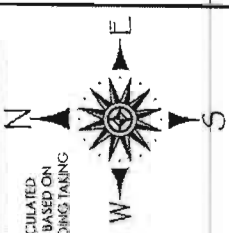


Z-59
(2017)



ALL BEARINGS ARE CALCULATED FROM ANGLES TURNED, BASED ON SINGLE MAGNETIC READING TAKEN IN FIELD.

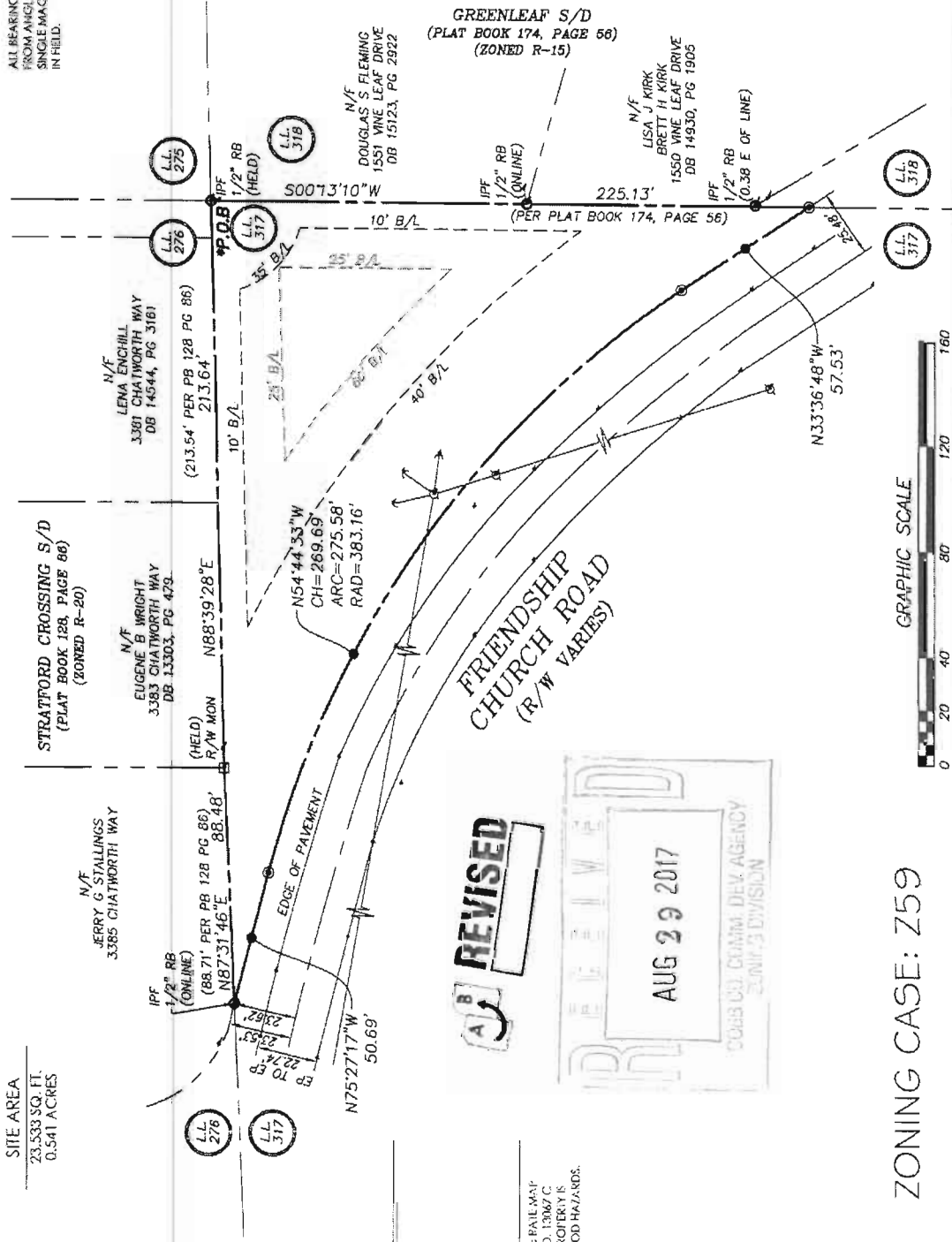
THIS SURVEY ONLY INCLUDES OR THAT ARE VISIBLE AND IS NOT RESPONSIBLE FOR UNDERGROUND UTILITIES OR OTHER OBJECTS THAT NOT APPARENT BY VISUAL OBSERVATION. I.E. UNDERGROUND GAS TANKS, GAS LINES, WATER, SEWER LINES, ETC.

