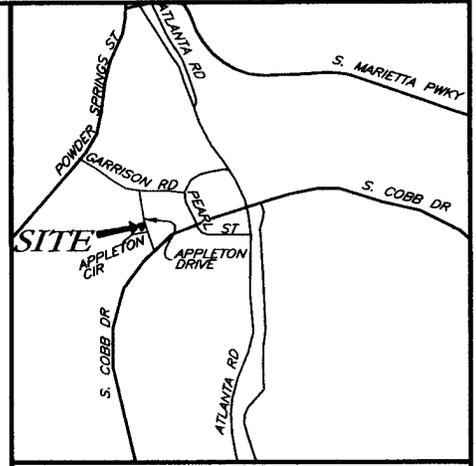
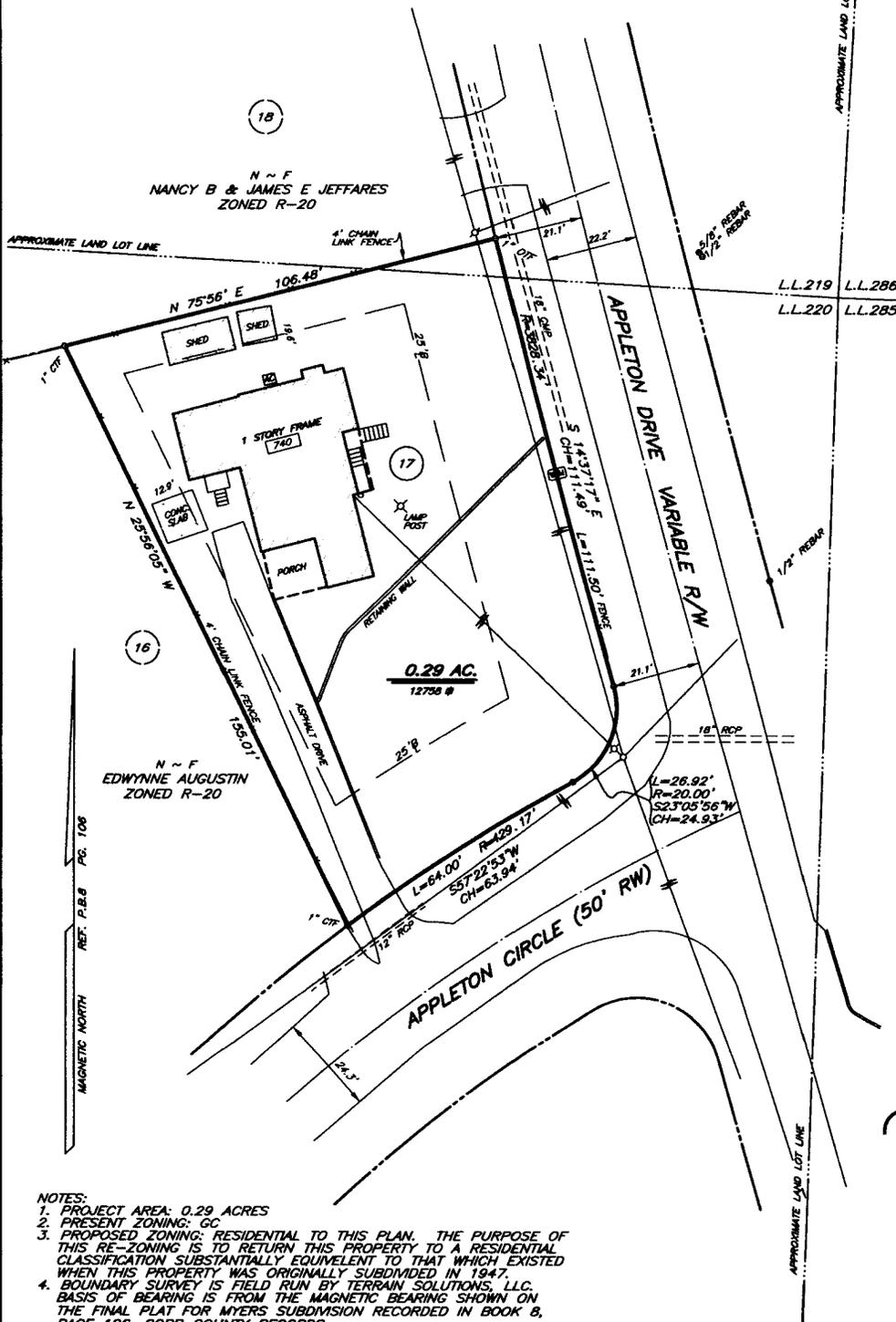


