

**SEPTEMBER 18, 2018 ZONING HEARING**  
**"OTHER BUSINESS"**  
**COMMISSION DISTRICT 3**

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**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 16<sup>th</sup> 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

Address: 1632 Blackwell Road

E-Mail: cef1632@gmail.com

(representative's name, printed)

(representative's signature)

Phone #: 678-698-7553

E-Mail: cef1632@gmail.com

Signed, sealed and delivered in presence of:

Notary Public

My commission expires: 12/11/2020

Titleholder(s): Cecile Ferguson

Phone #: 678-698-7553

Address: 1632 Blackwell Road

E-Mail: cef1632@gmail.com

(Property owner's signature)

Signed, sealed and delivered in presence of:

Notary Public

My commission expires: 4/25/20

Commission District: 3

Zoning Case: V-49 (2018)

Size of property in acres: 0.762

Original Date of Hearing: LUP-9 (2018)

Location: 1632 Blackwell Rd, Marietta, GA 30066

(street address, if applicable; nearest intersection, etc.)

Land Lot(s): 377

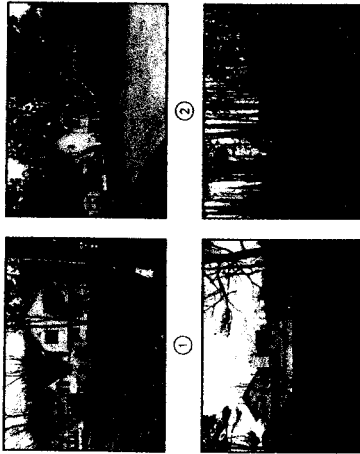
District(s): 16

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)

# SITE PHOTOGRAPHS



# 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 INSURANCE 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 THE FLOOD INSURANCE RATE MAP IS 1701. THE FLOOD INSURANCE RATE MAP IS AVAILABLE FOR VIEWING AT THE COBB COUNTY PLANNING AND ZONING DEPARTMENT, 400 WEST 10TH STREET, SUITE 100, ATLANTA, GEORGIA 30334. 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.

THE ZONING MAP OF COBB COUNTY IS AVAILABLE FOR VIEWING AT THE COBB COUNTY PLANNING AND ZONING DEPARTMENT, 400 WEST 10TH STREET, SUITE 100, ATLANTA, GEORGIA 30334. THE ZONING MAP IS ZONED "R-20" (SINGLE FAMILY RESIDENTIAL DISTRICT) AS SHOWN ON THE ZONING MAP OF COBB COUNTY.

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 & BOLD, INC. DATED DECEMBER 1972, LAST REVISED, JANUARY 19, 1973, AS RECORDED IN PLAT BOOK 57, PAGE 32, COBB COUNTY RECORDS.

# SURVEYOR CERTIFICATION

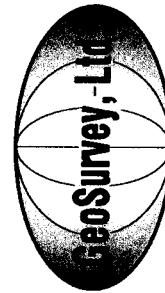
This plat is a representation of an existing parcel or parcels of land and does not subdivide or create a new parcel or make any changes to any existing parcel. The surveyor has reviewed the information of the documents, maps, plans, or other instruments, and has determined that the information stated herein, RECORDED, OF THIS PLAT DOES NOT IMPLY APPROVAL OF ANY LOCAL JURISDICTION, AVAILABILITY OF PERMITS, COMPLIANCE WITH ANY ZONING ORDINANCES, OR SUITABILITY FOR ANY USE OR PURPOSE OF THE LAND. Further, 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 State Board of Surveyors and as set forth in G.C.G.A. Section 15-2-01.



