

BOSTWICK, DUKE, HARPER & WORTHY, INC.
 LAND SURVEYING
 10910 WOODSTOCK ROAD
 ROSWELL, GEORGIA 30075
 770-552-0804

SECTION
 CTION
 (2011) 26-2Z

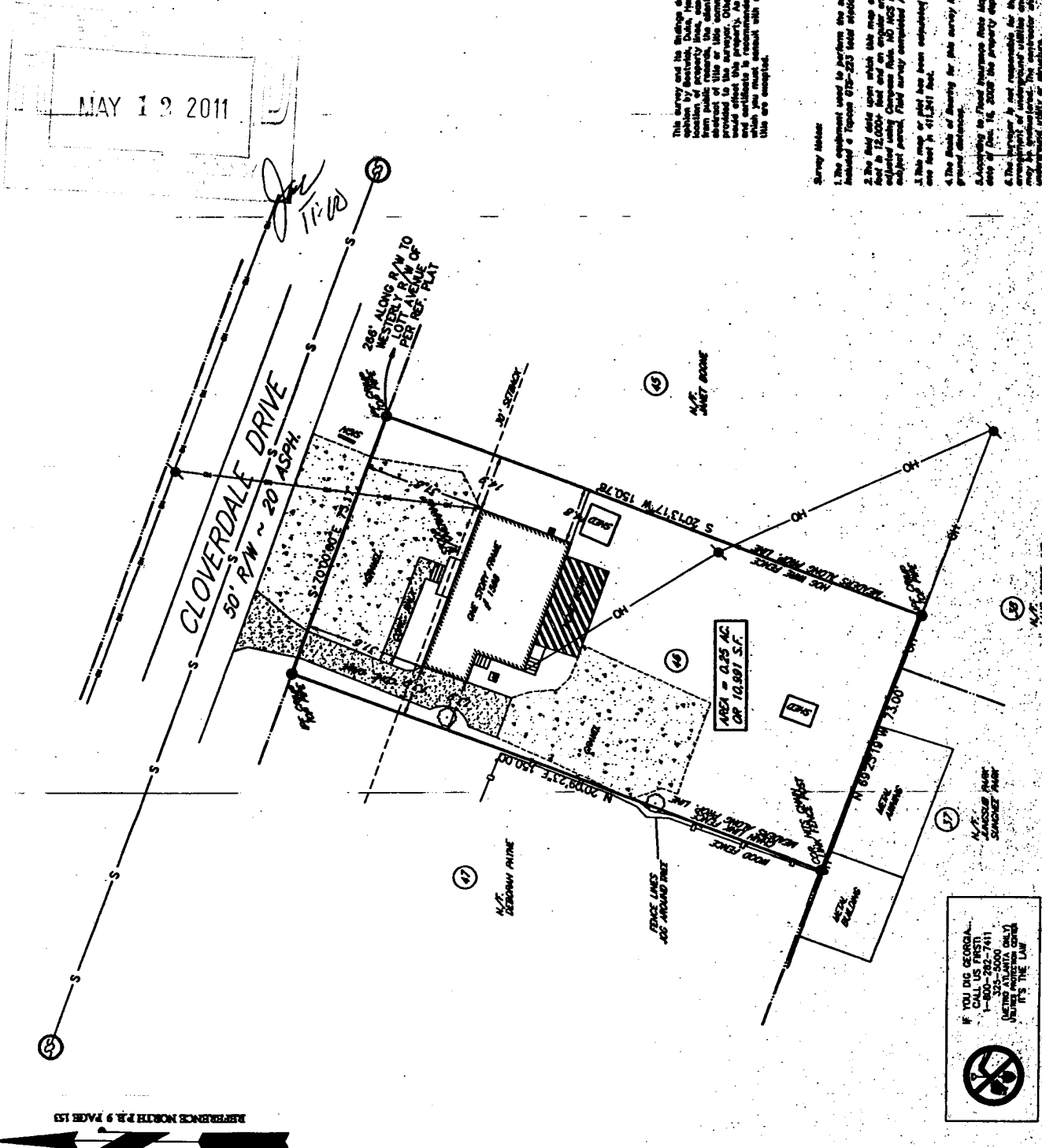
BOUNDARY SURVEY FOR:
SONIA ANN TORRETTO
 REFERENCES:
 PLAT BOOK 9 PAGE 153
 DEED BOOK 13873 PAGE 752

