

LEGEND

- #4RB# 1/2" REBAR FOUND
- 1" CTF 1" CRIMP TOP PIPE FOUND
- 3/4" CTF 3/4" CRIMP TOP PIPE FOUND
- 1" OIT 1" OPEN TOP PIPE FOUND
- FIRE HYDRANT
- POWER POLE
- SANITARY SEWER MANHOLE
- LIGHT POLE
- GUY WIRE
- WATER METER
- WATER VALVE
- CABLE TV PEDESTAL
- TELEPHONE PEDESTAL
- OVERHEAD POWER
- FENCE

AREA

43132.98 Sq. Feet
0.990 Acres

THIS PLAN IS NOT VALID WITHOUT CORRECT DIMENSIONS AND DATE OF SURVEY. THIS PLAN IS NOT VALID WITHOUT CORRECT DIMENSIONS AND DATE OF SURVEY. THIS PLAN IS NOT VALID WITHOUT CORRECT DIMENSIONS AND DATE OF SURVEY.



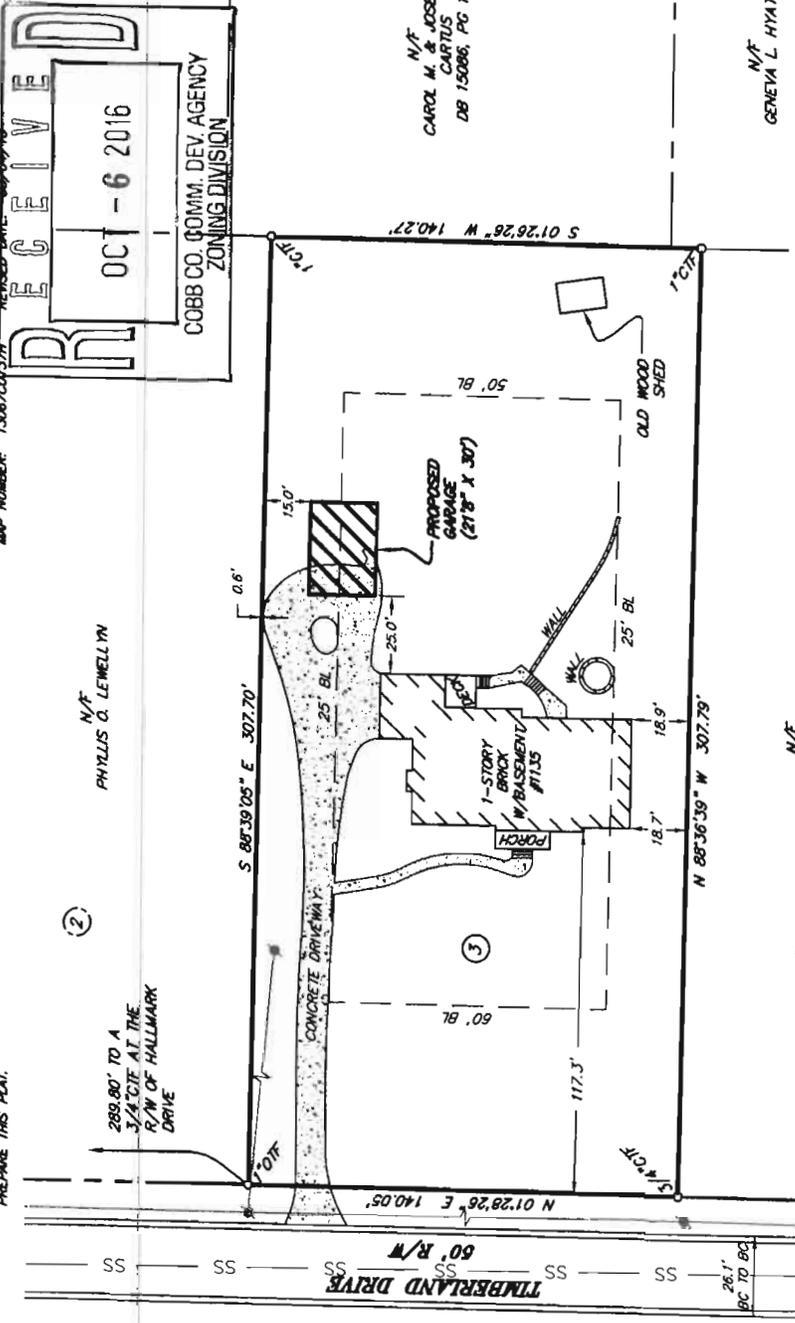
IN MY OPINION THIS PLAN IS A CORRECT REPRESENTATION OF THE SURVEYED AREA AND HAS BEEN PREPARED IN ACCORDANCE WITH THE TECHNICAL STANDARDS FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS SET FORTH IN CHAPTER 180-7 OF THE RULES OF THE GEORGIA BOARD OF PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND AS SET FORTH IN THE GEORGIA PRACTICE ACT O.C.G.A. 13-6-60.

