



**APPLICANT:** Calvert Investments, LLLP  
(912) 634-7528

**REPRESENTATIVE:** Nancy Laster  
(256) 606-6961

**TITLEHOLDER:** Calvert Investments, LLLP

**PROPERTY LOCATION:** South side of South Cobb School Road,  
south of Linda Vista Drive  
(5126 South Cobb School Road).

**ACCESS TO PROPERTY:** South Cobb School Road

**PHYSICAL CHARACTERISTICS TO SITE:** Single-family House

**CONTIGUOUS ZONING/DEVELOPMENT**

- NORTH:** R-20/Wallace Subdivision
- SOUTH:** LI/Accessory structures and utility facilities
- EAST:** LI/Accessory structures (barns and sheds)
- WEST:** R-20/Single-family house

**PETITION NO:** Z-22

**HEARING DATE (PC):** 06-05-12

**HEARING DATE (BOC):** 06-19-12

**PRESENT ZONING:** LI

**PROPOSED ZONING:** R-20

**PROPOSED USE:** Single-family House

**SIZE OF TRACT:** 0.933 acre

**DISTRICT:** 19

**LAND LOT(S):** 1216

**PARCEL(S):** 1

**TAXES: PAID** X **DUE** \_\_\_\_\_

**COMMISSION DISTRICT:** 4

**OPPOSITION:** NO. OPPOSED **PETITION NO:** \_\_\_\_\_ **SPOKESMAN** \_\_\_\_\_

**PLANNING COMMISSION RECOMMENDATION**

**APPROVED** \_\_\_\_\_ **MOTION BY** \_\_\_\_\_

**REJECTED** \_\_\_\_\_ **SECONDED** \_\_\_\_\_

**HELD** \_\_\_\_\_ **CARRIED** \_\_\_\_\_

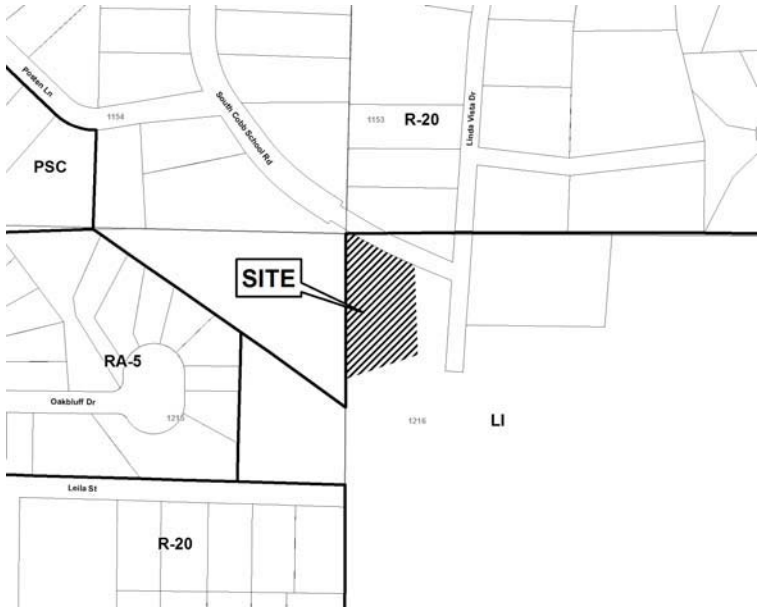
**BOARD OF COMMISSIONERS DECISION**

**APPROVED** \_\_\_\_\_ **MOTION BY** \_\_\_\_\_

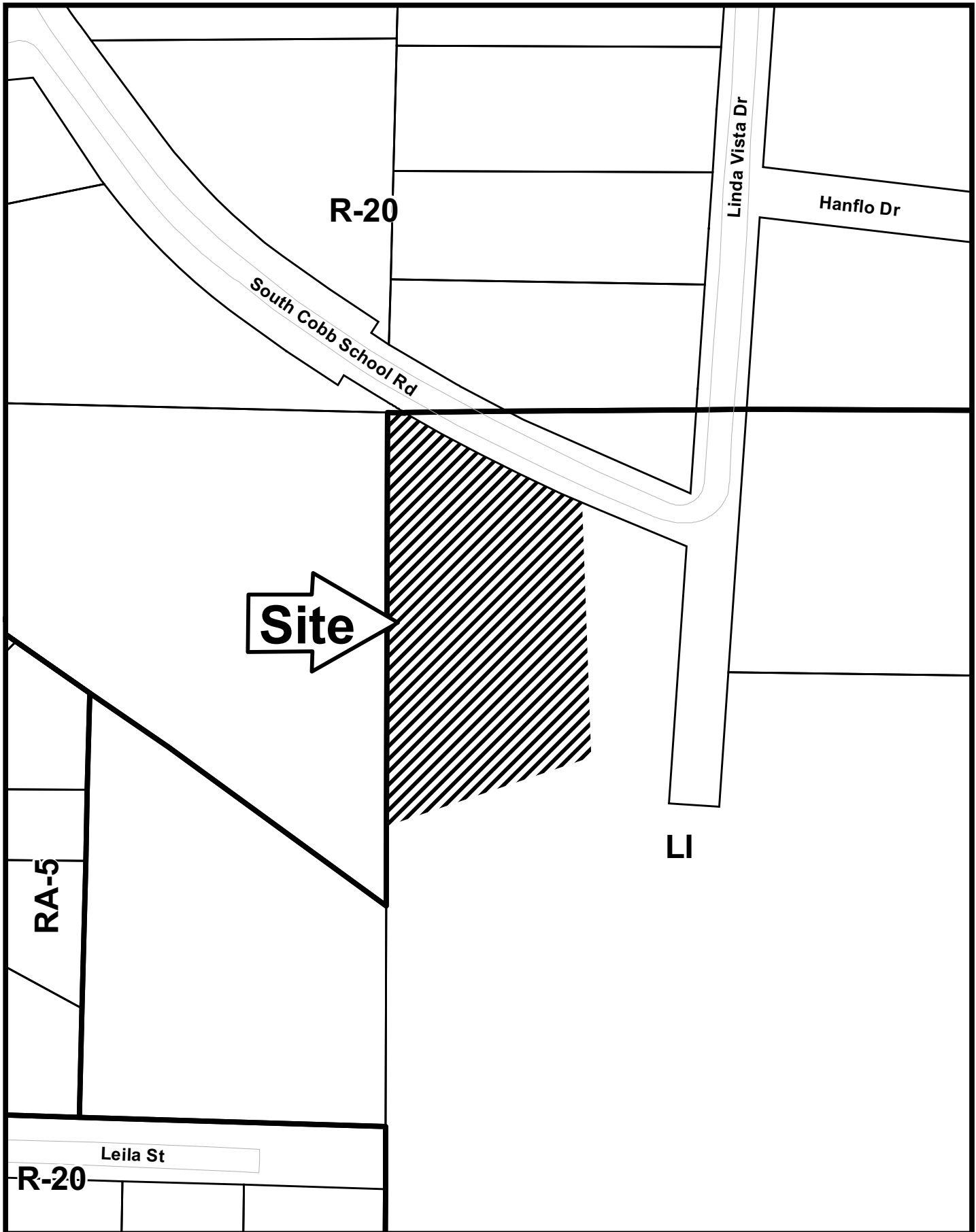
**REJECTED** \_\_\_\_\_ **SECONDED** \_\_\_\_\_

**HELD** \_\_\_\_\_ **CARRIED** \_\_\_\_\_

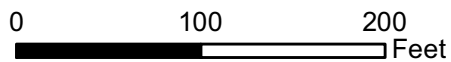
**STIPULATIONS:**





# Z-22



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



-  City Boundary
-  Zoning Boundary

APPLICANT: Calvert Investments, LLLP

PETITION NO.: Z-22

PRESENT ZONING: LI

PETITION FOR: R-20

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ZONING COMMENTS:

Staff Member Responsible: Jason A. Campbell

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

Proposed Number of Units: 1 (Existing) Overall Density: 1 Units/Acre

Present Zoning Would Allow: 0 Units Increase of: 1 Units/Lots

The applicant is requesting the R-20 zoning category in order to continue to use the property for single-family residential use. The existing house was built around 1960 and has always been used as a single-family residence and sits on a 26+-acre overall tract. The prospective buyer formerly lived in the neighborhood and is returning to Cobb County and is only purchasing the house and a 0.933-acre portion of the overall tract. The change in zoning will make the property compliant with the land use plan and it will also make it easier to obtain financing for the purchase of the property to be used residentially, even though it has been used that way since 1960. The prospective purchaser plans to continue to use the house in the manner it has been used and that is compatible with the existing neighborhood.

Cemetery Preservation: No comment.

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PLANNING COMMENTS:

The applicant is requesting a rezoning from LI to R-20 for purposes of single-family living. The 0.933 acre site is located on the south side of South Cobb School Road, south of Linda Vista Drive.

Comprehensive Plan

The purpose of the Low Density Residential (LDR) category is to provide for areas that are suitable for low density housing between one (1) and two and one-half (2.5) dwelling units per acre. This category presents a range of densities.

Master Plan/Corridor Study

Not applicable.

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.

Design Guidelines

Is the parcel in an area with Design Guidelines? [ ] Yes [x] No

If yes, design guidelines area \_\_\_\_\_

Does the current site plan comply with the design requirements?

[ ] Yes [ ] No [x] Not applicable

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**PETITION NO.:** Z-22

**PRESENT ZONING:** LI

**PETITION FOR:** R-20

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**SCHOOL COMMENTS:**

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

**Additional Comments:**

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**FIRE COMMENTS:**

After analyzing the information presented for a Preliminary Review, the Cobb County Fire Marshal's Office is confident that all other items can be addressed during the Plan Review Stage.

APPLICANT Calvert Investments, LLP

PETITION NO. Z-022

PRESENT ZONING LI

PETITION FOR R-20

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**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): **6" CI / S side South Cobb School Road**

Additional Comments: Existing water customer

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.

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**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 in South Cobb School Drive**

Estimated Waste Generation (in G.P.D.): **A D F= +0 Peak= +0**

Treatment Plant: **South Cobb**

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 and 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 Existing sewer customer  
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.

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**PETITION NO.: Z-22**

**PRESENT ZONING: LI**

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**STORMWATER MANAGEMENT COMMENTS**

No comments.

**APPLICANT: Calvert Investments, LLP**

**PETITION NO.: Z-22**

**PRESENT ZONING: LI**

**PETITION FOR: R-20**

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**COBB COUNTY DEPARTMENT OF TRANSPORTATION RECOMMENDATIONS**

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
South Cobb School Road	500	Local	25 mph	Cobb County	50'

*Based on 1995 traffic counting data taken by Cobb County DOT (South Cobb School Road)*

**COMMENTS AND OBSERVATIONS**

South Cobb School Road 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.

**RECOMMENDATIONS**

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 south side of South Cobb School Road, a minimum of 25' from the roadway centerline.

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



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## STAFF RECOMMENDATIONS

### **Z-22 CALVERT INVESTMENTS, LLLP**

- 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. Nearby and adjacent properties are similarly zoned with single-family houses.
- 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 subject property has been used as single-family residential since the house was built around 1960.
- 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 in conformity with the policy and intent of the *Cobb County Comprehensive Plan*, which delineates this property to be within the Low Density Residential land use category. The R-20 zoning category is compatible with Low Density Residential.
- 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 existing house has been used as single-family residential since it was built in 1960. Approving the rezoning request will make the property compliant with the *Cobb County Comprehensive Plan* and the use will continue to be single-family residential. Adjacent properties are also zoned R-20 for the same use.

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

- Recording a new plat for the division of the proposed 0.933 tract with the house;
- Water and Sewer comments and recommendations;
- DOT comments and recommendations; and
- Owner/developer to enter into a Development Agreement pursuant to O.C.G.A. §36-71-13 for dedication of system improvements to mitigate traffic concerns.

**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.**

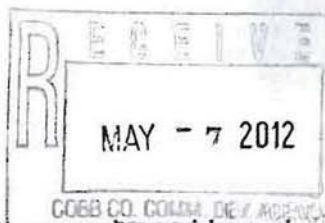
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5126 South Cobb School Road  
Mableton, GA 30126

This letter is to inform nearby residents that application has been made for rezoning of an approximately 1-acre tract of land located at 5126 South Cobb School Road, Mableton, GA 30126.

This tract is currently zoned as light industrial. The application requests that the zoning for this tract of land be changed to residential (R-20).

A single family house has been located and continuously occupied on this tract of land since approximately 1960. Under the R-20 zoning designation, the tract will continue to be used as a single family house using the existing house.

This change in zoning is necessary for potential buyers of this home to obtain home financing since lenders will not generally make home loans for houses located on property that is not designated for residential use.

The following are important dates regarding this rezoning application:

- Planning Commission hearing June 5, 2012 9:00 AM
- Board of Commissioners hearing June 19, 2012 9:00 AM

Meetings are held in Commissioner's Meeting Room, 2<sup>nd</sup> floor, Cobb County Building A, 100 Cherokee Street, Marietta, Georgia.

If you have questions or concerns about the proposed rezoning, please feel free to contact me at (256) 606-6961.

Sincerely,

A handwritten signature in cursive script that reads "Nancy J. Laster".

Nancy J. Laster  
Representative for Calvert Investments, LLP