

2009-006

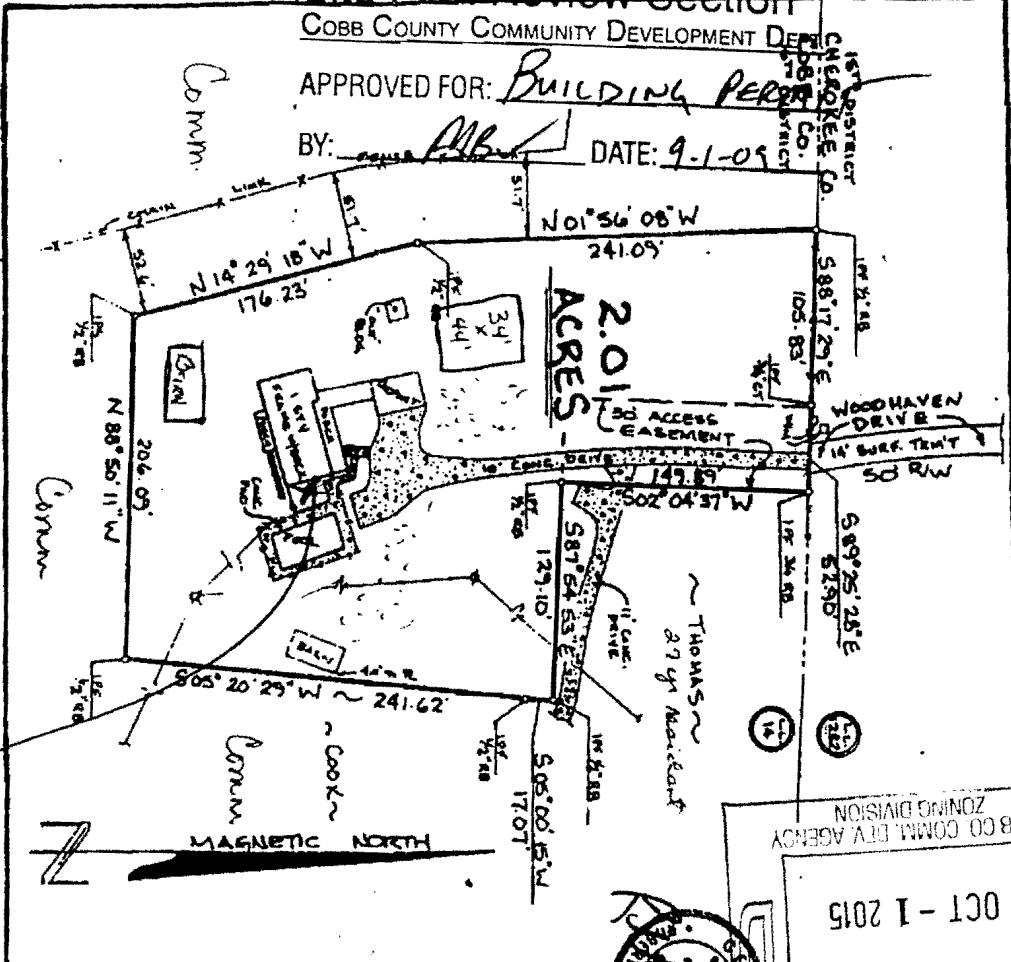
Z-107
(2015)

Site Plan Review Section

COBB COUNTY COMMUNITY DEVELOPMENT DEPARTMENT

APPROVED FOR: BUILDING PERMIT

BY: [Signature] DATE: 9-1-09



Open front
 Screened Boqy needed to match color of house
 Permit sent them to zoning - issue is
 road frontage. Woodhaven Drive does not
 into the property.
 Dry Storage - no electric

