

**DECEMBER 18, 2018 ZONING HEARING**  
**“OTHER BUSINESS”**  
**COMMISSION DISTRICT 3**

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**ITEM OB-67**

**PURPOSE**

To consider a reduction of minimum public road frontage for lots 2-6 for Duncan Land Investments, LLC for property located on the northeastern side of Ebenezer Road at Shaw Road, in Land Lot 377 of the 16<sup>th</sup> District (3520 Ebenezer Road).

**BACKGROUND**

The Board of Commissioners considers all reductions to minimum public road frontage pursuant to a code amendment to Sec. 134-271(7)(a) adopted on February 27, 2018. The subject property is zoned R-20 which requires 75' of public road frontage per lot. Proposed lots 3 and 5 are shown with no public road frontage. Proposed lots 2 and 4 are shown with 20' of public road frontage. Proposed lot 6 is shown with 32.6' of public road frontage. Lot 1 meets the road frontage requirement, and all lots would be accessed via a private road.

**STAFF COMMENTS**

**Stormwater Management:** Subject to Plan Review comments and approval of site grading plans.

**Water and Sewer:** An access & utility easement will be required for the public water and sewer to serve the proposed lots.

**Cobb DOT:** 1) Recommend applicant be required to meet all Cobb County Development Standards and Ordinances related to project improvements; 2) Recommend applicant coordinate with Cobb County DOT prior to development plan approval to ensure compatibility with the proposed SPLOST project X2743 – Ebenezer Road Sidewalk; 3) Recommend applicant verify that minimum intersection sight distance is available for Ebenezer Road access and if it is not, implement remedial measures, subject to the Department's approval, to achieve the minimum requirement of 390'; 4) Recommend curb and gutter along both sides and sidewalk along one side of proposed development roadway; 5) Recommend curb, gutter, and sidewalk along the Ebenezer Road frontage; 6) Recommend driveways be a minimum of 50 feet from Ebenezer Road; 7) Recommend development street either directly align or have an offset of a minimum of 125 feet from Shaw Road per Development Standard 401.10; 8) Recommend private streets be constructed to the Cobb County Standard Specifications.

**ITEM OB-67 (Continued)**

**RECOMMENDATION**

The Board of Commissioners conduct a Public Hearing and consider the proposed reduction of minimum public road frontage.

**ATTACHMENT**

Other Business application.

OB-67

# Application for "Other Business"

**Cobb County, Georgia**  
(Cobb County Zoning Division - 770-528-2035)

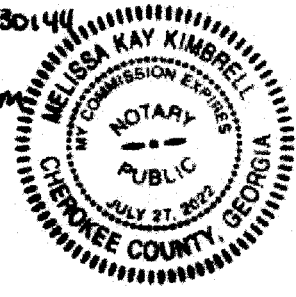
BOC Hearing Date Requested: 12-18-18

Applicant: Duncan Land Investments, LLC Phone #: 678-591-7624

Address: 4302 Farmbrook Ln. E-Mail: duncanlandinvest@yahoo.com

Richard Duncan Address: 4302 Farmbrook Ln. Kennesaw, GA 30144

[Signature] Phone #: 678-591-1108 E-Mail: duncanlandinvest@yahoo.com

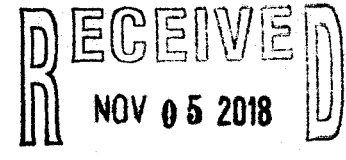


Signed, sealed and delivered in presence of:  
Melissa Kay Kimbrell My commission expires: July 27, 2022  
Notary Public

Titleholder(s): Brenda Gail Gibson Phone #: 770-993-0527

Address: 3520 Ebenezer Rd. Marietta E-Mail: bgg1958@yahoo.com

Brenda Gail Gibson 30064  
(Property owner's signature)



COBB CO. COMM. DEV. AGENCY  
ZONING DIVISION

Signed, sealed and delivered in presence of:  
K Murray My commission expires: 10/13/2021  
Notary Public

Commission District: Cherokee Zoning Case: \_\_\_\_\_

Size of property in acres: 3.131 acres Original Date of Hearing: \_\_\_\_\_

Location: 3520 Ebenezer Rd. Marietta, GA 30066

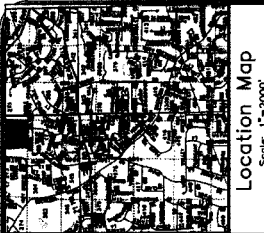
Land Lot(s): 377 District(s): 16<sup>th</sup>

State specifically the need or reason(s) for Other Business:  
To be able to use the current zoning  
of R-20, with a road on two private  
easements

(List or attach additional information if needed)



