

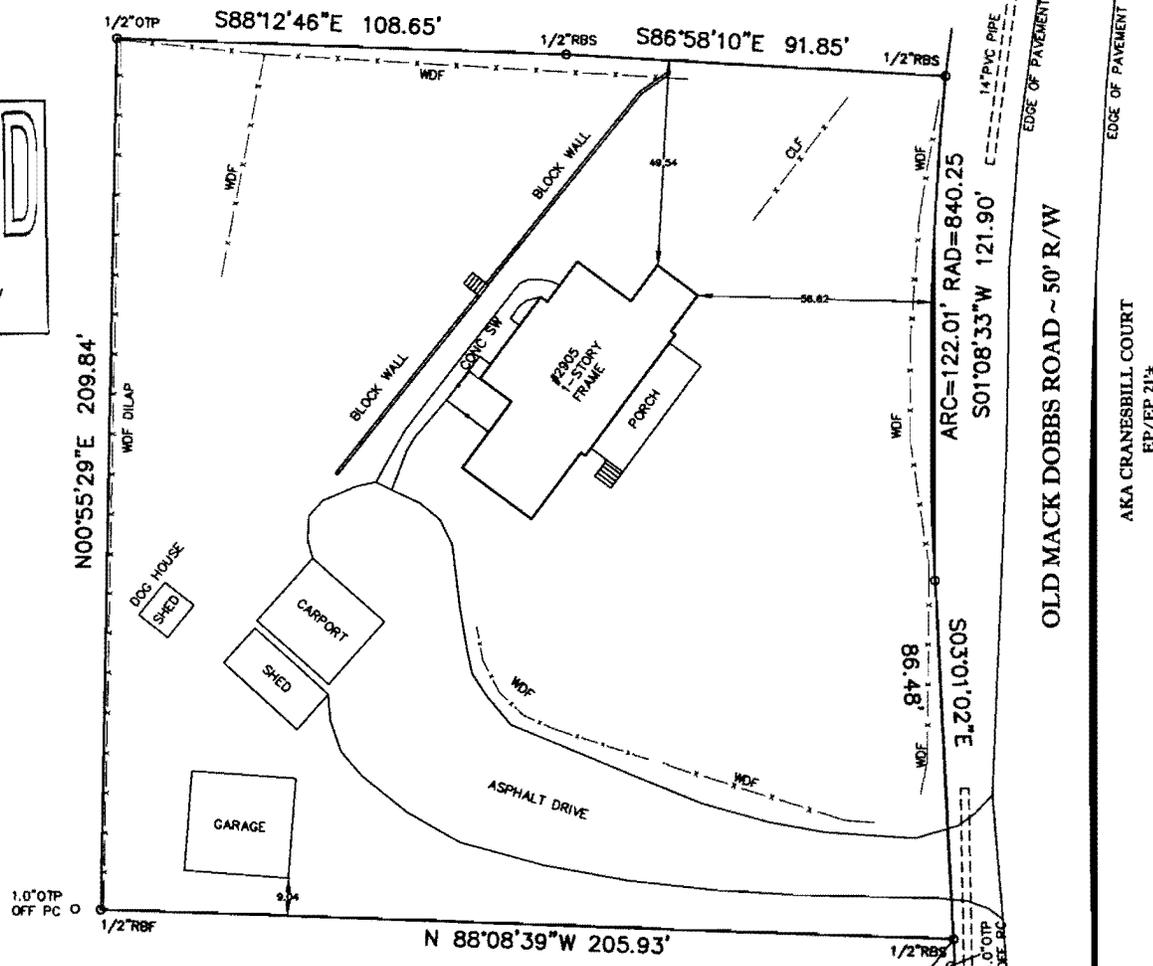
Z-38  
(2015)

