

Z-40
(2012)

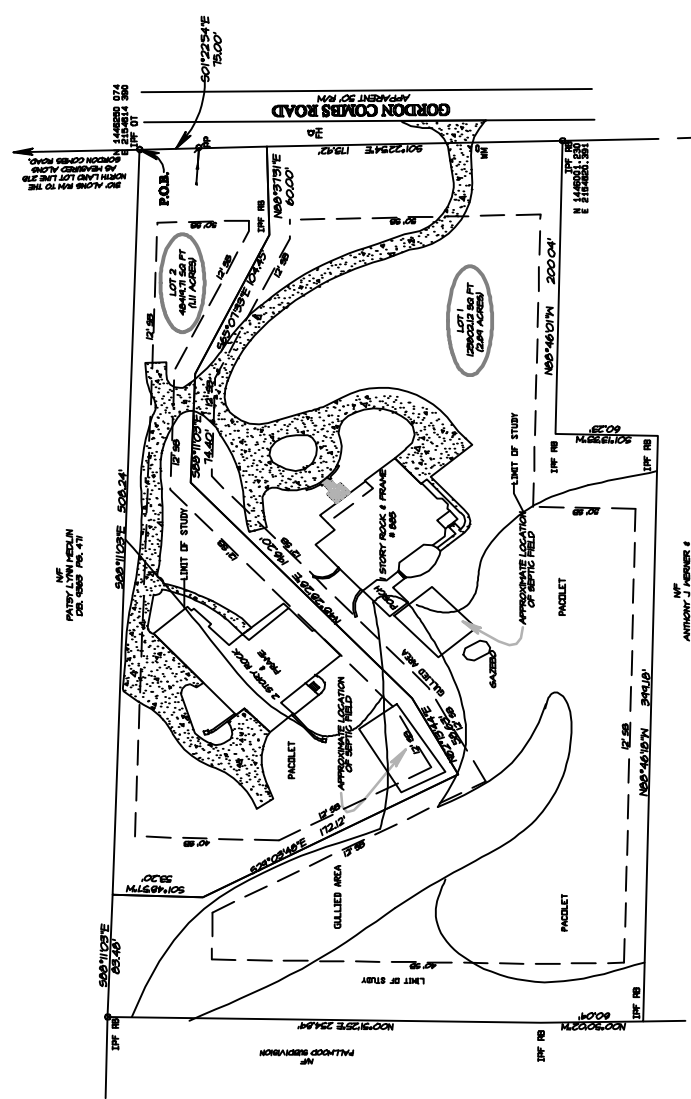
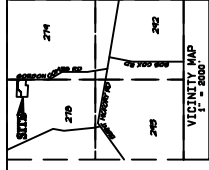
LOT 2 PLAT FOR
MICHAEL J. VANK

TERESA M. VANK
LOCATED IN LOT 278
2ND DISTRICT 2ND SECTION
COBB COUNTY, GEORGIA

DATE OF SURVEY: AUGUST 9, 2012
DATE OF DRAWING: AUGUST 28, 2012

**H. B. & P.
SURVEYING, INC.**
850 KENNESAW AVE. C-8
MARIETTA, GA. 30060
PHONE (770) 425-0141
FAX (770) 425-8579

JOB # 12-034



LEGEND

- MANHOLE
- MONUMENT
- WATER VALVE
- CLEAN OUT
- GAS METER
- GAS VALVE
- ELEVATION
- POWER POLE
- LIGHT POLE
- IRON PIN FOUND
- IRON PIN SET
- REBAR
- FIRE HYDRANT
- OPEN TOP
- SOLID ROD
- CATCH BASIN
- JUNCTION BOX
- WEIR INLET
- YARD INLET
- SANITARY SEWER

THIS PARCEL OF LAND IS NOT IN THE 100 YEAR FLOOD PLAIN AND IS IN ZONE X. ACCORDING TO F.E.M.A. 2002 C. CODE P DATED AUGUST 18, 1992.

EQUIPMENT USED: JORDON SET-8900A

THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLASSIFICATION OF ONE FOOT IN 100 FEET. THIS PLAT IS BASED UPON THE FIELD DATA WHICH WAS ADJUSTED USING THE LEAST SQUARES METHOD. THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 100 FEET.

