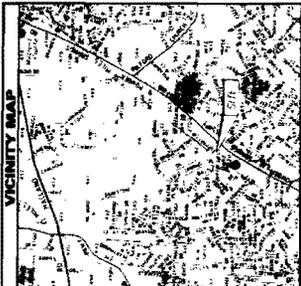


Z-99  
(2015)



**SCALE 1" = 2000'**

**PLAT STATEMENT**

THE COMPLETION OF THIS PLAT IS IN ACCORDANCE WITH THE REQUIREMENTS OF THE GEORGIA CONSTITUTION AND THE GEORGIA PLAT ACT. THE PLAT IS SUBJECT TO THE REVIEW AND APPROVAL OF THE GEORGIA SURVEYORS BOARD. THE PLAT IS SUBJECT TO THE REVIEW AND APPROVAL OF THE LOCAL GOVERNMENT. THE PLAT IS SUBJECT TO THE REVIEW AND APPROVAL OF THE LOCAL GOVERNMENT.

**GENERAL NOTES**

1. THE PROPERTY IS NOT LITigated AS A MATTER OF PUBLIC RECORD. THE PROPERTY IS NOT LITigated AS A MATTER OF PUBLIC RECORD. THE PROPERTY IS NOT LITigated AS A MATTER OF PUBLIC RECORD.

**UTILITY CONTACTS**

624  
ATLANTA POWER AND LIGHT  
1000 POWER HOUSE AVENUE  
ATLANTA, GEORGIA 30303  
(404) 522-3400

**UTILITY NOTE**

THE LOCATION OF ALL UTILITIES SHOWN ON THIS PLAT IS BASED ON THE RECORD DRAWINGS AND FIELD SURVEY. THE LOCATION OF ALL UTILITIES SHOWN ON THIS PLAT IS BASED ON THE RECORD DRAWINGS AND FIELD SURVEY.

