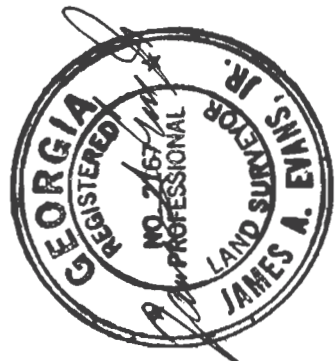
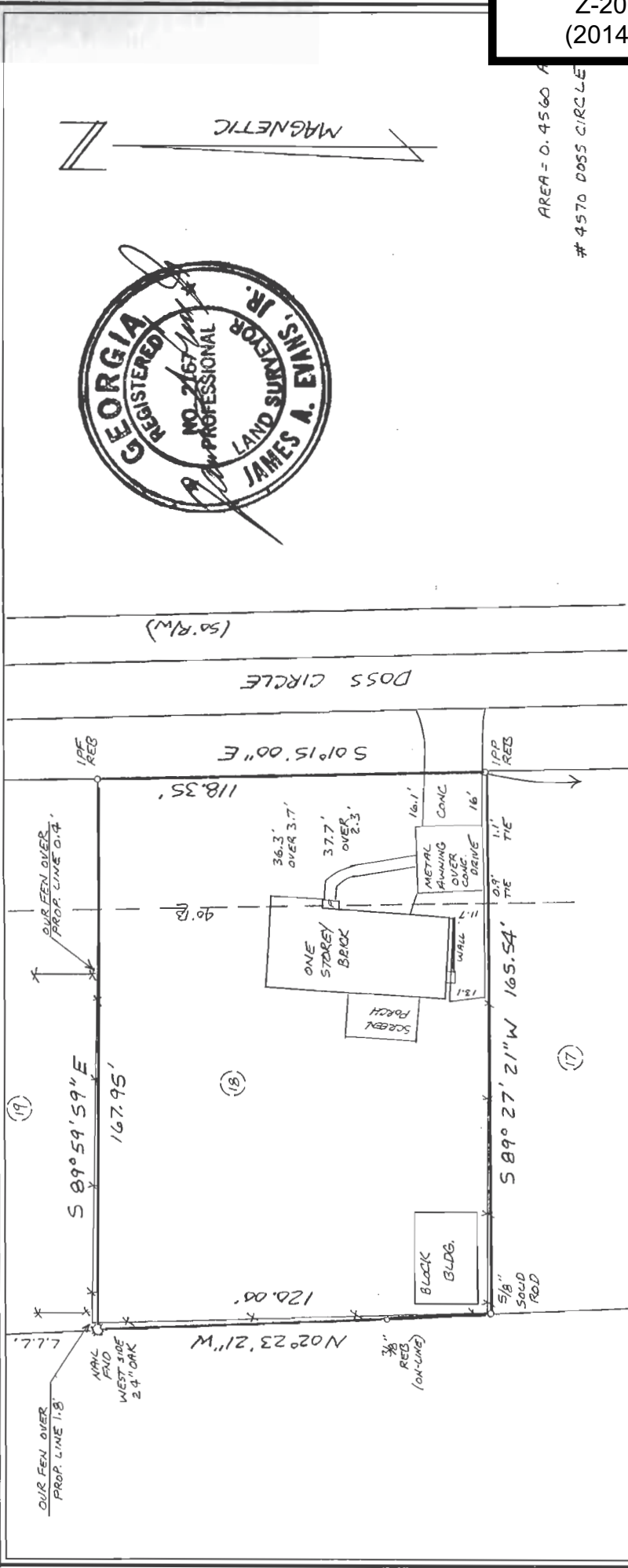


Z-20
(2014)



AREA = 0.4560 A
4570 DOSS CIRCLE



PANEL NO. 13067601B3H
LOCATION COBB
ZONE 11X

I HAVE THIS DATE EXAMINED THE SURVEY AND FOUND IT TO BE CORRECT AND ACCURATE TO WITHIN THE TOLERANCES OF THE SURVEYING INSTRUMENTS USED AND FOUND REFERENCED HOUSE AND FOUND REFERENCED HOUSE IN AN AREA HAVING SPECIAL FLOOD HAZARDS

THE FIELD DATA UPON WHICH THIS MAP OR PLAT IS BASED HAS BEEN CHECKED AND FOUND TO BE CORRECT TO WITHIN AN ANGULAR ERROR OF 1 SECOND PER ANGLE POINT, AND HAS BEEN ADJUSTED USING COMPASS RULE. THIS MAP OR PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 20,000 FEET.

