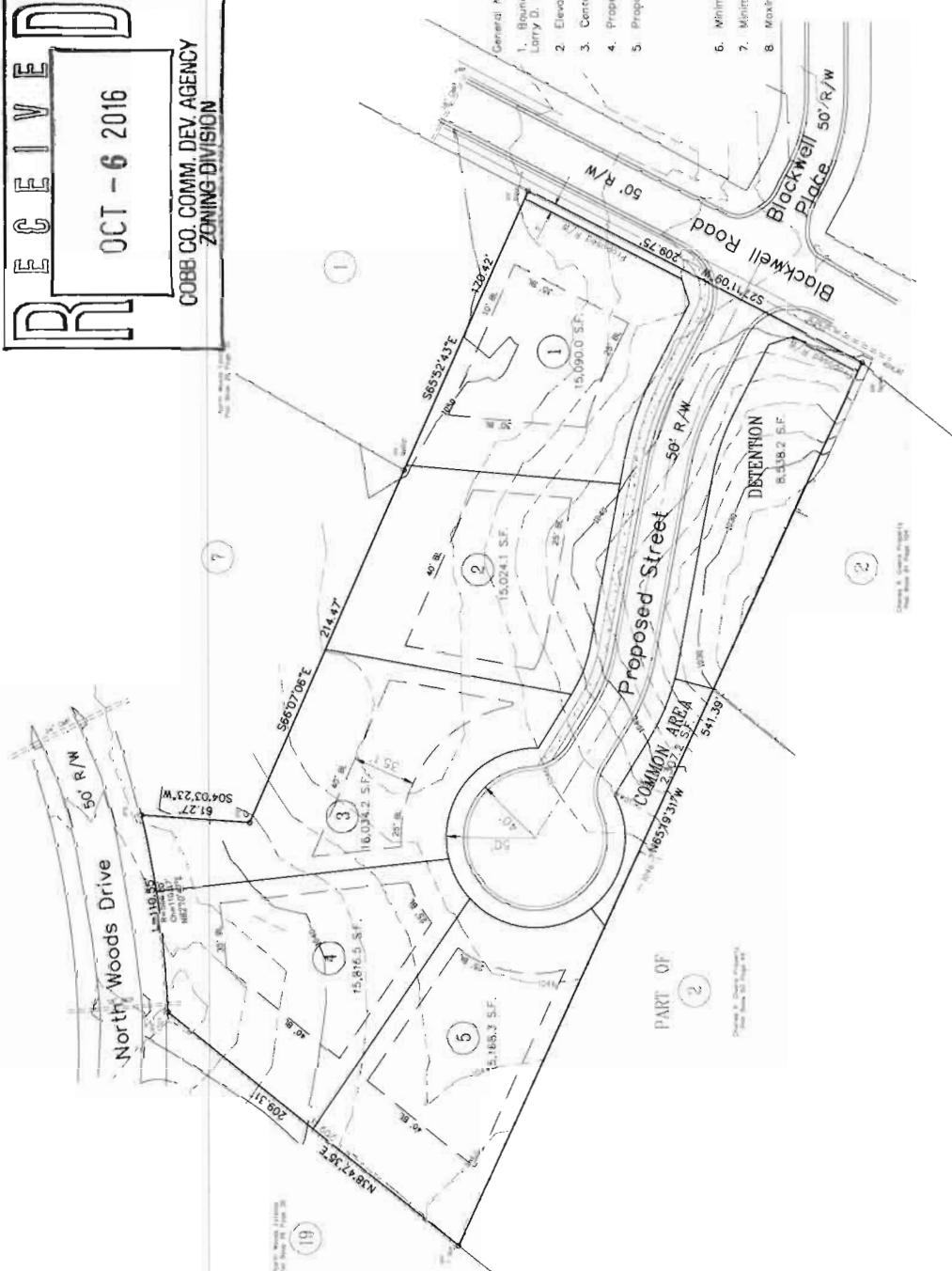


Z-112  
(2016)

Continued by staff until the  
May zoning cycle



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



- General Notes:
1. Boundary and Easement Lines are shown as dashed lines.
  2. Elevation are based on the 1985 datum.
  3. Contour interval is 10 feet.
  4. Property Zoned R-20.
  5. Proposed Zoning R-11.
  6. Minimum Road Frontage: 100 feet.
  7. Minimum Floor Area: 10,000 SF.
  8. Maximum Lot Coverage: 35%.



NO STREET PARKING HAS  
BEEN APPROVED FOR THIS  
DEVELOPMENT

2.536 Acres



Larry D. Neese, PLS  
ENGINEER  
194 Coakley Trail  
Cartersville, Georgia 30135  
E-Mail: lneese@cs3@aol.com

Blackwell Estates  
16th District  
Cobb County Georgia  
Scale: 1"=30'

PROJECT  
**3**

24 HR. EMERGENCY CONTACT: Richard Duncan 678-591-7624

**APPLICANT:** Duncan Land Investments, LLC  
**PHONE#:** 678-591-7624 **EMAIL:** duncanlandinvest@yahoo.com  
**REPRESENTATIVE:** Cynthia Duncan  
**PHONE#:** 770-480-8110 **EMAIL:** duncanlandinvest@yahoo.com  
**TITLEHOLDER:** Duncan Land Investments, LLC

**PETITION NO:** Z-112  
**HEARING DATE (PC):** 12-06-16  
**HEARING DATE (BOC):** 12-20-16  
**PRESENT ZONING:** R-20

**PROPERTY LOCATION:** Located on the western side of Blackwell Road at Blackwell Place, and on the southern side of North Woods Drive

**PROPOSED ZONING:** R-15

**ACCESS TO PROPERTY:** Blackwell Road

**PROPOSED USE:** Residential Subdivision

**PHYSICAL CHARACTERISTICS TO SITE:** Single-family house and accessory structure

**SIZE OF TRACT:** 2.536 acres

**DISTRICT:** 16

**LAND LOT(S):** 308

**PARCEL(S):** 21

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

**COMMISSION DISTRICT:** 3

**CONTIGUOUS ZONING/DEVELOPMENT**

**NORTH:** R-20/North Woods Estates  
**SOUTH:** R-20/Single-family houses  
**EAST:** R-20/Blackwell Place  
**WEST:** R-20/North Woods Estates

*Adjacent Future Land Use:*

Northeast: Low Density Residential (LDR)  
 Southeast: Low Density Residential (LDR)  
 Southwest: Low Density Residential (LDR)  
 Northwest: Low Density Residential (LDR)

Continued by staff until the May zoning cycle

**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:**

