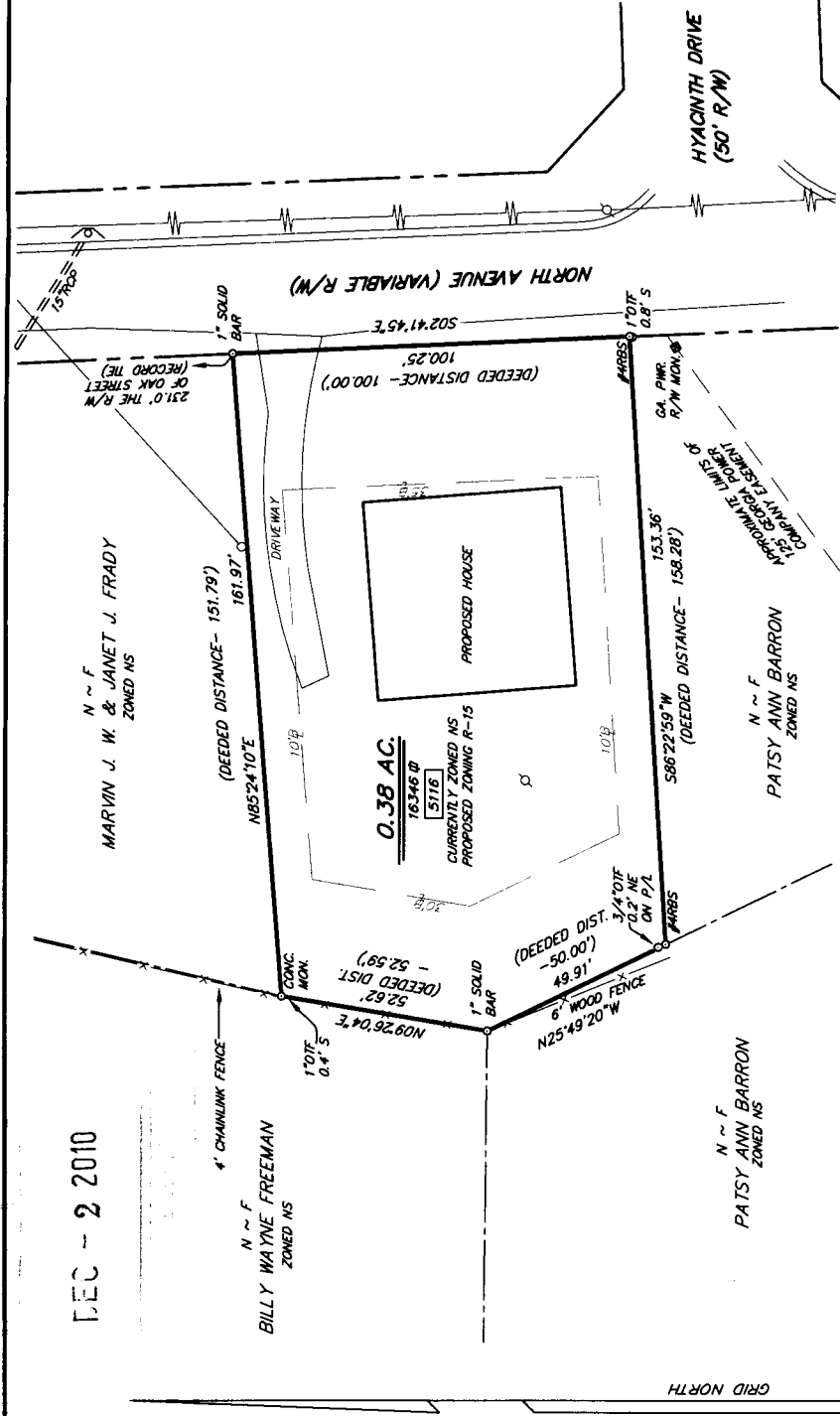


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Z-2 (2011)