SEWER AND OTHER BURIED UTILITIES MAY HAVE BEEN PAVED OR COVERED  
 ERGROUNND UTILITIES AS SHOWN HEREON ARE BASED ON ABOVE GROUND  
 LAWNINGS PROVIDED TO THE SURVEYOR. LOCATION OF UNDERGROUND MAY VARY  
 FROM POSITIONS SHOWN HEREON. ADDITIONAL BURIED UTILITIES MAY BE ENCOUNTERED. NO EXCAVATIONS  
 WERE MADE DURING THE PROCESS OF THIS SURVEY TO LOCATE BURIED UTILITIES. BEFORE EXCAVATIONS ARE  
 BEGUN, TELEPHONE, ELECTRIC, WATER AND SEWER, GAS COMPANIES SHOULD BE CONTACTED FOR  
 VERIFICATION OF UTILITY TYPE AND FOR FIELD LOCATIONS.  
 2. THIS PLAT WAS PREPARED TO SHOW THE APPROXIMATE LOCATION OF THE IMPROVEMENTS AND IS NOT  
 RECORDABLE. FENCES SHOULD NOT BE LOCATED USING SIDE DIMENSIONS FROM THE HOUSE. ALL MATTERS OF  
 THE TITLE ARE EXCEPTED. THIS PLAT IS SUBJECT TO ALL LEGAL EASEMENTS AND RIGHT OF WAY PUBLIC OR  
 PRIVATE.  
 3. SURVEYOR HAS MADE NO INVESTIGATION OR INDEPENDENT SEARCH FOR EASEMENTS OF RECORD  
 RECORDED AND NOT RECORDED, ENCUMBRANCES, RESTRICTIVE COVENANTS, OWNERSHIP TITLE EVIDENCE, OR  
 ANY OTHER FACTS THAT AN ACCURATE AND CURRENT TITLE SEARCH MAY DISCLOSE.  
 4. THIS SURVEY WAS MADE WITHOUT THE BENEFIT OF CURRENT TITLE COMMITMENT, EASEMENTS AND  
 ENCUMBRANCES MAY EXIST WHICH BENEFIT OR BURDEN THIS PROPERTY. MATTERS OF TITLE ARE EXCEPTED.  
 PROPERTY OWNER OR PERSON ORDERING THE SURVEY IS RESPONSIBLE TO CONTACT CLOSING ATTORNEY OR  
 TITLE COMPANY FOR A FULL TITLE SEARCH AND COMMITMENT INCLUDING ALL THE EXCEPTIONS.  
 5. SURVEY LAND EXPRESS, INC IS NOT RESPONSIBLE FOR AND DOES NOT WARRANT THE ZONING  
 INFORMATION AND INTERPRETATION AS PROVIDED HEREIN. THIS INFORMATION IS OBTAINED USING ON-LINE  
 SOURCES, TELEPHONE CONVERSATION WITH ZONING OFFICE AT THE COUNTY OR CITY, ETC. AND CANNOT  
 GUARANTEE ITS ACCURACY. IT IS RECOMMENDED THAT THE CLIENT OR USER OF THIS DATA VERIFY THIS  
 INFORMATION WITH THE ISSUING AUTHORITY.  
 6. THIS PLAT WAS PREPARED FOR THE EXCLUSIVE USE OF THE PERSON, PERSONS OR ENTITY NAMED  
 HEREON. THIS PLAT DOES NOT EXTEND TO ANY UNNAMED PERSON, PERSONS, OR ENTITY WITHOUT THE  
 EXPRESS RECERTIFICATION OF THE SURVEYOR NAMING SUCH PERSON, PERSONS, ENTITY.