CLOSURE NOTE

THE FIELD DATA UPON WHICH THIS PLAN IS BASED WAS GATHERED USING AN OPEN TRAVERSE. THIS PLAN HAS BEEN CALCULATED FOR CLOSURE AND FOUND TO BE ACCURATE TO 1 FOOT IN 5000 FEET. A TRIMBLE TOTAL STATION AND SECOND DATA COLLECTOR WERE USED TO GATHER THE INFORMATION USED TO PREPARE THIS PLAN.

FLOOD NOTE

I HAVE EXAMINED THE TRIM OPTICAL FLOOD HAZARD MAP AND FOUND IN MY OPINION REFERENCED PARCEL IS NOT IN AN AREA HAVING SPECIAL FLOOD PROTECTION. THEREFORE, I AM NOT CERTIFICATE SURVEYOR IS NOT RESPONSIBLE FOR ANY DAMAGE TO THE PARCEL DUE TO FLOODING. MAP NUMBER: 1306702072777



CURRENT ZONING

R-30 (PER COBB COUNTY GIS)

- FRONT SETBACK - 60 FEET
- REAR SETBACK - 50 FEET
- SIDE SETBACK - 25 FEET

PROPOSED ZONING

R-40

- FRONT SETBACK - 45 FEET
- REAR SETBACK - 40 FEET
- SIDE SETBACK - 15 FEET



SITE PLAN FOR:
TIMOTHY GRUBAUGH
LOT 3, BLOCK E, TERRELL MILL ESTATES, UNIT 3
PB 37, PG 33

1513 OMENBY DRIVE
MARIETTA GA 30066
770-402-7926
WWW.WIDEOPENLANDSURVEYING.COM
JOB #1155TIMBERLAND



DATE	REVISION
10/4/16	ADDED PROPOSED GARAGE

FIELD DATE:	8/19/15
PLAT DATE:	8/20/15
SCALE:	1"=40'
COUNTY:	COBB
DISTRICT:	17th
LAND LOT:	1001
SECTION:	2nd

Z-110
(2016)



RECEIVED
OCT - 6 2016
COBB CO. COMM. DEV. AGENCY
ZONING DIVISION

N/E
CAROL M. & JOSEPH M.
CARLUS
DB 15086, PG 1603

N/E
GENEVA L. HYATT

N/E
ROBERT C. & MARGARET
M. HAGG
DB 15241, PG 3916

N/E
PHYLLIS O. LEWELLYN

APPLICANT: Timothy W. Grubaugh

PHONE#: 770-490-2653 EMAIL: ffgrubaugh@yahoo.com

REPRESENTATIVE: Timothy W. Grubaugh

PHONE#: 770-490-2653 EMAIL: ffgrubaugh@yahoo.com

TITLEHOLDER: Timothy W. and Carolyn L. Grubaugh

PROPERTY LOCATION: Located on the east side of Timberland Drive, south of Hallmark Drive

