

DECEMBER 18, 2018 ZONING HEARING
“OTHER BUSINESS”
COMMISSION DISTRICT 1

ITEM OB-69

PURPOSE

To consider a reduction of minimum public road frontage for lot 2 for Preston D. Morris and Catherine R. Morris for property located at the western terminus of Placid Drive, in Land Lots 359 and 382 of the 19th District (4651 Placid Drive).

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. The applicant has 58’ of frontage for this 8.9-acre lot (Lot 2). This lot did receive a zoning variance in 1983 to have no road frontage. A new zoning variance is required since the applicant is altering the property lines to have some amount of frontage. If approved, all other zoning criteria would be met.

STAFF COMMENTS

No comments.

RECOMMENDATION

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

ATTACHMENT

Other Business application.

Application for "Other Business"

Cobb County, Georgia

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

BOC Hearing Date Requested: 12-18-18

OB-69

Applicant: Preston D MORRIS
Catherine R Morris
(applicant's name printed)

Phone #: 770 943 2082

Address: 4651 PLACIO DRIVE POWDER SPRINGS GA 30127

E-Mail: CATYMORRIS@aol.com

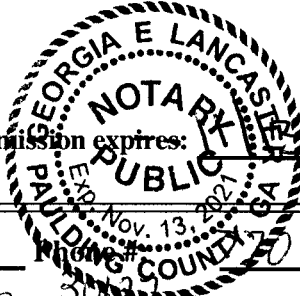
(representative's name, printed)
Preston D Morris
Catherine R Morris Address: 4651 PLACIO DR. POWDER SPRINGS GA 30127

Phone #: 770 943 2082 E-Mail: CATYMORRIS@aol.com
(representative's signature)

Signed, sealed and delivered in presence of:

Georgia Lancaster
Notary Public

My commission expires:



Titleholder(s): Preston D MORRIS
CATHERINE R MORRIS
(property owner's name printed)

Phone #: 770 943 2082

Address: 4651 PLACIO DRIVE POWDER SPRINGS GA

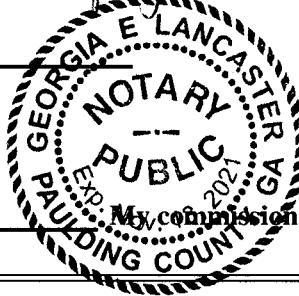
E-Mail: CATYMORRIS@aol.com

Preston D Morris
Catherine R. Morris
(Property owner's signature)

Signed, sealed and delivered in presence of:

Georgia Lancaster
Notary Public

My commission expires:



Commission District: 1

Zoning Case: variance from 1983 # V122

Size of property in acres: 8.963

Original Date of Hearing: V122 1983

Location: 4651 PLACIO DRIVE POWDER SPRINGS GA 30127
(street address, if applicable; nearest intersection, etc.)

Land Lot(s): 359 + 382

District(s):

State specifically the need or reason(s) for Other Business: I have 58 feet
Road frontage and need other business
(lot # 2)

(List or attach additional information if needed)

PLAT OF PARCEL RECONFIGURATION FOR
PRESTON D. MORRIS
CATHERINE R. MORRIS
 &
CYNTHIA R. PARTAIN
MICHAEL T. PARTAIN

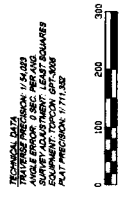
LOCATED IN LAND LOT 359 & 362, 18TH DISTRICT,
 2ND SECTION, COBB COUNTY, GEORGIA

4715 GOVANETT ROAD
 4651 PLACID DRIVE
 4640 TRANQUIL LANE

TOTAL AREA = 20.933 ACRES
 911,793 SQ. FT.