Proposed

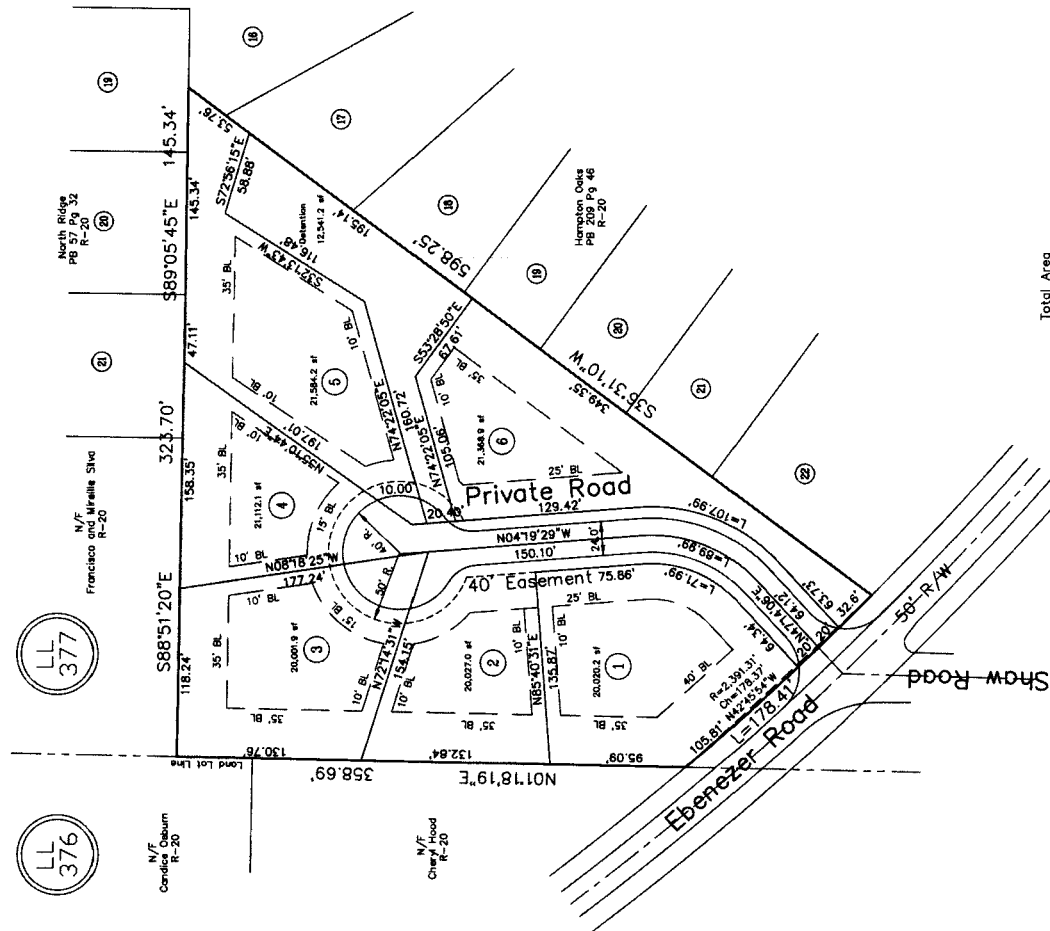


**RECEIVED**  
NOV 05 2018

COBB CO. COMM. DEV. AGENCY  
ZONING DIVISION

General Notes:

1. Boundary information taken from Survey For Brendo Gail Gibson, prepared by Habbits Land Surveying, Inc., 362 West Memorial Drive, Dallas, Georgia 30132.
2. There are no streams, state waters or wetlands located on this property.
3. There is not a cemetery on or adjacent to this property.
4. There are no Archaeological or Architectural Landmarks are known to exist on site.
5. Existing Zoning R-20 Proposed Zoning R-20  
Front Building Line 25'  
Side Building Line 10'  
Rear Building Line 25'  
Minimum Lot Size 20,000.0 Sq. Ft.
6. Total Number Lots = 6 Total Density = 1.92 Lots / Acre
7. Existing Improvements, Houses, Garage and Sheds to be Removed.
8. Request a Variance to allow up to 6 houses on two private easements.
9. Request Building Lines be adopted as shown on this plan.
10. This Property will not have a Colored Entrance.



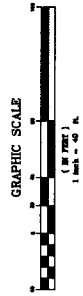
Total Area  
136,643.0 Sq. Ft.  
3.137 Acres



Larry D. Neese, PLS  
ENGINEERS PLANNERS SURVEYORS  
194 Cadence Trail  
Canton, Georgia 30115  
(770) 428 - 2122  
E-Mail: Lneese223@aol.com

REVISIONS

NO.	DESCRIPTION



SHEET

Preliminary Subdivision Plan  
**Ebenezer Place**  
Land Lot 377  
16th District 2nd Section  
Cobb County Georgia  
Field Date: 9-05-18  
Plot Date: 10-10-18 Scale: 1"=40'





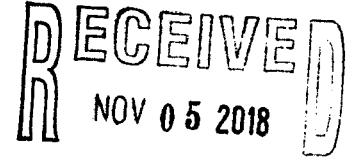
Printed: 10/30/2018

### Cobb County Online Tax Receipt

Thank you for your payment!

**CARLA JACKSON** TAX COMMISSIONER  
**HEATHER WALKER** CHIEF DEPUTY  
 Phone: 770-528-8600  
 Fax: 770-528-8679

Payer:  
BRENDA GIBSON



COBB CO. COMM. DEV. AGENCY  
ZONING DIVISION

**GIBSON BRENDA GAIL**

**Payment Date: 10/4/2018**

Tax Year	Parcel ID	Due Date	Appeal Amount	Taxes Due	
2018	16037700020	10/15/2018	Pay: N/A or	\$0.00	
Interest	Penalty	Fees	Total Due	Amount Paid	Balance
\$0.00	\$0.00	\$0.00	\$0.00	\$3,340.08	\$0.00



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