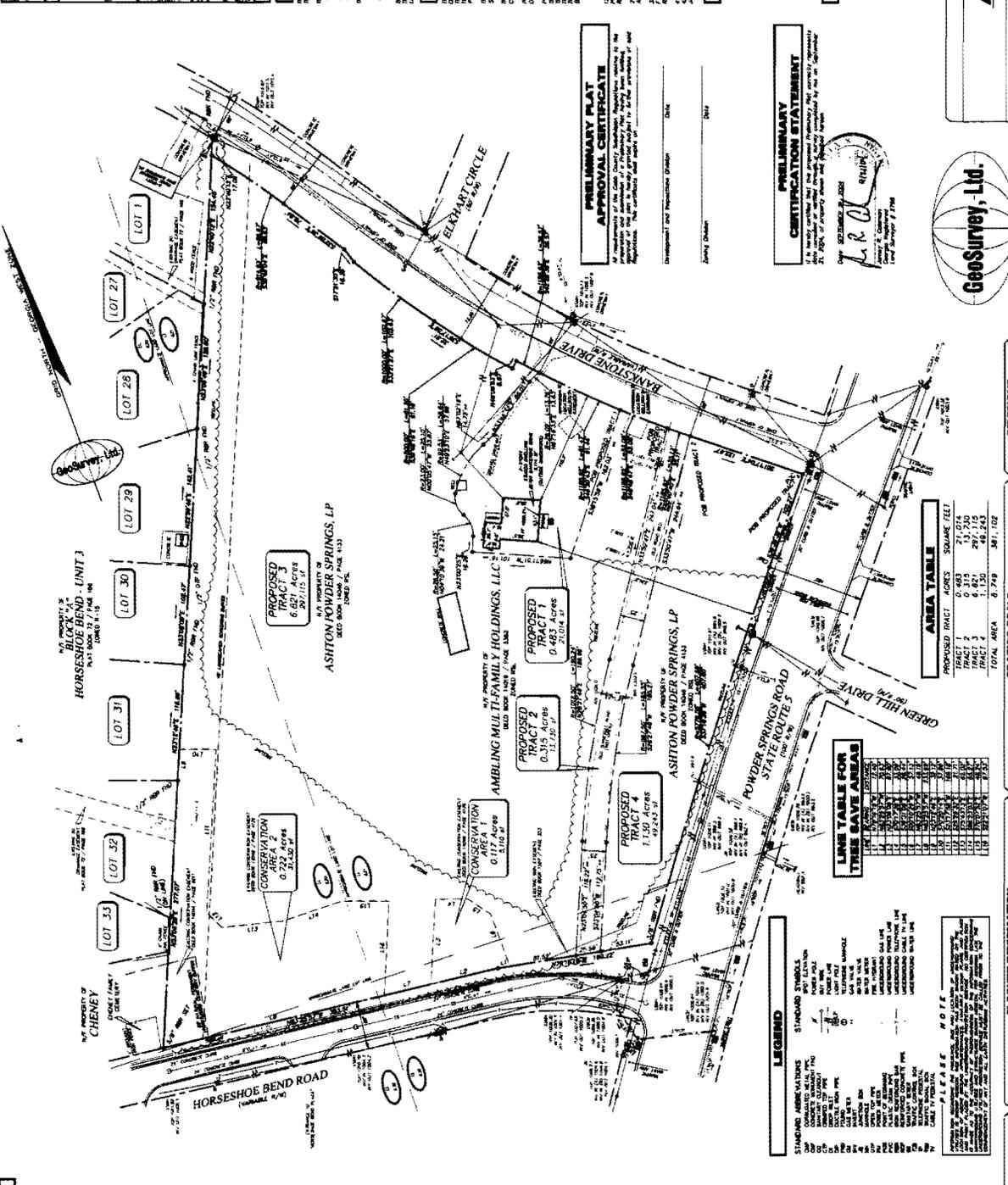
**PRELIMINARY PLAT APPROVAL CERTIFICATE**

APPROVED FOR THE STATE OF GEORGIA  
DATE: SEPTEMBER 22, 2004  
BY: [Signature]

**PRELIMINARY PLAT OF**

**Ashton Arbors**

SITE INFORMATION  
COUNTY: COBB  
DISTRICT: 19B  
SECTION: 28D  
CITY: POWDER SPRINGS  
LAND LOTS: 620, 621, 626 & 639  
FIELD NO.: 87  
PLAT PREPARED: SEPTEMBER 22, 2004  
SURVEY DATE: SEPTEMBER 21, 2004  
DRAWING SCALE: 1" = 80'  
JOB NO.: 20041810



**AREA TABLE**

Table with 3 columns: Proposed Tract, Acres, Square Feet. Rows for Tract 1, Tract 2, Tract 3, Tract 4, and Total Area.

**LEGEND**

STANDARD ABBREVIATIONS  
CONTOUR LINES  
PROPERTY LINES  
ADJACENT PLATS

**PLEASE NOTE**

THIS PLAT IS SUBJECT TO THE REVIEW AND APPROVAL OF THE LOCAL GOVERNMENT. THE PLAT IS SUBJECT TO THE REVIEW AND APPROVAL OF THE LOCAL GOVERNMENT.

**REVISIONS**

Table with 3 columns: No., Description, Date. Revision 1: SURVEY AND PLAT PREPARED.

**GRAPHIC SCALE**



**LINE TABLE FOR THESE DATA AREAS**

Table with 3 columns: Line No., Description, Length. Lines 1 through 10.

**IF YOU DO...**

IF YOU DO... THE SURVEYOR HAS BEEN ADVISED OF THE LOCATION OF ALL UTILITIES SHOWN ON THIS PLAT. THE SURVEYOR HAS BEEN ADVISED OF THE LOCATION OF ALL UTILITIES SHOWN ON THIS PLAT.

**IF YOU DO...**

IF YOU DO... THE SURVEYOR HAS BEEN ADVISED OF THE LOCATION OF ALL UTILITIES SHOWN ON THIS PLAT. THE SURVEYOR HAS BEEN ADVISED OF THE LOCATION OF ALL UTILITIES SHOWN ON THIS PLAT.

**IF YOU DO...**

IF YOU DO... THE SURVEYOR HAS BEEN ADVISED OF THE LOCATION OF ALL UTILITIES SHOWN ON THIS PLAT. THE SURVEYOR HAS BEEN ADVISED OF THE LOCATION OF ALL UTILITIES SHOWN ON THIS PLAT.

**ZONING MINUTES**

1. THE ZONING BOARD HAS REVIEWED THE PLAT AND HAS DETERMINED THAT THE PLAT IS IN ACCORDANCE WITH THE REQUIREMENTS OF THE ZONING ORDINANCE.

