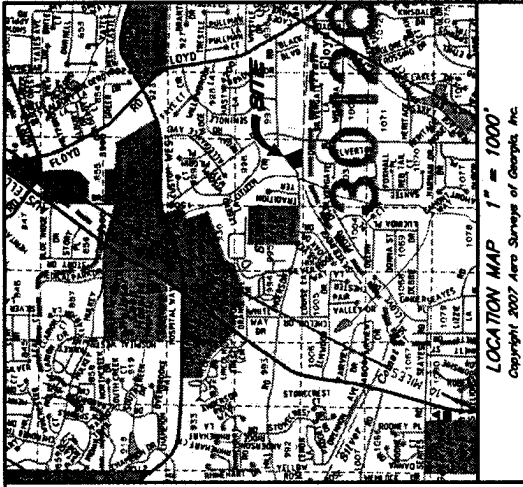


Z-43  
(2008)



LOCATION MAP 1" = 1000'  
Copyright 2007 Aero Surveys of Georgia, Inc.

**OWNER'S ACKNOWLEDGEMENT**

I HEREBY CERTIFY THAT I AM THE OWNER OF THE LAND SHOWN ON THIS PLAT (OR A DAILY AUTHORIZED AGENT THEREOF) WHOSE NAME IS SUBSCRIBED HERETO, I ACKNOWLEDGE THAT THIS PLAT WAS MADE FROM AN ACTUAL SURVEY, I UNDERSTAND THAT THE APPROVAL OF THIS PLAT BY COBB COUNTY IS ONLY FOR THE SUBMISSION OR COMBINATION OF THIS PROPERTY, AND IS NOT MEANT TO SERVE AS APPROVAL OF ANY NON-CONFORMING CONDITIONS THAT CURRENTLY EXIST ON THIS PROPERTY OR WILL BE CREATED BY THE SUBMISSION OR COMBINATION OF THIS PROPERTY, AND FURTHER I WARRANT THAT I OWN FREE SIMPLE TITLE TO THE PROPERTY SHOWN HEREON AND AGREE THAT COBB COUNTY SHALL NOT BE LIABLE TO ME, MY HEIRS, SUCCESSORS, OR ASSIGNS FOR ANY CLAIMS OR DAMAGES RESULTING FROM THE RECORDING OF SAID PLAT, AND ANY OTHER MATTER WHATSOEVER, I FURTHER WARRANT THAT I MAKE THE RIGHT TO SELL AND CONVEY THE LAND ACCORDING TO THIS PLAT, AND DO HEREBY BIND OWNERS AND MYSELF SUBSEQUENT IN TITLE TO DEPEND BY VIRTUE OF THESE PRESENTS.

OWNER: \_\_\_\_\_ DATE: \_\_\_\_\_

**SUBJECT'S ACKNOWLEDGEMENT**

I HEREBY CERTIFY THAT THE PLAN SHOWN AND DESCRIBED HEREON IS A TRUE AND CORRECT SURVEY MADE ON THE GROUND UNDER MY SUPERVISION, THAT THE MONUMENTS HAVE BEEN PLACED AS SHOWN HEREON, AND IS TO THE ACCURACY AND SPECIFICATIONS REQUIRED BY THE COBB COUNTY DEVELOPMENT STANDARDS

