

Z-41
(2016)



- LEGEND
- IPF --- IRON PIN FOUND (1/2" BUSH)
 - N/S --- NAIL SET
 - OS/P --- OPEN TOP PIPE
 - C.T.P. --- CHANGED TOP PIPE
 - U.S.C.M.F. --- U.S. CONCRETE MONUMENT FOUND
 - C.M.F. --- CONCRETE MONUMENT FOUND
 - A.S.F. --- ASLE FOUND
 - R.W.M. --- RIGHT OF WAY MONUMENT
 - R/W --- RIGHT OF WAY
 - P/L --- PROPERTY LINE
 - C/L --- CENTER LINE
 - B/L --- BUILDING LINE
 - L.L. --- LAND LOT
 - L.L.L. --- LAND LOT LINE
 - S.M.D. --- SEWER MAIN DISTRICT
 - P.P. --- POWER POLE
 - P.L. --- POWER LINE
 - X- --- FENCE LINE
 - S- --- SET FORCE LINE
 - C- --- CROSS THE WALL
 - IND --- INDOOR
 - CH --- CHANG
 - A/C --- ARC LENGTH
 - M/O --- MARK ON FORMERLY
 - P.B. --- PLAT BOOK
 - D.B. --- DEED BOOK
 - P.G. --- PAGE
 - D.E. --- DRAINAGE EASEMENT
 - S.E. --- SANITARY SEWER EASEMENT
 - F.I. --- FIRE INSURANCE
 - M.H. --- MANHOLE
 - U.S.M. --- UTILITY MANHOLE
 - C.B. --- CATCH BASIN
 - J.B. --- JUNCTION BOX
 - D.S. --- DRAIN SILET
 - M. --- METER
 - M.O.D.E. --- MOUNTING SPOT ELEVATION
 - M.F.P. --- FINISHED FLOOR ELEVATION
 - FLOW --- SURFACE DRAINAGE FLOW

LDT AREAS:

PART OF LOT 1	8,194 SQ. FT. (0.188 ACRES)
PART OF LOT 2	9,175 SQ. FT. (0.211 ACRES)
TOTAL	17,369 SQ. FT. (0.399 ACRES)

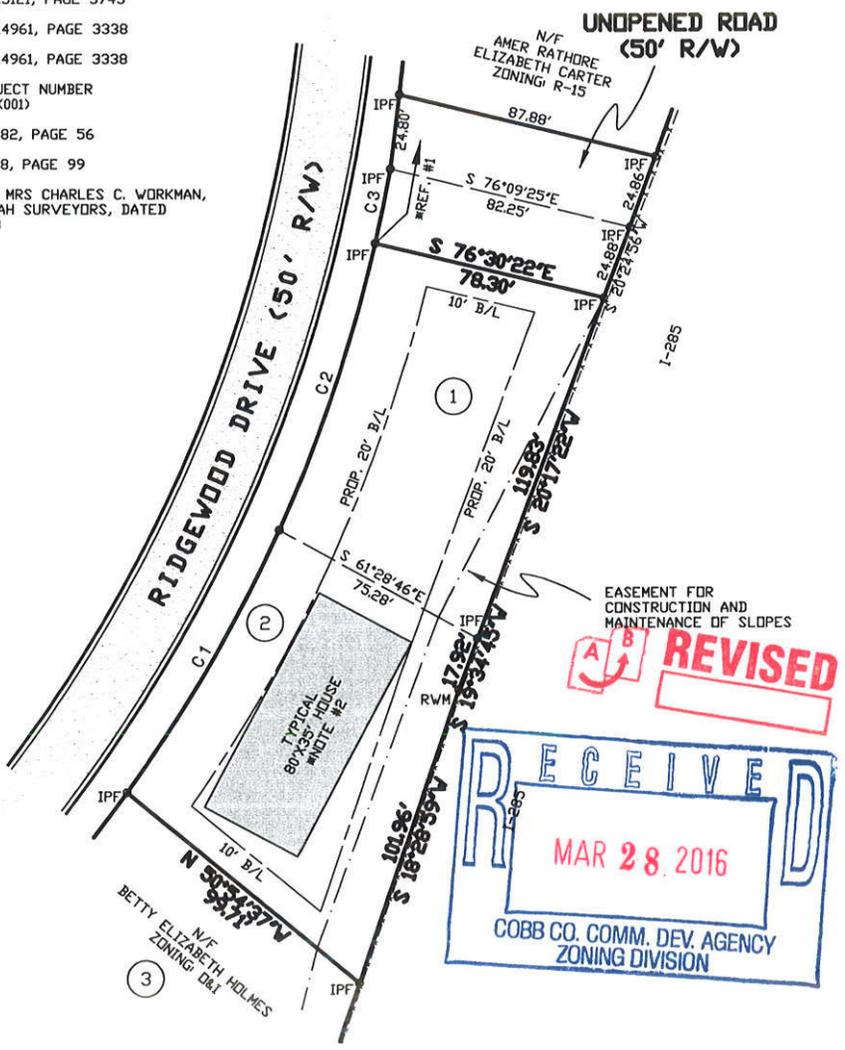
NOTES:

CURRENT ZONING D&I
PROPOSED ZONING R-15

PROPOSED SETBACKS:

FRONT	20 FEET
SIDE	10 FEET
REAR	20 FEET

- REFERENCES:
- 1) P.O.B. - 370' TO THE R/W OF CRESTVIEW DRIVE (50' R/W)
 - 2) DEED BOOK 15121, PAGE 3743
 - 3) DEED BOOK 14961, PAGE 3338
 - 4) DEED BOOK 14961, PAGE 3338
 - 5) GA DOT PROJECT NUMBER STP00-0222-01 (001)
 - 6) PLAT BOOK 182, PAGE 56
 - 7) PLAT BOOK 18, PAGE 99
 - 8) SURVEY FOR MRS CHARLES C. WORKMAN, JR BY D.W. LYNNAH SURVEYORS, DATED NOV., 19th 1993



NOTES:

- 1) THE PURPOSE OF THIS PLAT IS TO APPLY FOR A ZONING VARIANCE & A BUILDING SETBACK VARIANCE.
- 2) THIS PROPERTY IS VACANT. BUILDING SHOWN IS FOR VISUAL VARIANCE PURPOSE ONLY.

CURVE CALL CHART

Curve	Radius	Length	Chord	Chord Bear.
C1	505.10'	100.00'	99.84'	N 29°46'19" E
C2	505.10'	100.00'	99.84'	N 18°25'41" E
C3	505.10'	25.22'	25.22'	N 11°19'32" E



RICKY C. BUSBEE, GEORGIA R.L.S. 2497 - BUSBEE & POSS LAND SURVEYING, L.S.F. 1006

THIS SURVEY WAS PREPARED IN CONFORMITY WITH THE TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA AS SET FORTH IN CHAPTER 88-7 OF THE BOARD RULES OF THE GEORGIA SURVEYING BOARD AND THE RULES OF THE PROFESSION OF ENGINEERS AND LAND SURVEYORS AND AS SET FORTH IN THE GEORGIA PLAT ACT O.C.G.A. 33-6-47.

THIS SURVEY WAS NOT PREPARED WITH THE AID OF A TITLE SEARCH AND IS SUBJECT TO ANY RESTRICTIONS OR EASEMENTS THAT MAY BE RECORDED.

THIS TRAVELER HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN ONE HUNDRED FEET. EQUIPMENT USED: TOPCON GTS-828

FIELD WORK - RB/TM/HW - 3/7/16 [DRAWN BY MP/JN, BP/LS/2592]

THIS PROPERTY IS NOT IN AN AREA HAVING SPECIAL FLOOD HAZARDS AS PER COMMUNITY PANEL NO. 130670026 G, DATED DECEMBER 16th 2008, ZONE 'X'.