2. THE ZONING BOARD HAS REVIEWED THE PLAT AND HAS DETERMINED THAT THE PLAT IS IN ACCORDANCE WITH THE REQUIREMENTS OF THE ZONING ORDINANCE.

3. THE ZONING BOARD HAS REVIEWED THE PLAT AND HAS DETERMINED THAT THE PLAT IS IN ACCORDANCE WITH THE REQUIREMENTS OF THE ZONING ORDINANCE.

4. THE ZONING BOARD HAS REVIEWED THE PLAT AND HAS DETERMINED THAT THE PLAT IS IN ACCORDANCE WITH THE REQUIREMENTS OF THE ZONING ORDINANCE.

5. THE ZONING BOARD HAS REVIEWED THE PLAT AND HAS DETERMINED THAT THE PLAT IS IN ACCORDANCE WITH THE REQUIREMENTS OF THE ZONING ORDINANCE.

6. THE ZONING BOARD HAS REVIEWED THE PLAT AND HAS DETERMINED THAT THE PLAT IS IN ACCORDANCE WITH THE REQUIREMENTS OF THE ZONING ORDINANCE.

7. THE ZONING BOARD HAS REVIEWED THE PLAT AND HAS DETERMINED THAT THE PLAT IS IN ACCORDANCE WITH THE REQUIREMENTS OF THE ZONING ORDINANCE.

8. THE ZONING BOARD HAS REVIEWED THE PLAT AND HAS DETERMINED THAT THE PLAT IS IN ACCORDANCE WITH THE REQUIREMENTS OF THE ZONING ORDINANCE.

9. THE ZONING BOARD HAS REVIEWED THE PLAT AND HAS DETERMINED THAT THE PLAT IS IN ACCORDANCE WITH THE REQUIREMENTS OF THE ZONING ORDINANCE.

10. THE ZONING BOARD HAS REVIEWED THE PLAT AND HAS DETERMINED THAT THE PLAT IS IN ACCORDANCE WITH THE REQUIREMENTS OF THE ZONING ORDINANCE.

11. THE ZONING BOARD HAS REVIEWED THE PLAT AND HAS DETERMINED THAT THE PLAT IS IN ACCORDANCE WITH THE REQUIREMENTS OF THE ZONING ORDINANCE.

12. THE ZONING BOARD HAS REVIEWED THE PLAT AND HAS DETERMINED THAT THE PLAT IS IN ACCORDANCE WITH THE REQUIREMENTS OF THE ZONING ORDINANCE.

13. THE ZONING BOARD HAS REVIEWED THE PLAT AND HAS DETERMINED THAT THE PLAT IS IN ACCORDANCE WITH THE REQUIREMENTS OF THE ZONING ORDINANCE.

14. THE ZONING BOARD HAS REVIEWED THE PLAT AND HAS DETERMINED THAT THE PLAT IS IN ACCORDANCE WITH THE REQUIREMENTS OF THE ZONING ORDINANCE.

15. THE ZONING BOARD HAS REVIEWED THE PLAT AND HAS DETERMINED THAT THE PLAT IS IN ACCORDANCE WITH THE REQUIREMENTS OF THE ZONING ORDINANCE.

16. THE ZONING BOARD HAS REVIEWED THE PLAT AND HAS DETERMINED THAT THE PLAT IS IN ACCORDANCE WITH THE REQUIREMENTS OF THE ZONING ORDINANCE.

17. THE ZONING BOARD HAS REVIEWED THE PLAT AND HAS DETERMINED THAT THE PLAT IS IN ACCORDANCE WITH THE REQUIREMENTS OF THE ZONING ORDINANCE.

18. THE ZONING BOARD HAS REVIEWED THE PLAT AND HAS DETERMINED THAT THE PLAT IS IN ACCORDANCE WITH THE REQUIREMENTS OF THE ZONING ORDINANCE.

19. THE ZONING BOARD HAS REVIEWED THE PLAT AND HAS DETERMINED THAT THE PLAT IS IN ACCORDANCE WITH THE REQUIREMENTS OF THE ZONING ORDINANCE.

20. THE ZONING BOARD HAS REVIEWED THE PLAT AND HAS DETERMINED THAT THE PLAT IS IN ACCORDANCE WITH THE REQUIREMENTS OF THE ZONING ORDINANCE.

21. THE ZONING BOARD HAS REVIEWED THE PLAT AND HAS DETERMINED THAT THE PLAT IS IN ACCORDANCE WITH THE REQUIREMENTS OF THE ZONING ORDINANCE.

