

General Notes:

- Boundary information compiled from Deeds and adjacent Subdivision Plats prepared by Dixon's Land Surveying, P.C. recorded in Plat Book 185 Page 78 and Plat Book 188 Page 87.
- Topographic information taken from Cobb County GIS, contour interval is two feet.
- Existing Zoning: 3655 Mountain Road R-20 (1.830 Acres)
3675 Mountain Road R-30 (2.592 Acres)
- Proposed Zoning: R-15
Setbacks: Front - 35'
Rear - 30'
Side - 10'
Major Side - 25'
- Minimum House Size - 2,100 Sq. Ft.
- Total Area - 192,627.0 Sq. Ft. 4.422 Acres
- Proposed Lots - 9 Density - 2.04 Units/Acre
- There are no Historic, Archaeological Artifacts or cemeteries located on this site.
- There are no streams or State Waters within 200' of site.

This survey was prepared in conformity with the Technical Standards for Property Surveys in Georgia as set forth in Chapter 180-7 of the Board Rules of the Georgia Board of Registration for Professional Engineers and Land Surveyors and as set forth in the Georgia Stat. Act O.C.G.A. 15-8-67.

THIS PROPERTY (S) IS LOCATED IN A FEDERAL FLOOD AREA AS INDICATED BY THE FEDERAL FLOOD HAZARD MAPS MAP # 13070C0002G, DATED Dec. 16, 2008. THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSEST PRECISION OF ONE FOOT IN 10,000 FEET AND AN ANGULAR ERROR OF 1" PER ANGLE POINT AND WAS ADJUSTED USING THE "COMPASS" METHOD.

THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 10,000 FEET.

EQUIPMENT UTILIZED: ANGLE: Sextant
LINEAR: Steel Tape

UNLESS OTHERWISE SHOWN THERE ARE NO NATURAL GEODESIC SURVEY MONUMENTS WITHIN 500 FEET OF THIS PROPERTY. ALL MATTERS PERTAINING TO TITLES ARE EXCEPTED.

LARRY D. NEESE, GEORGIA REGISTERED LAND SURVEYOR NO. 20135

Tract One
79,735.4 Sq. Ft.
1.830 Acres
Tract Two
112,891.6 Sq. Ft.
2.592 Acres
Total Area
192,627.0 Sq. Ft.
4.422 Acres



THIS SURVEY HAS BEEN PREPARED FOR THE EXCLUSIVE USE OF THE PERSONS OR ENTITIES NAMED HEREON AND EXPRESSLY OR IMPLIED WARRANTIES WITH RESPECT TO THE INFORMATION SHOWN HEREON IS TO BE EXTENDED TO ANY OTHER PERSON, PERSONS OR ENTITIES WITHOUT AN EXPRESSED RECERTIFICATION BY THE SURVEYOR. SURVEY PERFORMED WITHOUT THE BENEFIT OF CURRENT TITLE REPORT.



Larry D. Neese, PLS
Post Office Box 34
Jasper, Georgia 30143
(770) 428-2122
E-Mail: lneese2236@aol.com
CLERKED BY HE WHO MOVES HIS NEIGHBOR'S BOUNDARY
MARK, AND ALL THE PEOPLE SHALL SAY, "AMEN". DeW. 27:17

Proposed Subdivision Plat		Richard Duncan		SHEET	
Proposed Subdivision Layout					
LAND CODE: 174	DISTRICT: 16th	DISTRICT: 2nd	LOCAL: 10th	DATE: 12/31/13	SCALE: 1"=50'
GRANT: Cobb	STATE: Georgia	DATE: December 31, 2013	SCALE: 1"=50'	DATE: 12/31/13	SCALE: 1"=50'

APPLICANT: Duncan Land Investments, LLC
(678) 591-7624

REPRESENTATIVE: Richard Duncan
(678) 591-7624

TITLEHOLDER: Jacqueline J. Stroud; Elois Auito

PROPERTY LOCATION: North side of Mountain Road, west of
Outlook Place, east of Outlook Drive
(3665 and 3675 Mountain Road).