\* LEGEND \*

- |                           |                           |
|---------------------------|---------------------------|
| IP IRON PIN FOUND         | POB POINT OF BEGINNING    |
| IPS IRON PIN SET          | L1L LAND LOT LINE         |
| DTP OPEN TOP PIPE FOUND   | MH MAN HOLE               |
| CRMP CRIMP TOP PIPE FOUND | SSL SANITARY SEWER LINE   |
| RB REINFORCING BAR FOUND  | CB CATCH BASIN            |
| RBS REINFORCING BAR SET   | JB JUNCTION BOX           |
| MAG MAGNETIC READING SP   | DI DRAINAGE INLET         |
| AI ANGLE IRON FOUND       | YI YARD INLET             |
| CP CALCULATED POINT       | HW HEAD WALL              |
| -X-X FENCE                | PP POWER POLE             |
| CLF CHAIN LINK FENCE      | PWL POWER LINE            |
| WDF WOOD FENCE            | SSE SANITARY SEWER ESMT   |
| WRF WIRE FENCE            | DE DRAINAGE EASEMENT      |
| FC FENCE CORNER           | UE UTILITY EASEMENT       |
| BL BUILDING LINE          | AC ACCESS EASEMENT        |
| R/W RIGHT-OF-WAY          | TB TOP OF BANK            |
| PL PROPERTY LINE          | CMP CORRUGATED METAL PIPE |
| PC PROPERTY CORNER        | BCP REINFORCED CONC PIPE  |
| CL CENTER LINE            | APP AS PER PLAT           |
| CPT CARPORT               | APD AS PER DEED           |
| BR BRICK                  | APR AS PER RECORD         |
| FR FRAME                  | APF AS PER FIELD          |
| WO WOOD                   | BC BACK OF CURB           |
| P PLAT                    | EP EDGE OF PAVEMENT       |
| D DEED                    | EB ELECTRIC POWER BOX     |
| R RECORD                  | GM GAS METER              |
| F FIELD                   | WM WATER METER            |
| N NBORS                   | OH OVERHANG               |
|                           | OU OWNERSHIP UNCLEAR      |

RECEIVED  
 FEB - 6 2015  
 COBB CO. COMM. DEV. AGENCY  
 ZONING DIVISION



TOTAL LAND AREA  
 41997.28 SF / 0.96 AC

LOT	BLOCK
SUBDIVISION	UNIT
LAND LOT 141	20TH DISTRICT 2ND SECTION
COBB COUNTY, GEORGIA	DB.15170/PG.4461
FIELD WORK DATE FEB 6, 2015	PRINTED/SIGNED FEB 6, 2015
ALL MATTERS PERTAINING TO TITLE ARE EXCEPTED	PAPER SIZE: 11" x 17"

PLAT PREPARED FOR:  
**AURIANA PARK**  
 PROPERTY ADDRESS:  
 2905 CRANESBILL COURT  
 KENNESAW, GA 30144



THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE OF 1 FOOT IN 30,000+ FEET, AN ANGULAR ERROR OF 08 SECONDS PER ANGLE POINT AND WAS ADJUSTED USING THE LEAST SQUARES METHOD. THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND FOUND TO BE ACCURATE TO 1 FOOT IN 100,000+ FEET. AN ELECTRONIC TOTAL STATION AND A TOP CHAIN WERE USED TO GATHER THE INFORMATION USED IN THE PREPARATION OF THIS PLAT. NO STATE PLANE COORDINATE MONUMENT FOUND WITHIN 500' OF THIS PROPERTY.