SURVEY FOR:
LORI FOWLER
PARTS OF LOTS 1 & 2, BLOCK H, VINING HEIGHTS, SECT. 6
LAND LOT 816, 17th DISTRICT, 2nd SECTION
COBB COUNTY, GEORGIA
SCALE: 1"=40' DATE: MARCH 8th, 2016

BUSBEE & POSS
LAND SURVEYING COMPANY
3408 HOWELL STREET, SUITE A
DULUTH, GEORGIA 30096
770.477.9886
FAX: 770.497.9881
www.busbeelandposs.com

APPLICANT: Shelby Workman Estate

PHONE#: 770-367-1832 **EMAIL:** Lori1230@gmail.com

REPRESENTATIVE: Lori Fowler, PR

PHONE#: 770-367-1832 **EMAIL:** Lori1230@gmail.com

TITLEHOLDER: Lori Freeman Fowler as Executor of the Estate of
Shelby Jean Workman

PROPERTY LOCATION: East side of Ridgewood Drive, west side of
I-285, south of Crestview Drive

ACCESS TO PROPERTY: Ridgewood Drive

PHYSICAL CHARACTERISTICS TO SITE: Undevelop wooded
Lot

CONTIGUOUS ZONING/DEVELOPMENT

- NORTH:** R-15/ Single Family Home
- SOUTH:** O&I/ Undeveloped Wooded Lot
- EAST:** O&I/ Two story office building
- WEST:** R-20/ Vinings Heights

Adjacent Future Land Use:

- North: Low Density Residential (LDR)
- East: Regional Activity Center ((RAC) on the opposite side of I-285)
- South: Low Density Residential (LDR)
- West: Low Density Residential (LDR)

