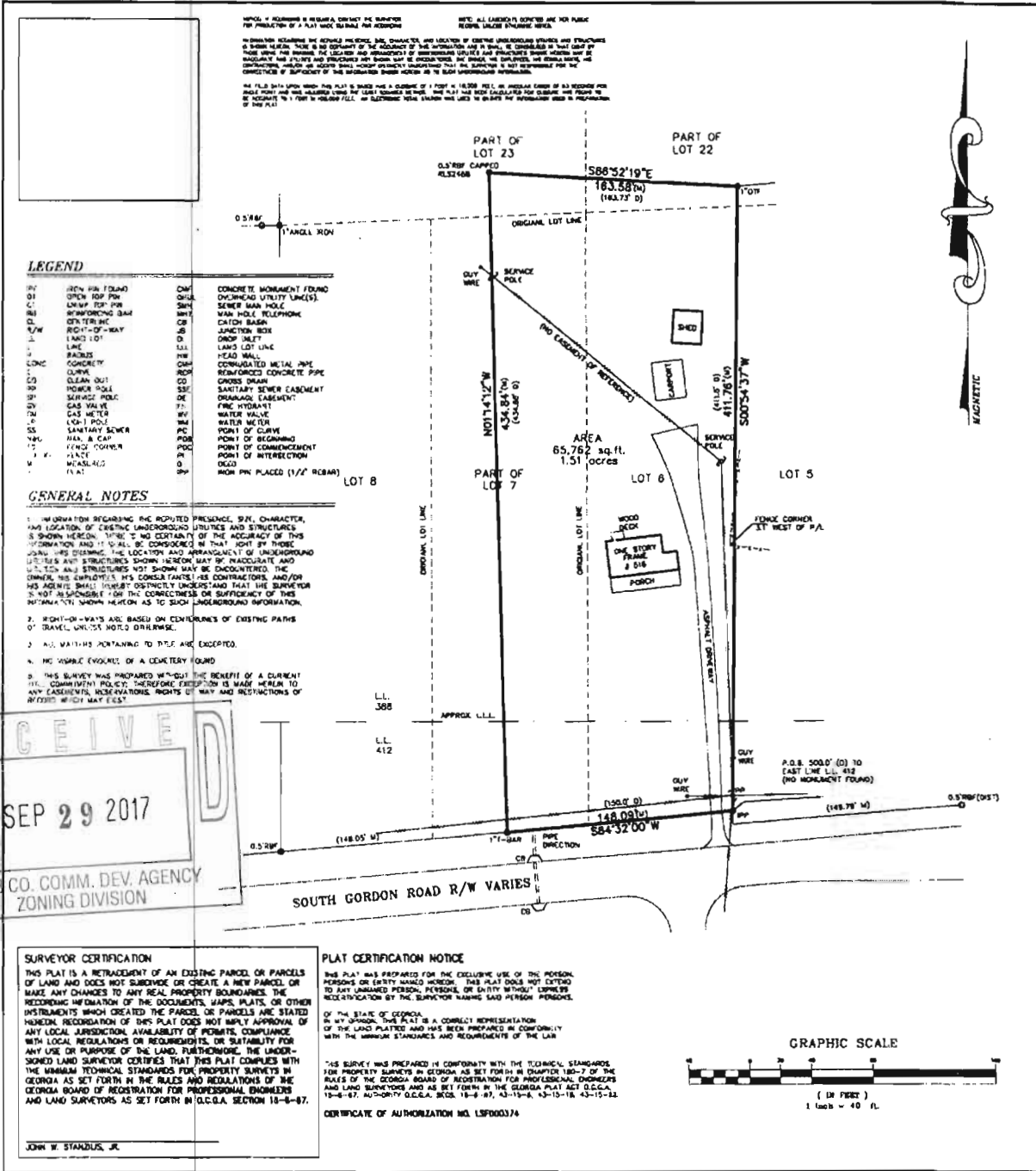


Z-78
(2017)



RECEIVED
SEP 29 2017
COBB CO. COMM. DEV. AGENCY
ZONING DIVISION

SURVEYOR CERTIFICATION

THIS PLAT IS A RETRACEMENT OF AN EXISTING PARCEL OR PARCELS OF LAND AND DOES NOT SURVEY OR CREATE A NEW PARCEL OR MAKE ANY CHANGES TO ANY REAL PROPERTY BOUNDARIES. THE RECORDING INFORMATION OF THE DOCUMENTS, MAPS, PLATS, OR OTHER INSTRUMENTS WHICH CREATED THE PARCEL OR PARCELS ARE STATED HEREON. RECORDATION OF THIS PLAT DOES NOT IMPLY APPROVAL OF ANY LOCAL JURISDICTION, AVAILABILITY OF PERMITS, COMPLIANCE WITH LOCAL REGULATIONS OR REQUIREMENTS, OR SUITABILITY FOR ANY USE OR PURPOSE OF THE LAND. FURTHERMORE, THE LICENSED LAND SURVEYOR CERTIFIES THAT THIS PLAT COMPLIES WITH THE MINIMUM TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA AS SET FORTH IN THE RULES AND REGULATIONS OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AS SET FORTH IN O.C.G.A. SECTION 18-8-87.