COORD #20150180  
 DWG #20150180

**SURVEY LAND EXPRESS, INC**  
 LAND SURVEYING SERVICES

70 LENOX POINTE  
 ATLANTA, GA 30324  
 FAX 404-801-0941  
 TEL 404-252-5747  
 INFO@SURVEYLANDEXPRESS.COM

**APPLICANT:** Auriana Park

**PHONE#:** (404) 936-0294 **EMAIL:** y4yesrealty@gmail.com

**REPRESENTATIVE:** Auriana Park

**PHONE#:** (404) 936-0294 **EMAIL:** y4yesrealty@gmail.com

**TITLEHOLDER:** Auriana Park

**PROPERTY LOCATION:** West side of Old Mack Dobbs Road,  
south of Cobb Parkway  
(2905 Old Mack Dobbs Road).

**ACCESS TO PROPERTY:** Old Mack Dobbs Road

**PHYSICAL CHARACTERISTICS TO SITE:** Single-family frame  
home

**CONTIGUOUS ZONING/DEVELOPMENT**

**NORTH:** City of Kennesaw/New Beginnings United Methodist Church

**SOUTH:** R-20/Single-family homes

**EAST:** City of Kennesaw/Undeveloped

**WEST:** City of Kennesaw/New Beginnings United Baptist Church

**PETITION NO:** Z-38

**HEARING DATE (PC):** 04-07-15

**HEARING DATE (BOC):** 04-21-15

**PRESENT ZONING:** TS, R-20

**PROPOSED ZONING:** R-20

**PROPOSED USE:** Single-Family House

**SIZE OF TRACT:** 0.96 acre

**DISTRICT:** 20

**LAND LOT(S):** 141

**PARCEL(S):** 6

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

**COMMISSION DISTRICT:** 1

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

**PLANNING COMMISSION RECOMMENDATION**

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

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

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

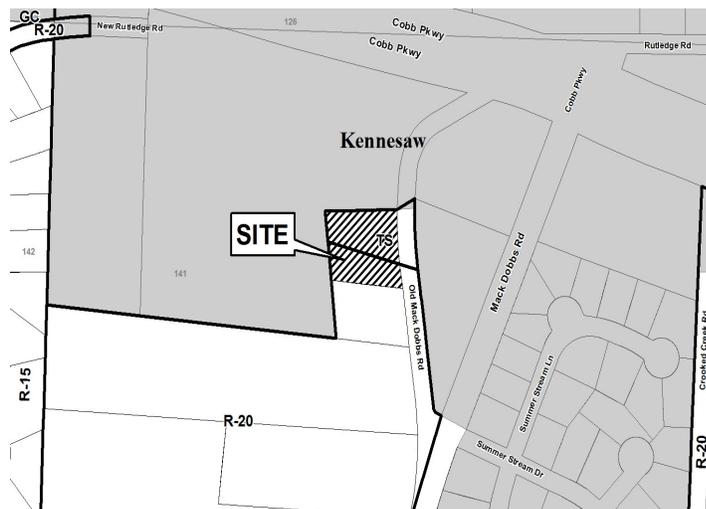
**BOARD OF COMMISSIONERS DECISION**

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

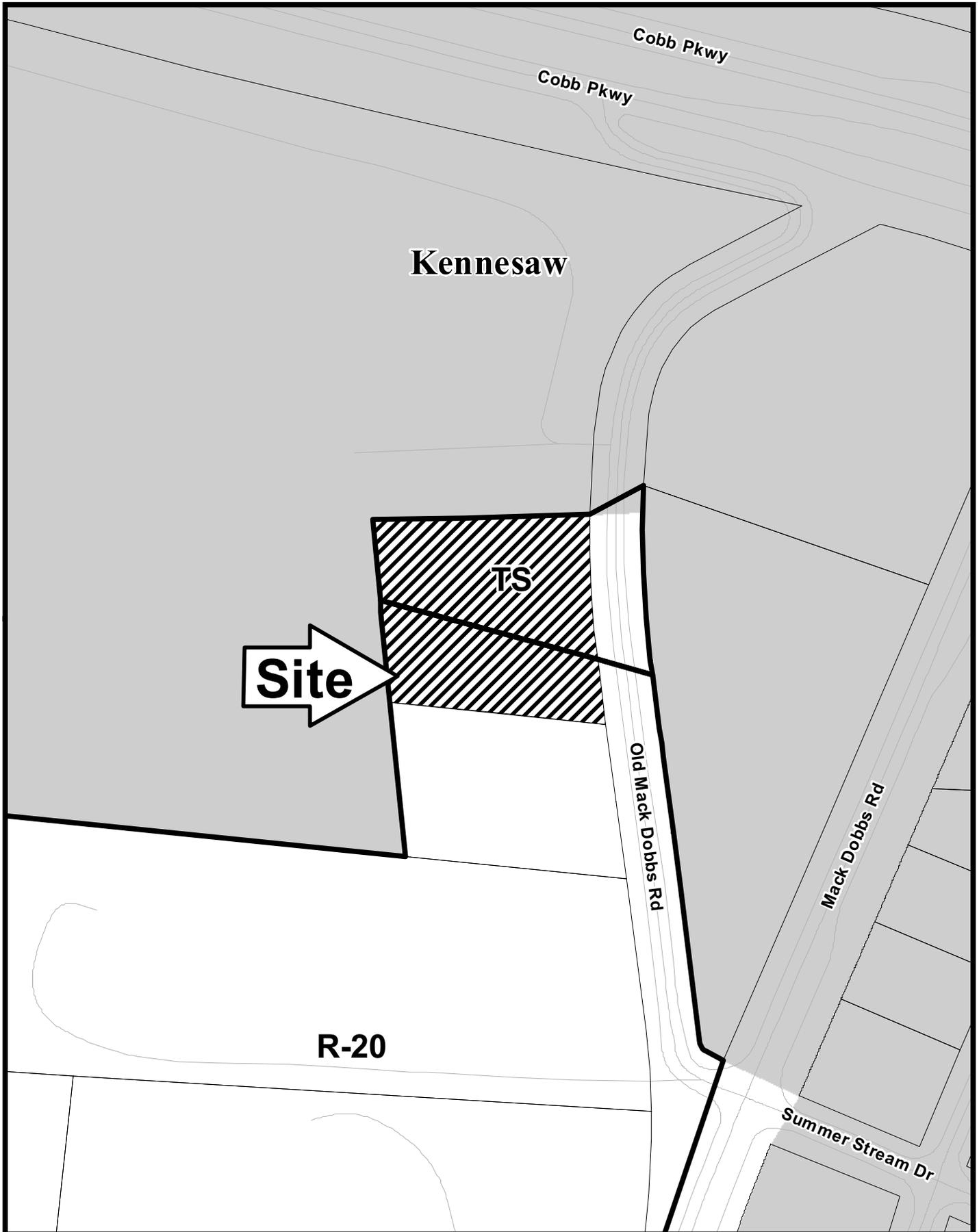
