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# ZONING ANALYSIS

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## Planning Commission Public Hearing

July 7, 2011

## Board of Commissioners' Public Hearing

July 19, 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 – July 7, 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.*

**REGULAR CASES --- NEW BUSINESS**

**Rezoning**

- Z-23**      **EDENS & AVANT FINANCING II LIMITED PARTNERSHIP** (owner) requesting Rezoning from **NS** to **CRC** for the purpose of Retail, Fueling Center and Restaurant With Drive-Thru in Land Lots 385, 386 and 407 of the 16<sup>th</sup> District. Located on the southwest side of Shallowford Road and the west side of Sandy Plains Road, east of Gordy Parkway.
- 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.
- Z-25**      **MUST MINISTRIES** (Ministries United For Service and Training, Inc., owners) requesting Rezoning from **GC** to **LI** for the purpose of Adding A Building To Must Ministries in Land Lots 943 and 1002 of the 16<sup>th</sup> District. Located on the south side of Elizabeth Church Road, south of Cobb Parkway.

**Land Use Permits**

- LUP-19**      **KRISTIN EYLAR** (owner) requesting a **Land Use Permit** for the purpose of Allowing Five Adults And Four Vehicles At This Residence in Land Lot 23 of the 20<sup>th</sup> District. Located on the northeast side of Hickory Creek Court, southeast of Hickory Run Court.



**LUP-20 BURNT HICKORY CHURCH OF CHRIST, INC.** (owner) requesting a **Land Use Permit** for the purpose of a Daycare Facility in Land Lot 291 of the 20<sup>th</sup> District. Located on the north side of Burnt Hickory Road, west of New Salem Road.

**LUP-21 WORD OF FAITH FAMILY WORSHIP CENTER, INC.** (owner) requesting a **Land Use Permit** for the purpose of a Daycare Facility in Land Lots 697 and 698 of the 18<sup>th</sup> District. Located at the northwest intersection of The Bluffs and Riverside Parkway.

**HELD CASE**

**LUP-10 DANIEL AND LISA BOND** (Russell L. Bond and Teresa A. Bond, owners) requesting a **Land Use Permit** for the purpose of Allowing More Motor Vehicles And Adults Than County Code Allows in Land Lots 153 and 154 of the 17<sup>th</sup> District. Located on the north side of Privette Road, west of Austell Road. *(Previously held by the Planning Commission from their June 7, 2011 hearing)*

**LUP-11 MARINA ARREOLA** (Luis Arreola and Marina Arreola, owners) requesting a **Land Use Permit** for the purpose of Allowing More Motor Vehicles And Adults Than County Code Allows in Land Lot 157 of the 17<sup>th</sup> District. Located on the west side of Earwood Drive, south of Dale Drive. *(Previously held by the Planning Commission from their June 7, 2011 hearing)*

**LUP-17 FLOYD E. MILLSAPP** (Marion Eugene Millsapp and Elizabeth Millsapp (deceased), owners) requesting a **Land Use Permit** for the purpose of Allowing More Motor Vehicles And Adults Than County Code Allows in Land Lot 268 of the 20<sup>th</sup> District. Located on the west side of Antioch Road, south of Due West Road. *(Previously held by the Planning Commission from their June 7, 2011 hearing)*

**LUP-18 DELOIS K. BEACH** (owner) requesting a **Land Use Permit** for the purpose of Allowing Four Adults And Four Vehicles At Property in Land Lot 276 of the 17<sup>th</sup> District. Located on the north side of Wynona Drive, east of Wakita Drive and west of Laceola Lane. *(Previously held by the Planning Commission from their June 7, 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.”

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**COBB COUNTY**  
**ZONING HEARING AGENDA**  
**Board of Commissioners – July 19, 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*

**REGULAR CASES --- NEW BUSINESS**

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