CHRISTOPHER A. EWANS, GEORGIA R.L.S.# 2784  
DATE: 05-30-08



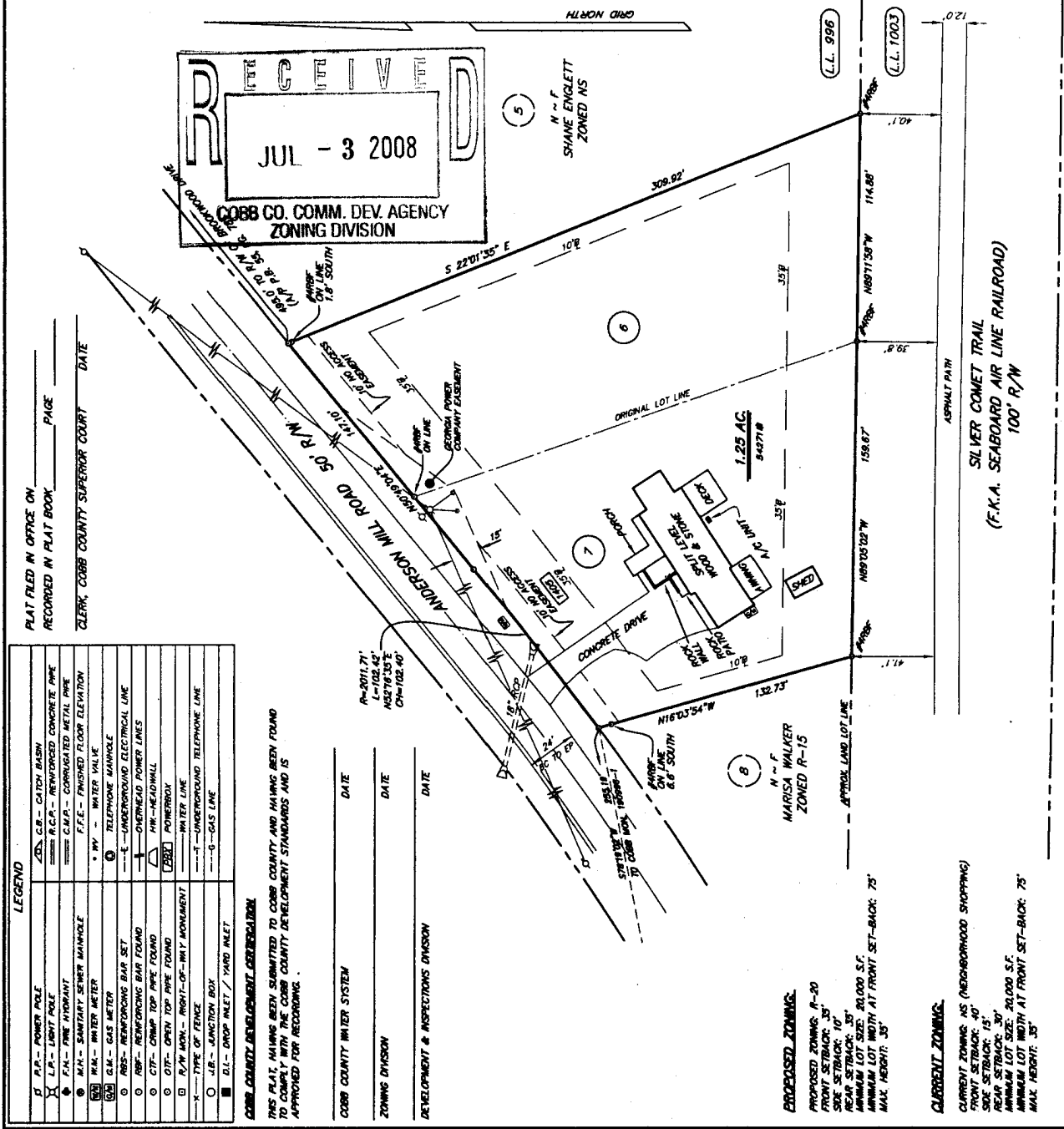
ZONING PLAT FOR:

**PAUL HOLLIS**  
LOTS 6 & 7  
STROUD HEIGHTS SUBDIVISION

LOCATED IN L.L. 996  
19TH DISTRICT, 2ND SECTION  
COBB COUNTY, GA.

DATE	1-05-30-08	REVISIONS	06-25-08 COMMENTS
SCALE	1" = 40'		
DRAWN BY	DM		
CHECKED BY	CAE		
FIELD BOOK	570		

**Gaskins**  
ENGINEERING • SURVEYING • LAND PLANNING • ENVIRONMENTAL  
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Marietta, Georgia 30064  
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Fax: (770) 424-1593  
www.gaskins.com



PLAT FILED IN OFFICE ON \_\_\_\_\_ PAGE \_\_\_\_\_  
RECORDED IN PLAT BOOK \_\_\_\_\_  
CLERK, COBB COUNTY SUPERIOR COURT

