFF**

Land Use Permits

LUP-29 **JAMES R. PALMER, SR. AND JOHN DAVID PALMER** (owners) requesting a **Land Use Permit** for the purpose of Allowing More Than Two Unrelated People to Occupy a Dwelling Unit in Land Lot 790 of the 17th District. Located at the northeast intersection of Flagstone Lane (private road) and Gardengate Way (private road), south of Powers Ferry Road (2301 Gardengate Way).

LUP-30 **EMERSON UNITARIAN UNIVERSALIST FELLOWSHIP, INC.** (owner) requesting a **Land Use Permit (renewal)** for the purpose of a Mobile Classroom in Land Lot 552 of the 16th District. Located on the west side of Holly Springs Road, south of Frankie Lane (2799 Holly Springs Road).

LUP-31 **LUKE O. HALL** (owner) requesting a **Land Use Permit** for the purpose of Allowing More than Two Unrelated People to Occupy a Dwelling Unit in Land Lot 478 of the 19th District. Located on the south side of Cumberland Creek Lane, west of Cumberland Creek Trail (1409 Cumberland Creek Lane).

LUP-32 **VIOLET CLARK** (Billy C. Clark and Violet Clark, owners) requesting a **Land Use Permit (renewal)** for the purpose of a Beauty Shop in Land Lot 234 of the 17th District. Located on the east side of Gray Road, north of Diane Drive (2985 Gray 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.”**

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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 16th 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.”