SOLS REPORT

200209 98 FT (0.3 ACRES) PLOTLET SOL
200240 98 FT (0.3 ACRES) PLOTLET SOL

PREVIOUS AREA = 120000.00 SQ. FT. (2.76 ACRES)
LOT 2
PREVIOUS AREA = 270750.00 SQ. FT. (6.28 ACRES)

THIS PLAN REVIEW PROJECT NUMBER: 1209-2012-0028

DISTANCES SHOWN ON PLAT ARE AROUND DISTANCES

HORIZONTAL BASIS: 1983 NORTH AMERICAN DATUM
VERTICAL BASIS: 1988 NORTH AMERICAN VERTICAL DATUM

EXCEPT AS INDICATED BY NOTATION ON THIS PLAT, ALL DIMENSIONS ARE TO BE APPLICABLE TO THE CENTERLINE OF THE ROAD OR RAILROAD. THE CENTERLINE OF THE ROAD OR RAILROAD SHALL BE VISIBLE AT THE TIME OF CONSTRUCTION. THE CENTERLINE OF THE ROAD OR RAILROAD SHALL BE VISIBLE AT THE TIME OF CONSTRUCTION. THE CENTERLINE OF THE ROAD OR RAILROAD SHALL BE VISIBLE AT THE TIME OF CONSTRUCTION. THE CENTERLINE OF THE ROAD OR RAILROAD SHALL BE VISIBLE AT THE TIME OF CONSTRUCTION.

COBB COUNTY DEVELOPMENT CERTIFICATION

THIS PLAT, HAVING BEEN SUBMITTED TO COBB COUNTY AND HAVING BEEN FOUND TO COMPLY WITH THE COBB COUNTY DEVELOPMENT STANDARDS IS APPROVED FOR RECORDING.

COBB COUNTY WATER DIVISION _____ DATE _____

ZONING DIVISION _____ DATE _____

DEVELOPMENT & INSPECTIONS DIVISION _____ DATE _____

PLAT FILED IN OFFICE _____ PAGE _____ RECORDED IN _____

CLERK, COBB COUNTY SUPERIOR COURT _____

CERTIFICATION OF THE COBB COUNTY PUBLIC HEALTH

THIS PLAT FOR SURVEY HAS BEEN CONSIDERED FOR REVIEW FOR PUBLIC HEALTH CONCERNS. THE PUBLIC HEALTH DIVISION HAS REVIEWED THE PLAT AND HAS DETERMINED THAT THE PLAT DOES NOT PRESENT A PUBLIC HEALTH HAZARD. THE PUBLIC HEALTH DIVISION HAS REVIEWED THE PLAT AND HAS DETERMINED THAT THE PLAT DOES NOT PRESENT A PUBLIC HEALTH HAZARD.

DATED THIS _____ DAY OF _____ 20____.

ENVIRONMENTAL HEALTH DISTRICT DIRECTOR
FOR THE COBB COUNTY PUBLIC HEALTH

OWNER'S ACKNOWLEDGEMENT

I, HEREBY CERTIFY THAT I AM THE OWNER OF THE LAND SHOWN ON THIS PLAT, OR A DULY AUTHORIZED AGENT OF THE OWNER, AND THAT THE INFORMATION CONTAINED HEREIN IS TRUE AND CORRECT. I UNDERSTAND THAT THE APPROVAL OF THIS PLAT BY COBB COUNTY IS ONLY FOR THE SUBDIVISION OR COMBINATION OF THIS PROPERTY, AND IS NOT INTENT TO SERVE AS A WARRANTY OF TITLE. THE INFORMATION CONTAINED HEREIN IS NOT TO BE USED IN ANY MANNER TO WILL BE CREATED BY THE SUBDIVISION OR COMBINATION OF THIS PROPERTY. I AGREE THAT COBB COUNTY SHALL NOT BE LIABLE TO ME, MY HEIRS, SUCCESSORS, OR ASSIGNS FOR ANY CLAIM OR DAMAGES RESULTING FROM THE RECORDING OF SAID PLAT, AND ANY OTHER MATTER ARISING FROM THIS PLAT AND DO HEREBY WAIVE AND WAIVER SUBSEQUENT IN TITLE TO DEFEND BY VIRTUE OF THESE PRESENTS.