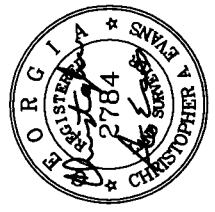
LEGEND	
⊗	P.P. - POWER POLE
⊗	L.P. - LIGHT POLE
⊗	F.H. - FIRE HYDRANT
⊗	M.H. - SANITARY SEWER MANHOLE
⊗	W.M. - WATER METER
⊗	G.M. - GAS METER
○	RBS - REINFORCING BAR SET
○	RBF - REINFORCING BAR FOUND
○	CTF - CRIMP TOP PIPE FOUND
○	OTF - OPEN TOP PIPE FOUND
□	R/W MON. - RIGHT-OF-WAY MONUMENT
×	TYPE OF FENCE
○	J.B. - JUNCTION BOX
□	D.I. - DROP INLET / YARD INLET
□	C.B. - CATCH BASIN
==	R.C.P. - REINFORCED CONCRETE
==	C.M.P. - CORRUGATED METAL PIPE
---	F.F.E. - FINISHED FLOOR ELEVATION
⊗	WATER VALVE
○	S.E.O. SEWER CLEAN OUT
⊗	TELEPHONE MANHOLE
⊗	OVERHEAD POWER LINES
⊗	H.W. - HEADWALL
□	P.B.X. POWERBOX
□	234 STREET ADDRESS
---	W-W - WATER LINE
---	T - UNDERGROUND TELEPHONE LINE
---	G - GAS LINE
---	E - UNDERGROUND ELECTRICAL LINE



ZONING PLAT FOR:

**CORNERSTONE CONSTRUCTION
COOPERATIVE, INC.**
5116 NORTH AVENUE

LOCATED IN L.L. 1206
19th DISTRICT, 2nd SECTION
COBB COUNTY, GA.



THIS PARCEL OF LAND IS NOT IN THE 100 YEAR FLOOD PLAIN AND IS IN ZONE X, ACCORDING TO F.E.M.A. (F.I.A.) COMMUNITY NUMBER # 1.30052, MAP NUMBER 1.3067 C 0184 G, DATED DECEMBER 16, 2008.

LOCATION OF UTILITIES EXISTING ON OR SERVING THE SUBJECT PROPERTY IS DETERMINED BY OBSERVABLE EVIDENCE ONLY. THIS PROPERTY MAY BE SUBJECT TO EASEMENTS, CLAIMS, PRESCRIPTION AND SUBSURFACE CONDITIONS THAT ARE NOT VISIBLE OR RECORDED, THUS DEEMING THEM UNDETERMINED AND NOT SHOWN. THIS PLAT IS INTENDED FOR THE PARTIES STATED ON THE FACE OF SURVEY; USE OF THE SURVEY BY THIRD PARTIES IS AT THEIR OWN RISK.

THIS PLAT IS PREPARED FROM A FIELD SURVEY USING A FIVE SECOND DIGITAL THEODOLITE AND ELECTRONIC DISTANCE METER. LINEAR PRECISION OF TRAVERSE: 1/10,000; ANGULAR ERROR: 3" PER POINT. THE TRAVERSE WAS ADJUSTED USING THE COMPASS RULE. LINEAR PRECISION OF THIS PLAT: 1/91,701. MATTERS OF TITLE ARE EXCEPTED.

DATE	: 11-3-10	REVISIONS
SCALE	: 1" = 30'	
DRAWN BY	: MAN	
CHECKED BY	: CAE	
FIELD BOOK	: 480	

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Fax: (770) 424-7593

APPLICANT: Cornerstone Construction Cooperative, Inc.
(678) 410-7311

REPRESENTATIVE: Parks F. Huff
(770) 422-7016

TITLEHOLDER: Donald R. Donovan

PETITION NO.: Z-2

HEARING DATE (PC): 02-01-11

HEARING DATE (BOC): 02-15-11

PRESENT ZONING: NS

PROPOSED ZONING: R-15

PROPERTY LOCATION: On the west side of North Avenue,
west of Hyacinth Drive.

