
ZONING ANALYSIS

Planning Commission Public Hearing

October 1, 2013

Board of Commissioners' Public Hearing

October 15, 2013

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 – October 1, 2013

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-27 **RICHARD DUNCAN** (Frederick C. Apple and Nancy L. Apple, owners) requesting Rezoning from **R-30** to **R-15** for the purpose of a Residential Subdivision in Land Lot 249 of the 16th District. Located on the west side of Wesley Chapel Road, across from Loch Highland Parkway (4025 Wesley Chapel Road). *(Previously continued by the Planning Commission until their October 1, 2013 hearing)*

Z-43 **ISAKSON LIVING COMMUNITIES, LLC** (Wylene S. Tritt, owner) requesting Rezoning from **R-20** to **CCRC** for the purpose of a Continuing Care Retirement Facility in Land Lots 965 and 966 of the 16th District. Located on the south side of Roswell Road, across from Providence Road and west of Robinson Road (3540 Roswell Road). *(Continued by Staff until the November 5, 2013 Planning Commission hearing; therefore will not be considered at this hearing)*

Z-45 **R. DAVID CLARK AND M. KAY CLARK** (owners) requesting Rezoning from **R-20** and **R-30** to **R-15** for the purpose of a Residential Subdivision in Land Lot 759 of the 16th District. Located on the east side of Oak Forest Circle, northeast of the terminus of Oak Forest Drive, east of Johnson Ferry Road (4040 Oak Forest Circle). *(Previously continued by the Planning Commission from their September 9, 2013 hearing)*

REGULAR CASES --- NEW BUSINESS

Rezoning

Z-59 **THOMAS HOMES & COMMUNITIES, LLC** (The Estate of Elmo Lovinggood, Linda Pruett, Executrix, owner) requesting Rezoning from **R-20** to **RSL** for the purpose of Residential Senior Living in Land Lot 669 of the 16th District. Located on the west side of East Piedmont Road, north of Fairport Way, and at the terminus of Pinkney Drive (2316 Pinkney Drive).

- Z-60** **BROOKS CHADWICK CAPITAL, LLC** (N. J. Paul Lopez and Ellen J. Lopez, owners) requesting Rezoning from **R-30** to **RA-5** for the purpose of Single-Family Residential in Land Lot 538 of the 16th District. Located on the south side of Lassiter Road, west of Laureate Court.

Land Use Permits

- LUP-24** **JOAQUIN CASAJUANA** (owner) requesting a **Land Use Permit** for the purpose of Allowing More Unrelated Adults than the County Code Permits in Land Lot 789 of the 16th District. Located at the northwest intersection of Shiloh Valley Trail and Shiloh Valley Way (1851 Shiloh Valley Trail). **WITHDRAWN WITHOUT PREJUDICE**

- LUP-25** **MICHAEL L. JONES AND JACKIE H. JONES** (Michael Jones and Jackie Jones, owners) requesting a **Land Use Permit** for the purpose of Allowing More Unrelated Adults than the County Code Permits, and Allow More Vehicles Parked Outside in Land Lot 21 of the 20th District. Located on the southeasterly side of Westover Trace, southeast of Ivy Green Court (1249 Westover Trace).

- LUP-26** **BONNIE PHILLIPS** (owner) requesting a **Land Use Permit** for the purpose of Weddings and Wedding Receptions in Land Lots 571, 572 and 613 of the 19th District. Located on the northwest side of John Petree Road, south of Beaver Creek Crossing (2684 John Petree Road).

Special Land Use Permits

- SLUP-10** **AT&T BY PROVIDENCE REAL ESTATE CONSULTING** (RC Tower Company, Inc., owner) requesting a **Special Land Use Permit** for the purpose of Expanding Approved Area at Existing Tower Site in Land Lot 917 of the 16th District. Located off a private easement on the north side of Groover Road, south of Allgood Road (2115 Groover 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.”**

COBB COUNTY
ZONING HEARING AGENDA
Board of Commissioners – October 15, 2013

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

CONTINUED CASES

SLUP-8 BRILLIANT AUTOMOTIVE, INC. (Sam's Used Parts, Inc., owner) requesting a **Special Land Use Permit** for the purpose of Auto Repair/Auto Broker in Land Lots 37 and 38 of the 17th District. Located at the northwest intersection of Veterans Memorial Highway and Lion's Club Drive, and at the southwesterly intersection of Moss Drive and Lion's Club Drive (700 Veterans Memorial Highway). *(Previously continued by the Planning Commission from their August 6, 2013 hearing and previously continued by the Board of Commissioners from their September 17, 2013 hearing)*

REGULAR CASES --- NEW BUSINESS

Rezoning

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