

Z-27
(2013)
REVISED SITE
PLAN

WK DICKSON
Professional Surveyors & Engineers
2181 Peachtree City Road
Peachtree City, GA 30092
Phone: (770) 420-0000
Fax: (770) 420-0001
www.wkdickson.com

WMO PROJ.: 2013-0001
PROJ. ORIGIN DATE: 10/2012
P.L. NO.:
P.L. DATE: 10/2012

REV. RECORDS
BY DATE DESCRIPTION

PLAN KEY
COLOR COLOR
COLOR COLOR
COLOR COLOR
COLOR COLOR

2" = FULL SCALE
1" = HALF SCALE
0 10 20
FEET
P.L. NO.:
DRAWING TITLE:
ZONING PLAN

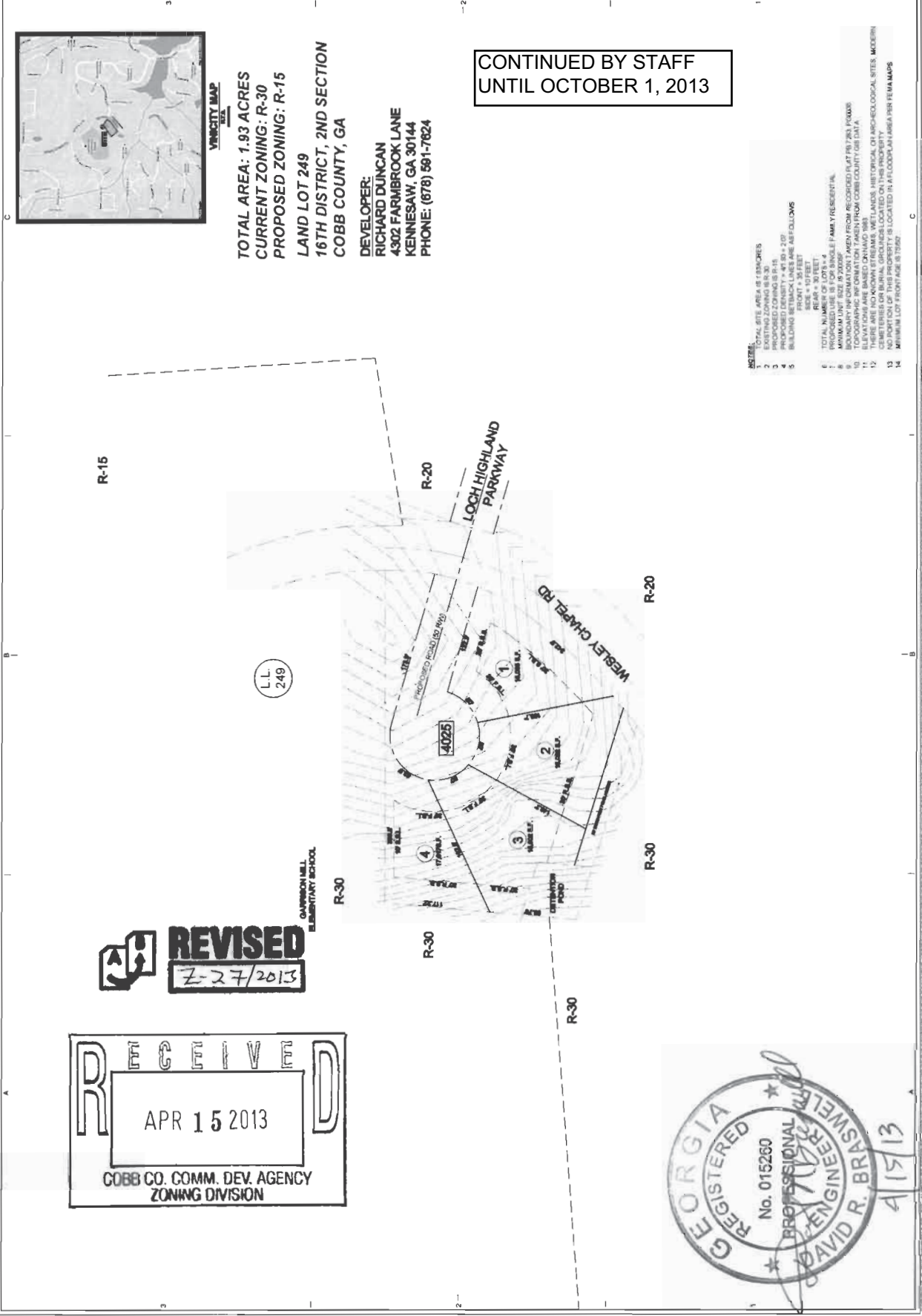
DRAWING NUMBER:
01
P.L. DATE: 10/2012

- DRAWING STATUS - NOT FOR PUBLIC RELEASE OR CONSTRUCTION - DRAWING STATUS -



VICINITY MAP
TOTAL AREA: 1.93 ACRES
CURRENT ZONING: R-30
PROPOSED ZONING: R-15
LAND LOT 249
16TH DISTRICT, 2ND SECTION
COBB COUNTY, GA
DEVELOPER:
RICHARD DUNCAN
4302 FARMBROOK LANE
KENNESAW, GA 30144
PHONE: (678) 591-7824

CONTINUED BY STAFF
UNTIL OCTOBER 1, 2013



- NOTES:**
- TOTAL SITE AREA IS 1.93 ACRES
 - EXISTING ZONING IS R-30
 - PROPOSED ZONING IS R-15
 - PROPOSED DENSITY IS 40 U/AC
 - BUILDING SETBACK LINES ARE AS FOLLOWS:
FRONT = 10 FEET
REAR = 10 FEET
SIDE = 10 FEET
 - TOTAL LOT AREA IS 1.93 ACRES
 - PROPOSED USE IS FOR SINGLE-FAMILY RESIDENTIAL
 - MINIMUM LOT SIZE IS 2000 SF
 - MINIMUM LOT AREA IS 1.0 ACRES
 - TOPOGRAPHIC INFORMATION TAKEN FROM COBB COUNTY GIS DATA
 - ELEVATIONS ARE BASED ON NAVD 1983