**REJECTED** \_\_\_\_\_ **SECONDED** \_\_\_\_\_

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

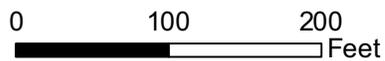
**STIPULATIONS:**



# Z-38



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



-  City Boundary
-  Zoning Boundary

APPLICANT: Auriana Park

PETITION NO.: Z-38

PRESENT ZONING: TS, R-20

PETITION FOR: R-20

\*\*\*\*\*

**ZONING COMMENTS:**

**Staff Member Responsible:** Kim Wakefield

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

**Proposed Number of Units:** 1                      **Overall Density:** 1.04                      **Units/Acre**

**Staff estimate for allowable # of units:** 2 **Units\***                      **Increase of:** 0                      **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 of the entire parcel to R-20 single-family residential zoning district in order to remove the legal non-conforming status resulting from the current split zone of TS tourist services and R-20. Doing so will allow the applicant in the future, if need be, to expand, renovate or replace the existing residence. However, the applicant has indicated that at this time they do not have any intentions to expand.

The applicant will need the following contemporaneous variances:

- To allow accessory structures to the side of the principal building (existing garage, shed and carport);
- Waiver of required rear setback for accessory buildings under 650 square feet (existing 576 sq ft garage from 35 to 20 feet and 288 square foot shed from 35 feet to 28 feet);
- Waiver of required side setback for accessory building under 650 square feet (existing 576 square foot garage from 10 feet to 9 feet adjacent to the south property line).