EQUIPMENT USED:
TOPCON 675-RTB

IN MY OPINION, THIS PLAT IS A CORRECT REPRESENTATION OF THE SURVEYED PROPERTY AND HAS BEEN PREPARED IN CONFORMITY WITH THE APPLICABLE STANDARDS AND REQUIREMENTS OF LAW

James A. Evans, Jr.
J.A. EVANS
SURVEYING CO, INC.
POWDER SPRINGS, GEORGIA
PH. 770-943-0000

SURVEY FOR:
CHUCK YANTIS

LOT / B	BLK.	UNIT	REVISIONS
	DOSS		
LAND LOT 1053			
DISTRICT 197TH SECTION 2ND			
COBB COUNTY, GEORGIA			
PLAT BOOK 17 PAGE 99			
DATE: 2-26-14			
			SCALE: 1" = 30'
			JOB # 46-14

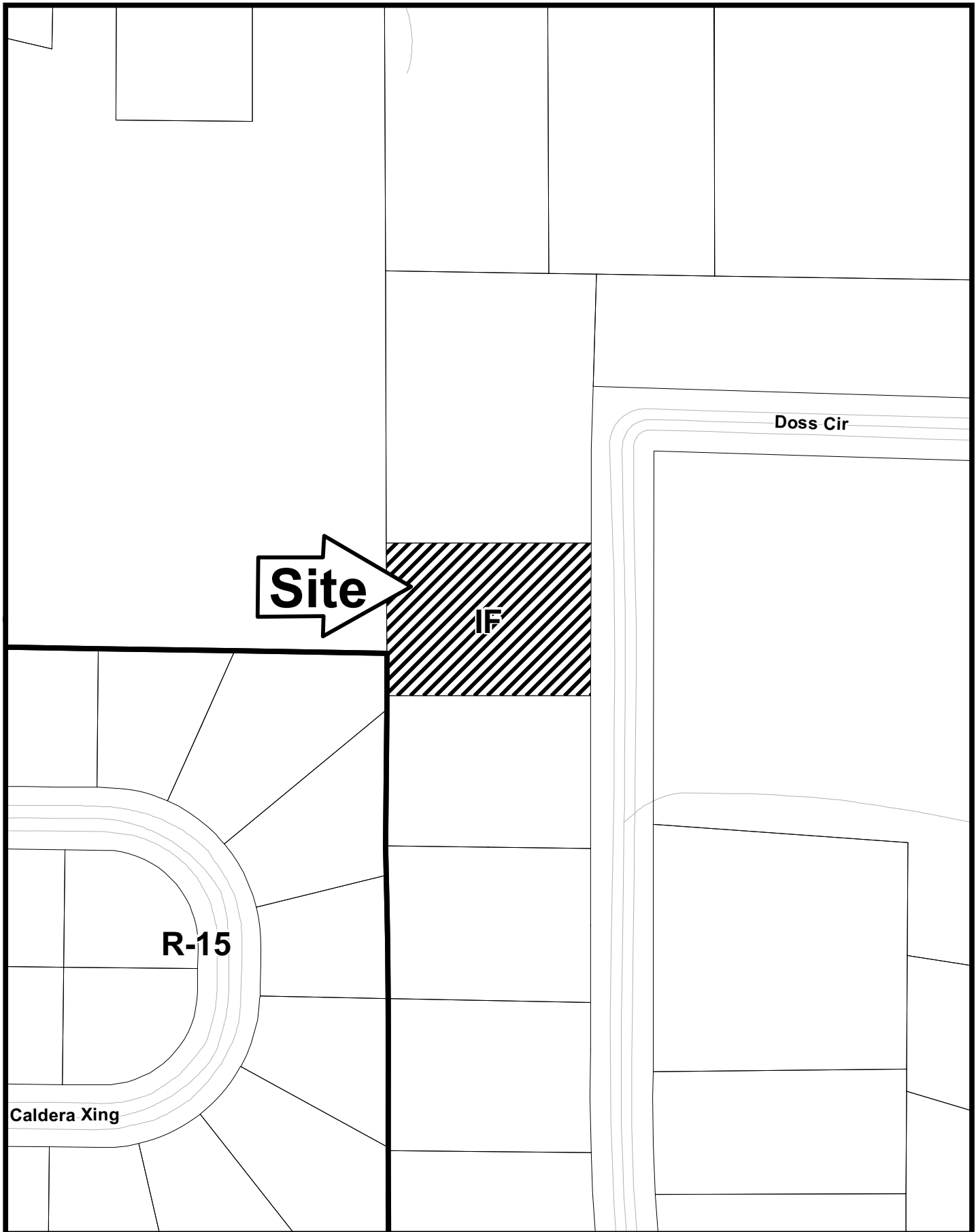
P.D.B.
623.0' TO R/W
OGLESBY ROAD
(RECORD TIE)