 - THE PROPERTY IS LOCATED IN A FLOODPLAIN AREA PER FEMA MAPS
 - NO PORTION OF THIS PROPERTY IS LOCATED IN A FLOODPLAIN AREA PER FEMA MAPS
 - MINIMUM LOT FRONTAGE IS 75 FEET

REVISED
Z-27/2013

RECEIVED
APR 15 2013
COBB CO. COMM. DEV. AGENCY
ZONING DIVISION

GEORGIA REGISTERED PROFESSIONAL ENGINEER
No. 015260
DAVID R. BRASWELL
4/15/13

APPLICANT: Richard Duncan

(678) 591-7624

REPRESENTATIVE: Richard Duncan

(678) 591-7624

TITLEHOLDER: Frederick C. Apple and Nancy L. Apple

PROPERTY LOCATION: West side of Wesley Chapel Road, across from Loch Highland Parkway (4025 Wesley Chapel Road).

ACCESS TO PROPERTY: Wesley Chapel Road

PHYSICAL CHARACTERISTICS TO SITE: Single-family house

CONTIGUOUS ZONING/DEVELOPMENT

NORTH: R-30/School

SOUTH: R-30/Single-family house and accessory structures

EAST: R-20/Single-family house and R-15 Loch Highland Subdivision

WEST: R-30/School and Single-family house and accessory structures

PETITION NO: Z-27

HEARING DATE (PC): 06-04-13

HEARING DATE (BOC): 06-18-13

PRESENT ZONING: R-30

PROPOSED ZONING: R-15

PROPOSED USE: Residential Subdivision

SIZE OF TRACT: 1.93 acres

DISTRICT: 16

LAND LOT(S): 249

PARCEL(S): 6

TAXES: PAID X **DUE** _____

COMMISSION DISTRICT: 3

*****CONTINUED BY STAFF*****

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:

