

APPLICANT: John Wieland Homes and Neighborhoods, Inc.
770-703-1654

REPRESENTATIVE: James A. Balli
770-422-7016

TITLEHOLDER: John Wieland Homes and Neighborhoods, Inc.

PROPERTY LOCATION: At the northerly intersection of Woodland Brook Drive and Settlement Road.

ACCESS TO PROPERTY: Settlement Road

PHYSICAL CHARACTERISTICS TO SITE: Developed and undeveloped property with dilapidated structures, illegal dumping and vandalism

PETITION NO: Z-34

HEARING DATE (PC): 09-06-12

HEARING DATE (BOC): 09-18-12

PRESENT ZONING: R-30

PROPOSED ZONING: R-20 OSC

PROPOSED USE: Single-Family Residential

SIZE OF TRACT: 23.94 acres

DISTRICT: 17

LAND LOT(S): 835, 836, 892

PARCEL(S): (see file for parcels)

TAXES: PAID X **DUE** _____

COMMISSION DISTRICT: 2

CONTIGUOUS ZONING/DEVELOPMENT

- NORTH:** R-30/Clark A. Baker Subdivision
- SOUTH:** RA-4, RM-8/Brook Grove of Vinings Subdivision, Vinings Central Condominiums
- EAST:** R-30/Vinings Park Subdivision
- WEST:** R-30/Single-family residential and undeveloped acreage