**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.

**APPLICANT:** Auriana Park

**PETITION NO.:** Z-38

**PRESENT ZONING:** TS, R-20

**PETITION FOR:** R-20

\*\*\*\*\*

**SCHOOL COMMENTS:**

<b>Name of School</b>	<b>Enrollment</b>	<b>Capacity Status</b>	<b>Number of Portable Classrooms</b>
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: Auriana Park

PETITION NO.: Z-38

PRESENT ZONING: TS, R-20

PETITION FOR: R-20

\*\*\*\*\*

**PLANNING COMMENTS:**

The applicant is requesting a rezoning from TS, R-20 to R-20 for purpose of single-family house. The 0.96 acre site is located on the west side of Old Mack Dobbs Road, south of Cobb Parkway.

**Comprehensive Plan**

The parcel is within a Low Density Residential (LDR) future land use category, with TS and R-20 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: Auriana Park

PETITION NO.: Z-38

PRESENT ZONING: TS, R-20

PETITION FOR: R-20

\*\*\*\*\*

**PLANNING COMMENTS:** (Continued)

***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

Is this property within the Six Flags Special Service District?

Yes       No

APPLICANT Auriana Park

PETITION NO. Z-038

PRESENT ZONING TS, R-20

PETITION FOR R-20

\*\*\*\*\*

**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 Old Mack Dobbs Rd

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.

\*\*\*\*\*

**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: 380' E in Mack Dobbs Rd

Estimated Waste Generation (in G.P.D.): A D F= 160 Peak= 400

Treatment Plant: Northwest

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 Health Dept approval required for continued use of existing septic system.  
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: Auriana Park**

**PETITION NO.: Z-38**

**PRESENT ZONING: TS, R-20**

**PETITION FOR: R-20**

\*\*\*\*\*

**STORMWATER MANAGEMENT COMMENTS**

No comments.

**APPLICANT: Aurianna Park**

**PETITION NO.: Z-38**

**PRESENT ZONING: TS, R-20**

**PETITION FOR: R-20**

\*\*\*\*\*

**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
Old Mack Dobbs Road	-	Local	25	Cobb	50'

*Based on [na] traffic counting data taken by Cobb County DOT*

**COMMENTS AND OBSERVATIONS**

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

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## STAFF RECOMMENDATIONS

### **Z-38 AURIANA PARK**

- 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 applicant's proposal is adjacent to property zoned R-20.
- 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 single-family use would be consistent with the adjoining single-family uses.
- 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 with a low density residential with densities that range from 1 to 2.5 units per acre. This property density is 1.04 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. The applicant's request will bring the property into compliance with the current Code and allows the applicant to expand, renovate or replace the existing residence, if need be.

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

- Allowance of existing garage, shed and carport as shown on site plan received in Zoning date February 6, 2015;
- Water and Sewer Comments and recommendations;
- Stormwater Management Comments and recommendations;
- Fire Department Comments and recommendations;
- Cobb Department of Transportation comments and recommendations.

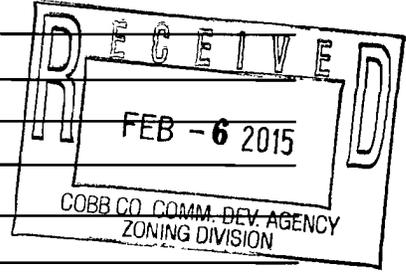
**The recommendations made by the Planning and Zoning Staff are only the opinions of the Planning and Zoning Staff and are by no means the final decision. The Cobb County Board of Commissioners makes the final decisions on all Rezoning and Land Use Permits at an advertised public hearing.**

April 2015

# Summary of Intent for Rezoning

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

- a) Proposed unit square-footage(s): 1650
- b) Proposed building architecture: residence
- c) Proposed selling prices(s): \$185,000
- d) List all requested variances: \_\_\_\_\_



.....  
**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)**

The homeowner does not have intentions at this time to expand the current footprint or existing not expanded. I just want to meet current codes and conditions.

.....  
**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).**

\_\_\_\_\_

\_\_\_\_\_