PROPOSED USE: Single-family Home

ACCESS TO PROPERTY: North Avenue

SIZE OF TRACT: 0.38 acre

PHYSICAL CHARACTERISTICS TO SITE: Vacant, wooded lot

DISTRICT: 19

LAND LOT(S): 1206

PARCEL(S): 8

TAXES: PAID X **DUE** _____

COMMISSION DISTRICT: 4

CONTIGUOUS ZONING/DEVELOPMENT

- NORTH:** NS/Single-family residential
- SOUTH:** NS/Vacant, wooded
- EAST:** R-20/Single-family residential
- WEST:** NS/Single-family residential

OPPOSITION: No. **OPPOSED:** _____ **PETITION No.:** _____ **SPOKESMAN:** _____

PLANNING COMMISSION RECOMMENDATION

APPROVED _____ **MOTION BY** _____

REJECTED _____ **SECONDED** _____

HELD _____ **CARRIED** _____

BOARD OF COMMISSIONERS DECISION

APPROVED _____ **MOTION BY** _____

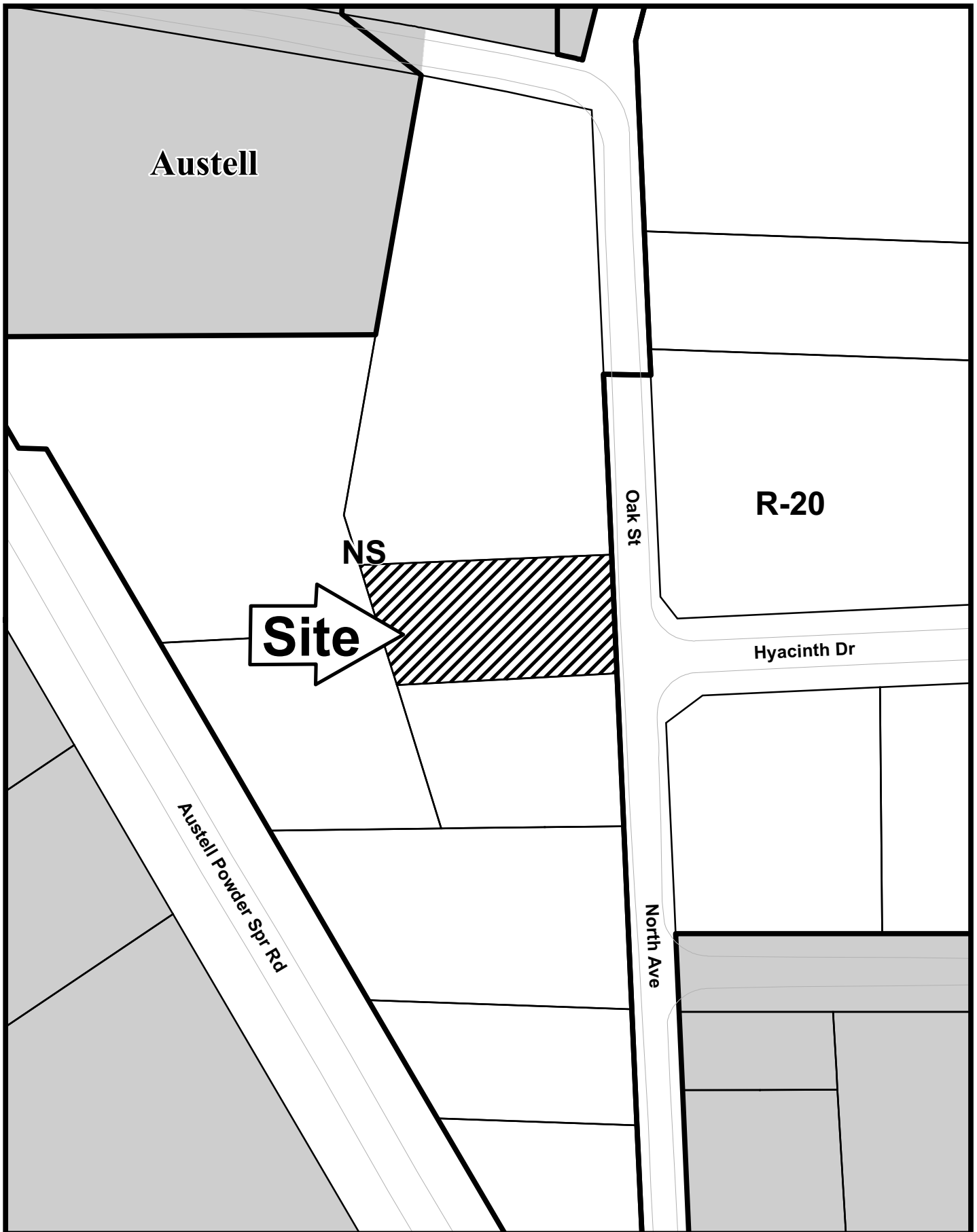
REJECTED _____ **SECONDED** _____

HELD _____ **CARRIED** _____

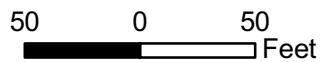
STIPULATIONS:





Z-2



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



-  City Boundary
-  Zoning Boundary

APPLICANT: Cornerstone Construction Co.

PETITION No.: Z-2

PRESENT ZONING: NS

PETITION FOR: R-15

ZONING COMMENTS:

Staff Member Responsible: Terry Martin, MPA

Land Use Plan Recommendation: Community Activity Center

Proposed Number of Units: 1 **Overall Density:** 2.63 **Units/ Acre**

Present Zoning Would Allow: N/A **Units** **Increase of:** 1 **Units/ Lots**

The applicant is requesting a rezoning from the NS Neighborhood Shopping District to the R-15 Single-family Residential District to build a single house. The house, to be at least 2,000 sq. ft. in size and traditional ranch - brick style is intended to sell for \$150,000 or more. It will not be out of place amongst surrounding residential and grandfathered residential uses in this predominately residential area. In fact, this property was once site to a single-family house but must be rezoned as the current commercial zoning will not allow the construction of a residence.

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:

It appears that this parcel was previously a residence that has been subsequently demolished. The proposed use is for a group home. If approved the proposed lot plan must not exceed the 35% maximum impervious coverage limit.

APPLICANT: Cornerstone Construction Co. **PETITION No.:** Z-2

PRESENT ZONING: NS **PETITION FOR:** R-15

SCHOOL COMMENTS:

Name of School	Enrollment	Capacity Status	Number of Portable Classroom
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____

Additional Comments:

FIRE COMMENTS:

No Comments.

APPLICANT Cornerstone Construction

PETITION NO. Z-002

PRESENT ZONING NS

PETITION FOR R-15