22. THE ZONING BOARD HAS REVIEWED THE PLAT AND HAS DETERMINED THAT THE PLAT IS IN ACCORDANCE WITH THE REQUIREMENTS OF THE ZONING ORDINANCE.

23. THE ZONING BOARD HAS REVIEWED THE PLAT AND HAS DETERMINED THAT THE PLAT IS IN ACCORDANCE WITH THE REQUIREMENTS OF THE ZONING ORDINANCE.

24. THE ZONING BOARD HAS REVIEWED THE PLAT AND HAS DETERMINED THAT THE PLAT IS IN ACCORDANCE WITH THE REQUIREMENTS OF THE ZONING ORDINANCE.

25. THE ZONING BOARD HAS REVIEWED THE PLAT AND HAS DETERMINED THAT THE PLAT IS IN ACCORDANCE WITH THE REQUIREMENTS OF THE ZONING ORDINANCE.

26. THE ZONING BOARD HAS REVIEWED THE PLAT AND HAS DETERMINED THAT THE PLAT IS IN ACCORDANCE WITH THE REQUIREMENTS OF THE ZONING ORDINANCE.

27. THE ZONING BOARD HAS REVIEWED THE PLAT AND HAS DETERMINED THAT THE PLAT IS IN ACCORDANCE WITH THE REQUIREMENTS OF THE ZONING ORDINANCE.

28. THE ZONING BOARD HAS REVIEWED THE PLAT AND HAS DETERMINED THAT THE PLAT IS IN ACCORDANCE WITH THE REQUIREMENTS OF THE ZONING ORDINANCE.

29. THE ZONING BOARD HAS REVIEWED THE PLAT AND HAS DETERMINED THAT THE PLAT IS IN ACCORDANCE WITH THE REQUIREMENTS OF THE ZONING ORDINANCE.

30. THE ZONING BOARD HAS REVIEWED THE PLAT AND HAS DETERMINED THAT THE PLAT IS IN ACCORDANCE WITH THE REQUIREMENTS OF THE ZONING ORDINANCE.

31. THE ZONING BOARD HAS REVIEWED THE PLAT AND HAS DETERMINED THAT THE PLAT IS IN ACCORDANCE WITH THE REQUIREMENTS OF THE ZONING ORDINANCE.

32. THE ZONING BOARD HAS REVIEWED THE PLAT AND HAS DETERMINED THAT THE PLAT IS IN ACCORDANCE WITH THE REQUIREMENTS OF THE ZONING ORDINANCE.

33. THE ZONING BOARD HAS REVIEWED THE PLAT AND HAS DETERMINED THAT THE PLAT IS IN ACCORDANCE WITH THE REQUIREMENTS OF THE ZONING ORDINANCE.

34. THE ZONING BOARD HAS REVIEWED THE PLAT AND HAS DETERMINED THAT THE PLAT IS IN ACCORDANCE WITH THE REQUIREMENTS OF THE ZONING ORDINANCE.

35. THE ZONING BOARD HAS REVIEWED THE PLAT AND HAS DETERMINED THAT THE PLAT IS IN ACCORDANCE WITH THE REQUIREMENTS OF THE ZONING ORDINANCE.

36. THE ZONING BOARD HAS REVIEWED THE PLAT AND HAS DETERMINED THAT THE PLAT IS IN ACCORDANCE WITH THE REQUIREMENTS OF THE ZONING ORDINANCE.

37. THE ZONING BOARD HAS REVIEWED THE PLAT AND HAS DETERMINED THAT THE PLAT IS IN ACCORDANCE WITH THE REQUIREMENTS OF THE ZONING ORDINANCE.

38. THE ZONING BOARD HAS REVIEWED THE PLAT AND HAS DETERMINED THAT THE PLAT IS IN ACCORDANCE WITH THE REQUIREMENTS OF THE ZONING ORDINANCE.

39. THE ZONING BOARD HAS REVIEWED THE PLAT AND HAS DETERMINED THAT THE PLAT IS IN ACCORDANCE WITH THE REQUIREMENTS OF THE ZONING ORDINANCE.

40. THE ZONING BOARD HAS REVIEWED THE PLAT AND HAS DETERMINED THAT THE PLAT IS IN ACCORDANCE WITH THE REQUIREMENTS OF THE ZONING ORDINANCE.