**Z-18
(2008)**



LOCATION MAP 1" = 2000'



LEGEND	
	P.P. - POWER POLE
	L.P. - LIGHT POLE
	F.H. - FIRE HYDRANT
	S.M. - SANITARY SEWER MANHOLE
	W.M. - WATER METER
	G.M. - GAS METER
	RBS - REINFORCING BAR SET
	RFB - REINFORCING BAR FOUND
	CTF - CRIMP TOP PIPE FOUND
	OTF - OPEN TOP PIPE FOUND
	R/W MON. - RIGHT-OF-WAY MONUMENT
	TYPE OF FENCE
	J.B. - JUNCTION BOX
	D.I. - DROP INLET / YARD INLET
	C.B. - CATCH BASIN
	R.C.P. - REINFORCED CONCRETE PIPE
	C.M.P. - CORRUGATED METAL PIPE
	F.F.E. - FINISHED FLOOR ELEVATION
	WV - WATER VALVE
	SOUTHERN BELL MANHOLE
	STREET ADDRESS
	TELEPHONE BOX
	HW - HEADWALL
	POWERBOX
	OVERHEAD POWER LINES
	WATER LINE
	UNDERGROUND TELEPHONE LINE
	GAS LINE
	UNDERGROUND ELECTRICAL LINE

RECEIVED
MAR 5 2008
COBB CO. COMM. DEV. AGENCY
ZONING DIVISION



- NOTES:
- PROJECT AREA: 0.29 ACRES
 - PRESENT ZONING: GC
 - PROPOSED ZONING: RESIDENTIAL TO THIS PLAN. THE PURPOSE OF THIS RE-ZONING IS TO RETURN THIS PROPERTY TO A RESIDENTIAL CLASSIFICATION SUBSTANTIALLY EQUIVALENT TO THAT WHICH EXISTED WHEN THIS PROPERTY WAS ORIGINALLY SUBDIVIDED IN 1947.
 - BOUNDARY SURVEY IS FIELD RUN BY TERRAIN SOLUTIONS, LLC. BASIS OF BEARING IS FROM THE MAGNETIC BEARING SHOWN ON THE FINAL PLAT FOR MYERS SUBDIVISION RECORDED IN BOOK 8, PAGE 106, COBB COUNTY RECORDS.
 - MINIMUM LOT WIDTH: 75'
 - SETBACKS: FRONT - 25'
REAR - 10'
SIDE - 10'
 - THERE ARE NO ARCHITECTURAL, ARCHEOLOGIC OR CULTURAL AREAS, HISTORIC AREAS, CEMETERIES, WETLANDS, STATE WATERS, STREAM BUFFERS, DETENTION OR RETENTION AREAS, KNOWN UTILITY EASEMENTS, OR AREAS DESIGNATED AS 100 YEAR FLOOD PLAIN APPARENT ON THIS SITE.

THIS PARCEL OF LAND IS NOT IN THE 100 YEAR FLOOD PLAIN ACCORDING TO F.E.M.A. (F.I.A.) COMMUNITY PANEL # 13027 C 0118 G DATED AUGUST 14, 1992

THIS PLAT IS PREPARED FROM A FIELD SURVEY USING A FIVE SECOND DIGITAL THEODOLITE AND ELECTRONIC DISTANCE METER. LINEAR PRECISION OF TRAVERSE: 1/157,155; ANGULAR PRECISION: 2.5" @. THE TRAVERSE WAS ADJUSTED USING THE COMPASS RULE. LINEAR PRECISION OF THIS PLAT: 1/168,273. MATTERS OF TITLE ARE EXCEPTED.

