

AUGUST 21, 2018 ZONING HEARING
“OTHER BUSINESS”
COMMISSION DISTRICT 3

ITEM OB-038

PURPOSE

To consider a reduction of required lot size for livestock from two-acres to 0.762-acres for Cecile Ferguson for property located on the south side of Blackwell Road, east of Mountain Ridge Drive, in Land Lot 344 of the 16th District (1632 Blackwell Road).

(Continued by Staff from the August 21, 2018 hearing until the September 18, 2018 hearing date)

BACKGROUND

The Board of Commissioners considers all reductions to minimum lot size pursuant to a code amendment to Sec. 134-271(7)(a) adopted on February 27, 2018. The subject property is zoned R-20 and has 33,182 square feet (0.762 acres). The request is to reduce the lot size from two acres to 0.762 acres for livestock. The animals would be kept in a 2,500 square-foot fenced enclosure in the center of the backyard (shown on the site plan). The enclosure would be approximately 20-feet off the eastern property line and approximately 30-feet off the western property line. The enclosure area would not be visible from the public street due to the existing house and greenhouse. The applicant would like to keep livestock (sheep and goats) on the property for two reasons. First, the animals provide therapy for an autistic child. Second, the applicant would use the animals to make homemade food such as milk, yogurt and cheese.

STAFF COMMENTS

Stormwater Management: This parcel size is insufficient to support the proposed number of livestock (chickens, sheep and goats). It is likely that this operation will result in non-point source pollution being discharged into the adjacent stream.

RECOMMENDATION

The Board of Commissioners conduct a Public Hearing and consider the proposed reduction of minimum lot size.

ATTACHMENT

Other Business application.

Application for "Other Business"

OB-038-2018

Cobb County, Georgia

(Cobb County Zoning Division - 770-528-2035)

BOC Hearing Date Requested: 8.21-18

Applicant: Cecile Ferguson Phone #: 678-698-7553
(applicant's name printed)

Address: 1632 Blackwell Road E-Mail: cef1632@gmail.com
Marietta, GA 30066

Cecile Ferguson Address: 1632 Blackwell Rd, Marietta, GA
(representative's name, printed) 30066

Cecile Ferguson Phone #: 678-698-7553 E-Mail: cef1632@gmail.com
(representative's name, printed)

Signed, sealed and delivered in presence of:
Jane [Signature]

Notary Public Jane [Signature] My commission expires: 12/11/2020

Titleholder(s): Cecile Ferguson Phone #: 678-698-7553
(property owner's name printed)

Address: 1632 Blackwell Road E-Mail: cef1632@gmail.com
Marietta, GA 30066

Cecile Ferguson
(Property owner's signature)

Signed, sealed and delivered in presence of:
W. Emile

Notary Public W. Emile My commission expires: 4/29/20

Commission District: 3 Zoning Case: V-49 (2018)
LUP-9 (2018)

Size of property in acres: 0.762 Original Date of Hearing: _____

Location: 1632 Blackwell Rd, Marietta, GA 30066
(street address, if applicable; nearest intersection, etc.)

Land Lot(s): 377 District(s): 16

State specifically the need or reason(s) for Other Business: I'm asking that

you waive the required lot size that

I can come into compliance to establish

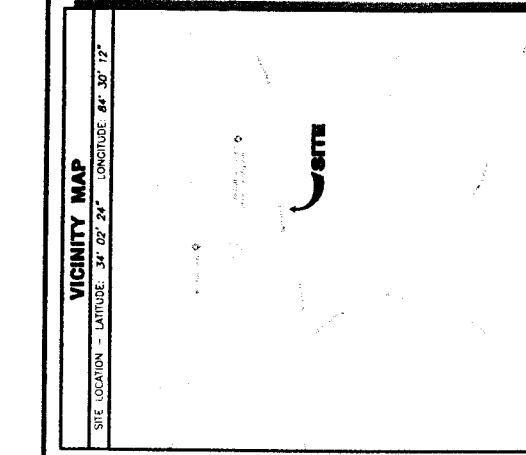
my backyard poultry as well as acquire

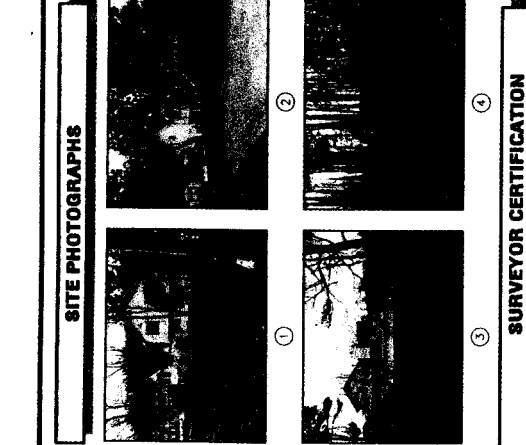
2 to 3 goats and sheep. My son is autistic

this need is both therapeutic as well

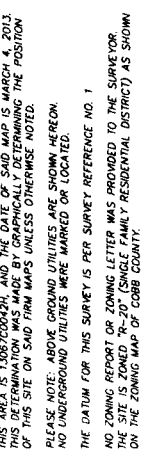
as medicinal purpose for the health and
healing of my son. See medical confirmation
of my son's health/dia.