COBB COUNTY ZONING DIVISION

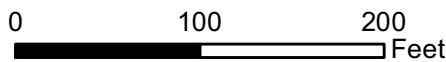
2014 MAR -5 PM 4:04

COBB COUNTY GEORGIA
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Z-20



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



-  City Boundary
-  Zoning Boundary

APPLICANT: Charles Yantis

PETITION NO.: Z-20

PRESENT ZONING: IF

PETITION FOR: R-15

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:** 2.19 **Units/Acre**

Staff estimate for allowable # of units: 0 **Units*** **Increase of:** 1 **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.

Applicant is requesting the R-15 zoning category for the purpose of continuing the existing single-family residential use. This property was adopted as Future Industrial (IF) on December 26, 1972, and no permits are allowed for additions, expansions or accessory structures. This application is the result of a Code Enforcement sweep. The property has a single-family house, an approximate 350 square-foot detached metal carport awning in the front and an approximate 697 square-foot accessory structure in the rear.

The applicant will require contemporaneous variances for the following:

1. Waive the setbacks for a detached accessory structure in the rear yard from the required 10-foot side setback (southern property line) to the approximate 1.76 feet (existing);
2. Waive the rear setback from the required 100 feet for the existing approximate 697 square-foot to the approximate 1 foot (existing); and
3. Allow a detached accessory structure (existing approximate 350 square-foot metal carport awning) to the front of the primary structure as shown at approximately 2 feet from the southern (side) property line and 16 feet from the front (east) property line.

Cemetery Preservation: No comment.

APPLICANT: Charles Yantis

PETITION NO.: Z-20

PRESENT ZONING: IF

PETITION FOR: R-15

SCHOOL COMMENTS:

<u>Name of School</u>	<u>Enrollment</u>	<u>Capacity Status</u>	<u>Number of Portable Classrooms</u>
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: Charles Yantis

PETITION NO.: Z-20

PRESENT ZONING: IF

PETITION FOR: R-15

PLANNING COMMENTS:

The applicant is requesting a rezoning from IF to R-15 for purposes of single family housing. The 0.456 acre site is located on the west side of Doss Circle, north of Oglesby Road.

Comprehensive Plan

The parcel is within the Low Density Residential (LDR) area future land use category, with IF zoning designation. 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.

Special Districts

Is this property within the Cumberland Special District #1 (hotel/motel fee)?

Yes No

Is this property within the Cumberland Special District #2 (ad valorem tax)?

Yes No

APPLICANT Charles Yantis

PETITION NO. Z-020

PRESENT ZONING IF

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): Powder Springs Service Area

Additional Comments: Contact Powder Springs Water and Sewer for information

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: Contact Powder Springs Water and Sewer

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

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: Contact Powder Springs Water and Sewer for information

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: Charles Yantis

PETITION NO.: Z-20

PRESENT ZONING: IF

PETITION FOR: R-15

STORMWATER MANAGEMENT COMMENTS

No comments.

APPLICANT: Charles Yantis

PETITION NO.: Z-20

PRESENT ZONING: IF

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
Doss Circle	N/A	Local	25 mph	Cobb County	50'

COMMENTS AND OBSERVATIONS

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

STAFF RECOMMENDATIONS

Z-20 CHARLES YANTIS

- 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 has existed for many years as a single-family residence. The applicant will continue to use the property as it is currently used.
- 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 will continue to be used as a single-family house.
- 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 in the Low Density Residential land use category. The requested R-15 category and continued use as single-family residential is consistent with the *Cobb County Comprehensive Plan*. The subject application is for R-15 because the existing lot size is just under to 20,000 square-foot requirement for R-20.
- 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 subject property and surrounding properties have been used for single-family residential since the adoption of the 1972 map.