DATE	: 02/14/08	REVISIONS:
SCALE	: 1"=20'	
DRAWN BY	: AA	
CHECKED BY	: GFM	
SURVEYED BY	: GFM, AA	
G:/003/Appleton Dr/dwg/Appleton Dr.dwg		
TERRAIN SOLUTIONS, LLC		
P.O. BOX 365 KENNESAW, GEORGIA 30156 (770) 427-3086 www.TerrainSolutionsLLC.com		

REZONING PLAT FOR:
PETER M. WILSON

LOT# 17
MYERS SUBDIVISION

LOCATED IN L.L. 219, 220
17th DIST., 2nd SECT.,
COBB COUNTY, GA.

08-503

APPLICANT: Peter M. Wilson and Matthew M. Wilson
770-380-4771

REPRESENTATIVE: Peter M. Wilson
770-380-4771

TITLEHOLDER: Peter M. Wilson and Matthew M. Wilson

PROPERTY LOCATION: Located at the northwest intersection of
Appleton Drive and Appleton Circle.

ACCESS TO PROPERTY: Appleton Circle

PHYSICAL CHARACTERISTICS TO SITE: Existing house

PETITION NO: Z-18

HEARING DATE (PC): 05-06-08

HEARING DATE (BOC): 05-20-08

PRESENT ZONING: GC

PROPOSED ZONING: R-15

PROPOSED USE: Single-Family House

SIZE OF TRACT: 0.29 acre

DISTRICT: 17

LAND LOT(S): 219, 220

PARCEL(S): 1

TAXES: PAID X **DUE** _____

COMMISSION DISTRICT: 4

CONTIGUOUS ZONING/DEVELOPMENT

- NORTH:** R-20/ Single-family house
- SOUTH:** R-20/ Single-family house
- EAST:** R-20/ Single-family house
- WEST:** R-20/ Single-family house