**LEGEND**

1. P.A. - POWER POLE	2. C.B. - CATCH BASIN
3. L.P. - LIGHT POLE	4. R.C.P. - RENOVATED CONCRETE PIPE
5. F.A. - FIRE HYDRANT	6. C.M.P. - CORRUGATED METAL PIPE
7. M.H. - SANITARY SINKER MANHOLE	8. F.F.E. - FINISHED FLOOR ELEVATION
9. W.M. - WATER METER	10. W.V. - WATER VALVE
11. G.M. - GAS METER	12. TELEPHONE MANHOLE
13. R.E. - RENOVATING BAR SET	14. E. - UNDERGROUND ELECTRICAL LINE
15. O.P. - OPEN TOP PIPE FOUND	16. U.P. - UNDERGROUND POWER LINES
17. C.T. - CONCP TOP PIPE FOUND	18. M.W. - MOUND
19. O.P. - OPEN TOP PIPE FOUND	20. P.M. - POINT MARK
21. P.W. MON. - RIGHT-OF-WAY MONUMENT	22. W.L. - WATER LINE
23. T. - TYPE OF FENCE	24. U.T. - UNDERGROUND TELEPHONE LINE
25. J.B. - JUNCTION BOX	26. G. - GAS LINE
27. D.I. - DROP INLET / YARD INLET	

**COBB COUNTY DEVELOPMENT STANDARDS**  
THIS PLAT, HAVING BEEN SUBMITTED TO COBB COUNTY AND HAVING BEEN FOUND TO COMPLY WITH THE COBB COUNTY DEVELOPMENT STANDARDS AND IS APPROVED FOR RECORDING.

COBB COUNTY INTEREST SYSTEM  
DATE: \_\_\_\_\_  
ZONING DIVISION  
DATE: \_\_\_\_\_  
DEVELOPMENT & INSPECTIONS DIVISION  
DATE: \_\_\_\_\_

**PROPOSED ZONING**

PROPOSED ZONING: R-20  
FRONT SETBACK: 35'  
SIDE SETBACK: 35'  
REAR SETBACK: 35'  
MINIMUM LOT WIDTH: 20.000 S.F.  
MINIMUM LOT WIDTH AT FRONT SET-BACK: 75'  
MAX. HEIGHT: 35'

**CURRENT ZONING**

CURRENT ZONING: NS (NEIGHBORHOOD SHOPPING)  
FRONT SETBACK: 40'  
SIDE SETBACK: 15'  
REAR SETBACK: 35'  
MINIMUM LOT WIDTH AT FRONT SET-BACK: 75'  
MAX. HEIGHT: 35'

**SUBJECT'S NOTES:**

- THE PURPOSE OF THIS PLAT IS TO COMBINE LOT 6 (TAX PARCEL 15800000000000000000) LOT 7 (TAX PARCEL # 1405) AND LOT 8 WITH THE PARCEL ADDRESSED AS 1405 ANDRERSON MILL ROAD.
- ALL STRUCTURES TO REMAIN.
- DISTANCES SHOWN ON THE PLAT ARE GROUND DISTANCES.

THIS PARCEL OF LAND IS NOT IN THE 100 YEAR FLOOD PLAIN AND IS IN ZONE X-1, ACCORDING TO F.E.M.A. (F.L.A) MAP NUMBER 130602020E, DATED AUGUST 18, 1988.  
LOCATION OF UTILITIES EXISTING ON OR ADJACENT TO THE SUBJECT PROPERTY AS SHOWN BY OR DERIVED FROM ANY SOURCE, THIS PROPERTY MAY BE SUBJECT TO EASEMENTS, CLAIMS, PRESCRIPTION AND SUBSURFACE CONDITIONS THAT ARE NOT VISIBLE OR RECORDED, THUS DEEMING THEM UNDETERMINED. THE SURVEYOR HAS NOT INVESTIGATED FOR UTILITIES EXISTING ON THE FACE OF THE SURFACE OF THE SURVEY BY THIRD PARTIES IS AT THEIR OWN RISK.  
THIS PLAT IS PREPARED FROM A FIELD SURVEY USING A FINE SECOND DIGITAL THEODOLITE AND ELECTRONIC DISTANCE MEASUREMENT. LINEAR PRECISION OF TRAVERSE: 1/30000; ANGULAR PRECISION: 3" PER POINT. THE TRAVERSE WAS ADJUSTED USING THE COMPASS RULE. LINEAR PRECISION OF THIS PLAT: 1/233,280. MATTERS OF TITLE ARE EXCEPTED.