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): **CITY OF AUSTELL SERVICE AREA**

Additional Comments:

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:

Estimated Waste Generation (in G.P.D.): **ADF** **Peak=**

Treatment Plant:

Plant Capacity: Available Not Available

Line Capacity: Available Not Available

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

Drw 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 CITY OF AUSTELL SERVICE AREA
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: Cornerstone Construction

PETITION NO.: Z-2

PRESENT ZONING: NS

PETITION FOR: R-15

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
North Avenue	N/A	Local	25 mph	Cobb County	50'

RECOMMENDATIONS

North Avenue is classified as a local and according to the available information the existing right-of-way does not meet the minimum requirements for this classification. Recommend applicant consider entering into a development agreement pursuant of O.C.G.A. 36-71-13 for dedication of the following system improvements to mitigate traffic concerns: a) donation of right-of-way on the west side of North Avenue, a minimum of 25' from the roadway centerline.

Recommend installing curb and gutter along the North Avenue frontage.

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

STAFF RECOMMENDATIONS

Z-2 CORNERSTONE CONSTRUCTION COOPERATIVE, INC.

- 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 subject property is surrounded by residential and grandfathered 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. It is in keeping with the residential nature of the area and seeks to return the property to its once residential usage.
- 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, utilities, or schools. 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, on its surface, not in conformity with the policy and intent of the *Cobb County Comprehensive Plan* which delineates this property to be within the Community Activity Center land use category. Yet, the area is predominately single-family residential in character and will remain so if this request is approved. Given such, a change to the Future Land Use Map may be warranted for this area.
- 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 request is to allow a single-family residence to be construction on this parcel which once held such use. Also, the property is surrounded by other residential uses and the approval of this request will not be out of character with these uses.

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

- Single-family use only;
- Stormwater Management comments; and
- Cobb 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.