DRAWN BY: MJB
 SCALE: 1 INCH = 20 FEET
 DATE: 4-3-2011
 JOB NO: 1913



LEGEND

- ☐ WATER METER
- ☐ POWER POLE
- ☐ GRAVE
- ☐ SEWER MANHOLE
- ☐ GAS METER
- ☐ GAS VALVE
- ☐ LIGHT POLE
- ☐ FIRE HYDRANT
- ☐ WATER VALVE
- ☐ MANHOLE TELEPHONE
- ☐ MANHOLE ELECTRIC
- ☐ GRAVE INLET
- ☐ SIGNAL POLE
- ☐ MANHOLE WATER
- ☐ ELECTRIC BOX
- ☐ WATER VALVE INLET
- ☐ CURB INLET
- ☐ MANHOLE GAS
- ☐ SEWER MANHOLE NOT FOUND
- ☐ SOV
- ☐ FIRE HYDRANT
- ☐ UNDERGROUND TELEPHONE
- ☐ UNDERGROUND ELECTRIC
- ☐ OVERHEAD POWER
- ☐ WATER LINE
- ☐ SEWER LINE
- ☐ GAS LINE



This survey and its plat does not constitute a title search or title opinion by Bostwick, Duke, Harper & Worthy, Inc. All plats used for the location of property lines, easements, existing structures, etc., was obtained from the records of the County of DeKalb, Georgia. It is the responsibility of the owner of the property to verify the accuracy of the plat and to ensure that all structures and other improvements are shown on the plat. Other documents or situations may exist that would affect the property, as with any land transaction, a title search and title insurance is recommended in conjunction with this survey, for which the surveyor is not responsible. A competent title attorney, at the discretion of the owner, is recommended.

- Survey Notes:**
- The equipment used to perform the survey from which this map or plat is based included a Topcon 015-255 total station and a steel tape.
 - The field data upon which this map or plat is based for a closure traverse of one foot is 12,000:1 and an equivalent of 12 inches per foot. The survey was conducted using a Topcon 015-255 total station and a steel tape. The survey was completed on April 3, 2011.
 - This map or plat has been prepared for closure and is found to be accurate within one foot in 41,261 feet.
 - The block of survey for this survey is based on the plat. All distances shown are ground distances.
 - According to Flood Insurance Rate Map Panel Number 1307001080 with an effective date of June 16, 2008, the property described herein is within Zone 2.
 - The surveyor is not responsible for the correctness or sufficiency of the location and dimensions of any structures shown on this plat. The surveyor will not be held liable for any structures shown on this plat.
 - The surveyor has made all investigations or inspections which the owner of the property, easements, existing structures, etc., has made. The surveyor is not responsible for the correctness or sufficiency of the location and dimensions of any structures shown on this plat. The surveyor will not be held liable for any structures shown on this plat.
 - The accuracy and environmental conditions were not considered or considered as a part of the survey. It is recommended that the owner of the property obtain a title insurance policy for any structures shown on this plat.
 - The surveyor is not responsible for the correctness or sufficiency of the location and dimensions of any structures shown on this plat. The surveyor will not be held liable for any structures shown on this plat.

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 IT'S THE LAW

NOTE - SETBACKS SHOWN FROM REFERENCE PLAT AND MAY NOT REFLECT CURRENT ZONING REGULATIONS

GRAPHIC SCALE - FEET

0 20 40 80

APPLICANT: Sonia Ann Torretto
678-571-3207

REPRESENTATIVE: Sonia Torretto

TITLEHOLDER: Sonia Ann Torretto

PROPERTY LOCATION: On the south side of Cloverdale Drive, west of Lott Avenue.