**APPLICANT:** Paul C. Hollis

404-651-8858

**REPRESENTATIVE:** Paul C. Hollis

404-651-8858

**TITLEHOLDER:** Paul C. and Sandra Hollis

**PROPERTY LOCATION:** Located on the south side of Anderson Mill Road, west of Brookwood Drive.

**ACCESS TO PROPERTY:** Anderson Mill Road

**PHYSICAL CHARACTERISTICS TO SITE:** Existing house

**CONTIGUOUS ZONING/DEVELOPMENT**

**NORTH:** R-15/ single-family house, wooded

**SOUTH:** R-20 OSC/ Silvergate subdivision

**EAST:** NS/ single-family houses

**WEST:** R-15/ single-family house

**PETITION NO:** Z-43

**HEARING DATE (PC):** 09-03-08

**HEARING DATE (BOC):** 09-16-08

**PRESENT ZONING:** NS

**PROPOSED ZONING:** R-20

**PROPOSED USE:** Single-Family House

**SIZE OF TRACT:** 1.25 acres

**DISTRICT:** 19

**LAND LOT(S):** 996

**PARCEL(S):** 58

**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** \_\_\_\_\_

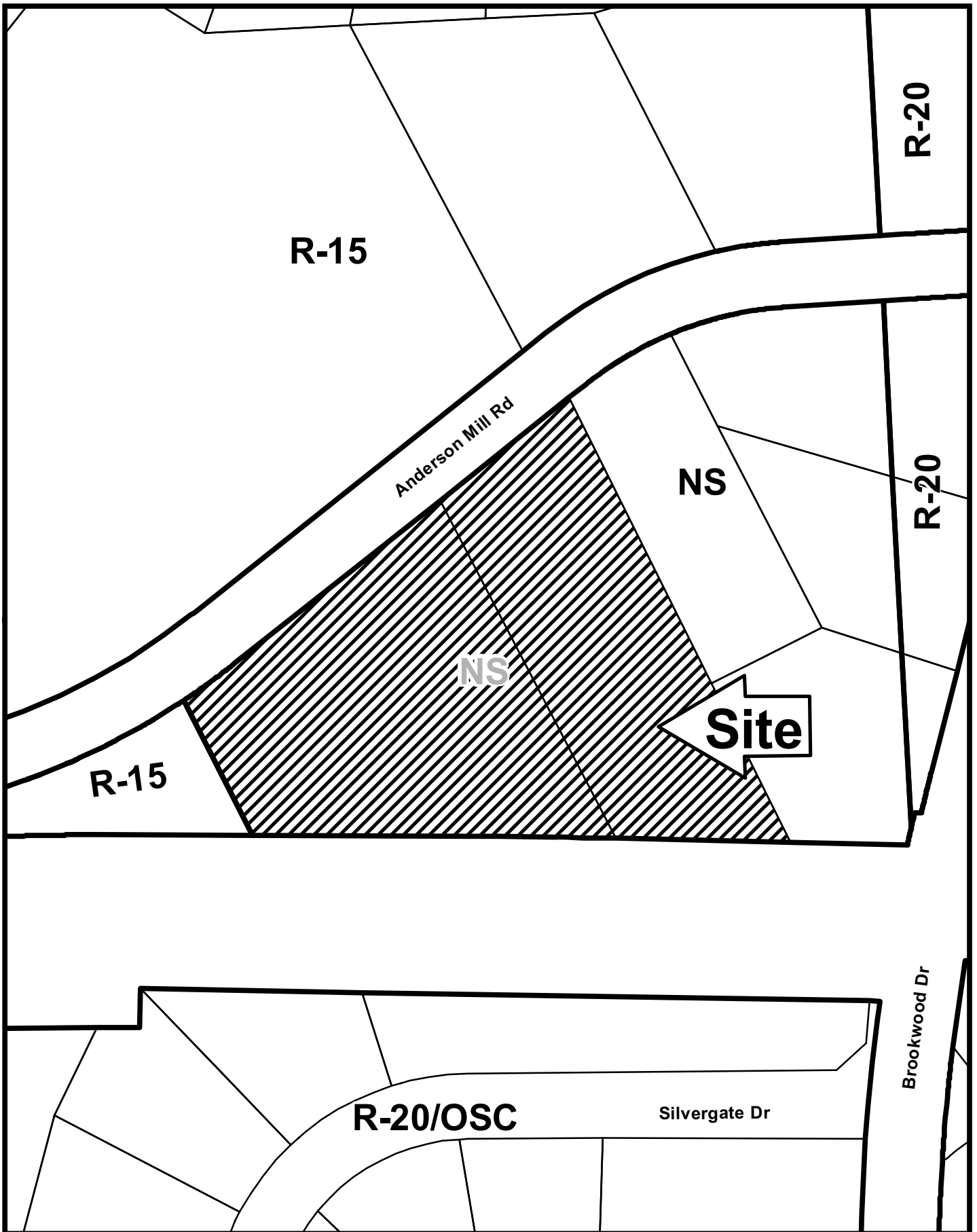
**REJECTED** \_\_\_\_\_ **SECONDED** \_\_\_\_\_

