

**COBB COUNTY BOARD OF COMMISSIONERS
ZONING HEARING *SUMMARY* AGENDA
AUGUST 16, 2011**

CONSENT CASES

Z-26 SONIA ANN TORRETTO
Z-29 HELTON REAL ESTATE ADVISORS, LLC

REGULAR CASES

Z-27 ASAD NEZAMABADI
Z-28 BROOKS CHADWICK CAPITAL, LLC

WITHDRAWN CASES

Z-30 GPP-COBB, LLC – *WITHDRAWN WITHOUT PREJUDICE*

**HELD OR CONTINUED CASES BY STAFF, THE PLANNING
COMMISSION OR THE BOARD OF COMMISSIONERS**

Z-24 PULTE HOME CORPORATION (*Held by the Planning Commission
from their July 7, 2011 and August 2, 2011 hearings; therefore will not be
considered at this hearing*)

OTHER BUSINESS

ITEM#1

To consider a stipulation and site plan amendment for Walton Communities, LLC regarding rezoning application Z-61 of 2005 (TI Riverwood, LLC), for property located at the northwest intersection of Cobb Parkway and Cumberland Boulevard in Land Lot 977, 978, 1015 and 1016 of the 17th District.

ITEM#2

To consider a site plan amendment for Don Westbrook regarding rezoning application Z-131 of 1993 (Dr. Daniel E. Busch, DDC and Don Westbrook), for property located on the north side of Piedmont Road, west of Canton Road in Land Lot 566 of the 16th District.

**COBB COUNTY BOARD OF COMMISSIONERS
ZONING HEARING *CONSENT* AGENDA
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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. The Planning Commission recommended **approval** of Rezoning to the **LRO** zoning district **subject to:**

- **site plan received by the Zoning Division on May 12, 2011 with District Commissioner approving minor modifications (on file in the Zoning Division)**
- **no parking allowed in the right-of-way (no on street parking)**
- **if current use changes or if the property is redeveloped, the Applicant/owner must meet all county development standards and ordinances related to said improvements, and at that time the Applicant/owner is required to install curbing, guttering, sidewalks and a commercial driveway**
- **upon redevelopment, the Applicant/owner to come back to the Board of Commissioners for final approval**
- **hours of operation restricted to Monday – Friday from 1:00 p.m. until 7:00 p.m., and Saturdays from 10:00 a.m. until 2:00 p.m.**
- **Water and Sewer Division comments and recommendations**
- **Stormwater Management Division comments and recommendations**
- **inclusion on the Consent Agenda for the Board of Commissioners' zoning hearing of August 16, 2011**

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. The Planning Commission recommended **approval** of Rezoning to the **OI** zoning district **subject to:**

Z-29 continued on next page

Z-29 HELTON REAL ESTATE ADVISORS, LLC (Continued)

- use limited to assisted living facility *only* (no general apartment rentals on this property)
- site plan received by the Zoning Division on June 2, 2011 for reference and subject to Plan Review, with the District Commissioner approving minor modifications (on file in the Zoning Division)
- the site plan to be revised adding the required 20-foot landscape screening buffer abutting the residentially zoned properties to the north (site plan approval by District Commissioner, landscaping to be approved by the County Arborist)
- letter of agreeable conditions from Mr. John Moore dated August 1, 2011 (on file in the Zoning Division) *not otherwise in conflict, with the following changes:*
 - Item No. 16 – Add subsection “E” – *“Applicant agrees to maintain these fences in perpetuity.”*
 - Item No. 23 – Change to read: *“There shall be no vehicle access from Barrett Parkway.”*
- elevations to be in general conformity with drawings attached as Exhibit B to the stipulated letter (on file in the Zoning Division)
- all public access to be from Dallas Highway through the interior roadways along the Home Depot parking lot
- emergency vehicle access and turn-around requirements to be resolved in Plan Review
- any significant redesign, as determined by the Zoning Division Manager, will require plans and elevations to be approved by the Board of Commissioners as an Other Business Item
- District Commissioner may approve minor changes
- Fire Department comments and recommendations
- Water and Sewer Division comments and recommendations
- Stormwater Management Division comments and recommendations
- Cobb DOT comments and recommendations
- inclusion on the Consent Agenda for the Board of Commissioners’ zoning hearing of August 16, 2011