ACCESS TO PROPERTY: Cloverdale Drive

PHYSICAL CHARACTERISTICS TO SITE: Existing house used as a professional office

FUTURE LAND USE MAP: Community Activity Center

CONTIGUOUS ZONING/DEVELOPMENT

- NORTH:** CF/Future Commercial -- Existing house
- SOUTH:** City of Marietta
- EAST:** CF/Future Commercial -- Existing house
- WEST:** O&I/Office & Institutional -- Used as a residence

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-26

HEARING DATE (PC): 08-02-2011

HEARING DATE (BOC): 08-16-2011

PRESENT ZONING: CF

PROPOSED ZONING: LRO

PROPOSED USE: Professional Office

SIZE OF TRACT: 0.25 acre

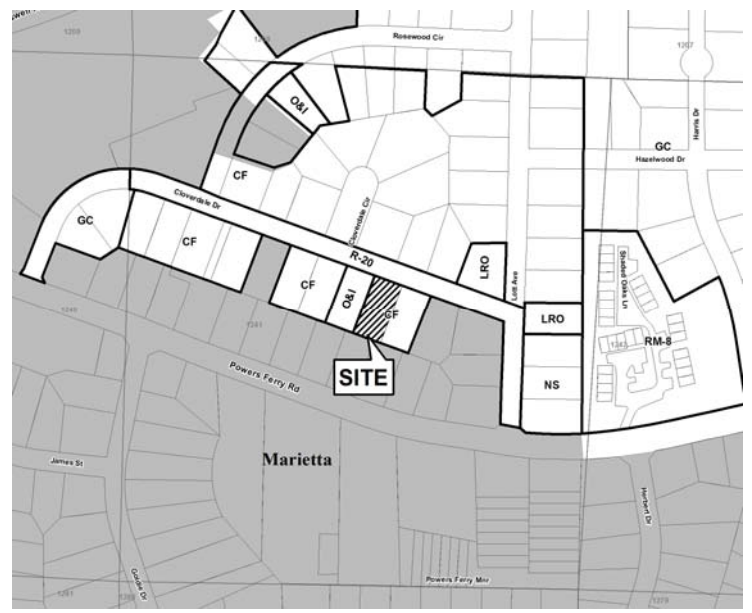
DISTRICT: 16

LAND LOT(S): 1241

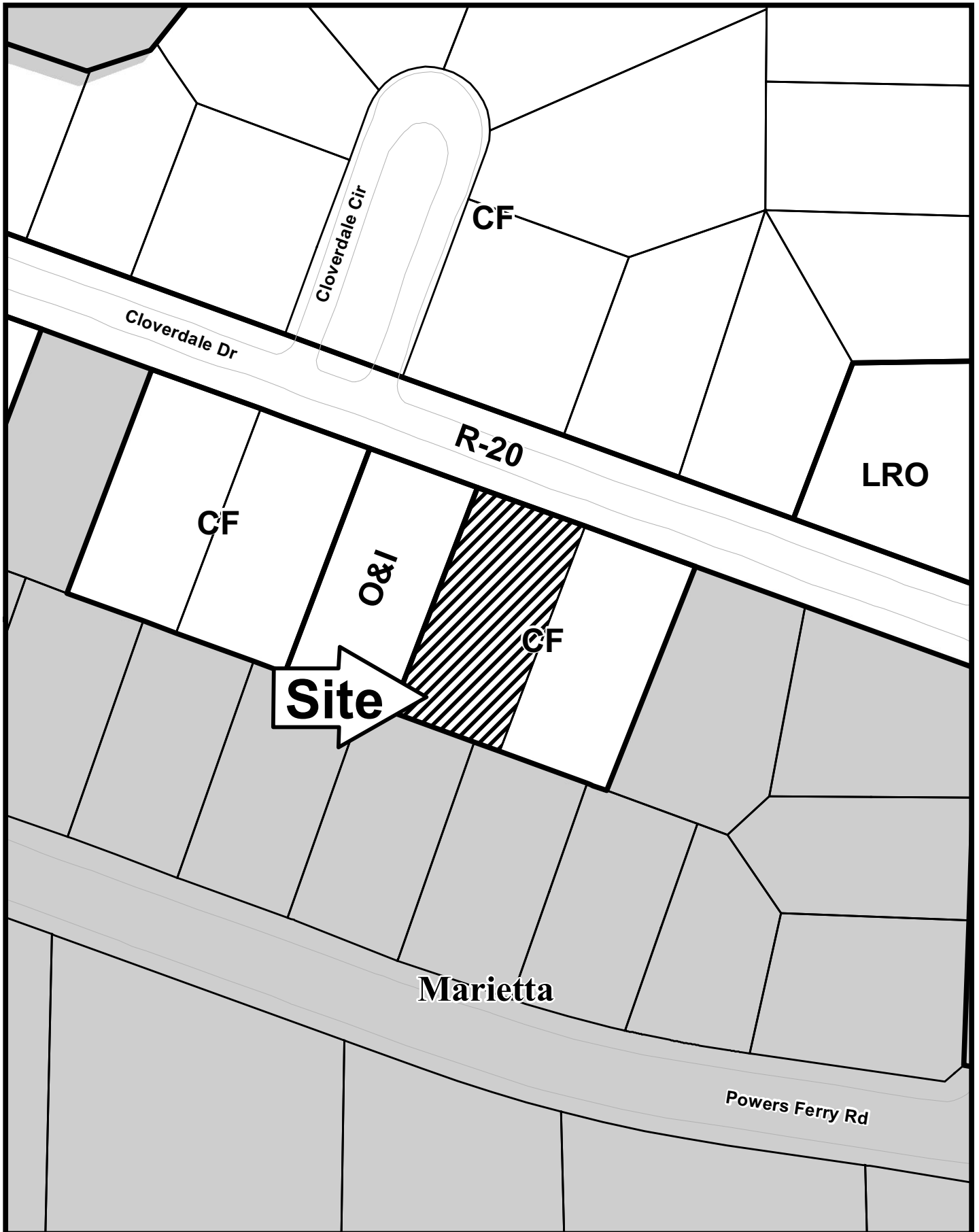
PARCEL(S): 4

TAXES: **PAID** **DUE**

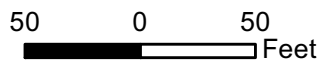
COMMISSION DISTRICT: 2



Z-26



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



City Boundary
Zoning Boundary

APPLICANT: Sonia Torretto

PETITION No.: Z-26

PRESENT ZONING: CF

PETITION FOR: LRO

ZONING COMMENTS:

Staff Member Responsible: Jason A. Campbell

Land Use Plan Recommendation: Community Activity Center

Proposed Number of Buildings: 1 (Existing)

Total Square Footage of Development: 996

F.A.R.: .090

Square Footage/Acre: 3,984

Parking Spaces Required: 3

Parking Spaces Provided: 3

Applicant is requesting the Low Rise Office category for the purpose of operating professional offices at the existing house. The subject property was adopted in 1972 as CF (Future Commercial). Since that time, other properties in the area have gone to commercial uses, some through rezoning and others as a change of use. The applicant was unaware of the zoning issue at the time of purchase and the beginning of her use of the house for professional offices. The hours of operation are Monday through Friday, 1-7 p.m., and Saturday 10 a.m. - 2 p.m. Applicant is not proposing any new construction.