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

PLANNING COMMISSION RECOMMENDATION

APPROVED _____ **MOTION BY** _____

REJECTED _____ **SECONDED** _____

HELD _____ **CARRIED** _____

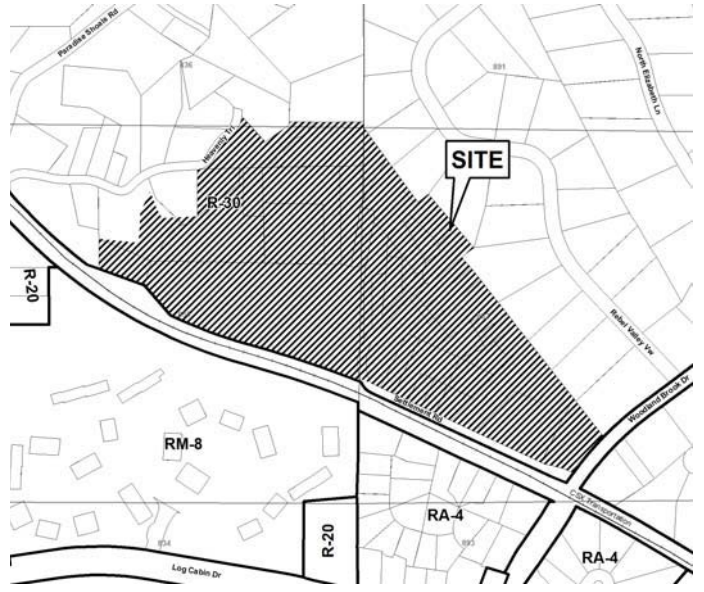
BOARD OF COMMISSIONERS DECISION

APPROVED _____ **MOTION BY** _____

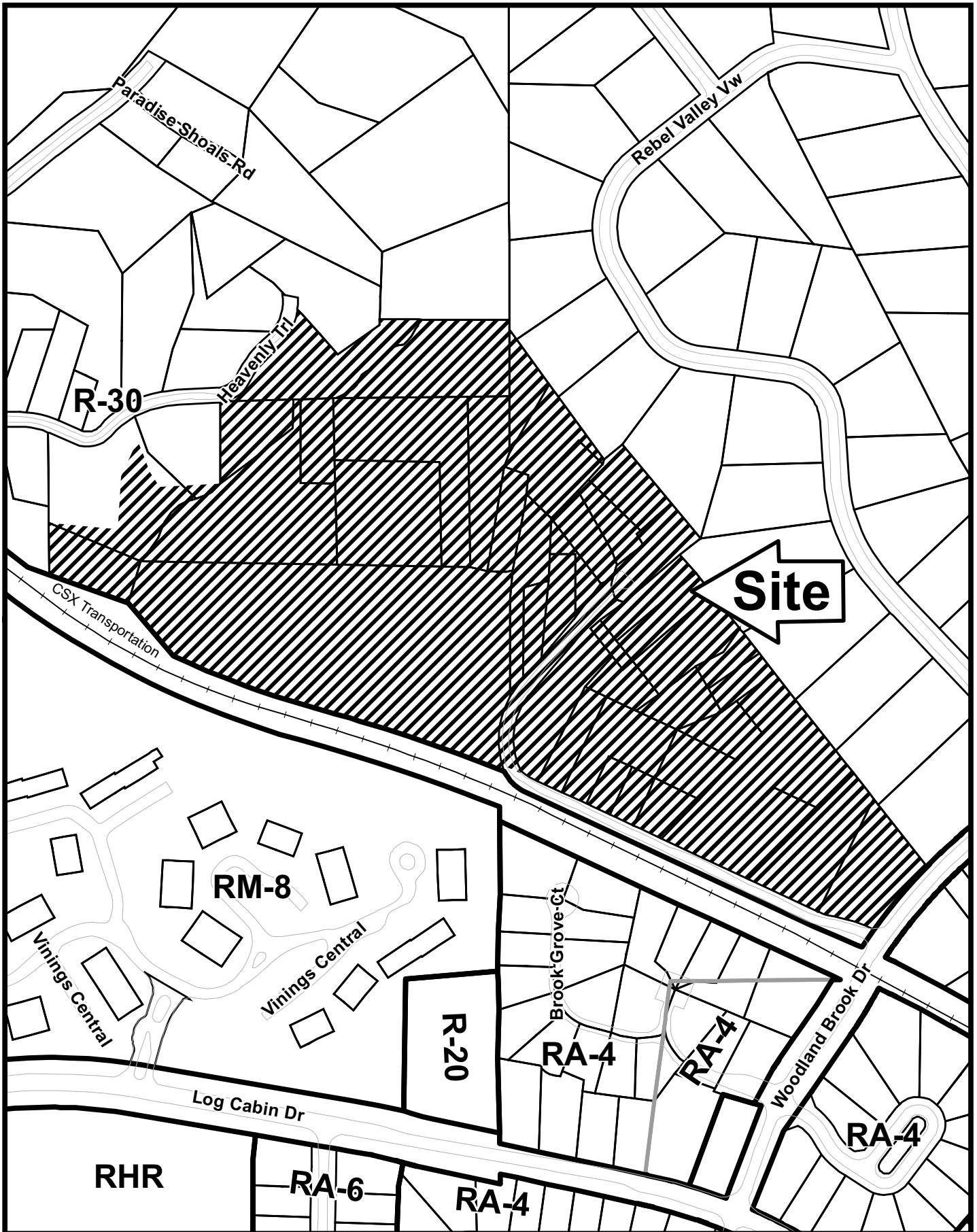
REJECTED _____ **SECONDED** _____

HELD _____ **CARRIED** _____

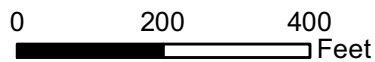
STIPULATIONS:



Z-34



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



- City Boundary
- Zoning Boundary

APPLICANT: John Wieland Homes and Neighborhoods, Inc. PETITION NO.: Z-34

PRESENT ZONING: R-30 PETITION FOR: R-20 OSC

ZONING COMMENTS: Staff Member Responsible: John Pederson and Jason Campbell

Land Use Plan Recommendation: Very Low Density Residential (VLDR) 0-2 upa

Proposed Number of Units: 45 **Overall Density:** 1.92 **Units/Acre**

Present Zoning Would Allow: 49(Nonconforming Lots) **Decrease of:** 4 **Units/Lots**

Applicant is requesting the R-20 OSC zoning category for the development of a single-family residential subdivision having 45 lots. The proposed houses will be custom built with four sided architecture and will range in price from \$700,000 and up. In keeping with the *Vinings Vision* Plan, the proposed site plan indicates that there will be 12.01 acres of open space preserved for the development. The proposed plan also indicates a 40-foot buffer abutting the R-30 property to the northeast, as well as private streets and a gated entry.

Cemetery Preservation: The Cobb Cemetery Preservation Ordinance and the County Development Standards for Cemeteries call for:

- A. Prepare a site plan identifying the full boundaries with a metes and bounds description.
- B. Provide a fifty (50) foot undisturbed natural buffer from the common property line; or a fifty (50) foot undisturbed natural buffer around the perimeter of the outermost burials of the cemetery; whichever provides the greatest protection for the cemetery. The outermost burials to be determined by a professional archaeologist (Cobb County Code 26-29 Section C). The archeology survey will locate all grave shafts and define the boundary. Member(s) of Cemetery Preservation Commission must be present during archaeology survey. Lots adjacent to the fifty (50) foot undisturbed natural buffer shall have setbacks in addition to the buffer. The fifty (50) foot undisturbed natural buffer shall be recorded as a conservation easement with the Cemetery Preservation Commission having third party right of enforcement.
- C. Provide uninhibited daylight access to the cemetery via at least a twenty (20) foot wide graveled easement to the cemetery with an area allotted for two (2) parking spaces from the nearest public road. The outer boundaries of this easement may be landscaped.
- D. A plat to be prepared by a registered surveyor denoting the location of all grave shafts, the cemetery property line, fence line and the access easement. The archaeology survey and the register surveyor’s plat **must** be submitted to the Cemetery Preservation Commission three (3) business days prior to any zoning hearing, or three (3) business days prior to Plan Review if the subject tract is not being rezoned.
- E. Provide and install a permanent six (6) foot chain link fence with gate on the outer perimeter of the fifty (50) foot undisturbed natural buffer. Fence must be 9 gauge with top and bottom rails, and fence posts must be set in concrete. Fence may be upgraded to vinyl coated chain link and/or wrought iron.
- F. Provide and install an orange protective fence on the outer perimeter of the fifty (50) foot undisturbed natural buffer before beginning construction. The protective fence to be maintained in good repair throughout the development phase of the project. At completion of the project, the orange protective fence shall be removed from the premises.
- G. Permanent signs stating CEMETERY PRESERVATION BUFFER – DO NOT DISTURB shall be erected at fifty (50) foot intervals along the outer perimeter of the fifty (50) foot undisturbed natural cemetery preservation buffer, the signs shall be visible at all times.
- H. Compliance with all State and local laws and ordinances.
- I. All Cemetery Preservation requirements must be Site Plan specific.

APPLICANT: John Wieland Homes and Neighborhoods, Inc. **PETITION NO.:** Z-34

PRESENT ZONING: R-30 **PETITION FOR:** R-20 OSC

PLANNING COMMENTS:

The applicant is requesting a rezoning from R-30 to R-20, OSC for purposes of single family residential. The 23.94 acre site is located at the northerly intersection of Woodland Brook Drive and Settlement Road.

Comprehensive Plan

The parcel is within a Very Low Density Residential (**VLDR**) category with R-30 zoning designation. The purpose of the (**VLDR**) category is to provide for housing, with densities of zero to two dwelling units per acre.

Open Space Requirement- Staff Analysis

Property Location: Settlement Rd. & Woodland Brooke Dr.

Land Lot/District: 892,835,836 / 17

Current Zoning: R-30

Proposed Use: R-20 OSC

Total Area: 23.94

Floodplain/Wetland Area/Cemetery: 0.5

Net Buildable Area: 23.44

Base Density Allowed: 1.75 upa

Base Density Allowed w/Bonus: 1.92 upa

Proposed Lots: 45

Net Density: 1.92 upa

Open Space Requirement: 8.38 acres or 35% for Bonus 9.22 acres or 38.5%

Open Space Provided: 12.01 acres or 50.2%

Min. Outside 100 Year Flood: N/A

Open Space in 100 Year Flood: N/A

Setbacks:

Front: 15'

Rear: 20'

Side: 5' with 15' minimum between Structures

Comments:

1. Must have Cobb Department of Transportation approve lighting plan if outdoor lighting (except for individual residential lots) is proposed
2. Any pedestrian easements should be signed as access points
3. Provide architectural renderings and description of the façade treatments that will be used on the proposed housing units
4. Proposed Site Plan stamp dated July 3, 2012 meets the OSC slope requirements

APPLICANT: John Wieland Homes and Neighborhoods, Inc.