PETITION NO: Z- 41

HEARING DATE (PC): 05-03-16

HEARING DATE (BOC): 05-17-16

PRESENT ZONING: O&I, R-20

PROPOSED ZONING: R-15

PROPOSED USE: Single Family House

SIZE OF TRACT: 0.399 acres

DISTRICT: 17

LAND LOT(S): 816

PARCEL(S): 14

TAXES: PAID X **DUE** _____

COMMISSION DISTRICT: 2

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

PLANNING COMMISSION RECOMMENDATION

APPROVED _____ **MOTION BY** _____

REJECTED _____ **SECONDED** _____

HELD _____ **CARRIED** _____

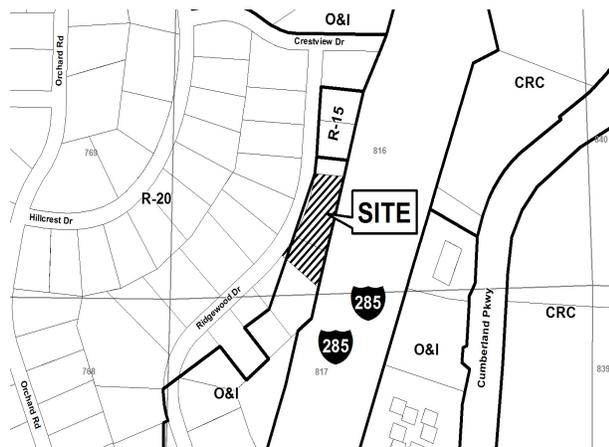
BOARD OF COMMISSIONERS DECISION

APPROVED _____ **MOTION BY** _____

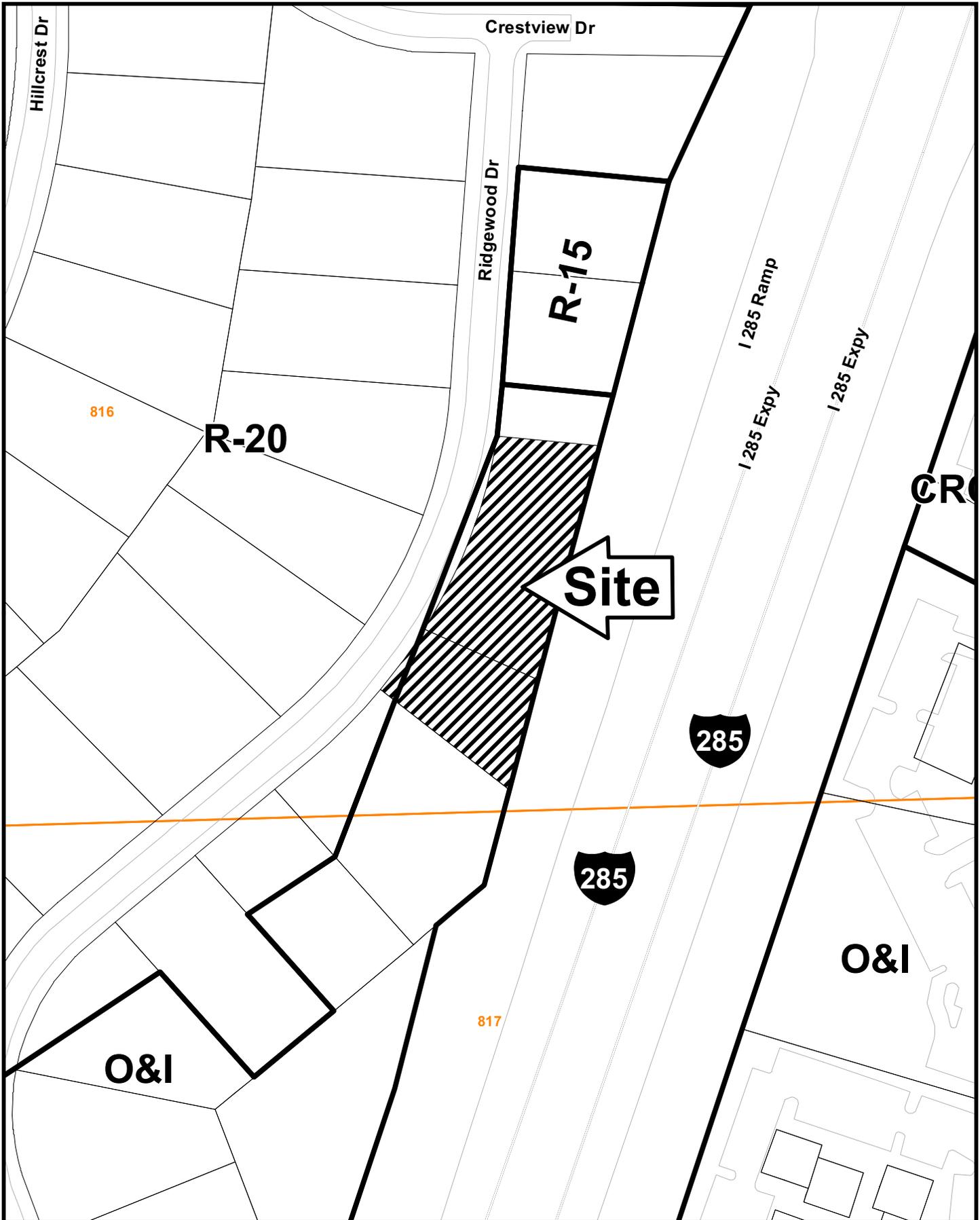
REJECTED _____ **SECONDED** _____

HELD _____ **CARRIED** _____

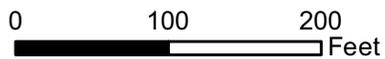
STIPULATIONS:



Z-41



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



-  City Boundary
-  Zoning Boundary

APPLICANT: Shelby Workman Estate

PETITION NO.: Z-41

PRESENT ZONING: O&I, R-20

PETITION FOR: R-15

ZONING COMMENTS:

Staff Member Responsible: Donald Wells

Land Use Plan Recommendation: Low Density Residential

Proposed Number of Units: 1 **Overall Density:** 2.51 **Units/Acre**

Staff estimate for allowable # of units: 0 **Units*Decrease of:** 1 **Units/Lots**

*Estimate could be higher or lower based on engineered plans taking into account topography, shape of property, utilities, roadways, natural features such as creeks, wetlands, etc., and other unforeseen circumstances.