OCT - 1 2015
 COB COMM. DIV. AGENCY
 ZONING DIVISION



FRANK M. TUCKER

LAND LOT 1A
 10TH DISTRICT - 2ND SECTION
 COBB COUNTY, GEORGIA
 SCALE 1"=60' ~ SEPT. 24, 1993

BLAIRVILLE SURVEYING CO.
 71 ROGERS ST., P.O. Box 2129
 BLAIRVILLE, GA. 30512-2129
 (706) 745-1620
 1-800-849-0716

- NOTES:
- EQUIPMENT USED: TOPCON GTS-2B.
 - ANGULAR CLOSURE: 17" / A
 - LINEAR CLOSURE: 1" IN 225,312 FT.
 - CANDIDATE'S RULE ADT.
 - PLAT CLOSURE: 1" IN 115,844 FT.
 - THIS PROPERTY MAY BE SUBJECT TO A PLAT AS CLAIMED OR RECORDED BY OTHERS.
 - THIS PROPERTY IS NOT IN A FLOOD HAZARD ZONE.
- REFERENCES:
- DEED BOOK 4889 / PAGE 337
 - DEED BOOK 4772 / PAGE 141
 - DEED BOOK 3247 / PAGE 361
 - DEED BOOK 2688 / PAGE 259
 - DEED BOOK 4261 / PAGE 409
 - DEED BOOK 4545 / PAGE 528
 - PLATS BY THOMAS M. SINN, SR. DATED 8-3-84 & 3-6-86.

Builders shall be held fully responsible for on-site erosion control on their lots. This includes the effective installation and maintenance of hay bales, silt fence, and construction entrances, etc. In addition, builders will be held responsible for keeping the street(s) adjacent to their lots clear of silt and debris.

Gene Cellitt 678.409.3598
 [Signature]
 OK for shed as shown

Rob Hossack
 [Signature]
 7-7-09

BR7745PG0079

APPLICANT: Zenas Collett
PHONE#: (770) 926-5886 **EMAIL:** collettslandscaping@yahoo.com
REPRESENTATIVE: Zenas Collett
PHONE#: (770) 926-5886 **EMAIL:** collettslandscaping@yahoo.com
TITLEHOLDER: Zenas Collett

PROPERTY LOCATION: Southern terminus of Woodhaven Drive,
south of Oakwoods Drive
(701 Woodhaven Drive)

ACCESS TO PROPERTY: Woodhaven Drive (Cherokee County)

PHYSICAL CHARACTERISTICS TO SITE: Existing single-family
residence

CONTIGUOUS ZONING/DEVELOPMENT

NORTH: Cherokee County
SOUTH: LI/ Industrial Use
EAST: IF/ Undveloped
WEST: LI/ Industrial Use