APPLICANT: Randy P. Wolpin

PHONE#: (407) 748-7200 EMAIL: randy@annabellassociates.com

REPRESENTATIVE: Randy P. Wolpin

PHONE#: (407) 748-7200 EMAIL: randy@annabellassociates.com

TITLEHOLDER: Randy Wolpin

PROPERTY LOCATION: Southwest side of Bankstone Drive,  
north side of Horseshoe Bend Road  
(2790 Bankstone Drive, S.W.)

ACCESS TO PROPERTY: Bankstone Drive

PHYSICAL CHARACTERISTICS TO SITE: Existing 2 story house

**CONTIGUOUS ZONING/DEVELOPMENT**

NORTH: RSL/ Residential Single Living Facility

SOUTH: RSL/ Residential Single Living Facility

EAST: R-20/ Sebring Ridge Subdivision

WEST: RSL/ Residential Single Living Facility

PETITION NO: Z-99

HEARING DATE (PC): 12-01-15

HEARING DATE (BOC): 12-15-15

PRESENT ZONING RSL

PROPOSED ZONING: R-20

PROPOSED USE: Single Family Residential

SIZE OF TRACT: .804 acre

DISTRICT: 19

LAND LOT(S): 621,638

PARCEL(S): 57

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

COMMISSION DISTRICT: 4

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

**PLANNING COMMISSION RECOMMENDATION**

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

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

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

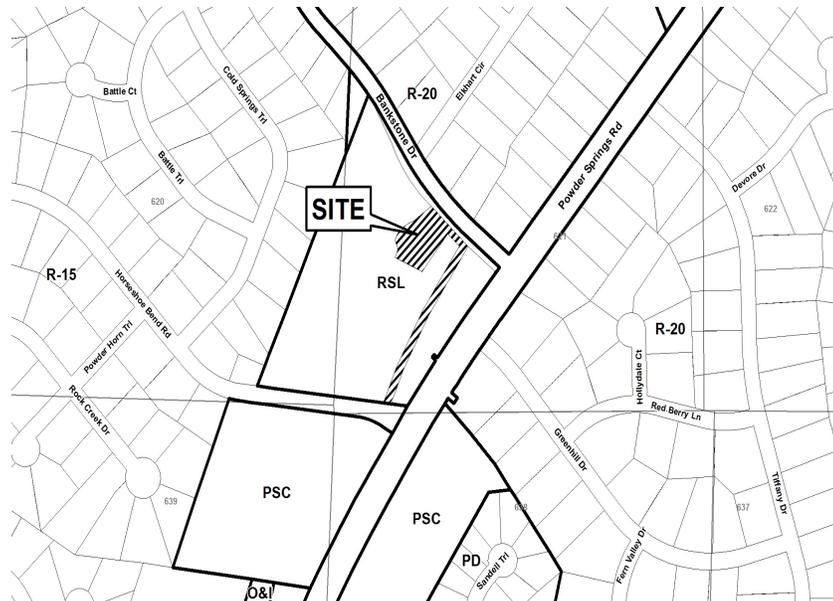
**BOARD OF COMMISSIONERS DECISION**

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

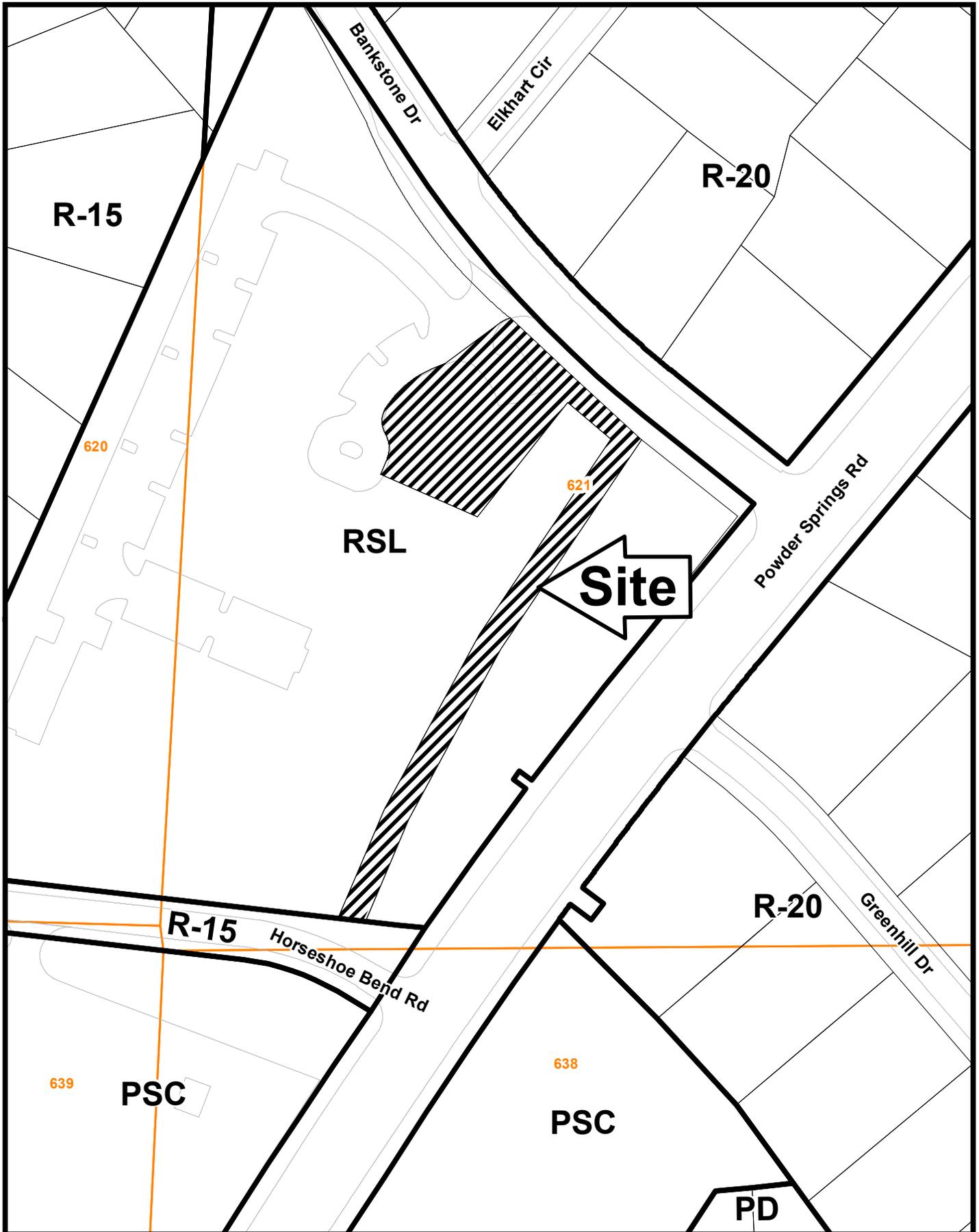
REJECTED \_\_\_\_\_ SECONDED \_\_\_\_\_

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

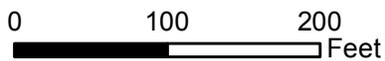
**STIPULATIONS:**



# Z-99



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