Craig A. Jennings  
Georgia Registered  
Land Surveyor # 3043

N/E PROPERTY OF  
**CECILE E. FERGUSON**  
DEED BOOK 1409 / PAGE 365

**TOTAL SITE AREA**  
0.762 Acres  
33,182 sq ft  
ZONED R-20

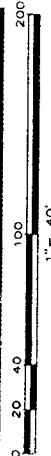


**Land Surveying • 3D Laser Scanning**  
1660 Barnes Mill Road  
Marietta, Georgia 30062  
Phone: (770) 795-9900  
Fax: (770) 795-8880  
www.geosurvey.com  
EMAIL: info@geosurvey.com  
Certificate of Authorization #LS-000821

# LEGEND

STANDARD ABBREVIATIONS	STANDARD SYMBOLS
BL BUILDING SETBACK LINE	9
BSL BUILDING SETBACK LINE	10
CA CORRUGATED METAL PIPE	11
CAF CONCRETE FOUNDATION	12
CAN CONCRETE MANHOLE	13
CMP CONCRETE MANHOLE	14
CN COMMUNICATIONS CABLE	15
CPT CRIMPED TOP PIPE	16
DIP DOUBLE END PIPE	17
DWCB DOUBLE WING CATCH BASIN	18
EM ELECTRIC METER	19
FM FLOW METER	20
GA GAS METER	21
GM GAS METER	22
GN GAS METER	23
JB JUNCTION BOX	24
MAH MANHOLE	25
MHP METAL HOLE PIPE	26
MP METAL PIPE	27
OP OVERHEAD POWER	28
OPW OVERHEAD WIRE	29
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# GRAPHIC SCALE



# CLOSURE STATEMENT

THE FIELD CLOSURE UPON WHICH THIS PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 33,182 FEET, AND WAS ADJUSTED USING THE LEAST SQUARES METHOD. A TRIMMED FIELD DATA, AND TRIMMED TSC-3 DATA COLLECTOR WERE USED TO COLLECT THIS FIELD DATA.

THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND WAS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 33,182 FEET.

# IF YOU DIG

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



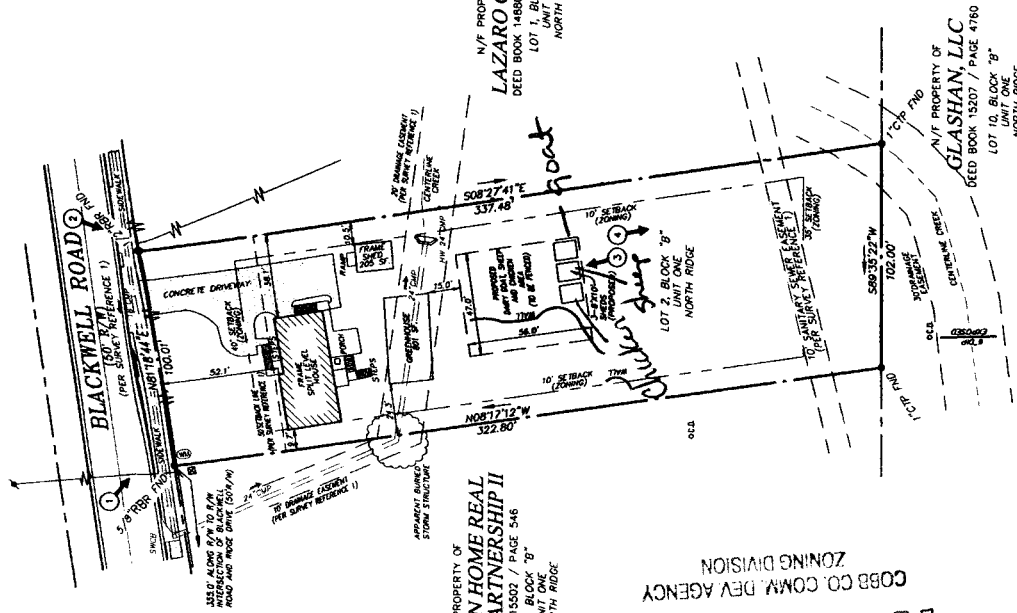
**RECEIVED**  
APR 13 2018  
COBB CO. COMM. DEV. AGENCY  
ZONING DIVISION



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

N/E PROPERTY OF  
**LAZARO C. REYES**  
DEED BOOK 14800 / PAGE 5954  
LOT 1, BLOCK "B"  
UNIT ONE  
NORTH RIDGE

N/E PROPERTY OF  
**GLASHAN, LLC**  
DEED BOOK 15207 / PAGE 4760  
LOT 10, BLOCK "B"  
UNIT ONE  
NORTH RIDGE



NORTH (SEE GENERAL NOTES)