

Z-30
(2010)

NOT BOUND FOR CONSTRUCTION




REZONING PLAN

SHEET: _____

DATE: 7/20/10
 PROJECT: CO-103
 DISTRICT: 1ST
 LAND LOT: 29
 COBB COUNTY, GEORGIA
 TIFANY PLACE UNIT III

OWNER/DEVELOPER:
 STEVE WADLEY
 1100 W. WADSWORTH AVE
 MARIETTA, GA 30067
 770-388-3407

SCALE:
 NORTH: 
 MAGNETIC

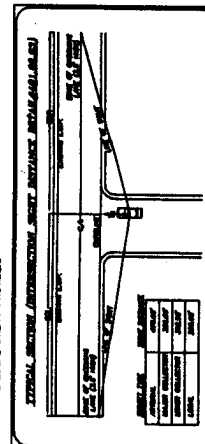


PROPOSED R-15 ZONING
±2.49 ACRES

2.49 AC.
 OUTSIDE THE FLOOD PLAN
0.00 AC.
 INSIDE THE FLOOD PLAN

SITE NOTES:
 SUBJECT PROPERTY & ZONING: R-15 RS
 TOTAL NUMBER OF UNITS: 2
 GROSS AREA: 2.49 ACRES (RESIDENTIAL)
 NO AREAS ARE RESERVED FOR INDUSTRIAL USES.
 LOTS WILL BE SERVED BY PUBLIC WATER & SANITARY SEWER.
 STATE WATERS APPEAR TO BE LOCATED ON SITE.

ALL UTILITIES ARE TO BE SERVED BY UNDERGROUND SERVICE. EXISTING UTILITIES TO BE DELETED. IT IS THE RESPONSIBILITY OF THE APPLICANT TO VERIFY THE LOCATION AND DEPTH OF ALL UTILITIES WITH THE LOCAL UTILITY PROVIDER.



EXTERNAL SECURITY (RESIDENTIAL STREET INSTANCE INSTALLATIONS)

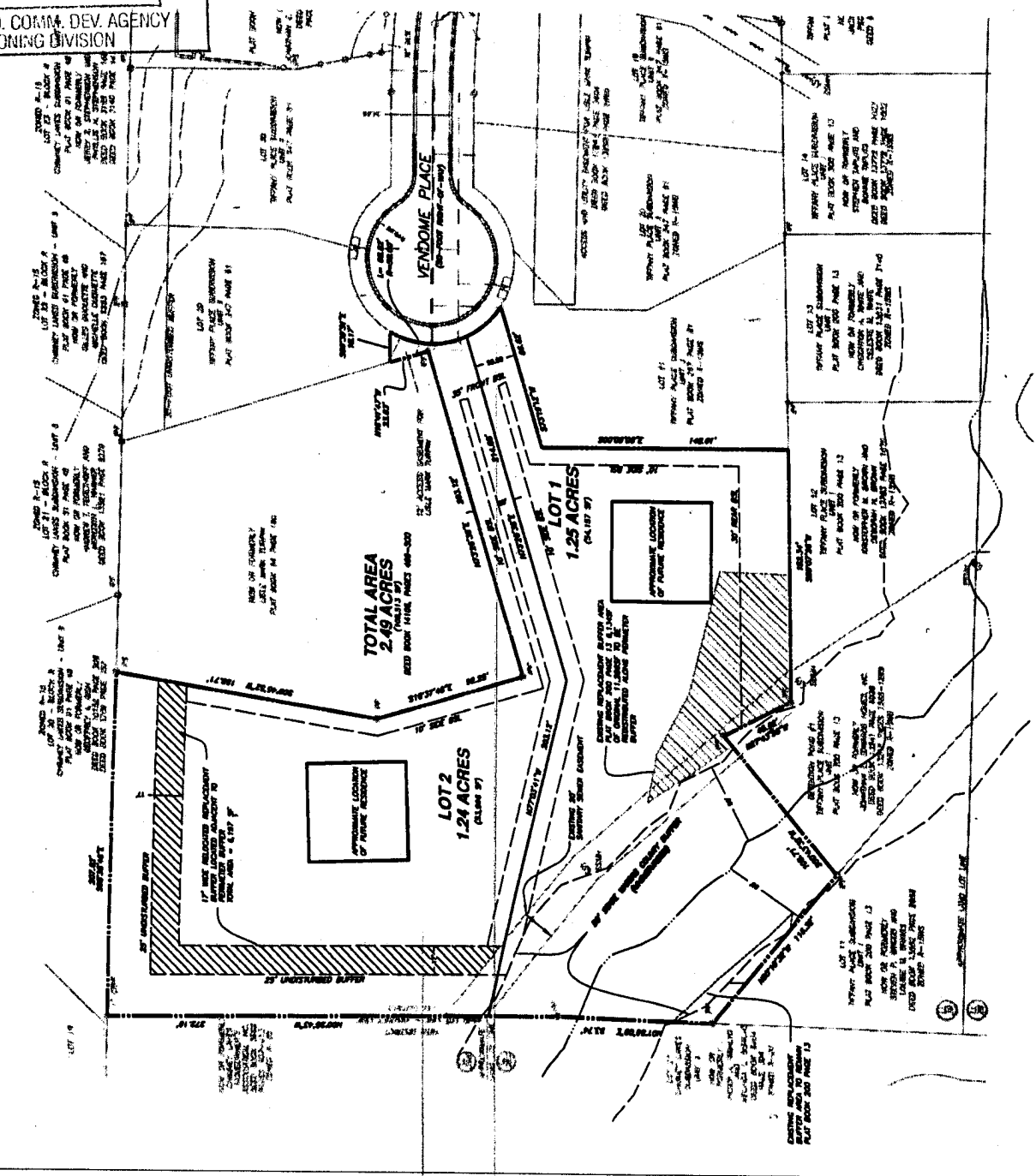
TYPE	AMOUNT
STREET LIGHTS	2
STREET SIGNAGE	2
STREET LIGHT FIXTURES	2
STREET SIGNAGE	2