City Boundary  
Zoning Boundary

APPLICANT: Randy P. Wolpin PETITION NO.: Z-99

PRESENT ZONING: RSL PETITION FOR: R-20

\*\*\*\*\*

**ZONING COMMENTS:** Staff Member Responsible: Donald Wells

**Land Use Plan Recommendation:** Neighborhood Activity Center

**Proposed Number of Units:** 1 (existing) **Overall Density:** 1.25 **Units/Acre**

**Staff estimate for allowable # of units:** 1 **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 rezoning from Residential Senior Living (RSL) to R-20 for the purpose of a single family home. The house was built in 1856 and is listed on the National Register of Historic Places. The property was rezoned in 2002 to RSL and the subject property was used as an office. The property was sold in 2014 and now the applicant intends to use it for a single family home. The applicant does not intend to make any changes to the house he just wants to move into the house.

The request will require the following contemporaneous variances:

- Waive the rear setback from 35 feet to 3 feet;
- Waive the north side setback from 10 feet to 6 feet.

**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.

\*\*\*\*\*

**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: Randy P. Wolpin

PETITION NO.: Z-99

PRESENT ZONING: RSL

PETITION FOR: R-20

\*\*\*\*\*

**PLANNING COMMENTS:**

The applicant is requesting a rezoning from RSL to R-20 for the purpose of single family residential. The .804 acre site extends from the southwest side of Bankstone Drive to the north side of Horseshoe Bend Road and is located at 2790 Bankstone Drive, S.W.