PETITION NO.: Z-34

PRESENT ZONING: R-30

PETITION FOR: R-20 OSC

PLANNING COMMENTS: CONTINUED

- 5. The proposed site plan for Z-34 appears to be compatible with the Vinings Vision Plan. The proposed project is within the Vinings Residential Neighborhood character area, which is described as being under primarily R-30 with some R-30 non-conforming lots and some R-20 lots. The future land use is Very Low Density Residential, which creates lower density suburban characteristics. This project area is also specially noted in the Vinings Vision Plan. The master plan encourages that any future development should emphasize the preservation of open space, be compatible with surrounding homes and preserve the cemetery and Civil War earthwork on the property. See historic preservation comments below for further information.
- 6. A Restrictive Covenant or Conservation Easement must be recorded in the mandatory subdivision covenants and with Cobb Superior Court, thereby protecting "open space" from development in perpetuity as owned by the mandatory Home Owners Association.

Master Plan/Corridor Study
Vinings Vision Plan

Historic Preservation

The project is within the vicinity of known Civil War earthworks and the site of the St. John's Baptist Church. The church was demolished by the property owner in 2011 per a nuisance abatement claim. As part of the nuisance abatement process, Judge Bloom was presented possible mitigation measures for demolition of the church.

- 1. An archaeological survey has been completed on the St. John's Church cemetery and the Civil War earthwork located behind the former church building. However, due to the Civil War trenches and earthworks in the area, additional archaeological survey work is necessary on the remaining parcels associated with the rezoning and shall be completed prior to issuance of land disturbance permit. The archaeological survey should be submitted to the Historic Preservation for further review.
- 2. The existing Civil War earthwork, as identified by the archaeological survey completed by R. S. Webb & Associates (dated September 27, 2011) shall be preserved and protected. An undisturbed 50-foot buffer on all sides shall be retained, beginning at the stakes the archaeologist placed at the site. A split rail fence shall be erected at the edge of the buffer on all sides. The location of the earthwork should also be noted on the site plan for the project.
- 4. It is preferable that the parcel of the former St. John's Church building be set aside as green space and be identified as the location of the church building. The current site plan shows one lot encroaching on the footprint of the building.
- 5. The applicant will develop and install interpretive signage for the Civil War trench. The developer will also develop and install interpretive signage on St. John's Church and Cemetery, as well as the history of the Settlement Road African-American community. The signs will be coordinated with the Historic Preservation Planner and approved by the Cobb County Historic Preservation Commission. The signs will be placed on site at the location of the former church building, the cemetery and the Civil War trench.

APPLICANT: John Wieland Homes and Neighborhoods, Inc.

PETITION NO.: Z-34

PRESENT ZONING: R-30

PETITION FOR: R-20 OSC

PLANNING COMMENTS: CONTINUED

6. Additional stipulations may be required depending on the outcome of the additional archaeological survey.

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?

Yes No Not applicable

APPLICANT: John Wieland Homes and Neighborhoods, Inc.

PETITION NO.: Z-34

PRESENT ZONING: R-30

PETITION FOR: R-20 OSC

SCHOOL COMMENTS:

<u>Name of School</u>	<u>Enrollment</u>	<u>Capacity Status</u>	<u>Number of Portable Classrooms</u>
Teasley	711	Over	
Elementary Campbell	985	Under	
Middle Campbell	2,280	Under	

High

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

Additional Comments: Teasley Elementary School is currently severely over-crowded; therefore, approval of this zoning could adversely impact enrollment at Teasley Elementary School.