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

- Site plan submitted to the Zoning Division on March 5, 2014, with the District Commissioner approving minor modifications;
- Water and Sewer 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 #: Z-20
PC Hearing Date: 5-6-14
BOC Hearing Date: 5-20-14

Summary of Intent for Rezoning

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

- a) Proposed unit square-footage(s): 1487 sq ft
- b) Proposed building architecture: brick ranch
- c) Proposed selling prices(s): n/a
- d) List all requested variances: for awning/carport ~~on~~ front of property and set back

.....
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: _____

COBB COUNTY GEORGIA
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COBB COUNTY ZONING DIVISION

.....
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). no

.....
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: Charles W. Yantis Date: 3/5/14
Applicant name (printed): Charles Yantis

COBB COUNTY GEORGIA
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2014 MAR -5 PM 4: 04

APPROVED

Delveau 3-5-14
COBB PUBLIC HEALTH DATE
CENTER FOR ENVIRONMENTAL HEALTH

Any modifications
or additions to this
plan must be approved
by the Public Health
Center for Environmental
Health.

JA. EVANS
SURVEYING CO, INC.
POWDER SPRINGS, GEORGIA
PH. 770-943-0000

James A. Evans, Jr.

THE FIELD DATA UPON WHICH THIS MAP OR PLAT IS BASED HAS BEEN CHECKED AND FOUND TO BE CORRECT AND ACCURATE. THE SURVEYOR HAS ADVISED THAT THE INFORMATION ON THIS MAP OR PLAT HAS BEEN OBTAINED FROM THE RECORDS OF THE PUBLIC HEALTH CENTER FOR ENVIRONMENTAL HEALTH AND THE RECORDS OF THE PUBLIC HEALTH CENTER FOR ENVIRONMENTAL HEALTH.

IN THE EVENT OF A FLOOD HAZARD, THE SURVEYOR HAS ADVISED THAT THE INFORMATION ON THIS MAP OR PLAT HAS BEEN OBTAINED FROM THE RECORDS OF THE PUBLIC HEALTH CENTER FOR ENVIRONMENTAL HEALTH AND THE RECORDS OF THE PUBLIC HEALTH CENTER FOR ENVIRONMENTAL HEALTH.

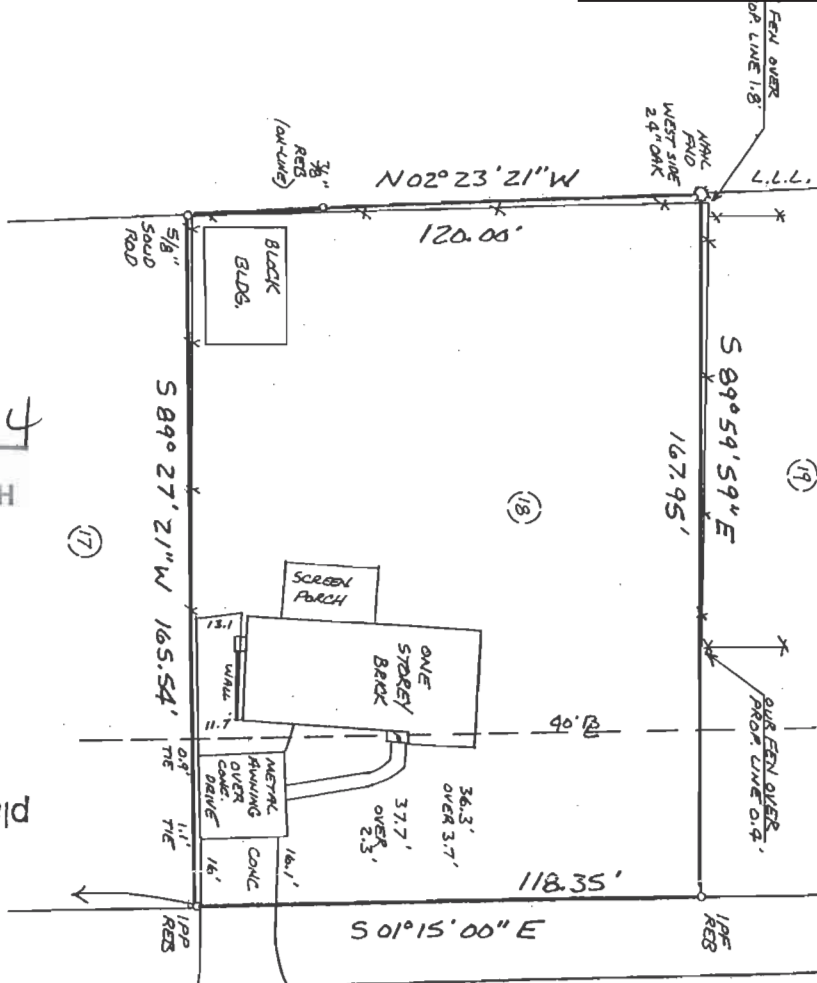
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PLAT NO. 13067601B3H
LOCATION COBB
TOWN 11 X 11