IF YOU ARE GENERAL CONTRACTOR, PLEASE CONTACT THE CITY ENGINEER AT THE FOLLOWING PHONE NUMBER: 770-422-4344. IF YOU ARE AN ARCHITECT, PLEASE CONTACT THE CITY ENGINEER AT THE FOLLOWING PHONE NUMBER: 770-422-4344. IT'S THE WAY TO A BETTER COMMUNITY.

REZONING PLAN

AUG 5 2010

COBB CO. COMM. DEV. AGENCY
 ZONING DIVISION



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24 HOUR EMERGENCY CONTACT: LEE CLEM 404-357-0689

APPLICANT: Steve B. Wadley
770-366-5407

REPRESENTATIVE: Clyde L. Clem
770-861-6130

TITLEHOLDER: Steve B. Wadley

PROPERTY LOCATION: Located at the western end of Vendome
Place, north of Monet Drive.

ACCESS TO PROPERTY: Vendome Place

PHYSICAL CHARACTERISTICS TO SITE: Wooded

CONTIGUOUS ZONING/DEVELOPMENT

- NORTH:** R-15/ Chimney Lakes subdivision
- SOUTH:** R-15/ Tiffany Place subdivision
- EAST:** R-15/ Tiffany Place subdivision
- WEST:** R-20/ Chimney Lakes subdivision