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

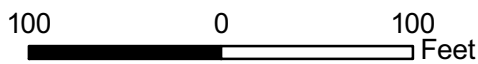
**STIPULATIONS:**





# Z-43



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



-  City Boundary
-  Zoning Boundary

**APPLICANT:** Paul C. Hollis

**PETITION NO.:** Z-43

**PRESENT ZONING:** NS

**PETITION FOR:** R-20

\*\*\*\*\*

**PLANNING COMMENTS:**

**Staff Member Responsible:** John P. Pederson, AICP

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

**Proposed Number of Units:** 1(existing)      **Overall Density:** 0.8      **Units/Acre**

**Present Zoning Would Allow:** 1      **Units**      **Increase of:** 0      **Units/Lots**

The applicant is requesting the R-20 zoning district to place the existing single-family house into a conforming zoning district. The subdivision was originally platted in June 1972, and the house was built in 1973. The house is traditional in styling with approximately 1,700 square-feet. The property has always been used residentially and all the surrounding properties are used residentially.

**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.

**Cemetery Preservation:** No comment.

APPLICANT: Paul C. Hollis

PETITION NO.: Z-43

PRESENT ZONING: NS

PETITION FOR: R-20

\*\*\*\*\*

**SCHOOL COMMENTS:**

Name of School	Enrollment	Capacity Status	Number of Portable Classrooms
Elementary			
Middle			
High			

**Additional Comments:**

\*\*\*\*\*

**FIRE COMMENTS:**

Fire Hydrant

Residential: Fire hydrant within 500 feet of structure.

\*\*\*\*\*

**STORMWATER MANAGEMENT COMMENTS:**

No comments.

APPLICANT Paul C Hollis

PETITION NO. Z-043

PRESENT ZONING NS

PETITION FOR R-20

\*\*\*\*\*

NOTE: Comments reflect only what facilities appeared of record at the time of this review. Field verification required by developer.

**WATER COMMENTS:**

Available at Development?  Yes  No

Fire Flow Test Required?  Yes  No

Size / Location of Existing Water Main(s) 8" AC / N side Anderson Mill Rd

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:**

In Drainage Basin?  Yes  No

At Development?  Yes  No

Approximate Distance to Nearest Sewer: 260' W, crossing Anderson Mill Rd

Estimated Waste Generation (in G.P.D.): **A D F** 0 add'l **Peak** 0 add'l

Treatment Plant: S Cobb

Plant Capacity Available?  Yes  No

Line Capacity Available?  Yes  No

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

Dry Sewers Required?  Yes  No

Off-site Easements Required?  Yes\*  No

Flow Test Required?  Yes  No

Septic Tank Recommended by this Department?  Yes  No

Subject to Health Department Approval?  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 easement(s) by the property owner(s). All easement acquisitions are the responsibility of the Developer.

Additional Comments:

Health Dept OK with existing septic system for house and storage building

Notes FYI:

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 off site easements, dedication of on and/or off site 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: Paul C. Hollis** \_\_\_\_\_

**PETITION NO.: Z-43** \_\_\_\_\_

**PRESENT ZONING: NS** \_\_\_\_\_

**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
Anderson Mill Rd	5700	Minor Collector	35 mph	Cobb County	60'

*Based on 2004 traffic counting data taken by Cobb County DOT.*

**COMMENTS AND OBSERVATIONS**

Anderson Mill Road is classified as a Minor 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-43            PAUL C. HOLLIS**

- 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. All the surrounding properties are used as single-family houses.
- 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 proposal would be consistent with adjacent residentially zoned properties.
- 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 within an Low Density Residential Land Use Category. All the surrounding properties are used residentially.
- 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 proposal would be consistent to, and compatible with adjacent properties. The applicant's proposal would be a seamless continuation of the property's use for the last 35 years. Approval of the request would make it easier to allow reconstruction of the house if the property is more than 75% destroyed in a disaster.

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

- Single-family use only;
- DOT 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.**