JOHN W. STANULUS, JR.

PLAT CERTIFICATION NOTICE

THIS PLAT WAS PREPARED FOR THE EXCLUSIVE USE OF THE PERSONS, PERSONS OR ENTITY NAMED HEREON. THIS PLAT DOES NOT EXTEND TO ANY UNNAMED PERSON, PERSONS, OR ENTITY WITHOUT EXPRESS RECONCILIATION BY THE SURVEYOR NAMED SAID PERSON, PERSONS, OR ENTITY.

OF THE STATE OF GEORGIA, I, THE SURVEYOR, CERTIFY THAT THIS IS A CORRECT REPRESENTATION OF THE LAND PLATTED AND HAS BEEN PREPARED IN CONFORMANCE WITH THE APPLICABLE STANDARDS AND REQUIREMENTS OF THE LAW.

THIS SURVEY WAS PREPARED IN CONFORMANCE WITH THE TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA AS SET FORTH IN CHAPTER 180-7 OF THE RULES OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND AS SET FORTH IN THE GEORGIA PLAT ACT O.C.G.A. 18-8-87, AUTHORITY O.C.G.A. SECS. 18-8-87, 43-15-8, 43-15-18, 43-15-22.

CERTIFICATE OF AUTHORIZATION NO. LSP000374



ABOUT THE GROUND AS SHOWN SURVEY PREPARED FOR: **MARIA GUZMAN**

OWNER / PURCHASER: **JOSE I. VASQUEZ**

DATE: **09/06/17**

LAND LOT: **386 & 412** 18th DISTRICT 2nd SECTION COBB COUNTY, GEORGIA

LOT: **6 & PART OF LOTS 7, 22 & 23** BLOCK

SURVEYOR: **R.K. COCHRAN & COCHRAN ESTATE**

SCALE: **1" = 40'**

PLAT BOOK: **14188** PAGE: **36**

3RD BOOK: **14188** PAGE: **3860**

SOLAR LAND SURVEYING COMPANY

P.O. BOX 723993 ATLANTA, GEORGIA 30339-0993

TELEPHONE (770) 794-9055 FAX (770) 794-9052

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ALL MATTERS PERTAINING TO TITLE ARE EXCEPTED

APPLICANT: Tifany B. Vasquez

PHONE #: (404) 734-9344 **EMAIL:** 1920tifany@yahoo.com

REPRESENTATIVE: Tifany B. Vasquez

PHONE #: (404) 734-9344 **EMAIL:** 1920tifany@yahoo.com

TITLEHOLDER: Tifany Vasquez; Nayeli Cedillo Diaz

PROPERTY LOCATION: north side of South Gordon Road, west of Mitchell Lane

(516 South Gordon Road)

ACCESS TO PROPERTY: South Gordon Road

PHYSICAL CHARACTERISTICS TO SITE: one-story house

CONTIGUOUS ZONING/DEVELOPMENT

NORTH: R-20/ R K Cochran Estates Subdivision

SOUTH: R-20/ E P Ellison Subdivision

EAST: R-20/ R K Cochran Estates Subdivision

WEST: R-20/ R K Cochran Estates Subdivision

PETITION NO: Z-78

HEARING DATE (PC): 12-05-17

HEARING DATE (BOC): 12-19-17

PRESENT ZONING: RA-5

PROPOSED ZONING: R-20

PROPOSED USE: single-family house
(existing)

SIZE OF TRACT: 1.51 acres

DISTRICT: 18

LAND LOT(S): 386,412

PARCEL(S): 24

TAXES: PAID X **DUE** _____

COMMISSION DISTRICT: 4

Adjacent Future Land Use:

North: MDR

East: MDR

South: MDR

West: MDR

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

PLANNING COMMISSION RECOMMENDATION

APPROVED _____ **MOTION BY** _____

REJECTED _____ **SECONDED** _____

HELD _____ **CARRIED** _____

BOARD OF COMMISSIONERS DECISION

APPROVED _____ **MOTION BY** _____

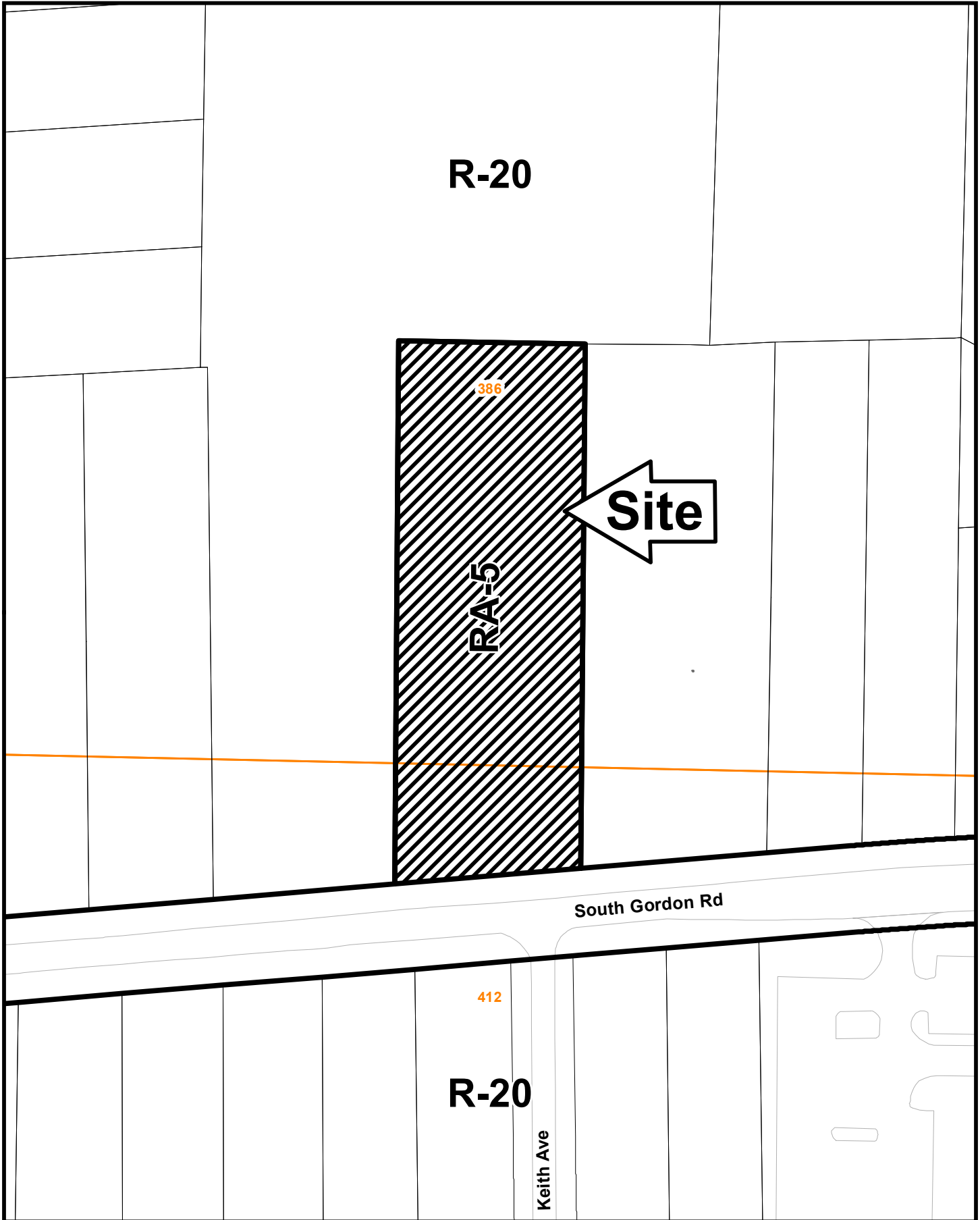
REJECTED _____ **SECONDED** _____

HELD _____ **CARRIED** _____

STIPULATIONS:



Z-78 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: Tifany B. Vasquez

PETITION NO.: Z-78

PRESENT ZONING: RA-5

PETITION FOR: R-20

ZONING COMMENTS:

Staff Member Responsible: Donald Wells

Land Use Plan Recommendation: Medium Density Residential (2.5-5 units per acre)

Proposed Number of Units: 1 **Overall Density:** .66 **Units/Acre**

Staff estimate for allowable # of units: 8 **Units* Decrease of:** 7 **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 use the existing house. The house was built in 1938 and the current owner intends to renovate the structure. The applicant intends to use the existing house and two accessory structures shown on the site plan. The property was rezoned in 2006 to RA-5 from R-20 with the intention of developing a 46 home subdivision with the adjoining property. That adjoining property was rezoned to R-20 a few years ago.

The applicant will require the following contemporaneous variance:

- Waive the minimum house size from 1200 square feet to 972 square feet.

Cemetery Preservation: No comment.