PETITION NO: Z-30

HEARING DATE (PC): 10-05-10

HEARING DATE (BOC): 10-19-10

PRESENT ZONING: R-15 w/Stipulations

PROPOSED ZONING: R-15 w/Stipulations

PROPOSED USE: Two Houses

SIZE OF TRACT: 2.49 acres

DISTRICT: 1

LAND LOT(S): 29

PARCEL(S): 51

TAXES: PAID X DUE _____

COMMISSION DISTRICT: 3

OPPOSITION: NO. OPPOSED ___ PETITION NO: ___ SPOKESMAN _____

PLANNING COMMISSION RECOMMENDATION

APPROVED _____ MOTION BY _____

REJECTED _____ SECONDED _____

HELD _____ CARRIED _____

BOARD OF COMMISSIONERS DECISION

APPROVED _____ MOTION BY _____

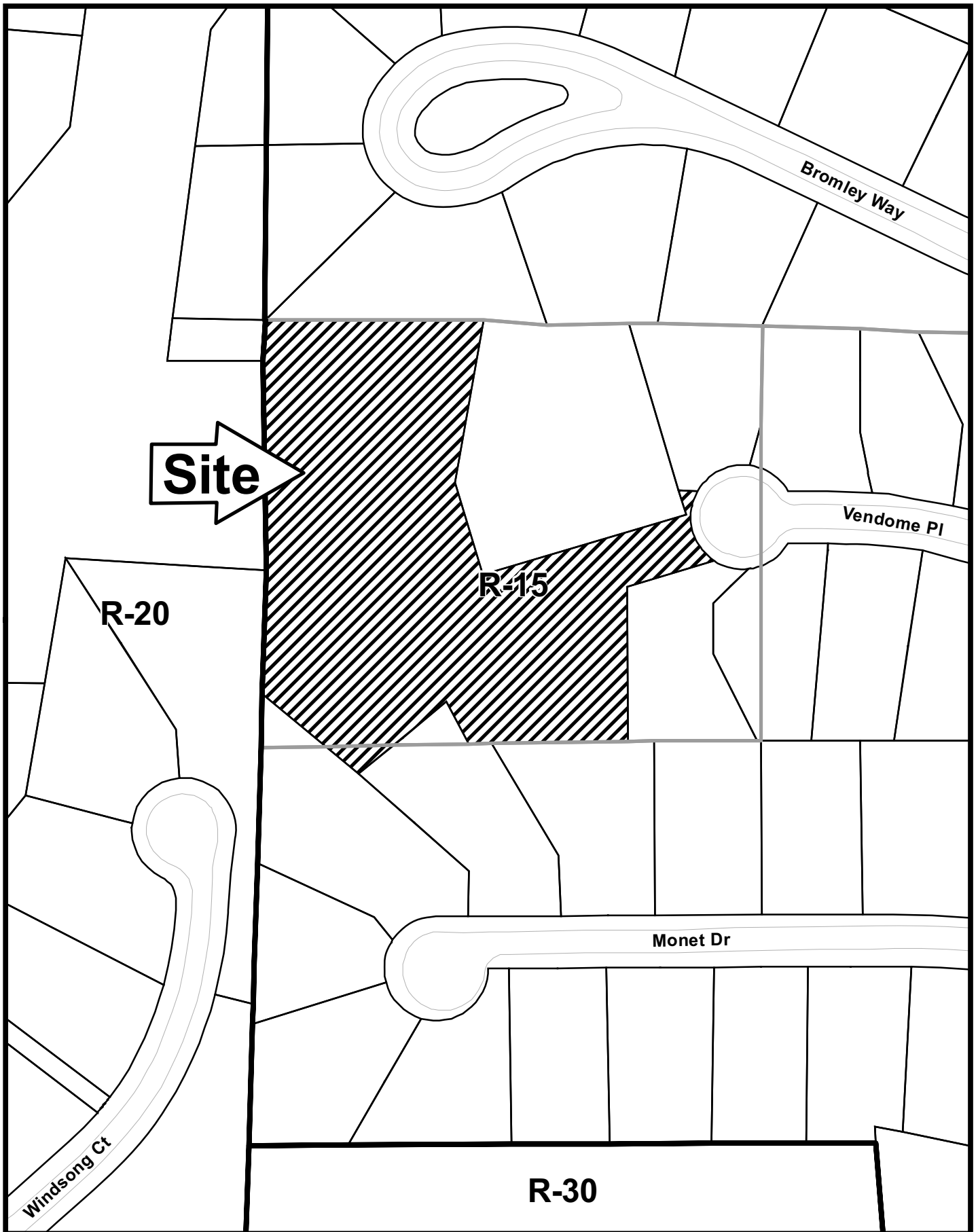
REJECTED _____ SECONDED _____

HELD _____ CARRIED _____

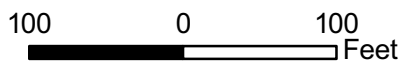
STIPULATIONS:



Z-30



This map is provided for display and planning purposes only. It is not meant to be a legal description.