THIS SURVEY WAS MADE WITHOUT THE BENEFIT OF A CURRENT TITLE COMMITMENT. FASUREMENTS AND ENCUMBRANCES MAY EXIST TO THE BENEFIT AND BURDEN THIS PROPERTY.

THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 10,000 FEET AND AN ANGULAR ERROR OF 5" PER ANGLE AND WAS ADJUSTED BY COMPASS RULE.

THE DATA SHOWN ON THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND WAS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 100,000 FEET.

INSTRUMENT USED: TOPCON 8000 SERIES PULSE LASER (ROBOTIC)
IN MY OPINION THIS PLAT IS A CORRECT REPRESENTATION OF THE LAND PLATED AND HAS BEEN PREPARED IN CONFORMITY WITH THE MINIMUM STANDARDS AND REQUIREMENTS OF THE LAW.



SITE AREA
23,533 SQ. FT.
0.541 ACRES

EXISTING ZONING - R-20
FRONT = 60'
SIDE = 30'
REAR = 50'
MIN. LOT AREA = 10,000 SQ. FT.
MIN. LOT WIDTH = 75'

PROPOSED ZONING - R-20
FRONT = 40'
SIDE = 10'
REAR = 35'
MIN. LOT AREA = 20,000 SQ. FT.
MIN. LOT WIDTH = 75'

SITE ADDRESS
1570 FRIENDSHIP CHURCH ROAD
POWDER SPRINGS, GEORGIA, 30128

BOUNDARY REFERENCES
1. SUBJECT DEED 11947, PAGE 3102
2. PLAT BOOK 48, PAGE 181
3. PLAT BOOK 174, PAGE 56
4. PLAT BOOK 128, PAGE 86
5. SEE ADJOINERS

FLOOD NOTE
AS PER THE FIRM, FLOOD INSURANCE FILING MAP, COBB COUNTY COMMUNITY PANEL NO. 13067 C D212 H DATED MARCH 10, 2013, THIS PROPERTY IS NOT IN AN AREA HAVING SPECIAL FLOOD HAZARDS.

- LEGEND**
- B/L BULL DOG SETBACK LINE
 - IPF IRON PIN FOUND
 - R/W RIGHT OF WAY
 - C CENTER LINE
 - P PROPERTY LINE
 - CLF CHAIN LINK FENCE
 - CTP CRIMPED TOP PIPE
 - RCF REINFORCED CONCRETE PIPE
 - CLF CHAIN LINK FENCE
 - HPPE HIGH DENSITY POLY ETHYLENE
 - SA SAWHAYT SEWER MANHOLE
 - FKA FORMERLY KNOWN AS
 - WA WATER MAIN
 - FI FIRE HYDRANT
 - CA SANITARY CLEANOUT



ZONING CASE: Z59

MERIDIAN GEOMATICS, LLC
land surveying -- residential & commercial
2115 Powers Ferry Rd
Marietta, Georgia 30067
phone: (770) 675-6197 -- survey@meridianllc.com

DWG. NO.	1-4947, PAGE 3102
S.C.D.	15th DISTRICT, 2nd SECTION
JOB NO.	COBB COUNTY, GEORGIA
DATE	02/24/2017
SCALE	1" = 40'