The applicant is requesting R-15 zoning category in order to build a single family home. This property is a part of the Vinings Heights subdivision, which was developed in the late 50's. A portion of the property was taken in the late 60's to make way for I-285. The property was a part of a larger tract of land that was O&I at the adoption of the zoning code in 1972. This property is accessible via Ridgewood Drive inside the Vinings Heights subdivision. The site plan submitted by the applicant anticipates the following variance:

- Reduce the rear setback from 30 feet to 20 feet;
- Reduce the front setback from 35 feet to 20 feet.

Cemetery Preservation: No comments.

Site Plan Review: If this rezoning request is approved, a subdivision plat revision must be recorded prior to the issuance of the building permits showing the approved lot configuration and referencing the rezoning case in the standard plat revision note. The surveyor must submit the plat to the Site Plan Review Section, Community Development Agency for review and approval prior to recording. Call 770-528-2147.

APPLICANT: Shelby Workman Estate

PETITION NO.: Z-41

PRESENT ZONING: O&I, R-20

PETITION FOR: R-15

SCHOOL COMMENTS: No comments

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

- School attendance zones are subject to revision at any time.

Additional Comments:

FIRE COMMENTS:

NO COMMENTS: After analyzing the information presented for a Preliminary Review, the Cobb County Fire Marshal's Office is confident that all other items can be addressed during the Plan Review Stage.

APPLICANT: Shelby Workman Estate

PETITION NO.: Z-41

PRESENT ZONING: O&I, R-20

PETITION FOR: R-15

PLANNING COMMENTS:

The applicant is requesting a rezoning from O&I and R-15 to RSL for the purpose of a single family house. The 0.399 east side of Ridgewood Drive, west side of I-285, south of Crestview Drive.

HB-489 Intergovernmental Agreement Zoning Amendment Notification:

Is the application site within one half (1/2) mile of a city boundary? Yes No
If yes, has the city of _____ been notified? Yes No / N/A

Comprehensive Plan

The parcel is within a Low Density Residential (LDR) future land use category, with O&I and R-15 zoning designations. The purpose of the Low Density Residential (LDR) category is to provide for areas that are suitable for low density housing between one (1) and two and one-half (2.5) dwelling units per acre, and non supportive senior living housing that in certain circumstances may reach five (5) dwelling units per acre, depending on existing conditions such as product type and mix, structure/building height, tract size, topographic conditions, etc in order to provide compatibility with adjacent residential uses.

Specific Area Policy Guidelines:

There are no specific policy guidelines for this area in the Comprehensive Plan.

Adjacent Future Land Use:

North: Low Density Residential (LDR)
East: Regional Activity Center ((RAC) on the opposite side of I-285)
South: Low Density Residential (LDR)
West: Low Density Residential (LDR)

Master Plan/Corridor Study

The property is not located within the boundary of a Plan or Corridor Study

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.

APPLICANT: Shelby Workman Estate

PETITION NO.: Z-41

PRESENT ZONING: O&I, R-20

PETITION FOR: R-15

PLANNING COMMENTS: **Continued**

Is this property within the Six Flags Special Service District?

- Yes No

Is the property within the Dobbins Airfield Safety Zone?

- Yes No

If so, which particular safety zone is this property within?

- CZ (Clear Zone) APZ I (Accident Potential Zone I)
 APZ II (Accident Potential Zone II)
 Bird / Wildlife Air Strike Hazard (BASH) area

APPLICANT Shelby Workman Estate

PETITION NO. Z-041

PRESENT ZONING O&I, R-20

PETITION FOR R-15

WATER COMMENTS:

NOTE: Comments reflect only what facilities were in existence at the time of this review.

Available at Development: Yes No

Fire Flow Test Required: Yes No

Size / Location of Existing Water Main(s): 6" AC / W side of Ridgewood Drive

Additional Comments:

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:

NOTE: Comments reflect only what facilities were in existence at the time of this review.