City Boundary
Zoning Boundary

APPLICANT: Steve Wadley

PETITION NO.: Z-30

PRESENT ZONING: R-15 with stipulations

PETITION FOR: R-15 with stips

ZONING COMMENTS:

Staff Member Responsible: John P. Pederson, AICP

Land Use Plan Recommendation: Low Density Residential (1 to 2.5 units per acre)

Proposed Number of Units: 2 Overall Density: 0.8 Units/Acre

Present Zoning Would Allow: 3 Units Decrease of: 1 Units/Lots

The applicant is requesting the R-15 zoning district to change the approved site plan and delete a lot on this property. Additionally, approximately 300-feet of roadway would not have to be built. The subject property was rezoned in 2003 to add property to the previously approved 14.37-acre R-15 subdivision (see Exhibit "A"). The proposed homes would be traditional in styling and would have a minimum of 4,500 square-feet. The homes are anticipated to start selling for \$500,000, and up. The 25-foot undisturbed buffer along Chimney Lakes subdivision will be increased to a 42-foot undisturbed buffer. The applicant would need a contemporaneous variance to allow the two lots to have 25 feet of public road frontage in lieu of the required 50 feet of public road frontage.

Historic Preservation: After consulting various county historic resources surveys, historic maps, archaeology surveys and Civil War trench location maps, staff finds that no known significant historic resources appear to be affected by this application. No further comment. No action by applicant requested at this time.

Cemetery Preservation: No comment.

STORMWATER MANAGEMENT COMMENTS:

Both of these proposed lots are located on steep slopes ranging from 17 to 28%. A site grading plan should be submitted to the Stormwater Management Division prior to permitting to verify that grading does not encroach into undisturbed buffer areas and that no concentrated discharge points are created.

APPLICANT: Steve Wadley

PETITION NO.: Z-30

PRESENT ZONING: R-15 with stipulations

PETITION FOR: R-15 with stips.

SCHOOL COMMENTS:

<u>Name of School</u>	<u>Enrollment</u>	<u>Capacity Status</u>	<u>Number of Portable Classrooms</u>
<u>Elementary</u>	<u> </u>	<u> </u>	<u> </u>
<u>Middle</u>	<u> </u>	<u> </u>	<u> </u>
<u>High</u>	<u> </u>	<u> </u>	<u> </u>

Additional Comments:

FIRE COMMENTS:

Private Easements and Hydrant requirements for detached one and two family dwellings

- Driveway must have a minimum 12' driving surface width with minimum 25' inside turning radius.
 - Fully developed landscaping shall be at least 7'0" from center of drive (14' clear width) and 13'6" vertical clearance. (Indicate on plan minimum setbacks).
 - Maximum grade shall not exceed 18%.
 - Driveway must extend within 150' of the most remote portion of the structure.
 - Driveway is limited to 1000' maximum from roadway unless an approved turn-around is provided. (See note below.)
 - Driveway must support 25 Tons (50,000 lbs.)
 - Provide emergency access to all gates securing Fire Dept. access with a minimum 12'-0" clear width
 - Hydrant within 500' of remote structure, minimum 6" main*
(Required Flow: 1000 gpm @ 20 psi)
 - Fire Flow Test from closest existing hydrant*
(Required Flow: 1000 gpm @ 20 psi)
- * An alternate equivalency for the above hydrant/flow test requirements, subject to approval by the Cobb County Fire Marshal's Office is one of the following:
- 1.) NFPA 13D Sprinkler System
 - 2.) Complete structure treated with a Class-A Fire Retardant spray meeting a flame spread of 25 or less and smoke development of 450 or less.
 - 3.) Non-Combustible construction.
- Note
-Dead-end access roads in excess of 1000 feet shall be provided with a turn-around. Residential cul-de-sac without island: 38-foot outside radius. Hammerhead turn-around: total of 120 feet needed (60 feet from center of drive).

APPLICANT Steve B. Wadley

PETITION NO. Z-030

PRESENT ZONING R-15 w/stips

PETITION FOR R-15 w/stips

WATER COMMENTS: NOTE: Comments reflect only what facilities were in existence at the time of this review.

Available at Development: Yes No

Fire Flow Test Required: Yes No

Size / Location of Existing Water Main(s): 8" DI / S side Vendome Place

Additional Comments: Meters to be set at Vendome Place ROW

Developer may be required to install/upgrade water mains, based on fire flow test results or Fire Department Code. This will be resolved in the Plan Review Process.