REZONING EXHIBIT for
MICHAEL MARTINEZ
PROJECT SITE: 1570 FRIENDSHIP CHURCH ROAD

APPLICANT: Nancy Kool Martinez

PHONE #: (678) 699-2259 EMAIL: nkool10@gmail.com

REPRESENTATIVE: Nancy Kool Martinez

PHONE #: (678) 699-2259 EMAIL: nkool10@gmail.com

TITLEHOLDER: Nancy M. Kool

PETITION NO: Z-59

HEARING DATE (PC): 10-03-17

HEARING DATE (BOC): 10-17-17

PRESENT ZONING: R-80

PROPOSED ZONING: R-20

PROPOSED USE: Single-family house

PROPERTY LOCATION: Northeast side of Friendship Church Road,
south of Chatsworth Way

(1570 Friendship Church Road)

ACCESS TO PROPERTY: Friendship Church Road

SIZE OF TRACT: 0.541 acres

DISTRICT: 19

PHYSICAL CHARACTERISTICS TO SITE: Undeveloped lot

LAND LOT(S): 317

PARCEL(S): 4 (East side)

TAXES: PAID X DUE _____

COMMISSION DISTRICT: 1

CONTIGUOUS ZONING/DEVELOPMENT

NORTH: R-20/ Stratford Crossing Subdivision

SOUTH: R-80/ Jesse Knight Subdivision

EAST: R-15/ Greenleaf Subdivision

WEST: R-80/ Jesse Knight Subdivision

Adjacent Future Land Use:

North: Very Low Density Residential (VLDR)

East: Very Low Density Residential (VLDR)

Southwest: Very Low Density Residential (VLDR)