FIRE COMMENTS:

GATE: Gates securing fire apparatus access shall be a minimum 14 feet in clear width for a single lane and 20 feet for a double lane. Gate shall be swing or sliding type. Electric gates shall be equipped with a means of opening the gate by fire department personnel for emergency access (Knox Switch). Emergency opening devices shall be approved by the Cobb County Fire Marshal’s Office. (Cobb County Development Standards 401.08.02.1)

GUEST PARKING: When projects contemplate less than 20 foot separation between units, guest parking shall be provided or the streets shall be labeled as a fire lane.

APPLICANT John Wieland Homes and Neighborhoods, Inc.

PETITION NO. Z-034

PRESENT ZONING R-30

PETITION FOR R-20 OSC

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): **12" DI / E side of Woodland Brook Drive**

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: **On site**

Estimated Waste Generation (in G.P.D.): **ADF 7200 Peak= 18000**

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 Comments: Extension of public sewer to RR right-of-way required. Sewer also 150 ft to NE w/easements.

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: John Wieland Homes & Neighborhoods, Inc.

PETITION NO.: Z-34

PRESENT ZONING: R-30

PETITION FOR: R-20 OSC

STORMWATER MANAGEMENT COMMENTS

FLOOD HAZARD: YES NO POSSIBLY, NOT VERIFIED

DRAINAGE BASIN: Gilmore 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: Within stream buffers and adjacent to onsite streams.

- 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 the downstream receiving stream including several existing private driveway culverts and stream crossings at Rebel Valley View, North Elizabeth Lane and Sedberry Hill Court.

APPLICANT: John Wieland Homes & Neighborhoods, Inc.

PETITION NO.: Z-34

PRESENT ZONING: R-30

PETITION FOR: R-20 OSC

STORMWATER MANAGEMENT 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. The site is characterized by moderate slopes ranging from 8 to 25%. The site is drained by two small tributaries that flow through the site to the northeast which discharge through the Baker Clark Subdivision located just downstream. The entire stream buffer area for these streams is to be included in the proposed open space area. A conservation easement will be required to be recorded for protection of this buffer area.
2. The development is proposed to be a private subdivision. All detention ponds and stormwater infrastructure will be privately maintained. A maintenance agreement must be included in the subdivision covenants and adequate reserves created to maintain the system in perpetuity. Both detention facilities must have a 20-foot access easement provided for maintenance.

APPLICANT: John Wieland Homes and Neighborhoods, Inc. PETITION NO.: Z-34

PRESENT ZONING: R-30 PETITION FOR: R-20 OSC

COBB COUNTY DEPARTMENT OF TRANSPORTATION RECOMMENDATIONS

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
Woodland Brook Drive	5100	Minor Collector	35 mph	Cobb County	60'
Settlement Road	N/A	Local	25 mph	Cobb County	50'

Based on 2008 traffic counting data taken by Cobb County DOT (Woodland Brook Drive)

COMMENTS AND OBSERVATIONS

Woodland Brook Drive 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 consider entering into a development agreement pursuant of O.C.G.A. 36-71-13 for dedication of the following system improvements to mitigate traffic concerns: a) donation of right-of-way on the west side of Woodland Brook Drive, a minimum of 30' from the roadway centerline.

Recommend curb, gutter, and sidewalk along Woodland Brook Drive frontage.

Recommend a deceleration lane on Woodland Brook Drive for the entrance.

Recommend applicant verify that minimum intersection sight distance is available and if it is not, implement remedial measures, subject to the Department's approval, to achieve the minimum requirement of 390 feet.

Recommend applicant verify that minimum stopping sight distance on Woodland Brook Drive is available and if it is not, implement remedial measures, subject to the Department's approval, to achieve the minimum requirement of 250 feet.

Recommend the owner/developer/applicant petition the Board of Commissioners for abandonment of Settlement Road right-of-way.

Recommend if streets are private then be built to the Cobb County Standard Specifications.

Recommend 75' minimum separation between proposed access gate and right-of-way if the proposed streets are maintained as private.

Recommend railroad permits for all work that encroaches upon railroad right-of-way.

Recommend entrance configuration to be determined in Plan Review.