ACCESS TO PROPERTY: Mountain Road

PHYSICAL CHARACTERISTICS TO SITE: Single-family houses

PETITION NO: Z-12

HEARING DATE (PC): 03-04-14

HEARING DATE (BOC): 03-18-14

PRESENT ZONING: R-20, R-30

PROPOSED ZONING: R-15

PROPOSED USE: Residential Subdivision

SIZE OF TRACT: 4.422 acres

DISTRICT: 16

LAND LOT(S): 114

PARCEL(S): 2, 7, 8

TAXES: PAID X **DUE** _____

COMMISSION DISTRICT: 3

CONTIGUOUS ZONING/DEVELOPMENT

- NORTH:** PRD/ Highland Ridge Subdivision
- SOUTH:** R-20/ Mountain Ridge Subdivision
- EAST:** PRD/ Highland Ridge Subdivision
- WEST:** PRD/ Highland Ridge Subdivision

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

PLANNING COMMISSION RECOMMENDATION

APPROVED _____ **MOTION BY** _____

REJECTED _____ **SECONDED** _____

HELD _____ **CARRIED** _____

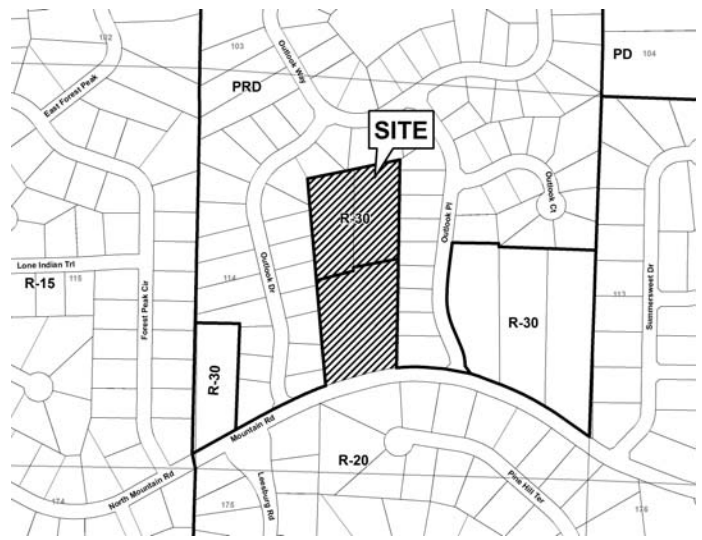
BOARD OF COMMISSIONERS DECISION

APPROVED _____ **MOTION BY** _____

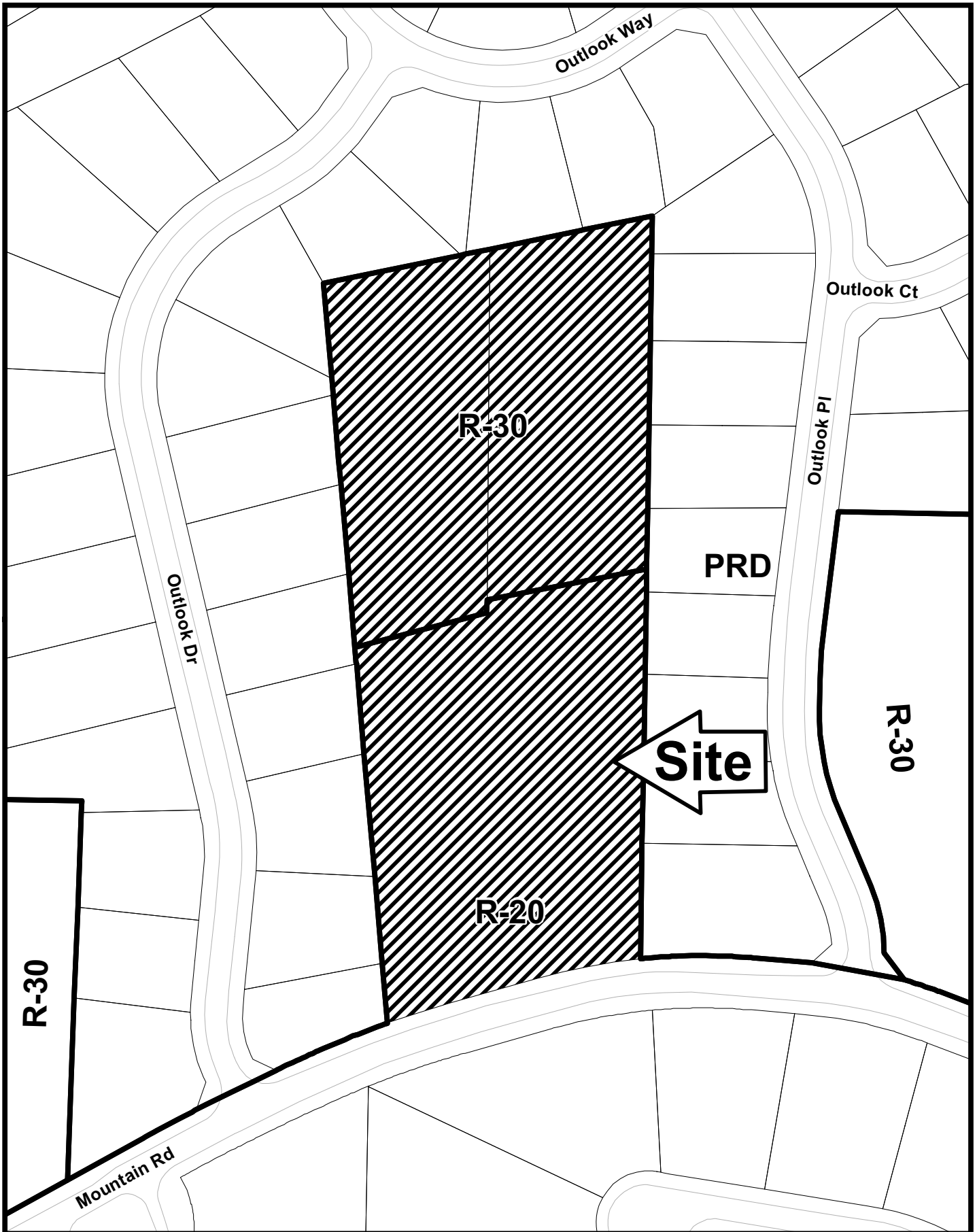
REJECTED _____ **SECONDED** _____

HELD _____ **CARRIED** _____

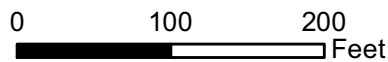
STIPULATIONS:



Z-12



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



City Boundary
Zoning Boundary

APPLICANT: Duncan Land Investments, LLC

PETITION NO.: Z-12

PRESENT ZONING: R-30

PETITION FOR: R-15

ZONING COMMENTS:

Staff Member Responsible: Terry Martin, MPA

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

Proposed Number of Units: 9 **Overall Density:** 2.04 **Units/Acre**

Staff estimate for allowable # of units: 7 **Units*** **Increase of:** 2 **Units/Lots**

*Estimate could be higher or lower based on engineered plans taking into account topography, shape of property, utilities, roadways, natural features such as creeks, wetlands, etc., and other unforeseen circumstances.

The applicant is requesting a rezoning from the R-30 and R-20 single-family residential districts to R-15 district for the purpose of developing a single-family detached subdivision. The houses will be a minimum of 2,400 square feet and will be craftsman style with brick, stone, battenboard, shakes, or a combination thereof exteriors. Anticipated selling prices will be \$450,000 to \$550,000.

Cemetery Preservation: No comment.

APPLICANT: Duncan Land Investments, LLC

PETITION NO.: Z-12

PRESENT ZONING: R-30

PETITION FOR: R-15

SCHOOL COMMENTS:

Name of School	Enrollment	Capacity Status	Number of Portable Classrooms
Elementary			
Middle			
High			

- School attendance zones are subject to revision at any time.

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.

