



centerline
Surveying and Land Planning, Inc.

PHONE: (770) 424-0000 FAX: (770) 424-0000
1101 BANNER ROAD SUITE 1100 KENNESAW, GA 30144

Z-75
(2017)

110
LAND LOTS

NO.	DATE	REVISION DESCRIPTION

DATE PREPARED	
DESIGNED BY	
CHECKED BY	
PROJECT NO.	
SCALE	
BY	



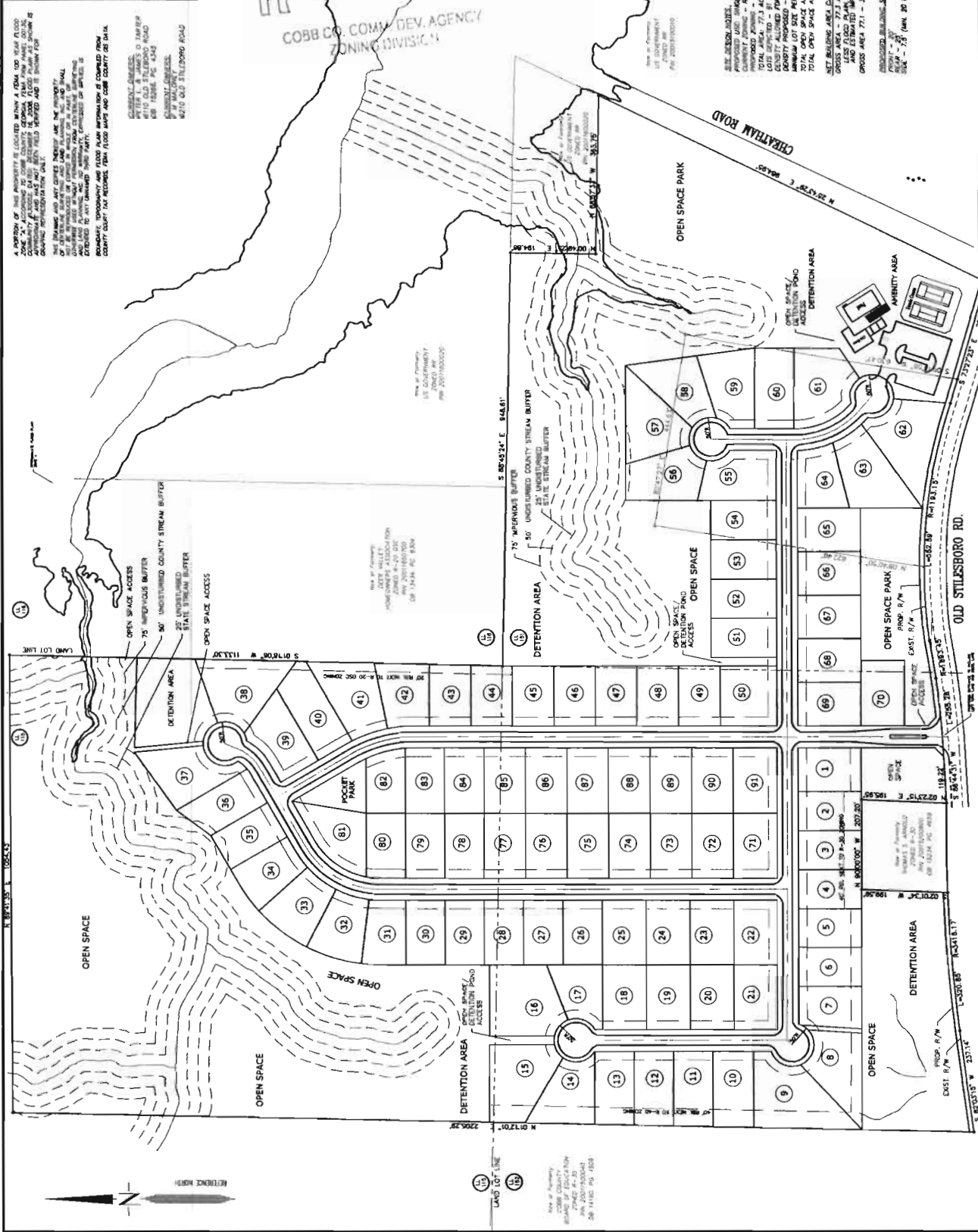
A PORTION OF THIS PROPERTY IS LOCATED WITHIN A FEMA 100 YEAR FLOOD ZONE. THE FLOOD ZONE IS SHOWN AS A SHADDED AREA ON THIS PLAN. THE FLOOD ZONE IS BASED ON THE 1985 FLOOD INSURANCE RATE STUDY (FIRMS) DATA. THE FLOOD ZONE IS BASED ON THE 1985 FLOOD INSURANCE RATE STUDY (FIRMS) DATA. THE FLOOD ZONE IS BASED ON THE 1985 FLOOD INSURANCE RATE STUDY (FIRMS) DATA.