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

THIS

PAGE

INTENTIONALLY

LEFT

BLANK

STAFF RECOMMENDATIONS

Z-34

JOHN WIELAND HOMES AND NEIGHBORHOODS, INC.

- 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 character of the area includes many types of housing styles and densities. Area single family houses on R-30 size lots include Baker subdivision and Vinings Park subdivision that have densities of 1.1 units per acre (upa). Area single family houses on small lots zoned RA-4 include Brook Grove subdivision and Drummond subdivision that have densities of 3.9 upa and 2.71 upa, respectively. Area condominiums include Vinings Central condominiums that have a density of 8.2 upa.
- 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 single family residential use would be compatible with adjacent and nearby properties, and would provide a reasonable transition in density from the higher densities to the south, to the lower densities to the north. The applicant's proposal would be an improvement to this property which has had problems with dilapidated structures, illegal dumping and vandalism. Staff believes that 49 houses could be built on this property through the use of many of the non-conforming lots of record and legal size R-30 lots. If the property were developed under this scenario, then the resulting development could adversely affect the adjacent properties in the six following ways: 1) the development would have no organization or continuity as far as the streetscape or which way the houses face. 2) the development would not be required to install detention ponds, 3) the development would not be required to make road improvements to Woodland Brook Drive, 4) the development would not have required buffers in perpetuity adjacent to adjacent R-30 lots, 5) the development would not be required to preserve any Civil War trenches, and 6) the development will not have a limited grading plan and will not have a strong tree save plan.
- 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. Staff believes the proposal would be a reduction in obtainable density. The proposed plan will reduce clearing and grading. Additionally, the County will benefit from the stormwater and transportation related improvements.
- 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 in the Very Low Density Residential Land Use Category which allows for densities between zero to two units per acre. The proposed density is 1.92 units per acre, which is consistent with the Plan. The proposed development is compatible with the *Vinings Vision Plan*. The proposed project is within the Vinings Residential Neighborhood character area, which is described as being under primarily R-30 with some R-30 non-conforming lots and some R-20 lots. This project area is specially noted in the *Vinings Vision Plan*, which encourages that any future development should emphasize the preservation of open space, be compatible with surrounding homes and preserve the cemetery and Civil War earthwork on the property, which this project complies. Additionally, the applicant's proposal is in compliance with the Open Space Community (OSC) zoning criteria.

CONTINUED ON THE NEXT PAGE

STAFF RECOMMENDATIONS

Z-34

JOHN WIELAND HOMES AND NEIGHBORHOODS, INC. (CONTINUED)

- 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 will permit a residential use that is very similar to adjacent and nearby properties. The applicant's proposal does fit the character of the area. This property would provide a reasonable transition from the more intense uses to the lower intensity uses. The applicant's proposal would not adversely affect adjacent or nearby properties; approval of the request would eliminate the six concerns listed in paragraph B above. The applicant's proposal would have a positive effect on adjacent and nearby properties. The applicant's proposal is consistent with the *Cobb County Comprehensive Plan*, the *Vinings Vision Plan* and the OSC Zoning Code.

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

- Site plan received by the Zoning Division July 3, 2012, with the District Commissioner approving minor modifications;
- Historic Preservation comments;
- Cemetery Preservation comments;
- Planning Division comments;
- Fire Department comments;
- Water and Sewer comments and recommendations;
- Stormwater Management comments and recommendations;
- DOT comments and recommendations;
- Owner/developer to enter into a Development Agreement pursuant to O.C.G.A. §36-71-13 for dedication of system improvements to mitigate traffic concerns.

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-34

Sept- 2012

Summary of Intent for Rezoning

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

- a) Proposed unit square-footage(s): 2400 and up.
 - b) Proposed building architecture: Custom four sided architecture (elevations to follow)
 - c) Proposed selling prices(s): \$700,000 and up.
 - d) List all requested variances: Request site plan be approved as per OSC ordinance.
- _____

.....
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: n/a
- _____

.....
Part 3. Other Pertinent Information (List or attach additional information if needed)

Plan shows a density that conforms with the Future Land Use Map see the plan filed contemporaneously herewith.

.....
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).

n/a