SEWER COMMENTS: NOTE: Comments reflect only what facilities were in existence at the time of this review.

In Drainage Basin: Yes No

At Development: Yes No

Approximate Distance to Nearest Sewer: At site

Estimated Waste Generation (in G.P.D.): **A D F** 800 **Peak=** 2000

Treatment Plant: **Big Creek**

Plant Capacity: Available Not Available

Line Capacity: Available Not Available

Projected Plant Availability: 0 - 5 years 5 - 10 years over 10 years

Drv Sewers Required: Yes No

Off-site Easements Required: Yes* No *If off-site easements are required, Developer must submit easements to CCWS for review/approval as to form ans stipulations prior to the execution of easements by the property owners. All easement acquisitions are the responsibility of the Developer

Flow Test Required: Yes No

Letter of Allocation issued: Yes No

Septic Tank Recommended by this Department: Yes No

Subject to Health Department Approval: Yes No

Additional Both lots must connect to sewer
Comments:

Developer will be responsible for connecting to the existing County water and sewer systems, installing and/or upgrading all outfalls and water mains, obtaining on and/or offsite easements, dedication of on and/or offsite water and sewer to Cobb County, as may be required. Rezoning does not guarantee water/sewer availability/capacity unless so stated in writing by the Cobb County Water System. Permit issuances subject to continued treatment plant compliance with EPD discharge requirements.

APPLICANT: Steve B. Wadley

PETITION NO.: Z-30

PRESENT ZONING: R-15 with stipulations

PETITION FOR: R-15 with stipulations

TRANSPORTATION COMMENTS

The following comments and recommendations are based on field investigation and office review of the subject rezoning case:

ROADWAY	AVERAGE DAILY TRIPS	ROADWAY CLASSIFICATION	SPEED LIMIT	JURISDICTIONAL CONTROL	MIN. R.O.W. REQUIREMENTS
Vendome Place	N/A	Local	25 mph	Cobb County	50'

COMMENTS AND OBSERVATIONS

Vendome Place is classified as a local and according to the available information; the existing right-of-way does meet the minimum requirements for this classification.

Shared drive for lots fronting Vendome Place.

RECOMMENDATIONS

Recommend shared driveway access.

Recommend applicant be required to meet all Cobb County Development Standards and Ordinances related to project improvements.

STAFF RECOMMENDATIONS

Z-30 STEVE B. WADLEY

- A. It is Staff's opinion that the applicant's rezoning proposal will permit a use that is suitable in view of the use and development of adjacent and nearby properties. The applicant's proposal would be a single-family detached residential use similar to adjacent and nearby single-family detached residential uses.

- B. It is Staff's opinion that the applicant's rezoning proposal will not have an adverse affect on the usability of adjacent or nearby property. The applicant's proposal would be consistent with other properties in the area. Additionally, the applicant is proposing to reduce density and reduce disturbance, due to deletion of 300 feet of public road.

- C. It is Staff's opinion that the applicant's rezoning proposal will not result in a use which would cause an excessive or burdensome use of existing streets, transportation facilities or utilities. This opinion can be supported by the departmental comments contained in this analysis.

- D. It is Staff's opinion that the applicant's rezoning proposal is in conformity with the policy and intent of the *Cobb County Comprehensive Plan*, which delineates this property to be within a Low Density Residential Land Use Category, with densities ranging from 1 to 2.5 units per acre.

- E. It is Staff's opinion that there are existing and changing conditions affecting the use and development of the property which give supporting grounds for approving the applicant's rezoning proposal. The applicant's proposal would be consistent with the *Cobb County Comprehensive Plan*, which delineates this property to be within a Low Density Residential area. The applicant's proposal would be consistent and similar to adjacent and nearby residential subdivisions. The applicant's proposal would reduce density and reduce ground disturbing activities.

Based on the above analysis, Staff recommends APPROVAL subject to the following conditions:

- Site plan received by the Zoning Division on August 5, 2010;
- 42-foot undisturbed buffer along northern and western property line;
- Water and Sewer comments and recommendations;
- Stormwater Management comments and recommendations; and
- DOT comments and recommendations.

The recommendations made by the Planning and Zoning Staff are only the opinions of the Planning and Zoning Staff and are by no means the final decision. The Cobb County Board of Commissioners makes the final decisions on all Rezoning and Land Use Permits at an advertised public hearing.

