
ZONING ANALYSIS

Planning Commission Public Hearing

June 2, 2009

Board of Commissioners' Public Hearing

June 16, 2009

Prepared by:
COBB COUNTY
PLANNING AND ZONING DIVISIONS

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Robert Hosack, Director, Community Development
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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 – June 2, 2009

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-5** **HARRY BOONE and BILL HUFF** (John Stephens, Janet Goethe and Jane L. Wootton, owners) requesting Rezoning from **LI, OI** and **R-20** to **CCRC** for the purpose of a Retirement Community in Land Lots 584, 585, 586, 611 and 612 of the 18th District. Located on the north side of Factory Shoals Road, southwesterly of Hartman Road and on the south side of Interstate 20, east of Thornton Road. *(Continued by Staff beginning with the February 3, 2009 Planning Commission hearing; therefore will not be considered at this hearing)*
- Z-10** **POWDER SPRINGS PROPERTIES, LLC** (J & J Construction Group, Inc., owner) requesting Rezoning from **R-20** to **NRC** for the purpose of Retail, Office and Daycare in Land Lot 548 of the 19th District. Located at the southwest intersection of Powder Springs Road and Sugar Creek Drive. *(Previously continued by the Planning Commission from their April 7, 2009 and May 5, 2009 hearings)*
- Z-13** **E & E CAPITAL, INC.** (owner) requesting Rezoning from **GC, LRO** and **R-20** to **GC** for the purpose of Electrical Contractors Office in Land Lot 36 of the 18th District. Located on the north side of Old Powder Springs Road, east of Old Bankhead Highway and on the south side of Old Bankhead Highway, west of Cliff Drive. *(Previously continued by the Planning Commission from their May 5, 2009 hearing)*
- SLUP-6** **S & S INVESTMENT COMPANY** (owner) requesting a **Special Land Use Permit** for the purpose of Recycling Resource Recovery Facility and Transfer Station in Land Lot 685 of the 17th District and Land Lot 57 of the 18th District. Located on the easterly side of I-285, south of South Cobb Drive and at the northwesterly end of Riverview Industrial Drive, northwest of Riverview Road. *(Previously continued by Staff from the May 5, 2009 Planning Commission hearing)*

REGULAR CASES --- NEW BUSINESS

Rezoning

- Z-16** **CROSS STREET SERVICE, INC.** (General Investor, Inc., owner) requesting Rezoning from **R-20** to **LI** for the purpose of Addition of Property to a Previously Approved Project in Land Lots 497 and 498 of the 18th District. Located on the southwesterly side of Mableton Parkway, north of Queenferry Drive.
- Z-17** **TERRY SAMS** (owner) requesting Rezoning from **GC** to **GC** for the purpose of Vehicular Service and Repair in Land Lot 13 of the 16th District. Located at the southwest intersection of Canton Road and Farm Ridge Drive.
- Z-19** **BK PROPERTIES, L.P., MCCAMY INVESTMENTS, L.P., ROBERT J. MCCAMY, VKEP-B LLC, AND VKEP-T LLC** (owners) requesting Rezoning from **OI, R-20, GC, OS, RA-4** and **NS** to **LI** and **OI** for the purpose of a Biomedical Research Facility and Offices in Land Lots 364, 365, 427, 428, 429, 436 and 437 of the 16th District. Located at the southwest intersection of Chastain Road and Chastain Meadows Parkway, the northwest intersection of Big Shanty Road and Chastain Meadows Parkway and on the east side of I-575 between Chastain Road and Big Shanty Road. **WITHDRAWN WITHOUT PREJUDICE**

Land Use Permits

- LUP-14** **JAMES A. CORN** (owner) requesting a **Land Use Permit** for the purpose of Parking a Vehicle In Excess of 12,500 Pounds in Land Lots 1101 and 1102 of the 19th District. Located on the easterly side of Brownsville Road, south of Howard Drive.

HELD CASES

Z-15 **IKE TAHER** (Islamic Center of Cobb County, Inc., owner) requesting Rezoning from **GC** and **R-20** to **GC** for the purpose of Accounting Office and Learning Center/Cultural Center in Land Lots 210 and 211 of the 20th District. Located on the east side of Mary Ada Drive, west of Greers Chapel Road. *(Previously held by the Planning Commission from their May 5, 2009 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 – June 16, 2009

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

CONTINUE CASES

SLUP-18^{'08} 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. *(Previously continued by the Planning Commission from their September 3, 2008 hearing until their November 4, 2008 hearing, previously continued by Staff from the November 4, 2008 Planning Commission hearing until their April 7, 2009 hearing, previously continued by Staff from the April 7, 2009 Planning Commission hearing until their May 5, 2009 hearing and previously continued by the Board of Commissioners from their May 19, 2009 hearing)*

REGULAR CASES --- NEW BUSINESS

Rezoning

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HELD CASES

Z-12 **W & H PROPERTIES, LLC** (owner) requesting Rezoning from **RM-8 with Stipulations** to **RM-8 with Stipulations** for the purpose of Townhouses in Land Lot 88 of the 18th District. Located on the east side of Maxham Road, south of Salt Springs Place. *(Previously held by the Planning Commission from their April 7, 2009 and May 19, 2009 hearings)*

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