ACCESS TO PROPERTY: Timberland Drive

PHYSICAL CHARACTERISTICS TO SITE: Single-family residence

CONTIGUOUS ZONING/DEVELOPMENT

NORTH: R-80/ Terrell Mill Estates
SOUTH: R-80/ Terrell Mill Estates
EAST: R-80/ Terrell Mill Estates
WEST: R-80/ Terrell Mill Estates

Adjacent Future Land Use:

North: Very Low Density Residential (VLDR)
East: Very Low Density Residential (VLDR)
South: Very Low Density Residential (VLDR)
West: Very Low Density Residential (VLDR)

PETITION NO: Z-110

HEARING DATE (PC): 12-06-16

HEARING DATE (BOC): 12-20-16

PRESENT ZONING: R-80

PROPOSED ZONING: R-40

PROPOSED USE: Single family residential

SIZE OF TRACT: 0.99 acres

DISTRICT: 17

LAND LOT(S): 1002

PARCEL(S): 13

TAXES: PAID X DUE _____

COMMISSION DISTRICT: 2

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

PLANNING COMMISSION RECOMMENDATION

APPROVED _____ MOTION BY _____

REJECTED _____ SECONDED _____

HELD _____ CARRIED _____

BOARD OF COMMISSIONERS DECISION

APPROVED _____ MOTION BY _____

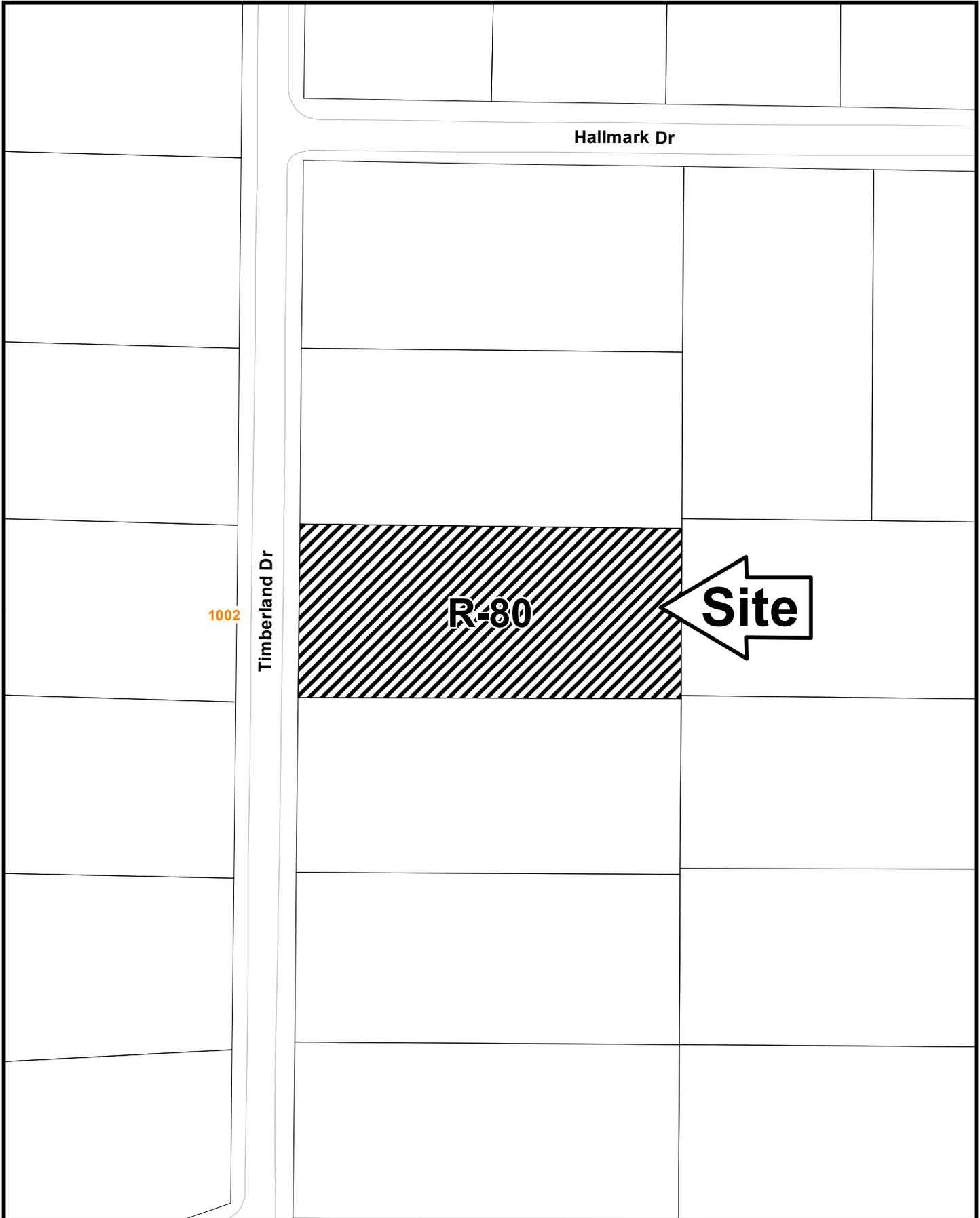
REJECTED _____ SECONDED _____

HELD _____ CARRIED _____

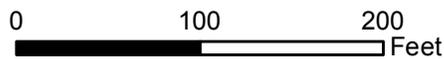
STIPULATIONS:



Z-110-2016 GIS



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



-  City Boundary
-  Zoning Boundary

APPLICANT: Timothy W. Grubaugh

PETITION NO.: Z-110

PRESENT ZONING: R-80

PETITION FOR: R-40

ZONING COMMENTS:

Staff Member Responsible: Terry Martin, MPA

Land Use Plan Recommendation: VLDR Very Low Density Residential

Proposed Number of Units: 1 Overall Density: 1 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 a rezoning of the subject property from its current R-80 single-family residential district zoning to the R-40 single-family residential district in order to construct a new two car garage of approximately 650 square feet with architecture matching the existing house. The home was constructed sometime in the late 1960s and the lot size remains as it was when first platted, which is 0.99 acres or half the minimum for the current R-80 district. The request will allow the applicant to correct this existing condition and to clear up setback encroachments of the existing house and proposed garage.