THE SHADING AND ANY OTHER NOTICES ARE THE PROPERTY OF THE SURVEYOR AND SHOULD NOT BE USED FOR ANY OTHER PURPOSE. THE SHADING AND ANY OTHER NOTICES ARE THE PROPERTY OF THE SURVEYOR AND SHOULD NOT BE USED FOR ANY OTHER PURPOSE.

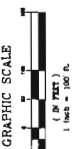
GENERAL NOTES:
 1. THIS PLAN IS BASED ON THE 1985 FLOOD INSURANCE RATE STUDY (FIRMS) DATA.
 2. THE FLOOD ZONE IS BASED ON THE 1985 FLOOD INSURANCE RATE STUDY (FIRMS) DATA.
 3. THE FLOOD ZONE IS BASED ON THE 1985 FLOOD INSURANCE RATE STUDY (FIRMS) DATA.

RECEIVED
 OCT 18 2017
 COBB CO. COMM. DEV. AGENCY
 ZONING DIVISION

REVISED



NET BUILDING AREA CALCULATIONS:
 GROSS AREA = 77.7 ACRES
 MINIMUM LOT SIZE PER ZONING ORD. = 1.000 SF
 TOTAL OPEN SPACE AREA PROPOSED = 31.6 ACRES (41%)
 AND ESTIMATED MINIMUM AVAILABILITY AREA
 GROSS AREA 77.1 = 37 ACRES = 74.1 NET BUILDABLE AREA
 MINIMUM = 27' (MIN. 20 FT BETWEEN STRUCTURES)
 DENSITY = 1.25 U/A



APPLICANT: Province Homes, LLC

PHONE #: (770) 509-7009 **EMAIL:** mblackwood@province.com

REPRESENTATIVE: J. Kevin Moore

PHONE #: (770) 429-1499 **EMAIL:** jk@mijs.com

TITLEHOLDER: Estate of Louise Chumley Maloney and Estate of Fred Marvin Maloney, Sr., and Testamentary Trust Under the Will of

Fred Marvin Maloney, Sr.; Peter L. Tarter and James O. Tarter

PROPERTY LOCATION: North side of Old Stilesboro Road, west side of Cheatham Road

ACCESS TO PROPERTY: Old Stilesboro Road

PHYSICAL CHARACTERISTICS TO SITE: Single-family house on wooded acreage

PETITION NO: Z-75

HEARING DATE (PC): 11-07-17

HEARING DATE (BOC): 11-21-17

PRESENT ZONING: R-30

PROPOSED ZONING: R-20/OSC

PROPOSED USE: Single-family Residential Subdivision

SIZE OF TRACT: 77.03 acres

DISTRICT: 20

LAND LOT(S): 115,151,152

PARCEL(S): 8,11,7

TAXES: PAID X **DUE** _____

COMMISSION DISTRICT: 1

CONTIGUOUS ZONING/DEVELOPMENT

NORTH: R-20/Allatoona High School; R-20/OSC Deer Valley; RR/Lake Allatoona Corps Property