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.

FIRE COMMENTS:

C/O: Plans must be submitted to the Cobb County Fire Marshal's Office to initiate the Certificate of Occupancy process.

APPLICANT Sonia Torretto

PETITION NO. Z-026

PRESENT ZONING CF

PETITION FOR LRO

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" in Cloverdale Dr**

Additional Comments: CITY OF MARIETTA SERVICE AREA

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: **In Cloverdale Dr**

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

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

Drw 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 CITY OF MARIETTA SERVICE AREA
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: Sonya Torrentto

PETITION NO.: Z-26

PRESENT ZONING: CF

PETITION FOR: LRO

DRAINAGE COMMENTS

FLOOD HAZARD: YES NO POSSIBLY, NOT VERIFIED

DRAINAGE BASIN: **Hope Creek** FLOOD HAZARD INFO: Zone X

- FEMA Designated 100 year Floodplain Flood.
- Flood Damage Prevention Ordinance DESIGNATED FLOOD HAZARD.
- Project subject to the Cobb County Flood Damage Prevention Ordinance Requirements.
- Dam Breach zone from (upstream) (onsite) lake – need to keep residential buildings out of hazard.

WETLANDS: YES NO POSSIBLY, NOT VERIFIED

Location: _____

- The Owner/Developer is responsible for obtaining any required wetland permits from the U.S. Army Corps of Engineer.

STREAMBANK BUFFER ZONE: YES NO POSSIBLY, NOT VERIFIED

- Metropolitan River Protection Area (within 2000’ of Chattahoochee River) ARC (review 35’ undisturbed buffer each side of waterway).
- Chattahoochee River Corridor Tributary Area – County review (_____ undisturbed buffer each side).
- Georgia Erosion-Sediment Control Law and County Ordinance – County Review/State Review.
- Georgia DNR Variance may be required to work in 25 foot streambank buffers.
- County Buffer Ordinance: 50’, 75’, 100’ or 200’ each side of creek channel.