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

PLANNING COMMISSION RECOMMENDATION

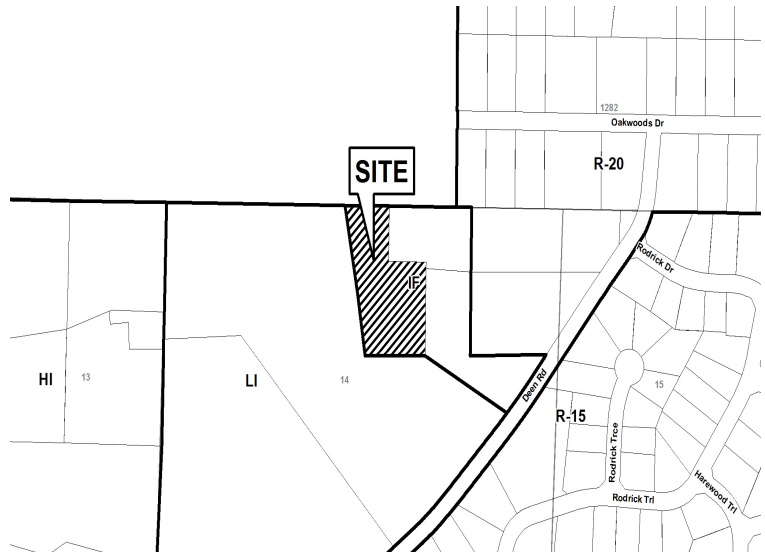
APPROVED **MOTION BY**
REJECTED **SECONDED**
HELD **CARRIED**

BOARD OF COMMISSIONERS DECISION

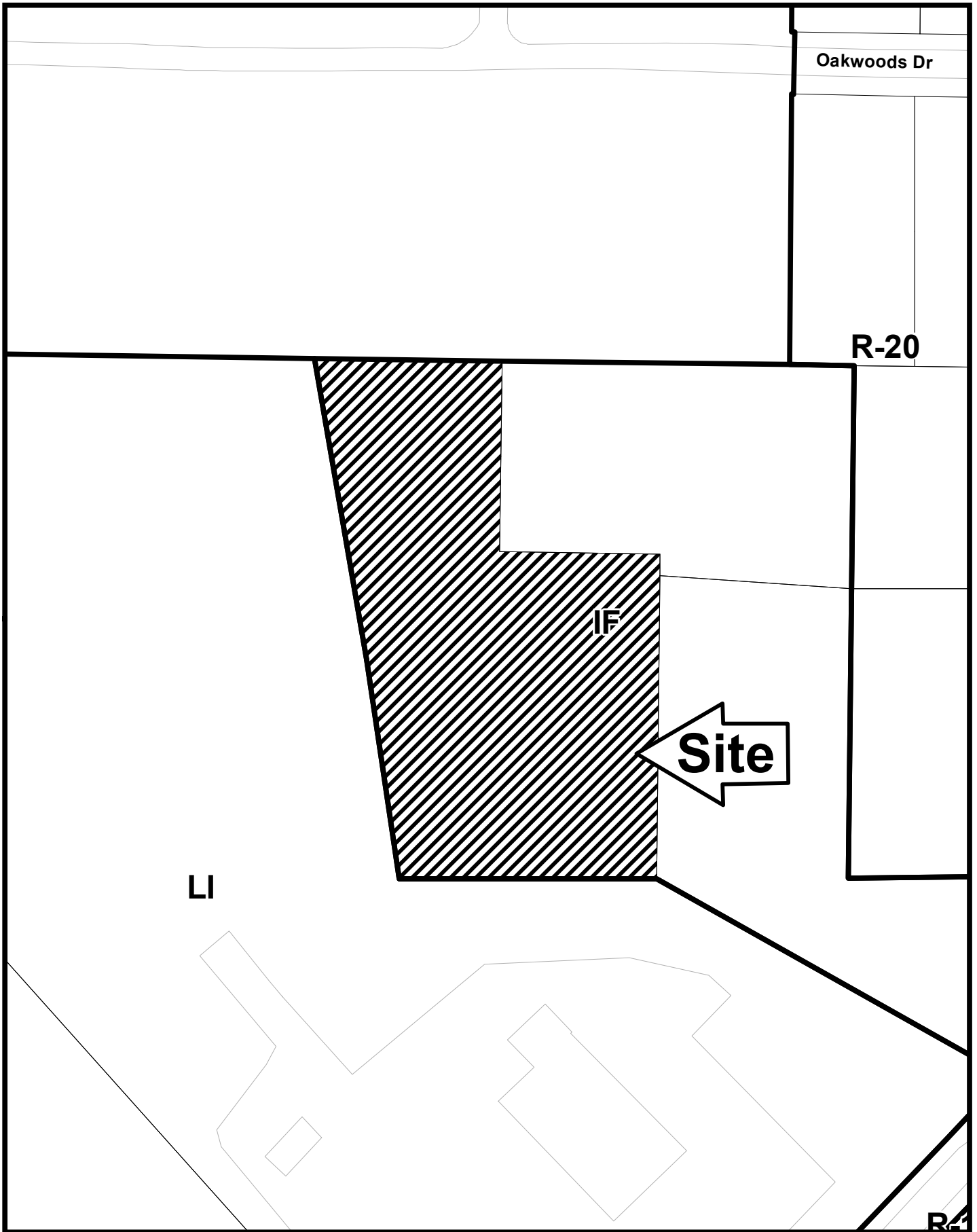
APPROVED **MOTION BY**
REJECTED **SECONDED**
HELD **CARRIED**

STIPULATIONS:

PETITION NO: Z-107
HEARING DATE (PC): 12-01-15
HEARING DATE (BOC): 12-15-15
PRESENT ZONING IF
PROPOSED ZONING: R-20
PROPOSED USE: Single-family Residence
(Existing)
SIZE OF TRACT: 2.01 acres
DISTRICT: 16
LAND LOT(S): 14
PARCEL(S): 1
TAXES: PAID X **DUE**
COMMISSION DISTRICT: 3