(List or attach additional information if needed)

VICINITY MAP
 SITE LOCATION - LATITUDE: 34° 02' 24" LONGITUDE: 84° 30' 12"




GENERAL NOTES
 THIS SURVEY HAS BEEN PREPARED FOR THE EXCLUSIVE USE OF THE PERSON OR ENTITIES NAMED HEREON. NO EXPRESS OR IMPLIED WARRANTIES WITH RESPECT TO THE INFORMATION SHOWN HEREON IS TO BE EXTENDED TO ANY PERSONS OR ENTITIES OTHER THAN THOSE SHOWN HEREON.
 THIS SURVEY HAS BEEN PREPARED WITHOUT THE BENEFIT OF A CURRENT TITLE ASSESSOR REPORT, EASEMENTS OR OTHER ENCUMBRANCES MAY EXIST ON PUBLIC RECORD BUT NOT BE SHOWN HEREON.
 THIS PROPERTY IS NOT LOCATED IN A SPECIAL FLOOD HAZARD AREA BASED ON THE FLOOD INSURANCE RATE MAP FOR THIS AREA. THE MAP NUMBER FOR THIS AREA IS FIRM 17130C0001A. THE FLOOD HAZARD ZONE IS NOT SHOWN. THIS DETERMINATION WAS MADE BY GRAPHICALLY DETERMINING THE POSITION OF THIS SITE ON SAID FIRM MAPS UNLESS OTHERWISE NOTED.
 PLEASE NOTE: ABOVE GROUND UTILITIES ARE SHOWN HEREON. NO UNDERGROUND UTILITIES WERE MARKED OR LOCATED.
 THE DATUM FOR THIS SURVEY IS PER SURVEY REFERENCE NO. 1
 NO ZONING REPORT OR ZONING LETTER WAS PROVIDED TO THE SURVEYOR ON THE ZONING MAP OF COBB COUNTY.
 SIDE - 10 FEET; AND REAR - 35 FEET.
 PLEASE NOTE: ZONING AND SETBACKS SHOULD BE CONFIRMED AND VERIFIED BY PLANNING AND ZONING PRIOR TO DESIGN OR CONSTRUCTION ACTIVITIES.
 SURVEY REFERENCES
 1. PLAT OF NORTH RIDGE SUBDIVISION, UNIT ONE, PREPARED BY BUSH, STEED, & BODI, INC. DATED DECEMBER 1972, LAST REVISED, JANUARY 19, 1973, RECORDED IN PLAT BOOK 57, PAGE 32; COBB COUNTY RECORDS.

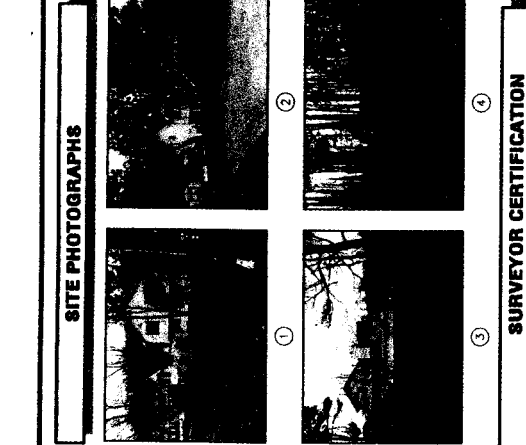
SURVEYOR CERTIFICATION
 This plat is a retracement of an existing parcel or parcels of land and does not subdivide or create a new parcel or make any changes to any maps, plats, or other instruments. The information of the documents, maps, plats, or other instruments referred to in this plat does not imply approval of any local jurisdiction, availability of permits, compliance with any local, state, or federal regulations, or suitability for any use or purpose of the land. The 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 Board of Professional Engineers and Land Surveyors and as set forth in G.C.G.A. Section 47-9-47.