SURVEY FOR:
CHUCK YANTIS

LOT 18	BLK.	UNIT	REVISIONS
	DOSS		
LAND LOT 1053			CC
DISTRICT 197TH SECTION 2 ND			DRAIN
COBB COUNTY, GEORGIA			CHUCK
PLAT BOOK 17 PAGE 99			JOB #
DATE: 2-26-14 SCALE: 1" = 30'			46-14



DOSS CIRCLE

(50' R/W)



AREA = 0.4560 ACRE
4570 DOSS CIRCLE

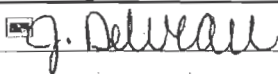
Existing On-site Sewage Management System Performance Evaluation Report

Z-20 (2014)
Environmental
Health Approval

Applicant: <u>Chuck Yantis</u>		Reason for Existing Sewage System: (1) Loan Closing for (2) Refinance (3) Home Addition (Type: _____) (4) Swimming Pool Construction (5) Structure Addition to Property Type: <u>Awning and Zoning</u> (6) Mobile Home Relocation	
Property/System Address: <u>4570 DOSS CIR MABLETON, GA 30126</u>			
Subdivision Name: _____	Lot: _____		Block: _____
Existing System Information: Water Supply (circle)	Number of Bedrooms/GPD: _____		Garbage Grinder: (circle)
<input checked="" type="radio"/> Public <input type="radio"/> Private Well <input type="radio"/> Community	<u>3/0</u>		(1) Yes <input checked="" type="radio"/> No

*** One of Section A, B, or C should be Completed ***

SECTION A - System on Record

<input checked="" type="radio"/> Yes <input type="radio"/> No	Existing On-site Sewage Management System inspection records indicate that all components of the system were properly constructed and installed at the time of the original inspection.	Comments: APPROVED FOR CARPORT/AWNING IN FRONT YARD	
<input checked="" type="radio"/> Yes <input type="radio"/> No	A copy of the original On-site Sewage Management System Inspection Report is attached.		
(1) Yes <input checked="" type="radio"/> No	Maintenance records indicate that the system has been pumped out or serviced within the last five (5) years or the system was installed within that time frame.		
<input checked="" type="radio"/> Yes <input type="radio"/> No	A site evaluation of the system on this date revealed no evidence of system failure or of conditions which would adversely affect the functioning of the system.		
Evaluating Environmentalist	Title: _____	Date: _____	I verify this data to be correct at the time of the evaluation. This verification shall not be construed as a guarantee of the proper functioning of this system for any given period of time. No liability is assumed for future damages that may be caused by malfunction.
	<u>Env. Health SA</u>	<u>04-Mar-14</u>	

SECTION B - System Not on Record

<input type="radio"/> Yes	No inspection records are on file showing the On-site Sewage Management System was inspected and approved at the time of the installation	Comments: <div style="border: 1px solid gray; padding: 5px; text-align: center; font-size: small;"> COBB COUNTY ZONING DIV 2014 MAR -5 PM 4:00 FILED IN OFFICE COBB COUNTY GEORGIA </div>	
<input type="radio"/> Yes <input type="radio"/> No	The septic tank was uncovered at the time of the evaluation and it appears to meet the required design, construction and installation criteria.		
<input type="radio"/> Yes <input type="radio"/> No	Documentation from a Georgia Certified Installer has been provided as to the condition of the septic tank and its respective components, certifying its design, construction, and installation criteria. A copy is attached.		
<input type="radio"/> Yes <input type="radio"/> No	Maintenance records indicate that the system has been pumped out or serviced within the last five (5) years or the system was installed within that time frame.		
<input type="radio"/> Yes <input type="radio"/> No	A site evaluation of the system on this date revealed no evidence of system failure or of conditions which would adversely affect the functioning of the system; however, appropriateness of the sizing and installation cannot be verified since no initial inspection records exist.		
Evaluating Environmentalist	Title: _____	Date: _____	I verify this data to be correct at the time of the evaluation. This verification shall not be construed as a guarantee of the proper functioning of this system for any given period of time. No liability is assumed for future damages that may be caused by malfunction.