SITE PLAN REVIEW NUMBER: SPR-2018-00115

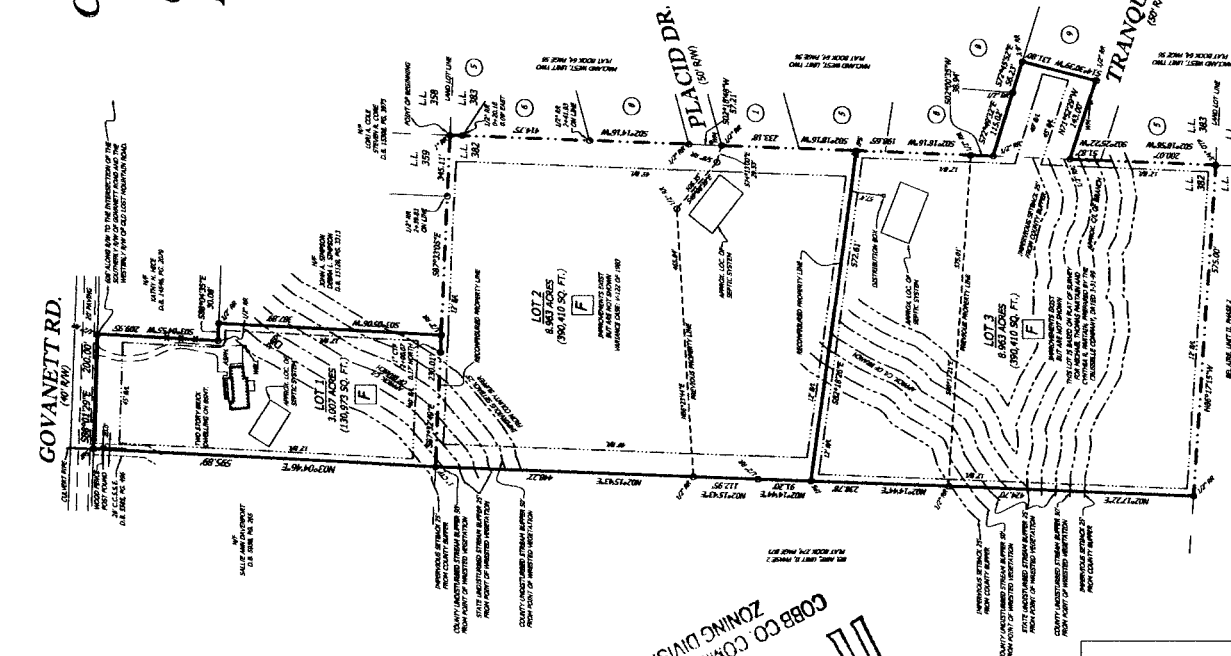
- F**
- 1. PRE-APPROVED ACCESS SHALL MEET THE FOLLOWING:
 - a. ALL DRIVEWAYS SHALL BE AT LEAST 7 FEET FROM CENTER OF MAIN DRIVEWAY.
 - b. DRIVEWAYS SHALL NOT BE EXCEED 10% AND THE ANGLE OF DEPARTURE FROM MAIN DRIVEWAY SHALL NOT EXCEED 90 DEGREES.
 - c. DRIVEWAYS SHALL BE EXCEEDED TO WITHIN 10% OF THE MOST REAR PORTION OF THE STRUCTURE.
 - d. DRIVEWAYS SHALL BE EXCEEDED TO WITHIN 10% OF THE MOST REAR PORTION OF THE STRUCTURE.
 - e. DRIVEWAYS SHALL BE EXCEEDED TO WITHIN 10% OF THE MOST REAR PORTION OF THE STRUCTURE.
 - 2. DRIVEWAYS SHALL BE EXCEEDED TO WITHIN 10% OF THE MOST REAR PORTION OF THE STRUCTURE.
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 - 19. DRIVEWAYS SHALL BE EXCEEDED TO WITHIN 10% OF THE MOST REAR PORTION OF THE STRUCTURE.
 - 20. DRIVEWAYS SHALL BE EXCEEDED TO WITHIN 10% OF THE MOST REAR PORTION OF THE STRUCTURE.