SOUTH: R-30/Single-family houses

EAST: R-30/Single-family houses

WEST: R-30/Pickett's Mill Elementary School

Adjacent Future Land Use:

North: Public Institutional (PI), Rural Residential (RR), and Park/ Recreation / Conservation (PRC)

East: Rural Residential (RR)

South: Rural Residential (RR)

West: Public Institutional (PI)

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

PLANNING COMMISSION RECOMMENDATION

APPROVED _____ **MOTION BY** _____

REJECTED _____ **SECONDED** _____

HELD _____ **CARRIED** _____

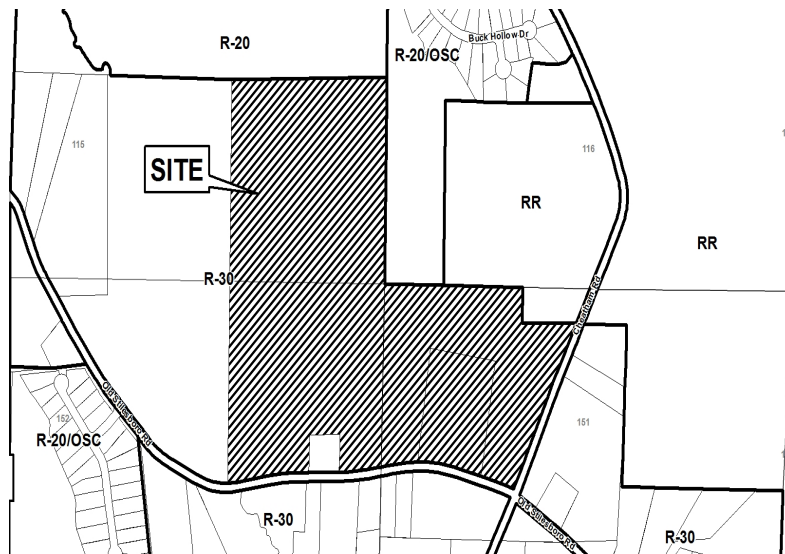
BOARD OF COMMISSIONERS DECISION

APPROVED _____ **MOTION BY** _____

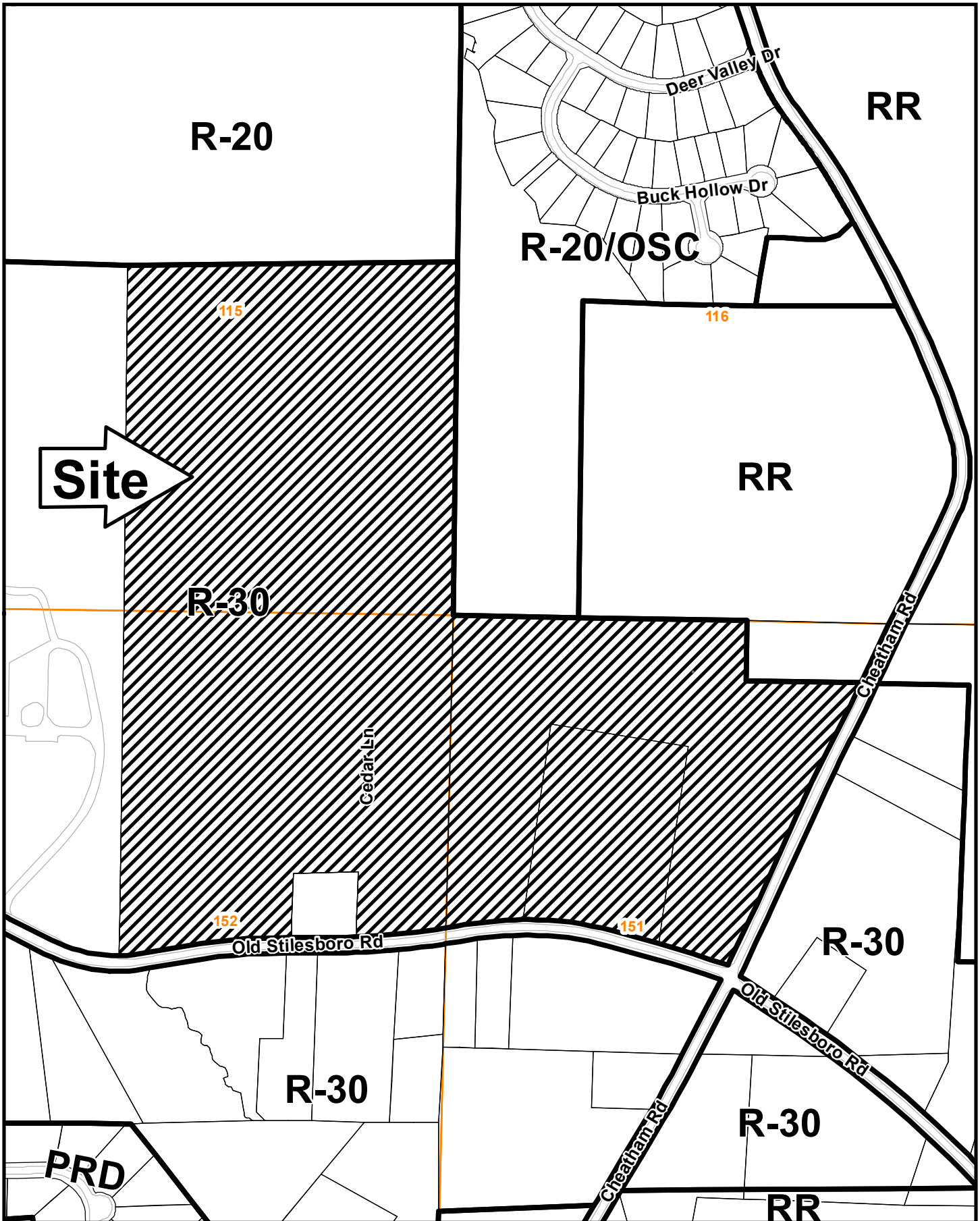
REJECTED _____ **SECONDED** _____

HELD _____ **CARRIED** _____

STIPULATIONS:



Z-75 2017-GIS



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

0 200 400 Feet

City Boundary
Zoning Boundary

APPLICANT: Province Homes, LLC

PETITION NO.: Z-75

PRESENT ZONING: R-30

PETITION FOR: R-20/OSC

ZONING COMMENTS:

Staff Member Responsible: Jason A. Campbell

Land Use Plan Recommendation: Rural Residential (RR)

Proposed Number of Units: 91 **Overall Density:** 1.23 **Units/Acre**

Staff estimate for allowable # of units: 81 **Units*** **Increase of:** 10 **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/OSC zoning district for the purpose of a 91-lot single-family subdivision. The proposed houses will be a minimum of 3,200 square feet, and possibly greater. The architecture will be European Traditional. The site plan indicates 31.8 acres (41%) of the property being set aside as open space.

The application will require the following contemporaneous variances:

1. Waiving the rear setback adjacent to existing residential from the required 40 feet to 25 feet; and
2. Waiving the required 10-foot landscape strip abutting residential subdivisions.

OSC Comments and Recommendations

Total Area: 77.3 acres

Floodplain/Wetland Area/Cemetery/Amenity Area: 3.2 acres

Net Buildable Area: 74.1

Density Allowed: 1.75 upa

Proposed Lots: 91

Net Density: 1.23 upa

Future Land Use: Rural Residential (0 to 1 upa)

Open Space Requirement: 27.1 acres or 35%

Open Space Proposed: 31.8 acres or 41%

Percentage of Open Space within Floodplain, Wetlands, & Lakes: 10%

Setbacks:

Front: 20'

Rear: 25'

Side: 7.5' (20' between buildings)

NOTE: Open Space community overlay plans are approved as site plan specific.