If approved, the following contemporaneous variance will be needed:

1. Waive the rear setback for an accessory structure (existing approximately 150 square foot shed) from the required 40 feet to 10 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 lot.

SITE PLAN REVIEW SECTION COMMENTS:

A Land Disturbance Permit must be obtained by the property owner in order to perform any site modifications and/or landscaping which may be required as a rezoning approval stipulation. Contact the Community Development Agency/Site Plan Review Section at 770-528-2147.

APPLICANT: Timothy W. Grubaugh

PETITION NO.: Z-110

PRESENT ZONING: R-80

PETITION FOR: R-40

SCHOOL COMMENTS:

<u>Name of School</u>	<u>Enrollment</u>	<u>Capacity Status</u>	<u>Number of Portable Classrooms</u>
<u>Brumby</u>	<u>1002</u>	<u>751</u>	<u> </u>
Elementary			
<u>East Cobb</u>	<u>1230</u>	<u>1226</u>	<u> </u>
Middle			
<u>Wheeler</u>	<u>2161</u>	<u>2187</u>	<u> </u>

High

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

Additional Comments: Approval of this petition will cause concern for Cobb County School District, as it will result in a nominal impact on the enrollment for schools already over capacity.

FIRE COMMENTS:

No 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: Timothy W. Grubaugh

PETITION NO.: Z-110

PRESENT ZONING: R-80

PETITION FOR: R-40

PLANNING COMMENTS:

The applicant is requesting a rezoning from R-80 to R-40 for the purpose of single family residential. The 0.99 acre site is located on the east side of Timberland Drive, south of Hallmark 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 Very Low Density Residential (VLDR) future land use category, with R-80 zoning designation. The purpose of the Very Low Density Residential (VLDR) category is to provide for areas that are suitable for very low density housing, particularly in locations which may not have basic services such as sewer, or where the existing or desired residential development pattern is zero to two (2) dwelling units per acre.

