
ZONING ANALYSIS

Planning Commission Public Hearing

August 2, 2011

Board of Commissioners' Public Hearing

August 16, 2011

Prepared by:
COBB COUNTY
PLANNING AND ZONING DIVISIONS

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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 – August 2, 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-26** **SONIA ANN TORRETTO** (owner) requesting Rezoning from **CF** to **LRO** for the purpose of a Professional Office in Land Lot 1241 of the 16th District. Located on the south side of Cloverdale Drive, west of Lott Avenue.
- Z-27** **ASAD NEZAMABADI** (owner) requesting Rezoning from **R-15** to **LRO** for the purpose of a CPA/Professional Office in Land Lot 482 of the 16th District. Located at the northeast intersection of Sandy Plains Road and Trickum Road.
- Z-28** **BROOKS CHADWICK CAPITAL, LLC** (Wigley Development Partners, LLC, owner) requesting Rezoning from **R-30** to **R-15** for the purpose of a Single-Family Subdivision in Land Lot 172 of the 16th District. Located on the northeasterly side of Wigley Road, northwest of the intersection of Sandy Plains Road and Wigley Road.
- Z-29** **HELTON REAL ESTATE ADVISORS, LLC** (Sanctuary Park West Real Estate, LLC, owner) requesting Rezoning from **CRC** and **LRO** to **O&I** for the purpose of an Assisted Living Facility in Land Lot 329 of the 20th District. Located on the east side of Ernest Barrett Parkway, north of Dallas Highway.
- Z-30** **GPP-COBB, LLC** (owner) requesting Rezoning from **NRC with Stipulations** to **NRC with Stipulations** for the purpose of Amending Previous Zoning Conditions in Land Lot 475 of the 19th District. Located at the northwest intersection of Powder Springs Road and Grove Valley Drive. **WITHDRAWN WITHOUT PREJUDICE**

HELD 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 16th District. Located on the east side of Shaw Road, north of Piedmont Road. *(Previously held by the Planning Commission from their July 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.”

COBB COUNTY
ZONING HEARING AGENDA
Board of Commissioners – August 16, 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

Rezoning

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