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

PLANNING COMMISSION RECOMMENDATION

APPROVED _____ MOTION BY _____

REJECTED _____ SECONDED _____

HELD _____ CARRIED _____

BOARD OF COMMISSIONERS DECISION

APPROVED _____ MOTION BY _____

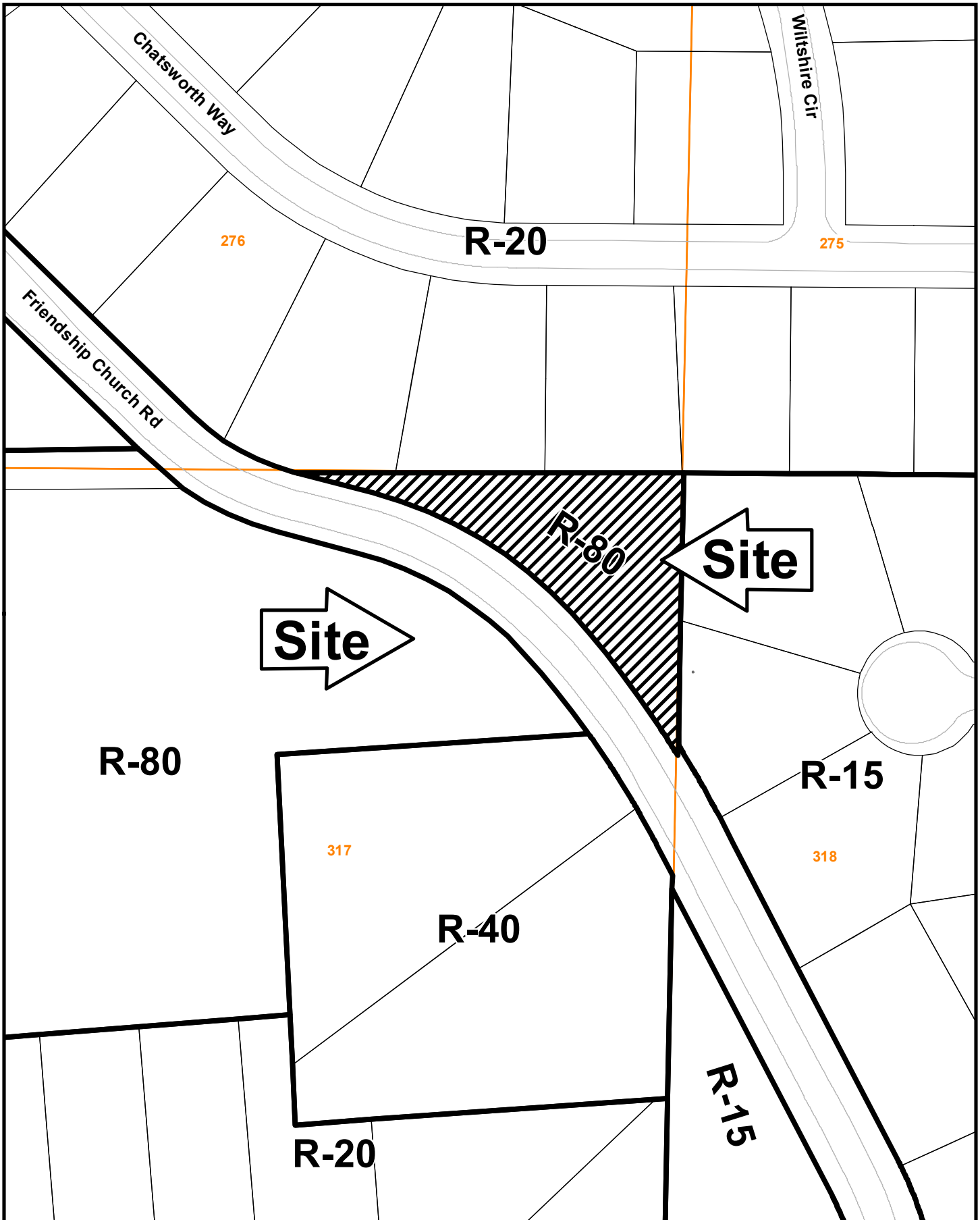
REJECTED _____ SECONDED _____

HELD _____ CARRIED _____

STIPULATIONS:



Z-59 2017-GIS



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

0 100 200 Feet

City Boundary
Zoning Boundary

APPLICANT: Nancy Kool Martinez

PETITION NO.: Z-59

PRESENT ZONING: R-80

PETITION FOR: R-20

ZONING COMMENTS:

Staff Member Responsible: Donald Wells

Land Use Plan Recommendation: Very Low Density Residential (0-2 units per acre)

Proposed Number of Units: 1 **Overall Density:** 1.84 **Units/Acre**

Staff estimate for allowable # of units: 0 **Units*** **Increase of:** 1 **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 the R-20 zoning district in order to build a single family home. The property was platted in the in 1969, and the R-80 zoning district was adopted in 1972. According to the 1969 plat, this property was considered one property with a public road splitting it. This property is well under the 80,000 square feet that R-80 requires, and the Board of Zoning Appeal cannot reduce the lot size no more than 25% than the underlying requirements. This application is required if the applicant intends to build a home on the existing lot. The applicant intends the house to be a minimum of 1,250 square feet. The applicant is not requesting any variances.

Cemetery Preservation: No comment.

APPLICANT: Nancy Kool Martinez

PETITION NO.: Z-59

PRESENT ZONING: R-80

PETITION FOR: R-20

SCHOOL COMMENTS:

<u>Name of School</u>	<u>Enrollment</u>	<u>Capacity Status</u>	<u>Number of Portable Classrooms</u>
Still	784	803	
Elementary Lovinggood	1415	1046	
Middle Hillgrove	2466	1912	

High

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

Additional Comments: Approval of this petition will not have an impact on the enrollment at Cobb County Schools.

APPLICANT: Nancy Kool Martinez

PETITION NO.: Z-59

PRESENT ZONING: R-80

PETITION FOR: R-20

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: Nancy Kool Martinez

PETITION NO.: Z-59

PRESENT ZONING: R-80

PETITION FOR: R-20

PLANNING COMMENTS:

The applicant is requesting a rezoning from R-80 to R-15 for the purpose of a single family house. The 0.541 acre site is located on the northeast side of Friendship Church Road, south of Chatsworth Way (1570 Friendship Church Road).