In Drainage Basin: Yes No

At Development: Yes No

Approximate Distance to Nearest Sewer: Along frontage in Ridgewood Drive ROW

Estimated Waste Generation (in G.P.D.): A D F= 160 Peak= 400

Treatment Plant: Sutton

Plant Capacity: Available Not Available

Line Capacity: Available Not Available

Projected Plant Availability: 0 - 5 years 5 - 10 years over 10 years

Dry Sewers Required: Yes No

Off-site Easements Required: 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 easements by the property owners. All easement acquisitions are the responsibility of the Developer

Flow Test Required: Yes No

Letter of Allocation issued: Yes No

Septic Tank Recommended by this Department: Yes No

Subject to Health Department Approval: Yes No

Additional Comments:

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 offsite easements, dedication of on and/or offsite 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.

APPLICANT: Shelby Workman Estate

PETITION NO.: Z-41

PRESENT ZONING: O&I, R-20

PETITION FOR: R-15

STORMWATER MANAGEMENT COMMENTS

No comments.

APPLICANT: Shelby Workman Estate

PETITION NO.: Z-41

PRESENT ZONING: O&I, R-20

PETITION FOR: R-15

TRANSPORTATION COMMENTS:

The following comments and recommendations are based on field investigation and office review of the subject rezoning case:

ROADWAY	AVERAGE DAILY TRIPS	ROADWAY CLASSIFICATION	SPEED LIMIT	JURISDICTIONAL CONTROL	MIN. R.O.W. REQUIREMENTS
Ridgewood Drive	N/A	Local	25 mph	Cobb County	50'

COMMENTS AND OBSERVATIONS

Ridgewood Drive is classified as a local and according to the available information the existing right-of-way does meet the minimum requirements for this classification.

RECOMMENDATIONS

Recommend applicant be required to meet all Cobb County Development Standards and Ordinances related to project improvements.

STAFF RECOMMENDATIONS

Z-41 SHELBY WORKMAN ESTATE

- 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. The proposal is to develop a single family home inside a platted subdivision.
- 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. In fact this request would remove the O&I category from a platted subdivision.
- 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 in conformity with the policy and intent of the *Cobb County Comprehensive Plan* which delineates this property as Low Density Residential. The proposed plan falls within the 2.5 units per acre commonly forecasted within Low Density Residential.
- 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 proposed plan would be similar in density to the most recent approved rezoning request (Z-61 of 1999), which was 2 single family lots at 3.5 units per acre. According to Georgia Department of Transportation records, approximately 0.4 acres of the rear of the property is an easement to allow access for the maintenance of slopes and the interstate. The nearest contiguous residential property was rezoned from O&I to R-15 in 1999.

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

- Revised site plan received by the Zoning Division on March 28, 2016, with the District Commissioner approving minor modifications;
- Water and Sewer Division comments and recommendations;
- Stormwater Management Division comments and recommendations;
- Department of Transportation 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.



Application No. Z-41
May 2016

Summary of Intent for Rezoning

.....
Part 1. Residential Rezoning Information (attach additional information if needed)

- a) Proposed unit square-footage(s): 3200
- b) Proposed building architecture: 2 story colonial
- c) Proposed selling prices(s): \$300,000
- d) List all requested variances: _____

.....
Part 2. Non-residential Rezoning Information (attach additional information if needed)

- a) Proposed use(s): _____

- b) Proposed building architecture: _____

- c) Proposed hours/days of operation: _____

- d) List all requested variances: _____

.....
Part 3. Other Pertinent Information (List or attach additional information if needed)

.....
Part 4. Is any of the property included on the proposed site plan owned by the Local, State, or Federal Government?
(Please list all Right-of-Ways, Government owned lots, County owned parcels and/or remnants, etc., and attach a plat clearly showing where these properties are located).

GA DOT Right-of-way
I-285/SR 407 @ CR 4519/Atlanta Rd, Cobb County