SIGNATURE _____

PRINTED NAME _____

DATE _____

SURVEYOR'S ACKNOWLEDGEMENT

I, HEREBY CERTIFY THAT THE PLAN SHOWN AND DESCRIBED HEREON IS A TRUE AND CORRECT SURVEY MADE ON THE GROUND UNDER MY SUPERVISION, THAT THE MONUMENTS HAVE BEEN PLACED AS INDICATED ON THE PLAN, AND THAT THE PLAN IS ACCURATE AND SPECIFICATIONS REQUIRED BY THE COBB COUNTY DEVELOPMENT STANDARDS.

SIGNATURE _____

REGISTERED GA. LAND SURVEYOR _____

PRINTED NAME _____

DATE _____

APPLICANT: Michael Vick

770-845-7706

REPRESENTATIVE: Michael Vick

770-845-7706

TITLEHOLDER: Michael L. Vick, Terri M. Vick, P. Robert Mitchell
and Nancy H. Mitchell

PROPERTY LOCATION: On the west side of Gordon Combs Road,
north of Fallwood Drive
(885 Gordon Combs Road).

ACCESS TO PROPERTY: Gordon Combs Road

PHYSICAL CHARACTERISTICS TO SITE: Two existing houses

PETITION NO: Z-40

HEARING DATE (PC): 10-02-12

HEARING DATE (BOC): 10-16-12

PRESENT ZONING: R-80

PROPOSED ZONING: R-30

PROPOSED USE: Single Family Houses

SIZE OF TRACT: 4 acres

DISTRICT: 20

LAND LOT(S): 278

PARCEL(S): 61

TAXES: PAID X **DUE** _____

COMMISSION DISTRICT: 1

CONTIGUOUS ZONING/DEVELOPMENT

- NORTH:** R-80/Single-family Residence
- SOUTH:** R-80/Single-family Residence
- EAST:** R-20/Single-family Residences
- WEST:** R-20/Fallwood Subdivision