COMMENTS:

- 1.) According to code, a 10 foot natural landscaped buffer shall be provided on any exterior lot that abuts an existing subdivision. This requirement impacts lots 2 through 4 and 38 through 44. While 38 and 44 are adjacent to the Deer Valley subdivision, which is an OSC subdivision, they are directly contiguous to the open space portion of the neighborhood.
- 2.) OSC access points or easements must be signed as access points.
- 3.) Either on the plan or in a stipulation letter, please include language indicating fencing that is compatible with the architecture/landscaping/design of development shall be established along lot lines that are contiguous to open space. Exact location of fence placement along lots 38 and 40 through 44 shall be coordinated with the Deer Valley HOA.

APPLICANT: Province Homes, LLC

PETITION NO.: Z-75

PRESENT ZONING: R-30

PETITION FOR: R-20/OSC

ZONING COMMENTS (Continued)

4.) A conservation easement shall be recorded within the mandatory subdivision covenants and with Cobb Superior Court, thereby protecting the open space from development in perpetuity as owned by the mandatory homeowners association. A conservation easement application shall be submitted to the Planning Division prior to final plat approval.

RECOMMENDATIONS:

- 5.) Provide stipulation letter.
- 6.) Provide architectural renderings of proposed exterior design and façade treatments.

Cemetery Preservation: No comment.

APPLICANT: Province Homes, LLC

PETITION NO.: Z-75

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>
<u>Pickett's Mill</u>	<u>754</u>	<u>990</u>	<u> </u>
Elementary <u>Durham</u>	<u>1064</u>	<u>1046</u>	<u> </u>
Middle <u>Allatoona</u>	<u>1715</u>	<u>1912</u>	<u> </u>

High

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

Additional Comments: Approval of this petition will cause concern for CCSD, as it will result in an impact on the enrollment for schools already over capacity.

APPLICANT: Province Homes

PETITION NO.: Z-75

PRESENT ZONING: R-30

PETITION FOR: R-20/OSC

FIRE COMMENTS:

Modifications will be required to incorporate the Cobb County Fire Marshal's Office comments.

GUEST PARKING: We recommend the required guest parking be distributed in a manner to provide a guest parking space within 200-ft walking distance to each unit and each driveway be at least 2 vehicles wide and 20 feet deep as measured from the back of the sidewalk or curb, whichever is applicable.

APPLICANT: Province Homes, LLC
PRESENT ZONING: R-30

PETITION NO.: Z-75
PETITION FOR: R-20 / OSC

PLANNING COMMENTS:

The applicant is requesting a rezoning from R-30 to R-20 / OSC for the purpose of single-family residential subdivision. The 77.03 acre site is located on the north side of Old Stilesboro Road, east side of Cheatham 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 Rural Residential (RR) future land use category, with R-30 zoning designation. The purpose of the Rural Residential (RR) category is to provide for areas that are suitable for Cobb County’s lowest density housing development. Such areas include those difficult to sewer, furthest from major activity centers, public services, and transportation corridors, or have particular sensitive environment features or scenic value. The Rural Residential category provides for development that is zero (0) to one (1) unit per acre.

Specific Area Policy Guidelines:

There are no specific policy guidelines for this area in the Comprehensive Plan.

Adjacent Future Land Use:

North: Public Institutional (PI), Rural Residential (RR), and Park/ Recreation / Conservation (PRC)
East: Rural Residential (RR)
South: Rural Residential (RR)
West: Public Institutional (PI)

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: Province Homes, LLC

PRESENT ZONING: R-30

PETITION NO.: Z-75

PETITION FOR: R-20 / OSC

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 Province Homes, LLC

PETITION NO. Z-075

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): 6" DI / S side of Old Stilesboro

Additional Comments: Secondary feed required by Development Standards

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: 350' N in Cheatham Road

Estimated Waste Generation (in G.P.D.): A D F= 14,560 Peak= 36,400

Treatment Plant: Northwest

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 Comments: Easement encroachment agreement required from Army Corps of Engineers for proposed sewer in Cheatham Rd

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: Province Homes, LLC

PETITION NO.: Z-75

PRESENT ZONING: R-30

PETITION FOR: R-20/OSC

STORMWATER MANAGEMENT COMMENTS

FLOOD HAZARD: YES NO POSSIBLY, NOT VERIFIED

DRAINAGE BASIN: Little Allatoona Creek FLOOD HAZARD INFO: Zone A

- 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 and adjacent to stream channels

- 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 CONDITIONS

- 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 receiving streams.