DATE	DESCRIPTION
07/24/18	APPROVED FOR SUBMITTAL
08/27/18	APPROVED FOR SUBMITTAL
10/02/18	APPROVED FOR SUBMITTAL

RUSSELLE COMPANY
 PROFESSIONAL LAND SURVEYORS
 1000 W. MARKET STREET, SUITE 100
 ALPHARETTA, GEORGIA 30004
 (770) 941-3000
 E-MAIL: RUSSELLE@RUSSELLE.COM

PROJ. NO. 00319 FILED COBB RECORDING
 PREL. SURVEY DATE: 04/02/18
 PLAT DATE: 02/27/18 SCALE: 1" = 100'



OWNER'S ACKNOWLEDGMENT:
 I, the undersigned, being the owner of the land shown on this plat, hereby certify that I am the owner of the land shown on this plat, and I acknowledge that the plat has been prepared from actual survey data, and that the plat is a true and correct representation of the land shown thereon. I hereby certify that the plat is a true and correct representation of the land shown thereon, and that I have no objection to the same being recorded in the public records of Cobb County, Georgia, and that I have no objection to the same being used for the purposes of the same. I hereby certify that the plat is a true and correct representation of the land shown thereon, and that I have no objection to the same being recorded in the public records of Cobb County, Georgia, and that I have no objection to the same being used for the purposes of the same.

COBB COUNTY BOARD OF SUPERVISORS:
 I, the undersigned, being the Board of Supervisors of Cobb County, Georgia, do hereby certify that the plat is a true and correct representation of the land shown thereon, and that I have no objection to the same being recorded in the public records of Cobb County, Georgia, and that I have no objection to the same being used for the purposes of the same.

COBB COUNTY ZONING DIVISION:
 I, the undersigned, being the Zoning Division of Cobb County, Georgia, do hereby certify that the plat is a true and correct representation of the land shown thereon, and that I have no objection to the same being recorded in the public records of Cobb County, Georgia, and that I have no objection to the same being used for the purposes of the same.

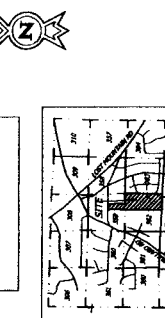
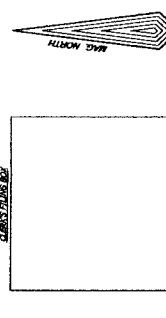
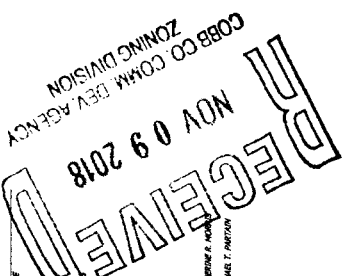
COBB COUNTY WATER SYSTEM:
 I, the undersigned, being the Water System of Cobb County, Georgia, do hereby certify that the plat is a true and correct representation of the land shown thereon, and that I have no objection to the same being recorded in the public records of Cobb County, Georgia, and that I have no objection to the same being used for the purposes of the same.

FLOOD STATEMENT:
 I, the undersigned, being the Flood Insurance Administrator of Cobb County, Georgia, do hereby certify that the plat is a true and correct representation of the land shown thereon, and that I have no objection to the same being recorded in the public records of Cobb County, Georgia, and that I have no objection to the same being used for the purposes of the same.

SURVEY REFERENCES:
 I, the undersigned, being the Surveyor of Cobb County, Georgia, do hereby certify that the plat is a true and correct representation of the land shown thereon, and that I have no objection to the same being recorded in the public records of Cobb County, Georgia, and that I have no objection to the same being used for the purposes of the same.

RECORDING INFORMATION:
 I, the undersigned, being the Recorder of Cobb County, Georgia, do hereby certify that the plat is a true and correct representation of the land shown thereon, and that I have no objection to the same being recorded in the public records of Cobb County, Georgia, and that I have no objection to the same being used for the purposes of the same.

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NOTICE:
 IF THE OWNER DESIRES TO FILE A COMPLAINT WITH THE BOARD OF SUPERVISORS OF COBB COUNTY, GEORGIA, REGARDING THIS PLAT, THE COMPLAINT MUST BE FILED WITHIN 30 DAYS OF THE DATE OF RECORDING OF THIS PLAT IN THE PUBLIC RECORDS OF COBB COUNTY, GEORGIA. IF THE OWNER DESIRES TO FILE A COMPLAINT WITH THE BOARD OF SUPERVISORS OF COBB COUNTY, GEORGIA, REGARDING THIS PLAT, THE COMPLAINT MUST BE FILED WITHIN 30 DAYS OF THE DATE OF RECORDING OF THIS PLAT IN THE PUBLIC RECORDS OF COBB COUNTY, GEORGIA.

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