N/F PROPERTY OF
CECILE E. FERGUSON
 DEED BOOK 1409 / PAGE 3616
TOTAL SITE AREA
 0.762 Acres
 33,182 sf
 ZONED R-20

N/F PROPERTY OF
LAZARO C. REYES
 DEED BOOK 1480 / PAGE 5954
 LOT 1, BLOCK "B"
 NORTH RIDGE

N/F PROPERTY OF
GLASHAN, LLC
 DEED BOOK 15207 / PAGE 4780
 LOT 10, BLOCK "B"
 NORTH RIDGE

N/F PROPERTY OF
AMERICAN HOME REAL ESTATE PARTNERSHIP II
 DEED BOOK 15502 / PAGE 546
 LOT 3, BLOCK "B"
 NORTH RIDGE



AS-BUILT BOUNDARY SURVEY OF
1632 Blackwell Road
 LOT 2, BLOCK "B" UNIT ONE, NORTH RIDGE SUBDIVISION
 FOR
CECILE E. FERGUSON

OB-038-2018

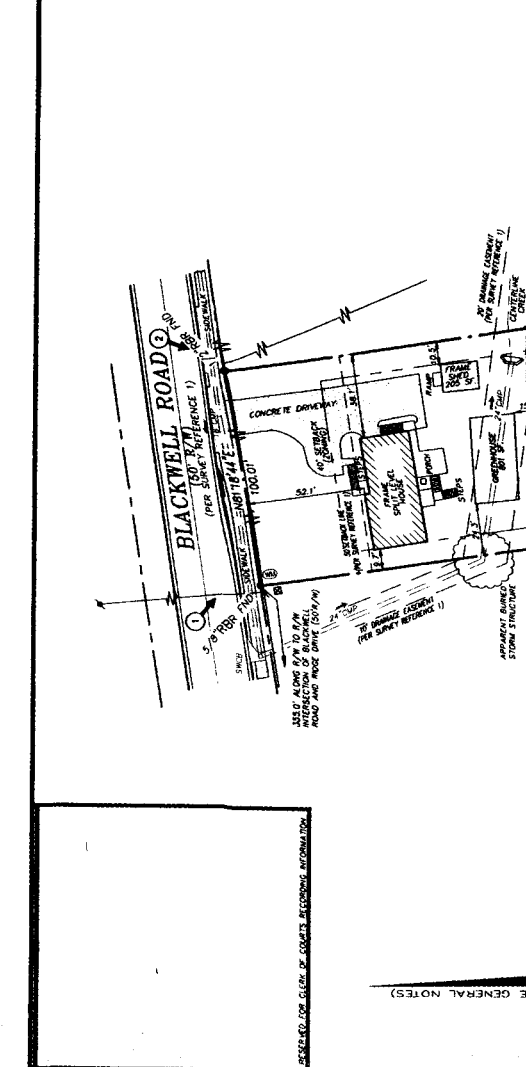
Proposed site plan

GS JOB NO:	20042088-02	DRAWING SCALE:	1" = 40'	SURVEY DATE:	02/28/2018
FELD WORK:	DT	STATE:	GEORGIA	NO. DATE:	
PROJ MGR:	CAJ	COUNTY:	COBB	DESCRIPTION:	
REVIEWED:	JRC	LAND LOT:	344		
DWG FILE:	20042088-02.dwg	DISTRICT:	16TH	SECTION:	2ND

RECEIVED
 APR 13 2018
 COBB CO. COMM. DEV. AGENCY
 ZONING DIVISION

THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND WAS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 500,000 FEET. SEE PLAT.

IF YOU DIG
 Know what's below.
 Call before you dig.
 Dial 811
 Or Call 800-282-7411



LEGEND

STANDARD ABBREVIATIONS	STANDARD SYMBOLS
BH BRICK HOUSE	9 TRAFFIC SIGNAL LIGHT
BL BUILDING SETBACK LINE	10 POWER POLE
CP CONCRETE PIPE	11 GUY WIRE
CM CORRUGATED METAL PIPE	12 POWER LINE
CO CONCRETE FOUNDATION	13 LIGHT POLE
CS SANITARY CLEANOUT	14 ELECTRIC TRANSFORMER
CTD CRIMPED TOP PIPE	15 WATER VAULT
DP DROP INLET	16 GAS VALVE
DWS DOUBLE WING CATCH BASIN	17 GAS METER
FNC FENCE	18 WATER VALVE
GN GAS METER	19 WATER METER
INV INVERT	20 FIRE HYDRANT
MH MANHOLE	21 UNDERGROUND ELECTRIC LINE
OP OVERHEAD POWER	22 UNDERGROUND GAS LINE
PP PERMANENT PIPE	23 UNDERGROUND WATER LINE
PR PIPE SET	24 UNDERGROUND WATER LINE
PW POINT OF BEGINNING	25 PHOTO POSITION INDICATOR
RCP REINFORCED CONCRETE PIPE	26 REGULAR PARKING SPACE
RR RAIN GUTTER	27 HANDICAP PARKING SPACE
RS SANITARY STACK	28 TREE POSITION INDICATOR
SS SINGLE WING CATCH BASIN	
SWB SWAMP	
TRANS TRANSFORMER	

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 33,182 sf
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GeoSurvey, Ltd.
 Land Surveying • 3D Laser Scanning
 1660 Barnes Mill Road
 Marietta, Georgia 30062
 Phone: (770) 795-9900
 Fax: (770) 795-8880
 www.geosurvey.com
 EMAIL: info@geosurvey.com
 Certificate of Authorization #LS-000821