APPLICANT: Province Homes, LLC

PETITION NO.: Z-75

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. This site is located at the northwest intersection of Old Stilesboro and Cheatham Roads. The site is predominately wooded and undeveloped with several small cleared pasture/homestead areas. Average slopes range from 5 to 25%. The majority of the site drains to the north into the floodplain of an unnamed tributary of Little Allatoona Creek. A small portion of the southwest corner of the site drains to the south also to Little Allatoona Creek via another small tributary.
2. Stormwater management will be provided by multiple facilities. An additional pond may be required in the vicinity of lots 38 & 39 to provide stormwater for this portion of the site.
3. The site is located within the 7-mile water intake buffer area for Lake Allatoona. The expanded buffer applies to the main tributary only that runs along the northernmost portion of the site. This expanded water quality buffer is a 100-foot undisturbed buffer with a 50-foot impervious setback. There appears to be sufficient site area in the undisturbed open space to allow for adequate buffer averaging to accommodate the proposed site layout.

APPLICANT: Province Homes, LLC

PETITION NO.: Z-75

PRESENT ZONING: R-30

PETITION FOR: R-20/OSC

TRANSPORTATION COMMENTS:

REVISED 10-19-17

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

ROADWAY	LOCATION	AVERAGE DAILY TRIPS	LEVEL OF SERVICE
Old Stilesboro Road	West of County Line Road	4,270	C

*Based on 2016AADT counting data taken by GDOT, as published on their website, for Old Stilesboro 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

Old Stilesboro 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 north side of Old Stilesboro 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 curb, gutter, and sidewalk along the frontage of Old Stilesboro Road.

Recommend a no access easement for the lots along the Old Stilesboro Road frontage.

As necessitated by this development, recommend Old Stilesboro Road access include a deceleration lane and left turn lane. Recommend location and design be determined during plan review, subject to Cobb County DOT approval.

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STAFF RECOMMENDATIONS

Z-75 PROVINCE HOMES, LLC

- 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 proposed subdivision would be suitable considering the other OSC developments that have been approved in this area.
- 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 proposes an R-20/OSC development with 91 lots containing a density of 1.23 units per acre. This area contains a mixture of single-family houses on larger lots and developed subdivisions. Other properties in the area are zoned RR, R-30, R-20/OSC and PRD. Nearby developments include: Cheatham Lake Phase 2 (zoned PRD at 1.57 units per acre); Ambrose Lake (zoned R-20/OSC at approximately 1.58 units per acre); and Deer Valley Subdivision (zoned R-20/OSC at 1.76 units per acre).
- 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, or utilities. However, the Cobb County School System has concerns that this proposal will have an impact on enrollment at schools already over capacity. 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 not in conformity with the policy and intent of the *Cobb County Comprehensive Plan*, which delineates this property as being in the Rural Residential (RR) land use category, having a density range of 0-1 unit per acre. The proposed development has a density of 1.23 units per acre. However, the proposed density is similar to other developed subdivisions in this area. The RR land use category includes properties difficult to sewer, furthest from major activity centers, public services, and transportation corridors, or have particular sensitive environment features or scenic values. It should be noted that the Board of Commissioners, in making land use decisions, use the future land use map as a guide in the decision-making process, but there are circumstances when decisions will be made that are contrary to this document based upon a change in market conditions, information unbeknownst to staff/community in the preparation of this document, or some other condition.
- 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 proposed density of 1.23 units per acre is in the range of densities of other subdivisions in this area. The applicant's proposal is consistent with, and compatible with, nearby residential subdivisions.