Z-107



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

0 100 200 Feet



City Boundary
Zoning Boundary

APPLICANT: Zenas Collett

PETITION NO.: Z-107

PRESENT ZONING: IF

PETITION FOR: R-20

ZONING COMMENTS:

Staff Member Responsible: Terry Martin, MPA

Land Use Plan Recommendation: LDR Low Density Residential

Proposed Number of Units: 1 **Overall Density:** 0.48 **Units/Acre**

Staff estimate for allowable # of units: 3 **Units*** **Decrease 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 existing IF future industrial district to the R-20 single-family residential district in order to bring the zoning into conformity with its existing residential usage. The existing 2,000 square foot home and accessory buildings are all going to stay on the property.

Cemetery Preservation:

No Comment.

FIRE COMMENTS:

No comment. 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: Zenas Collett

PETITION NO.: Z-107

PRESENT ZONING: IF

PETITION FOR: R-20

PLANNING COMMENTS:

The applicant is requesting a rezoning from IF to R-20 for the purpose of a single-family residence (existing). The 2.01 acre site is located at the southern terminus of Woodhaven Drive in Cherokee County, at 701 Woodhaven Drive.

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 Low Density Residential (LDR) future land use category, with R-30 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, and non supportive senior living housing that in certain circumstances may reach five (5) dwelling units per acre, depending on existing conditions such as product type and mix, structure/building height, tract size, topographic conditions, etc in order to provide compatibility with adjacent residential uses.

Specific Area Policy Guidelines:

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

Adjacent Future Land Use:

North: Cherokee County
East: Low Density Residential (LDR)
South: Industrial Compatible (IC)
Northwest: Industrial Compatible (IC)

Master Plan/Corridor Study

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

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.

APPLICANT: Zenas Collett

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PRESENT ZONING: IF

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 Zenas Collett

PETITION NO. Z-107

PRESENT ZONING IF

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): Parcel not served by Cobb County water

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: 430' south w/easement to Deen Road

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

Treatment Plant: Noontday

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: Parcel not served by Cobb County sewer

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: Zenas Collett

PETITION NO.: Z-107

PRESENT ZONING: IF

PETITION FOR: R-20

STORMWATER MANAGEMENT COMMENTS

No comments.

APPLICANT: Zenos Collett

PETITION NO.: Z-107

PRESENT ZONING: IF

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
Woodhaven Drive	N/A	Local	25 mph	Cherokee County	50'

COMMENTS AND OBSERVATIONS

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

WRECOMMENDATIONS

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

STAFF RECOMMENDATIONS

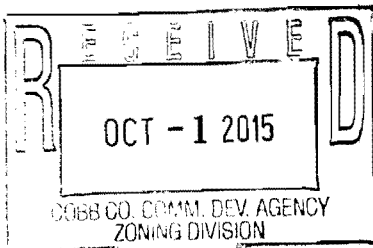
Z-107 ZENAS COLLETT

- 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 request is intended only to bring the property's zoning into conformity with its existing usage.
- 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 property's existing usage as residential will not change.
- 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 property is delineated as LDR low density residential on the future land use map. The current request supports that category's intentions of providing for low density residential development in aligning the property's zoning with its current use.
- 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 property is developed as a single-family home but zoned under the IF future industrial district. The current request simply seeks to align the zoning with the existing use of the property.

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

- Site plan received by Zoning Division on October 1, 2015 that shows the existing structures, all future buildings to meet R-20 district regulations, or apply for a Zoning Variance;
- Fire Department comments and recommendations;
- Sewer and Water 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 No. Z-107

Dec. 2015

Summary of Intent for Rezoning

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

- a) Proposed unit square-footage(s): Existing 2000 sqft Home
- b) Proposed building architecture: Existing Buildings / Garages
- c) Proposed selling prices(s): _____
- d) List all requested variances: AS SHOWN ON EXISTING SURVEY PLAN

.....
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)

Property @ 701 Woodhaven Drive was
Purchased AS IS by ZENAS Collett

.....
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).

NA