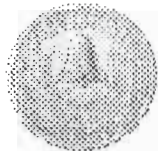
SECTION C - System Not Approved

<input type="radio"/> Yes <input type="radio"/> No	The On-site Sewage Management System was disapproved at the time of the initial and is thus not considered an approved system.	Comments:	
<input type="radio"/> Yes <input type="radio"/> No	Evaluation of the system revealed evidence of system failure or malfunction, and will therefore require corrective action in order to obtain approval of the system.		
<input type="radio"/> Yes <input type="radio"/> No	Evaluation of the system revealed conditions which would adversely affect the proper functioning of the system, and will therefore require corrective action in order to obtain approval of the system.		
Evaluating Environmentalist	Title: _____	Date: _____	I verify this data to be correct at the time of the evaluation. This verification shall not be construed as a guarantee of the proper functioning of this system for any given period of time. No liability is assumed for future damages that may be caused by malfunction.

SECTION D - Addition to Properly or Relocation of Home (section completed in conjunction with A, B, or C above)

<input type="radio"/> Yes <input type="radio"/> No	An existing On-site Sewage Management System is located on the property listed above and has been evaluated in accordance with Section A or B above.	Comments:	
<input type="radio"/> Yes <input type="radio"/> No	A site evaluation on this date as well as the provided information indicate that the proposed construction to home or property or that the proposed relocation of the home should not adversely affect the proper functioning of the existing system provided that no additional sewage load is added to the system for the listed size home adjacent.		
Evaluating Environmentalist	Title: _____	Date: _____	I verify this data to be correct at the time of the evaluation. This verification shall not be construed as a guarantee of the proper functioning of this system for any given period of time. No liability is assumed for future damages that may be caused by malfunction.

Number of Bedrooms/GPD: <u>3</u>	Garbage Grinder: (circle) <u>(1) Yes (2) No</u>
----------------------------------	----------------------------------------------------



Cobb County...Keep it Beautiful

**COBB COUNTY - COMMUNITY DEVELOPMENT AGENCY
Code Enforcement Division**

Mailing Address
P.O. Box 649
Marietta, Ga. 30061

Physical Address
1150 Powder Springs Rd.
Suite 400
Marietta, Ga. 30064

Phone: (770) 528-2180
Fax: (770) 528-2092

Notice of Violation

Violation Number: CODE-2014-00921

Date: 2/11/2014

The Cobb County Code Enforcement Division has grounds to believe the property located at:

<u>4570 DOSS CIR</u>	<u>POWDER SPRINGS, GA 30127</u>	<u>19</u>	<u>1053</u>	<u>045</u>	<u>IF</u>
(Address)	(City/State/Zip)	(Dist)	(Land Lot)	(Par)	(Zoning)

and/or YANTIS CHARLES W & MELNA LYNN (4570 DOSS CIR POWDER SPRINGS, GA 30127-3207)

may be in violation of the Official Code of Cobb County, Georgia. You have 10 days to bring the violation(s) into compliance. An inspection will be made on or about 10 days from February 11, 2014. Failure to comply could result in a citation being issued for you to appear in the Cobb County Magistrate Court, and you may be subject to a fine, imprisonment or both.

<u>Violation</u>	<u>Code Section</u>	<u>Requirement for Compliance</u>
ACCESSORY STRUCTURE	134-197 (12)	All accessory structures must be located behind house and at least 5 ft from side and rear property lines.
USE LIMITATIONS/ OUTSIDE STORAGE	134-197 (11) e	Only firewood and lawn furnishings are allowed to be stored outside. Remove all other items.

JONATHAN C. RYAN
Inspector

678-581-5420
Telephone