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

PLANNING COMMISSION RECOMMENDATION

APPROVED _____ **MOTION BY** _____

REJECTED _____ **SECONDED** _____

HELD _____ **CARRIED** _____

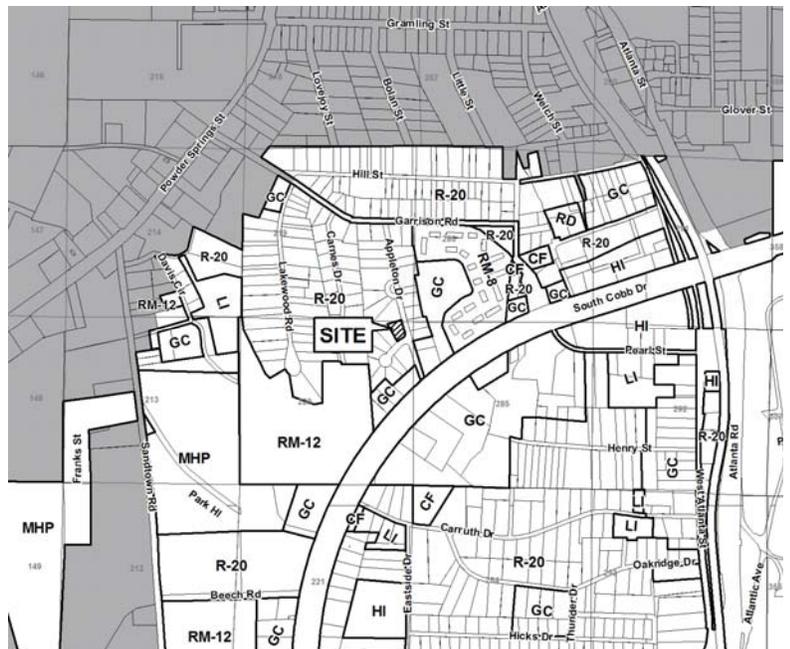
BOARD OF COMMISSIONERS DECISION

APPROVED _____ **MOTION BY** _____

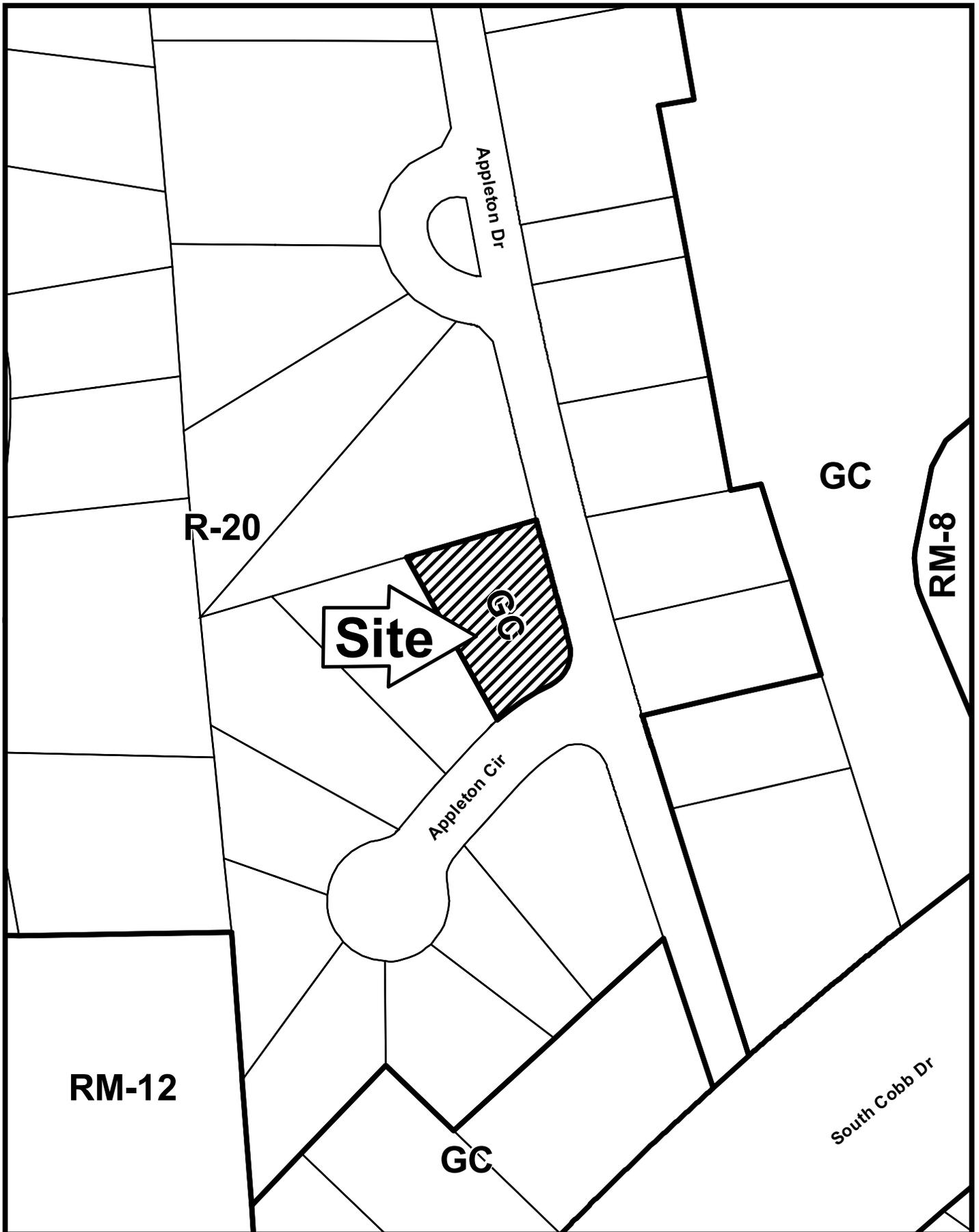
REJECTED _____ **SECONDED** _____

HELD _____ **CARRIED** _____

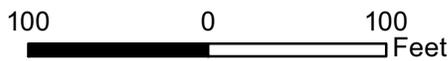
STIPULATIONS:



Z-18



This map is provided for display and planning purposes only. It is not meant to be a legal description.