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)
Southwest: 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: Nancy Kool Martinez

PETITION NO.: Z-59

PRESENT ZONING: R-80

PETITION FOR: R-20

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?
- CZ (Clear Zone)
- APZ I (Accident Potential Zone I)
- APZ II (Accident Potential Zone II)
- Noise Zone
- Bird / Wildlife Air Strike Hazard (BASH) area

APPLICANT Nancy Kool Martinez

PETITION NO. Z-059

PRESENT ZONING R-80

PETITION FOR R-20

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 / SW side of Friendship Church 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:

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: 180' N in Chatsworth Way

Estimated Waste Generation (in G.P.D.): A D F= 160 Peak= 400

Treatment Plant: South Cobb

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 Sewer also 180' E in Vine Leaf Dr w/easement(s). Meets CCWS minimum requirements for
Comments: septic system

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: Nancy Kool Martinez

PETITION NO.: Z-59

PRESENT ZONING: R-80

PETITION FOR: R-20

STORMWATER MANAGEMENT COMMENTS

Site grading plan approval by Stormwater Management required prior to permitting.

APPLICANT: Nancy Kool Martinez

PETITION NO.: Z-59

PRESENT ZONING: R-80

PETITION FOR: R-20

TRANSPORTATION COMMENTS:

ROADWAY	ROADWAY CLASSIFICATION	SPEED LIMIT	JURISDICTIONAL CONTROL	MIN. R.O.W. REQUIREMENTS
Friendship Church Road	Minor Collector	35 mph	Cobb County	60'

ROADWAY	LOCATION	AVERAGE DAILY TRIPS	LEVEL OF SERVICE
Friendship Church Road	West of Kimble Drive	1,600	C

*Based on 2008 traffic counting data taken by Cobb County DOT for Friendship Church Road.
 Planning Level of Service based on available Average Daily Trips using GRTA guideline thresholds. Classification thresholds for LOS A and LOS B are not available for local roads from this data source.
 LOS C or D is acceptable based on GDOT Design Policy Manual criteria.*

COMMENTS AND OBSERVATIONS

Friendship Church 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 consider entering into a development agreement pursuant to 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 east side of Friendship Church Road, a minimum of 30' from the roadway centerline.

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

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

STAFF RECOMMENDATIONS

Z-59 NANCY KOOL MARTINEZ

- 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 surrounding properties in the area are all single family and are very similar in size.
- 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. Nearby properties are zoned single family and are developed with similar densities. This request will allow the applicant to build one single family home in keeping with adjacent uses.
- 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 development of very low density housing between one (0) and two and one-half (2) dwelling units per acre. The request which is for a single home, calculates to a density of 1.84 units per acre, which is within that range forecasted.
- 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 applicants proposal is consistent with adjacent and nearby properties. The proposal density would be compatible with adjoining properties. Adjoining properties on this side of Friendship Church Road are zoned R-15 and R-20. Nearby properties on the other side of Friendship Church Road are zoned R-15, R-40, and R-80.

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

1. Proposal meet all R-15 zoning criteria;
2. District Commissioner approval final house elevations;
3. Water and Sewer Division comments and recommendations;
4. Stormwater Management comments and recommendations;
5. Department of Transportation comments and recommendations; and
6. 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 concern.

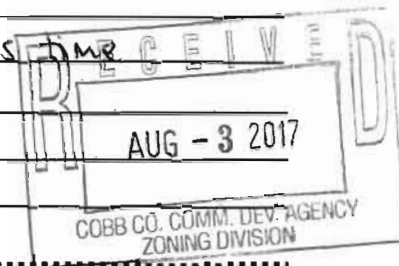
The recommendations made by the Planning and Zoning Staff are only the opinions of the Planning and Zoning Staff and are by no means the final decision. The Cobb County Board of Commissioners makes the final decisions on all Rezoning and Land Use Permits at an advertised public hearing.

Oct. 2017

Summary of Intent for Rezoning

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

- a) Proposed unit square-footage(s): 1250 square feet
- b) Proposed building architecture: unknown at this time,
single family residence
- c) List all requested variances: none available at this time



.....
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)

N/A

.....
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