DOWNSTREAM CONDITION

- Potential or Known drainage problems exist for developments downstream from this site.
- Stormwater discharges must be controlled not to exceed the capacity available in the downstream storm drainage system.
- Minimize runoff into public roads.
- Minimize the effect of concentrated stormwater discharges onto adjacent properties.
- Developer must secure any R.O.W required to receive concentrated discharges where none exist naturally
- Existing Lake Downstream _____.
Additional BMP’s for erosion sediment controls will be required.
- Lake Study needed to document sediment levels.
- Stormwater discharges through an established residential neighborhood downstream.
- Project engineer must evaluate the impact of increased volume of runoff generated by the proposed project on downstream _____.

APPLICANT: Sonya Torrentto

PETITION NO.: Z-26

PRESENT ZONING: CF

PETITION FOR: LRO

● *****

DRAINAGE COMMENTS CONTINUED

SPECIAL SITE CONDITIONS

- Provide comprehensive hydrology/stormwater controls to include development of out parcels.
- Submit all proposed site improvements to Plan Review.
- Any **spring activity** uncovered must be addressed by a qualified geotechnical engineer (PE).
- Structural fill _____ must be placed under the direction of a qualified registered Georgia geotechnical engineer (PE).
- Existing facility.
- Project must comply with the Water Quality requirements of the CWA-NPDES-NPS Permit and County Water Quality Ordinance.
- Water Quality/Quantity contributions of the existing lake/pond on site must be continued as baseline conditions into proposed project.
- Calculate and provide % impervious of project site.
- Revisit design; reduce pavement area to reduce runoff and pollution.

INSUFFICIENT INFORMATION

- No Stormwater controls shown _____
- Copy of survey is not current – Additional comments may be forthcoming when current site conditions are exposed.
- No site improvements showing on exhibit.

ADDITIONAL COMMENTS

1. Based on information provided at the Zoning Applicant Meeting, it is the intent of the owner to use the property as-is. With the reduction in pavement area currently located within the R/W proposed by the DOT, the proposed use should not result in any significant stormwater management impact.

APPLICANT: Sonia Torretto

PETITION NO.: Z-26

PRESENT ZONING: CF

PETITION FOR: LRO

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
Cloverdale Drive	N/A	Local	25 mph	Cobb County	50'

COMMENTS AND OBSERVATIONS

Cloverdale 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 installing curb, gutter, and sidewalk along the road frontage.

Recommend upgrading the driveway to the commercial standard.

Recommend restricting parking on the right-of-way.

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

STAFF RECOMMENDATIONS

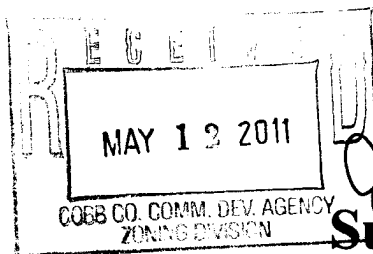
Z-26 SONIA TORRETTO

- 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. Nearby properties have gone from residential to commercial uses after their adoption under the CF category in 1972.
- 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 proposed use of professional offices with a small number of clients combined with the limited hours of operation will not have an adverse affect on nearby 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 a Community Activity Center. Other properties in this area have gone to small-scale commercial uses since 1972.
- 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 area of the subject property has been predicted to go commercial over the years since 1972. Nearby properties have had Land Use Permits for businesses and finally rezonings to different commercial categories for business uses.

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

- Site plan submitted for reference, with the District Commissioner approving minor modification;
- Water and sewer comments and recommendations;
- Stormwater Management comments and recommendations;
- 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.



Application No. Z-26

Aug. 2011

Summary of Intent for Rezoning

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

- a) Proposed unit square-footage(s): 996
- b) Proposed building architecture: ranch
- c) Proposed selling prices(s): 60,000
- d) List all requested variances: residential to commercial zoning

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

- a) Proposed use(s): use as office space for small business
- b) Proposed building architecture: remain as is
- c) Proposed hours/days of operation: 8am - 8pm
- d) List all requested variances: none

.....
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