Specific Area Policy Guidelines:

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

Adjacent Future Land Use:

North: Very Low Density Residential (VLDR)
East: Very Low Density Residential (VLDR)
South: Very Low Density Residential (VLDR)
West: Very Low Density Residential (VLDR)

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.

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.

APPLICANT: Timothy W. Grubaugh

PRESENT ZONING: R-80

PETITION NO.: Z-110

PETITION FOR: R-40

PLANNING COMMENTS:

CONT.

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

Is the property within the Dobbins Airfield Safety Zone?

Yes No

If so, which particular safety zone is this property within?

CZ (Clear Zone) APZ I (Accident Potential Zone I)

APZ II (Accident Potential Zone II)

Bird / Wildlife Air Strike Hazard (BASH) area

APPLICANT Timothy W. Grubaugh

PETITION NO. Z-110

PRESENT ZONING R-80

PETITION FOR R-40

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): 8" DI / W side of Timberland Dr

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: Timberland Drive

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

Treatment Plant: Sutton

Plant Capacity: Available Not Available

Line Capacity: Available Not Available

Projected Plant Availability: 0 - 5 years 5 - 10 years over 10 years

Dry 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: Timothy W. Grubaugh

PETITION NO.: Z-110

PRESENT ZONING: R-80

PETITION FOR: R-40

STORMWATER MANAGEMENT COMMENTS

All roof downspouts from proposed garage must be discharged to the ground at or near the structure to maximize overland flow of runoff.

APPLICANT: Timothy W. Grubaugh

PETITION NO.: Z-110

PRESENT ZONING: R-80

PETITION FOR: R-40

TRANSPORTATION COMMENTS:

ROADWAY	AVERAGE DAILY TRIPS	ROADWAY CLASSIFICATION	SPEED LIMIT	JURISDICTIONAL CONTROL	MIN. R.O.W. REQUIREMENTS
Timberland Drive	N/A	Local	25 mph	Cobb County	50'

COMMENTS AND OBSERVATIONS

Timberland 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.

RECOMMENDATIONS

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

STAFF RECOMMENDATIONS

Z-110 TIMOTHY W. GRUBAUGH

- 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 meant to allow for the construction of a garage and is not intended to change the character of the existing lot and house in any way.
- 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 request, if approved, will not change the lot other than to allow construction of a garage.
- 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 the property to be within the VLDR very low density residential future land use category. This category forecasts densities between 0-2 dwelling units per acre. The subject property stands at 1 upa and will not increase as a result of the request.
- 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 meant to bring the existing house and lot into conformity with the Zoning Code in zoning to an appropriate category that matches both its existing lot size and setbacks. Presently zoned to the "grandfathered" R-80 district, rezoning to the R-40 district will not only bring the property better into compliance, but will also allow continued improvement of the property by the homeowner going forward.

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

1. Granting necessary variances for improvements existing as shown on survey received by the Zoning Division on October 6, 2016;
2. Proposed garage to be architecturally compatible with existing home;
3. Fire Department comments and recommendations;
4. Water and Sewer Division comments and recommendations;
5. Stormwater Management Division comments and recommendations; and
6. 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.

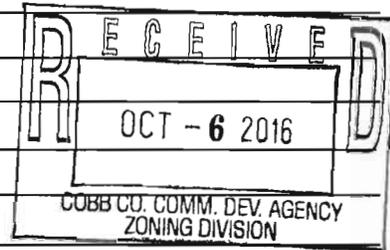
Summary of Intent for Rezoning

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

- a) Proposed unit square-footage(s): 650 sq. ft.
 - b) Proposed building architecture: Brick, the same as existing house.
 - c) Proposed selling prices(s): N/A
 - d) List all requested variances: N/A
- _____

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

- a) Proposed use(s): N/A
 - b) Proposed building architecture: N/A
 - c) Proposed hours/days of operation: N/A
 - 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).

NO