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

1. Site plan to be approved by the Board of Commissioners, with the District Commissioner approving minor modifications;
2. Lot sizes to meet the 13,000 square-foot requirement for R-20/OSC;
3. Fire Department comments and recommendations;
4. OSC comments and recommendations;
5. Water and Sewer Division comments and recommendations;
6. Stormwater Management Division comments and recommendations;

Z-75 PROVINCE HOMES, LLC (Continued)

7. Department of Transportation comments and recommendations; and
8. 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-75 (2017)

Hearing Dates: PC: 11/07/2017
BOC: 11/21/2017

Summary of Intent for Rezoning*

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

- a) Proposed unit square-footage(s): Minimum 3,200 square feet, and possibly greater
- b) Proposed building architecture: European Traditional
- c) List all requested variances: Waiver of 7.5 foot side setback between structures to 5 feet between structures.

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

- a) Proposed use(s): Not Applicable
- b) Proposed building architecture: Not Applicable
- c) Proposed hours/days of operation: Not Applicable
- d) List all requested variances: Not Applicable

.....
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).

None known at this time.

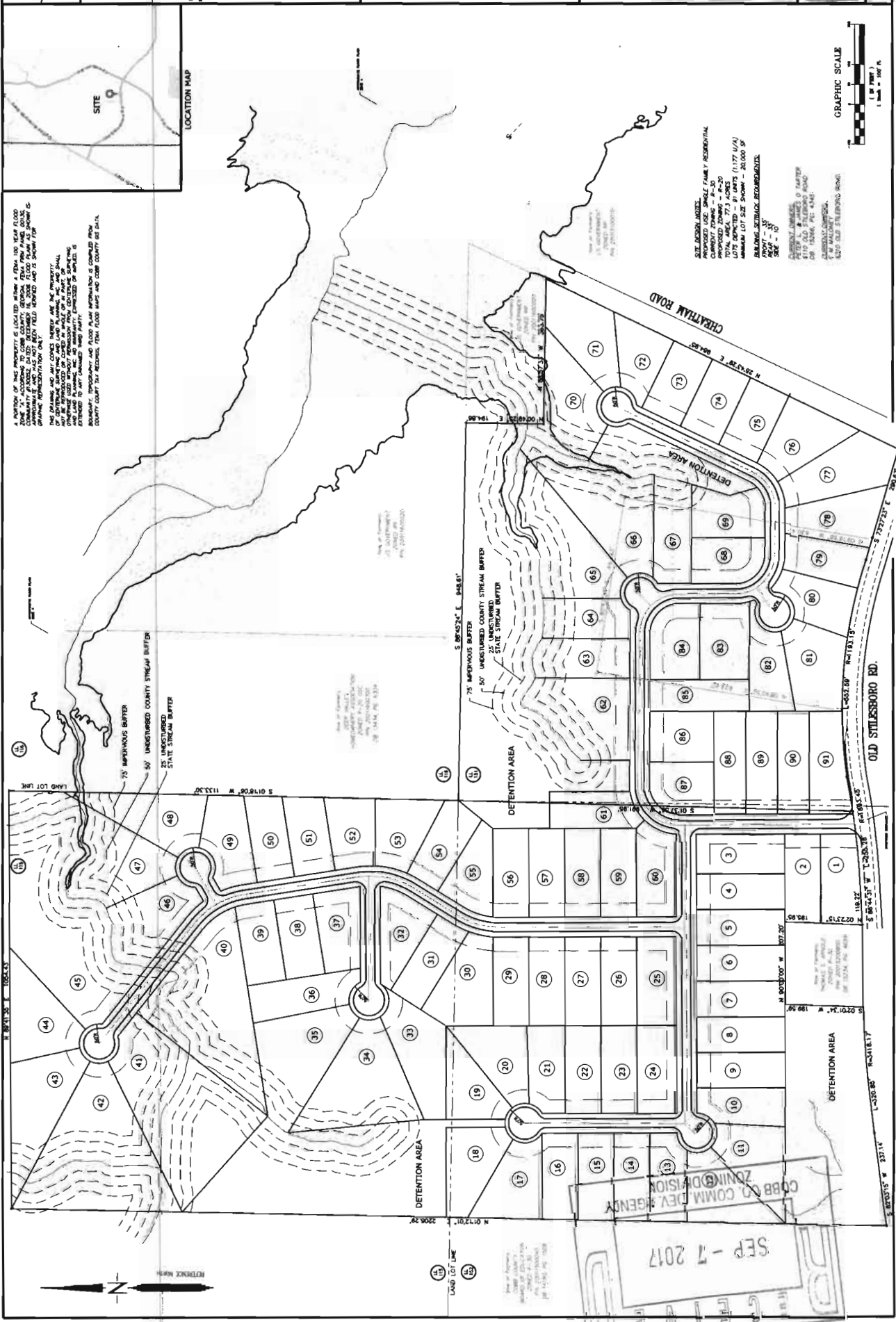
*Applicant specifically reserves the right to amend any information set forth in this Summary of Intent for Rezoning, or any other portion of the Application for Rezoning, at any time during the rezoning process.