APPLICANT: Duncan Land Investments, LLC

PETITION NO.: Z-12

PRESENT ZONING: R-30

PETITION FOR: R-15

PLANNING COMMENTS:

The applicant is requesting a rezoning from R-20 and R-30 to R-15 for residential subdivision. The 4.422 acre site is located on the north side of Mountain Road, west of Outlook Place, east of Outlook Drive.

Comprehensive Plan

The parcel is within the Low Density Residential (LDR) area future land use category, with R-20 and R-30 zoning designations. 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 No

If yes, design guidelines area _____

Does the current site plan comply with the design requirements?

Incentive Zones

Is the property within an Opportunity Zone? Yes No

The Opportunity Zone is an incentive that provides \$3,500 tax credit per job in eligible areas if two or more jobs are being created. This incentive is available for new or existing businesses.

Is the property within an Enterprise Zone? Yes No

The Enterprise Zone is an incentive that provides tax abatements and other economic incentives for qualifying businesses locating or expanding within designated areas for new jobs and capital investments.

Is the property eligible for incentives through the Commercial and Industrial Property Rehabilitation Program? Yes No

The Commercial and Industrial Property Rehabilitation Program is an incentive that provides a reduction in ad valorem property taxes for qualifying redevelopment in eligible areas.

APPLICANT Duncan Land Investments, LLC

PETITION NO. Z-012

PRESENT ZONING R-20, R-30

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): **6" CI / S side of Mountain Road**

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: **Mountain Rd ROW, and E edge of property**

Estimated Waste Generation (in G.P.D.): **A D F 1440 Peak= 3600**

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 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:

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: Duncan Land Investments, LLC

PETITION NO.: Z-12

PRESENT ZONING: R-20, R-30

PETITION FOR: R-15

STORMWATER MANAGEMENT COMMENTS

FLOOD HAZARD: YES NO POSSIBLY, NOT VERIFIED

DRAINAGE BASIN: Sweat Mountain Creek FLOOD HAZARD INFO: Zone X

- FEMA Designated 100 year Floodplain Flood.
- Flood Damage Prevention Ordinance DESIGNATED FLOOD HAZARD.
- Project subject to the Cobb County Flood Damage Prevention Ordinance Requirements.
- Dam Breach zone from (upstream) (onsite) lake - need to keep residential buildings out of hazard.

WETLANDS: YES NO POSSIBLY, NOT VERIFIED

Location: _____

- The Owner/Developer is responsible for obtaining any required wetland permits from the U.S. Army Corps of Engineer.

STREAMBANK BUFFER ZONE: YES NO POSSIBLY, NOT VERIFIED

- Metropolitan River Protection Area (within 2000' of Chattahoochee River) ARC (review 35' undisturbed buffer each side of waterway).
- Chattahoochee River Corridor Tributary Area - County review (_____ undisturbed buffer each side).
- Georgia Erosion-Sediment Control Law and County Ordinance - **County Review**/State Review.
- Georgia DNR Variance may be required to work in 25 foot streambank buffers.
- County Buffer Ordinance: 50', 75', 100' or 200' each side of creek channel.

DOWNSTREAM CONDITION

- Potential or Known drainage problems exist for developments downstream from this site.
- Stormwater discharges must be controlled not to exceed the capacity available in the downstream storm drainage system.
- Minimize runoff into public roads.
- Minimize the effect of concentrated stormwater discharges onto adjacent properties.
- Developer must secure any R.O.W required to receive concentrated discharges where none exist naturally
- Existing Lake Downstream _____.
Additional BMP's for erosion sediment controls will be required.
- Lake Study needed to document sediment levels.
- Stormwater discharges through an established residential neighborhood downstream.
- Project engineer must evaluate the impact of increased volume of runoff generated by the proposed project on downstream receiving system – including existing detention pond within Highland Ridge Subdivision.