ORIGINAL DATE OF APPLICATION: 12-16-03

APPLICANTS NAME: JONATHAN E. EDWARDS HOMES, INC.

Z-30 (2010)
Exhibit "A"
Current stipulations

THE FOLLOWING REPRESENTS THE FINAL DECISIONS OF THE
COBB COUNTY BOARD OF COMMISSIONERS

BOC DECISION OF 12-16-03 ZONING HEARING:

JONATHAN E. EDWARDS HOMES, INC. (Lisle Mark Turpin and Jonathan E. Edwards Homes, Inc., owners) for Rezoning from **R-30** to **R-15** for the purpose of a Subdivision in Land Lot 29 of the 1st District. Located at the end of Vendome Place, west of Monceau Way.

The public hearing was opened and Mr. Jonathan Edwards and Mr. Craig Harfoot addressed the Board. Following presentations and discussion, the following motion was made:

MOTION: Motion by Lee, second by Olens, to **approve** rezoning to the **R-15** zoning district **subject to:**

- **site plan received by the Zoning Division on October 2, 2003 (copy attached and made a part of these minutes)**
- **25-foot undisturbed buffer along northern and western property lines**
- **Water and Sewer Division comments and recommendations**
- **Stormwater Management Division comments and recommendations with the exception under Additional Comments/Suggestions – Item #2, remove to wit no development on ground slopes over 25%**
- **Cobb DOT comments and recommendations**

VOTE: **ADOPTED** unanimously

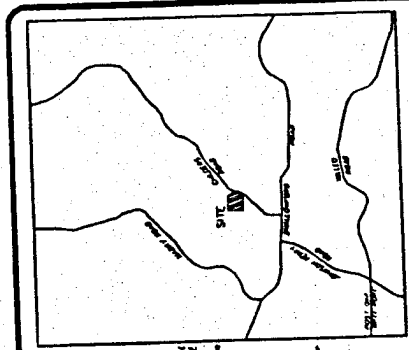
REVISIONS	DATE

LAND LOT 29
1ST DISTRICT
2ND SECTION
COBB COUNTY, GEORGIA



TIFFANY PLACE
UNIT II

Z-30 (2010)
Exhibit "A"
Current stipulations

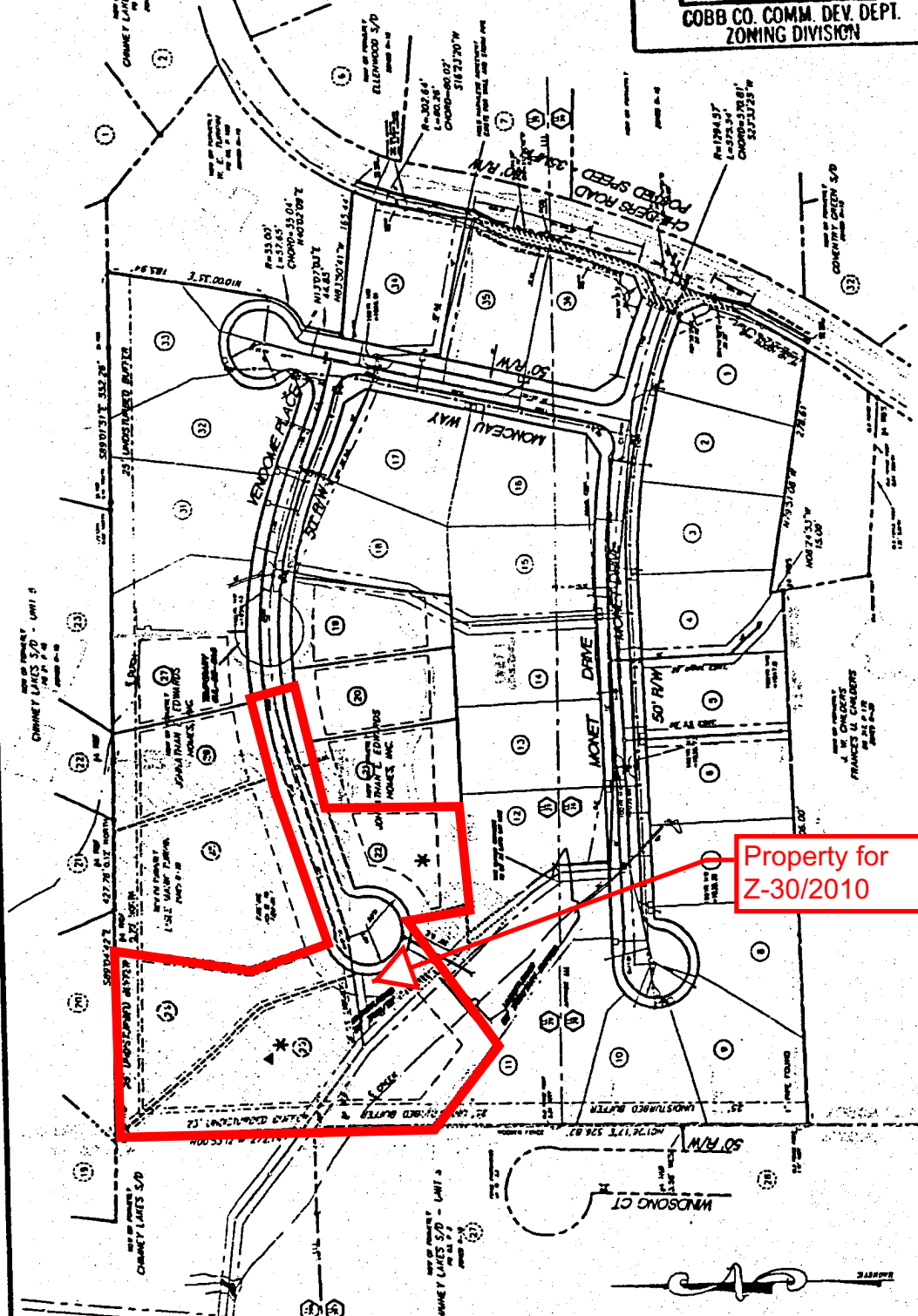


Min. Bk. 26 Petition No. Z-178
Doc. Type Site Plan
Meeting Date 12/14/03

R E C E I V E
OCT - 2 2003
COBB CO. COMM. DEV. DEPT.
ZONING DIVISION

ZONING PLAN

OWNER DEVELOPER
24-HOUR CONTACT
FOR ALL ZONING MATTERS
CALL (770) 420-3300
FAX (770) 420-3300



Property for
Z-30/2010

TOTAL SITE AREA = 17.57 ACRES
TOTAL AREA (UNIT II) = 3.30 ACRES
CURRENT ZONING = R-30
PROPOSED ZONING = R-15

- NOTES:
1. Total site area (Unit II) = 3.30 acres
 2. Current zoning is R-30 (R-15 (2010))
 3. Proposed zoning is R-15
 4. All lots are to be 15,000 square feet
 5. Proposed zoning is R-15
 6. All lots are to be 15,000 square feet
 7. All lots are to be 15,000 square feet
 8. All lots are to be 15,000 square feet
 9. All lots are to be 15,000 square feet
 10. All lots are to be 15,000 square feet
 11. All lots are to be 15,000 square feet
 12. All lots are to be 15,000 square feet
 13. All lots are to be 15,000 square feet
 14. All lots are to be 15,000 square feet
 15. All lots are to be 15,000 square feet

THIS PLAT HAS BEEN CALCULATED FOR CLARING AND FOUND TO BE ACCURATE WITHIN THE POINT TO 30.33 FEET.

ALL OF THE PROPERTIES SHOWN HEREON ARE SUBJECT TO THE FEDERAL FLOOD HAZARD ZONING ACT AND THE FLOOD HAZARD ZONING ACT OF 1974 (42 USC 1982) AND THE FLOOD HAZARD ZONING ACT OF 1974 (42 USC 1982).

GRAPHIC SCALE

1" = 100'

ALL OF THE PROPERTIES SHOWN HEREON ARE SUBJECT TO THE FEDERAL FLOOD HAZARD ZONING ACT AND THE FLOOD HAZARD ZONING ACT OF 1974 (42 USC 1982) AND THE FLOOD HAZARD ZONING ACT OF 1974 (42 USC 1982).