-  City Boundary
-  Zoning Boundary

APPLICANT: Peter M. Wilson and Matthew M. Wilson

PETITION NO.: Z-18

PRESENT ZONING: GC

PETITION FOR: R-15

PLANNING COMMENTS:

Staff Member Responsible: John P. Pederson, AICP

Land Use Plan Recommendation: Industrial Compatible

Proposed Number of Units: 1 **Overall Density:** N/A **Units/Acre**

Present Zoning Would Allow: 1 **Units** **Increase of:** 0 **Units/Lots**

The applicant is requesting the R-15 zoning district to place the existing single-family house into a conforming zoning district. The house and surrounding subdivision was originally platted in the late 1940's and early 1950's. The house is traditional in styling and is one story in height with approximately 1,193 square-feet. The property has always been used residentially and all the surrounding properties are zoned residentially. Placing the applicant's house into a conforming zoning district would make it easier to obtain loans and insurance in the future.

The applicant is showing a contemporaneous variance for the rear setback, from 30-feet to 19-feet (existing).

Note: This property is not located in the Dobbins AFB Air Installation Compatible Use Zone (AICUZ).

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.

Cemetery Preservation: No comment.

APPLICANT: Peter M. Wilson and Matthew M. Wilson

PETITION NO.: Z-18

PRESENT ZONING: GC

PETITION FOR: R-15

SCHOOL COMMENTS:

Name of School	Enrollment	Capacity Status	Number of Portable Classrooms
Elementary			
Middle			
High			

Additional Comments:

FIRE COMMENTS:

No comments.

STORMWATER MANAGEMENT COMMENTS:

No site improvements proposed. No comments.

APPLICANT Peter M Wilson and Mathew Wilson

PETITION NO. Z-018

PRESENT ZONING GC

PETITION FOR R-15

NOTE: Comments reflect only what facilities appeared of record at the time of this review. Field verification required by developer.

WATER COMMENTS:

- Available at Development? Yes No
- Fire Flow Test Required? Yes No

Size / Location of Existing Water Main(s) 6" DI / W side Appleton Dr

Additional Comments: Records show address connected

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:

- In Drainage Basin? Yes No
- At Development? Yes No

Approximate Distance to Nearest Sewer: In streets

Estimated Waste Generation (in G.P.D.): **A D F** 400 **Peak** 1000

Treatment Plant: S Cobb

- Plant Capacity Available? Yes No
- Line Capacity Available? Yes No
- Projected Plant Availability: 0 - 5 year 5 - 10 years over 10 years
- Dry Sewers Required? Yes No
- Off-site Easements Required? Yes* No
- Flow Test Required? Yes No
- Septic Tank Recommended by this Department? Yes No
- Subject to Health Department Approval? 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 easement(s) by the property owner(s). All easement acquisitions are the responsibility of the Developer.

Additional Comments:
Records show address connected

Notes FYI:

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 off site easements, dedication of on and/or off site 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.

STAFF RECOMMENDATIONS

Z-18 PETER M. WILSON AND MATTHEW M. WILSON

- 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. All the surrounding properties are used as single-family houses.
- B. It is Staff's opinion that the applicant's rezoning proposal will not have an adverse affect on the usability of adjacent or nearby property. The applicant's proposal would be consistent with adjacent residentially zoned properties.
- 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 not in conformity with the policy and intent of the *Cobb County Comprehensive Plan*, which delineates this property to be within an Industrial Compatible Land Use Category. However, all the surrounding properties are zoned and used residentially, and there are no plans to assemble this, or any adjoining property for an industrial development.
- 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 applicant's proposal would be consistent to, and compatible with adjacent properties. The applicant's proposal would be a seamless continuation of the property's use for the last 50 years. Approval of the request would make it easier to obtain loans and insurance on the property, and would allow reconstruction of the house if the property is more than 75% destroyed in a disaster.

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

- Single-family use only;
- Allowance of 19-foot rear setback;
- DOT comments and recommendations.

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.