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

PLANNING COMMISSION RECOMMENDATION

APPROVED _____ **MOTION BY** _____

REJECTED _____ **SECONDED** _____

HELD _____ **CARRIED** _____

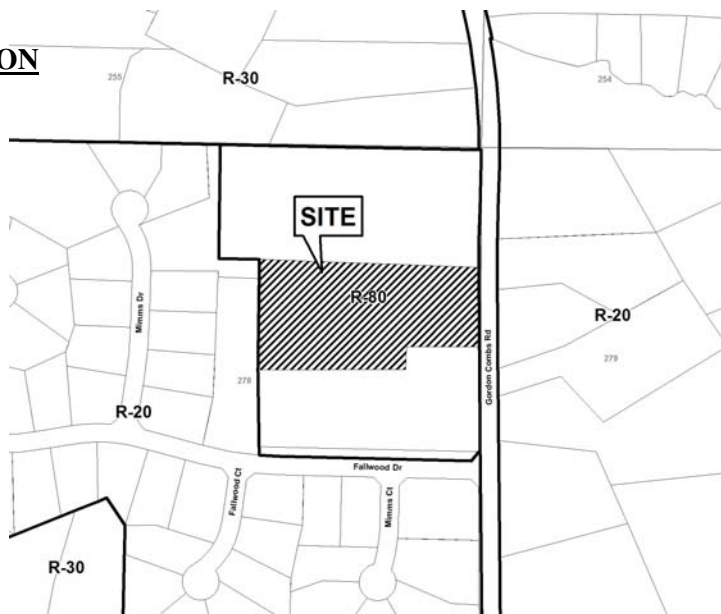
BOARD OF COMMISSIONERS DECISION

APPROVED _____ **MOTION BY** _____

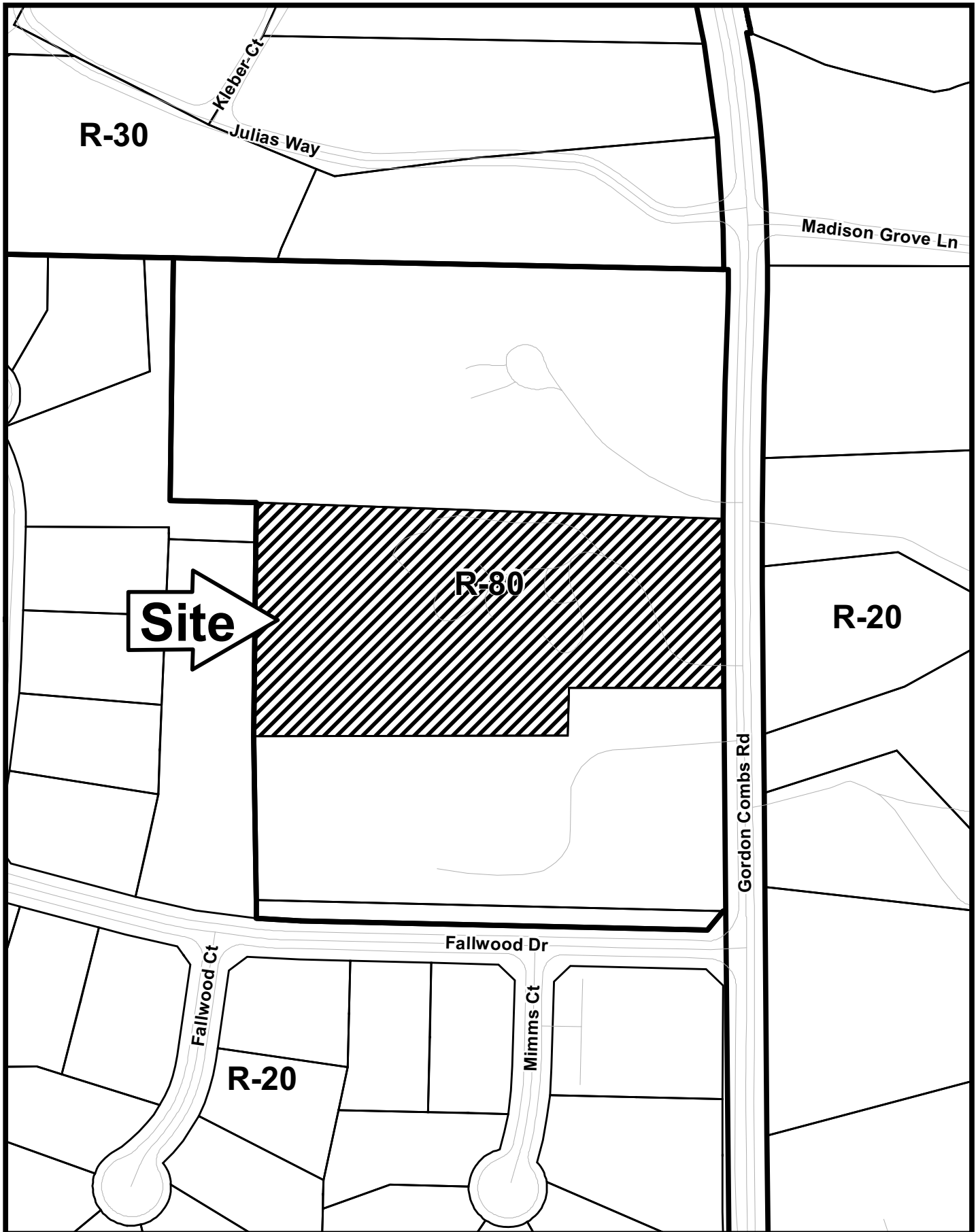
REJECTED _____ **SECONDED** _____

HELD _____ **CARRIED** _____

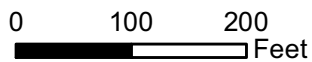
STIPULATIONS:





Z-40



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



-  City Boundary
-  Zoning Boundary

APPLICANT: Michael Vick

PETITION NO.: Z-40

PRESENT ZONING: R-80

PETITION FOR: R-30

ZONING COMMENTS:

Staff Member Responsible: Terry Martin, MPA

Land Use Plan Recommendation: LDR Low Density Residential

Proposed Number of Units: 2 Overall Density: .5 Units/Acre

Present Zoning Would Allow: 2 Units Increase of: 0 Units/Lots

The applicant is requesting a rezoning from the R-80 Single-family Residential District to the R-30 Single-family Residential District in order to facilitate a lot split placing each of the existing houses on their own parcel. The R-30 district is being requested as the desire is not to split the parcels evenly into two (2) equally sized two (2) acre lots but to keep most of the acreage for the proposed Lot 1 (885 Gordon Combs Road).