HB-489 Intergovernmental Agreement Zoning Amendment Notification:

Is the application site within one half (1/2) mile of a city boundary?  Yes  No  
If yes, has the city of \_\_\_\_\_ been notified?  Yes  No / N/A

Comprehensive Plan

The parcel is within a Neighborhood Activity Center (NAC) future land use category, with RSL zoning designation. The purpose of the Neighborhood Activity Center (NAC) category is to provide for areas that serve neighborhood residents and businesses. Typical land uses for these areas include small offices, limited retail and grocery stores.

Specific Area Policy Guidelines:

There are no specific policy guidelines for this area in the Comprehensive Plan.

Adjacent Future Land Use:

Northeast: Low Density Residential (LDR)  
Southeast: Neighborhood Activity Center (NAC)  
Southwest: Neighborhood Activity Center (NAC)  
Northwest: Neighborhood Activity Center (NAC)

Master Plan/Corridor Study

The property is not located within the boundary of a Plan or Corridor Study

Historic Preservation

The property in question is the Cheney-Newcomer House (c. 1850), a locally designated historic property. The applicant is requesting a rezoning to a residential category and will be preserving the house. Staff makes no further request of the applicant at this time and believes that the rezoning will be in the best interest of this historic property.

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.

APPLICANT: Randy P. Wolpin

PETITION NO.: Z-99

PRESENT ZONING: RSL

PETITION FOR: R-20

\*\*\*\*\*

**PLANNING COMMENTS:** **Continued**

Is the property within an Enterprise Zone?  Yes  No

The Smyrna-Osborne 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.

For more information on incentives, please call the Community Development Agency, Planning Division at 770.528.2018 or find information online at <http://economic.cobbcountyga.gov>.

*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 Randy P. Wolpin

PETITION NO. Z-099

PRESENT ZONING RSL

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 / NE side of Bankstone Drive

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: Bankstone Drive

Estimated Waste Generation (in G.P.D.): A D F= +0 Peak= +0

Treatment Plant: Souh 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 Existing sewer customer  
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: Randy P. Wolpin**

**PETITION NO.: Z-99**

**PRESENT ZONING: RSL**

**PETITION FOR: R-20**

\*\*\*\*\*

<b>STORMWATER MANAGEMENT COMMENTS</b>
---------------------------------------

No comments.

**APPLICANT: Randy P. Wolpin**

**PETITION NO.: Z-99**

**PRESENT ZONING: RSL**

**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
Bankstone Drive	4300	Major Collector	35 mph	Cobb County	80'

*Based on traffic counting data taken by Cobb County DOT for Bankstone Drive in 2008.*

**COMMENTS AND OBSERVATIONS**

Bankstone Drive is classified as a major collector and according to the available information the existing right-of-way does not 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

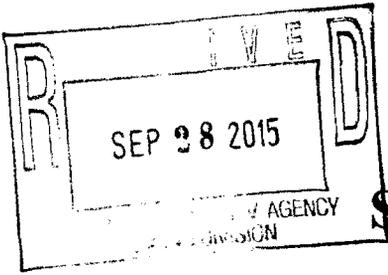
### **Z-99 RANDY P. WOLPIN**

- 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 was intended to be used as an office for the senior living development that was developed in 2002. The house was built in 1856 and the surrounding properties have been designed to complement the existing house.
- 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. In fact, the request will allow the property to be used as already developed while encouraging upkeep of the property.
- 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 not in conformity with the policy and intent of the *Cobb County Comprehensive Plan*, which delineates this property to be within a NAC Neighborhood Activity Center land use category. This NAC category seeks to encourage uses such as small offices, limited retail uses and other low intense uses to serve the surrounding residential areas.
- 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 is to allow the owner to live in the house as it is. The house was built in 1856 and this application will allow the owner to help preserve the historic character of the area.

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

- Site plan received in zoning dated September 28, 2015;
- Any improvements to the property must get Cobb County Historic Preservation Commission approval prior to issuance of any permits.
- Fire Department comments and recommendations;
- Water and Sewer Department 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 No. Z-99

Dec. 2015

## Summary of Intent for Rezoning

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

- a) Proposed unit square-footage(s): 3610 sqft
- b) Proposed building architecture: Greek Revival (Historic)
- c) Proposed selling prices(s): \$250,000
- d) List all requested variances: Setback, other.

.....  
**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).**