APPLICANT: Tifany B. Vasquez

PETITION NO.: Z-78

PRESENT ZONING: RA-5

PETITION FOR: R-20

SCHOOL COMMENTS:

<u>Name of School</u>	<u>Enrollment</u>	<u>Capacity Status</u>	<u>Number of Portable Classrooms</u>
<u>Riverside</u>	<u>609</u>	<u>527</u>	<u> </u>
Elementary			
<u>Riverside Intermediate</u>	<u>1236</u>	<u>973</u>	<u> </u>
<u>Lindley 6th Academy</u>	<u>502</u>	<u>708</u>	<u> </u>
<u>Lindley (7-8)</u>	<u>1055</u>	<u>1046</u>	<u> </u>
Middle			
<u>Pebblebrook</u>	<u>2535</u>	<u>1862</u>	<u> </u>

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.

APPLICANT: Tifany B. Vasquez

PETITION NO.: Z-78

PRESENT ZONING: RA-5

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: Tifany B. Vasquez

PETITION NO.: Z-78

PRESENT ZONING: RA-5

PETITION FOR: R-20

PLANNING COMMENTS:

The applicant is requesting a rezoning to allow the site to be used for a single family house (existing). The 1.51 acre site is located on the north side of South Gordon Road, west of Mitchell Lane (516 South Gordon 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

This application pertains to a site designated as Medium Density Residential (MDR) future land use category. The purpose of the MDR category is to provide for areas that are suitable for moderate density housing between two and one-half (2.5) and five (5) dwelling units per acre.

Specific Area Policy Guidelines:

In an effort to encourage residential revitalization, redevelopment along South Gordon Road, from Factory Shoals Road to Mableton Parkway, should include single-family detached structures to complement the existing neighborhoods in the area. To encourage redevelopment additional density may be provided as long as it does not exceed the maximum densities encouraged in the MDR category

Adjacent Future Land Use:

North MDR
East: MDR
South: MDR
West: MDR

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 South Cobb 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: Tifany B. Vasquez

PRESENT ZONING: RA-5

PETITION NO.: Z-78

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 www.cobbcounty.org/planning.

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 Tifany B. Vasquez

PETITION NO. Z-078

PRESENT ZONING RA-5

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 / N side of South Gordon Road

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: South Gordon Road frontage

Estimated Waste Generation (in G.P.D.): A D F= +0 Peak= +0

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 Health Dept approval required for continued use of existing septic system.
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: Tiffany B. Vasquez

PETITION NO.: Z-78

PRESENT ZONING: RA-5

PETITION FOR: R-20

STORMWATER MANAGEMENT COMMENTS

No comment.

APPLICANT: Tiffany B. Vasquez

PETITION NO.: Z-78

PRESENT ZONING: RA-5

PETITION FOR: R-20

TRANSPORTATION COMMENTS:

ROADWAY	ROADWAY CLASSIFICATION	SPEED LIMIT	JURISDICTIONAL CONTROL	MIN. R.O.W. REQUIREMENTS
South Gordon Road	Major Collector	40 mph	Cobb County	80'

ROADWAY	LOCATION	AVERAGE DAILY TRIPS	LEVEL OF SERVICE
South Gordon Road	East of Cochran Road	6,500	C

*Based on 2011 traffic counting data taken by Cobb County DOT for South Gordon 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

South Gordon Road is classified as a major 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 South Gordon Road, a minimum of 40' from the roadway centerline.

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

STAFF RECOMMENDATIONS

Z-78 TIFANY B. VASQUEZ

- 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. This request will in fact allow the applicant to renovate and maintain the property. The subdivision that was approved never came to fruition and ownership has changed several times since 2006.
- B. It is Staff's opinion that the applicant's rezoning proposal will not have an adverse effect on the usability of adjacent or nearby property. The house was built in 1938 and has been used as a residence since. This house was built prior to the surrounding developments.
- 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 as Medium Density Residential (MDR). The purpose of the Medium Density Residential (MDR) category is to provide for areas that are suitable for moderate density housing, between 2.5 and 5 dwelling units per acre. R-20 is permitted in MDR.
- 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 existing house will help keep the characteristics of this neighborhood. This request is consistent with contiguous zoning districts. The applicant's proposal will allow the applicant to maintain and improve the existing home.

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

1. Single family residential use only;
2. Fire Department comments and recommendations;
3. Water and Sewer Division comments and recommendations;
4. Stormwater Management Division 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 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.

Summary of Intent for Rezoning

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

- a) Proposed unit square-footage(s): 972 sf.
- b) Proposed building architecture: Same as is. CHANGE
Roof and General Repairs. (
- c) List all requested variances: NONE

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

- a) Proposed use(s): _____
- b) Proposed building architecture: _____
- c) Proposed hours/days of operation: _____
- d) List all requested variances: _____

.....
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).