APPLICANT: Duncan Land Investments, LLC

PETITION NO.: Z-12

PRESENT ZONING: R-20, R-30

PETITION FOR: R-15

STORMWATER MANAGEMENT COMMENTS – Continued

SPECIAL SITE CONDITIONS

- Provide comprehensive hydrology/stormwater controls to include development of out parcels.
- Submit all proposed site improvements to Plan Review.
- Any **spring activity** uncovered must be addressed by a qualified geotechnical engineer (PE).
- Structural fill _____ must be placed under the direction of a qualified registered Georgia geotechnical engineer (PE).
- Existing facility.
- Project must comply with the Water Quality requirements of the CWA-NPDES-NPS Permit and County Water Quality Ordinance.
- Water Quality/Quantity contributions of the existing lake/pond on site must be continued as baseline conditions into proposed project.
- Calculate and provide % impervious of project site.
- Revisit design; reduce pavement area to reduce runoff and pollution.

INSUFFICIENT INFORMATION

- No Stormwater controls shown _____
- Copy of survey is not current – Additional comments may be forthcoming when current site conditions are exposed.
- No site improvements showing on exhibit.

ADDITIONAL COMMENTS

1. A portion of this site discharges through the Highland Ridge Subdivision to the east along the lot line between 4639 and 4641 Outlook Place. There is no recorded easement and no well-defined conveyance for this flow path. Therefore, offsite runoff to this area must be limited.

APPLICANT: Duncan Land Investments, LLC

PETITION NO.: Z-12

PRESENT ZONING: R-20, R-30

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
Mountain Road	N/A	Local	25 mph	Cobb County	50'

COMMENTS AND OBSERVATIONS

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

RECOMMENDATIONS

Recommend a deceleration lane for the Mountain Road access.

Recommend curb, gutter, and sidewalk along the Mountain Road frontage.

Recommend applicant verify that minimum intersection sight distance is available for Mountain Road access and if it is not, implement remedial measures, subject to the Department’s approval, to achieve the minimum requirement of 280’.

Recommend curb and gutter along both sides and sidewalk along one side of proposed development roadway.

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

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STAFF RECOMMENDATIONS

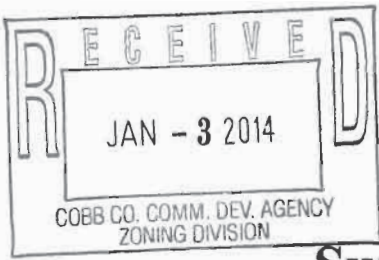
Z-12 DUNCAN LAND INVESTMENTS, LLC

- 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 property is surrounded on three (3) sides by the Highland Ridge Subdivision, a PRD neighborhood with a minimum lot size of 5,500 square feet and overall density of 2.2 units per acre.
- 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. Besides the aforementioned Highland Ridge Subdivision surrounding the property, the subject site is separated by other, neighboring developments by Mountain 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, 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*. The *Plan* calls for areas such as this located within the Low Density Residential (LDR) future land use category to provide for housing density between one (1) and two and one-half (2.5) dwelling units per acre. The applicant's proposal represents a density of 2.04 units per acre; less dense than neighboring Highland Ridge Subdivision's 2.2 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.

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

- Site Plan received by the Zoning Division on January 3, 2014, with the District Commissioner approving minor modifications;
- Water and Sewer Division comments and recommendations;
- Stormwater Management Division comments and recommendations; and
- Department of Transportation 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.



Application #: 2-12

PC Hearing Date: 3-4-14

BOC Hearing Date: 3-18-14

Summary of Intent for Rezoning

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

- a) Proposed unit square-footage(s): min. 2400 sq. ft.
- b) Proposed building architecture: Craftsman style w/brick, stone, batten board, shakes, or
- c) Proposed selling prices(s): 450,000 - 550,000 a combination thereof
- d) List all requested variances: none

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

- a) Proposed use(s): _____
- 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)

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). _____

Part 5. Is this application a result of a Code Enforcement action? No ; Yes (If yes, attach a copy of the Notice of Violation and/or tickets to this form).

Applicant signature: Cynthia Duncan Date: 1-2-14

Applicant name (printed): Cynthia Duncan / manager
Duncan Land Investments, LLC.