centerline
Surveying and Land Planning, Inc.
1401 BIRCHWOOD DRIVE, SUITE 100, KENNESAW, GA 30144
PHONE: (770) 421-0222 FAX: (770) 421-2222

REZONING CONCEPTUAL PLAN FOR
OLD STILESBORO ROAD
COBB COUNTY, GEORGIA
LAND LOTS 115, 151, 151, 152, 207B3 DISTRICT, 2nd SECTION

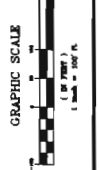
NO.	DATE	REVISION DESCRIPTION



PROPERTY OF THE PROPERTY IS AS SHOWN WITHIN A TEN YEAR PERIOD
ZONE "R" ACCORDING TO COBB COUNTY ZONING ORDINANCE FROM PERMITS AND
COMMUNITY DEVELOPMENT DEPARTMENT. THIS PLAN IS SUBJECT TO THE
APPLICABLE ZONING ORDINANCES AND ANY CHANGES THEREOF. THE
DRAWING AND ANY CONDITIONS THEREON ARE THE PROPERTY OF
CENTERLINE SURVEYING AND LAND PLANNING, INC. AND SHALL NOT BE
REPRODUCED OR COPIED IN ANY MANNER WITHOUT THE WRITTEN
CONSENT OF CENTERLINE SURVEYING AND LAND PLANNING, INC. ANY
VIOLATION OF THIS NOTICE SHALL BE CONSIDERED A VIOLATION OF
THE PROFESSIONAL ENGINEERING ACT. CENTERLINE SURVEYING AND
LAND PLANNING, INC. IS AN EQUAL OPPORTUNITY EMPLOYER. THIS
DOCUMENT, SPECIFICALLY AND FLOOD PLAIN INFORMATION IS CONTROLLED BY
COBB COUNTY AND REVISIONS FROM FLOOD MAPS AND COBB COUNTY ARE DATA.

SITE DESIGN NOTES:
1. ALL LOTS SHALL BE SINGLE FAMILY RESIDENTIAL.
2. MINIMUM LOT AREA SHALL BE 5000 SQ. FT.
3. PROPOSED ZONING - R-20
4. MINIMUM LOT SIZE SHOWN - 20,000 SQ. FT.
5. MINIMUM LOT SIZE SHOWN - 20,000 SQ. FT.
BUILDING SETBACK REQUIREMENTS:
FRONT - 30'
SIDE - 10'
REAR - 10'

CURRENT LOTS:
1. W. WILSON ST. & S. WILSON ST.
2. W. WILSON ST. & S. WILSON ST.
3. W. WILSON ST. & S. WILSON ST.
4. W. WILSON ST. & S. WILSON ST.
5. W. WILSON ST. & S. WILSON ST.



SEP - 7 2017
COBB COUNTY DEVELOPMENT DIVISION