Cemetery Preservation: There is no significant impact on the cemetery site listed in the Cobb County Cemetery Preservation Commission's Inventory Listing which is located in this, or adjacent land lot.

PLANNING COMMENTS:

The applicant is requesting a rezoning from R-80 to R-30 for purposes of single family residence. The 4.0 acre site is located on the west side of Gordon Combs Road, north of Fallwood Drive.

Comprehensive Plan

The parcel is within a Low Density Residential (LDR) future land use category with a R-80 zoning designation. The purpose of the 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.

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 No

If yes, design guidelines area _____

Does the current site plan comply with the design requirements?

Yes No Not applicable

APPLICANT: Michael Vick

PETITION NO.: Z-40

PRESENT ZONING: R-80

PETITION FOR: R-30

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:

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. (Two Existing Structures)

APPLICANT Michael Vick

PETITION NO. Z-040

PRESENT ZONING R-80

PETITION FOR R-30

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" AC / W side of Gordon Combs Rd**

Additional Comments: Additional water meter needed for second tract

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: **450' N in Julia's Way w/ easements**

Estimated Waste Generation (in G.P.D.): **A D F 320 Peak= 800**

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 Comments: Separate septic systems required. Health Department approval required.

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: Michael Vick

PETITION NO.: Z-40

PRESENT ZONING: R-80

PETITION FOR: R-30

STORMWATER MANAGEMENT COMMENTS

No comments.

APPLICANT: Michael Vick **PETITION NO.:** Z-40

PRESENT ZONING: R-80 **PETITION FOR:** R-30

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
Gordon Combs Road	2700	Minor Collector	35 mph	Cobb County	60'

Based on 2011 traffic counting data taken by Cobb County DOT (Gordon Combs Road)

COMMENTS AND OBSERVATIONS

Gordon Combs Road is classified as a minor collector 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 west side of Gordon Combs Road, a minimum of 30' from the roadway centerline.

Recommend property owner coordinate with Cobb County Department of Transportation if a separate driveway is to be constructed for Tract A.

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

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STAFF RECOMMENDATIONS

Z-40 MICHAEL VICK

- 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. While bounded to the north and south by properties zoned R-80, the subject property is surrounded in the wider area by properties that are zoned R-20 as well as R-30.
- 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 request is to facilitate a lot split between the already existing two houses on the property, placing each of them on their own parcels. No further development is proposed.
- 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*. Located within a LDR low density residential future land use category, the request would adhere to that category's prescription of 1 to 2.5 dwelling units per acre; proposing .5 units per acre with the existing homes and no new development.
- 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 proposes no new development and will bring a nonconforming situation into compliance allowing for a lot split that will place each of the two (2) existing houses on their own lots. Located within a LDR future land use category, the request would result in no net change of the existing .5 units per acre and adhere to that category's prescribed 1 to 2.5 dwelling units per acre.

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

- Revised site plan received by the Zoning Division on September 4, 2012, with District Commissioner approving minor modifications;
- Water and Sewer comments and recommendations;
- Department of Transportation 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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Summary of Intent for Rezoning

.....
Part 1. Residential Rezoning Information (attach additional information if needed)

- a) Proposed unit square-footage(s): No structure being built
 - b) Proposed building architecture: _____
 - c) Proposed selling prices(s): Not selling
 - d) List all requested variances: None
- _____

.....
Part 2. Non-residential Rezoning Information (attach additional information if needed)

- a) Proposed use(s): N/A
 - b) Proposed building architecture: _____
 - c) Proposed hours/days of operation: _____
 - d) List all requested variances: _____
- _____

.....
Part 3. Other Pertinent Information (List or attach additional information if needed)

No building is being proposed. There are currently two structures on property that we are trying to split into 2 separate tracts with one structure on each tract.

.....
Part 4. Is any of the property included on the proposed site plan owned by the Local, State, or Federal Government? (Please list all Right-of-Ways, Government owned lots, County owned parcels and/or remnants, etc., and attach a plat clearly showing where these properties are located).

N/A

