

**“ZONING 101”  
SEPTEMBER 13,  
2016**

**COMMISSIONER JOANN K. BIRRELL**

**PLANNING COMMISSIONER CHRISTIE TROMBETTI**

**DANA JOHNSON, COMMUNITY DEVELOPMENT**

**JOHN PEDERSON, COMMUNITY DEVELOPMENT**

# OVERVIEW

- Purpose
- What is Zoning?
- What is Planning?
- How do they work together?

# OVERVIEW

- What is the Planning Commission?
- What is the Board of Zoning Appeals?
- What is a Variance?
- What is Code Enforcement?

# “THE NUTS AND BOLTS” ONLINE MAPPING

The screenshot displays the Cobb County Zoning Viewer interface. At the top, there is a search bar labeled "Address..." and a "Basic Tools" section with icons for Home, Initial View, Identify, Print, Export, and Landuse & Zoning Report. A "Layers" panel on the left lists various zoning categories, including Existing Regional Infrastructure, Air Installation Compatible Use Zone (AICUZ), Future Land Use, and Neighborhood Activity Center. The main map area shows a detailed view of Northampton, Georgia, with various zoning codes such as R-20, R-15, GC, CRC, O&I, NS, LRO, and SLUP-20 overlaid on the map. A scale bar at the bottom indicates 0, 100, and 200 meters. The bottom right corner credits "Cobb GIS and ArcGIS Online Team".

# “THE NUTS AND BOLTS” ONLINE MAPPING

1. Select Layers

2. De-select Zoning

3. Select Future Land Use

# **“THE NUTS AND BOLTS”**

- The Why's and How's of Getting Involved
- Lets Get Started
- What's Planned for my area?

# “THE NUTS AND BOLTS” FUTURE LAND USE

HOME | SITEMAP | GOVERNMENT | RESIDENT | BUSINESS | FACILITY LOCATOR

COBB COUNTY GOVERNMENT  
*Low on taxes, big on business*

**A**

- 175th Anniversary
- Acworth, City of
- ADA Coordinator
- Adopt-A-Stream Program
- Adult Detention
- Agendas
- Airport-McCollum Field
- Alarm Registration
- Alerts
- Animal Control
- Annual Report
- Annual Report Archive
- Aquatic Centers
- ARC-Green
- Arts
- Art Place - Mountain View
- Art Station - Big Shanty
- Austell, City of
- Austell Road LCI
- Auto Tags

**B**

- Bid Openings
- Birrell, JoAnn - Commissioner
- Birth Certificates (link)
- Board of Commissioners
- Board of Education (link)
- Boards and Authorities
- Braves Stadium
- Breeze Card
- Bright Ideas - Cost Savings
- Budget
- Building Inspections
- Building Permits
- Bus Service-CCT
- Business Registration

**C**

- Cable TV Authority
- Canton Road Corridor Info
- CDBG Program Office
- Cemetery Preservation Commission
- Census Data

**D**

- Demographic Information
- Dept of Family & Children Serv
- Dept of Public Safety
- District Attorneys Office
- Divorce Information
- DOT (Transportation)
- Drivers License Info (link)
- Driving Directions
- Drug Court
- Drug Treatment Court
- DUI Court

**E**

- E-Verify ID
- Economic Development
- Elected Officials
- Elections & Voter Registration
- Emergency / 911 Call Center
- Emergency Mgt Agency
- Employee Email Access
- Employment
- Erosion Control
- Extension Service

**F**

- Commissioners
- Community Development
- Community Emergency Response Team (CERT)
- Community Partners for Healthy Streams
- Community Relations Council
- Communications Dept
- Comp. Transp Plan (CTP)
- Correctional Institute
- County Clerk
- County Code
- County Manager
- Courts
- Cultural Affairs
- Cupid, Lisa - Commissioner

**H**

- Hankerson, David County Manager
- Health Department (link)
- Historic Preservation
- History of Cobb County
- Homeland Security (link)
- Human Resources Dept

**I**

- Information Services Dept
- Internal Audit
- Inventory of Redevelopment Sites

**J**

- Jobs
- Juror Information
- Juvenile Court

**K**

- Keep Cobb Beautiful
- Kennesaw, City of

**L**

- Lake Allatoona Preservation Authority
- Landfill
- Law Library
- Lee, Tim - Chairman
- Libraries
- Litter Line
- Lobbyist Information

**M**

- Mable House Arts Center
- Mable House Barnes Amphitheatre
- Macland Road Corridor Study
- Magistrate Court
- Mapping Cobb's Future
- Meritts, City of

**O**

- One Stop Weekly Schedule
- Open Records
- Organizational Chart
- Ott, Bob - Commissioner
- Social Security Office
- Solicitor General's Office
- Solid Waste / Recycling
- South Cobb Redevel Auth
- Special Events Permit
- SPLOST 2016
- SPLOST 2011
- State Court Administration
- State Court Clerk
- Stormwater Management
- Strategic Plan
- Street Lights
- Superior Court Administration
- Superior Court Clerk
- Support Services Agency

**P**

- Parade Permit
- Paratransit Services
- Park & Ride
- P.A.R.K.S.
- Pension Fund
- Personnel (HR)
- Phone Directory
- Planning
- Planning Commission
- Police Athletic League (PAL)
- Police Department
- Police PENS alert system
- Powder Springs, City of
- Pretrial Court Services
- Probate Court
- Property Management
- Property Tax
- Public Information Releases
- Public Meetings
- Public Safety
- Public Services Agency
- Purchasing

**Q**

- Quality of Life Task Force

**R**

- Real Property Records
- Recyclable Items
- Recycling Center
- Redevelopment Sites
- Retirees, Cobb
- Right of way permitting
- River Line Master Plan

**V**

- Vegetative Waste Recovery
- Vendor Registration
- Victim - Witness
- Video On Demand
- Volunteer Programs
- Voter Registration

**W**

- Waste Disposal / Transfer Station

# “THE NUTS AND BOLTS” FUTURE LAND USE

Planning

- › Zoning
- › Zoning Analysis
- › Planning Studies

Dana Johnson, AICP  
Director  
[comdev@cobbcounty.org](mailto:comdev@cobbcounty.org)

Mailing Address:  
P.O. Box 649  
Marietta, GA  
30061

Physical Address:  
1150 Powder Springs St.,  
Ste 400  
Marietta, GA  
30064

› Location Map

Office hours:  
8 a.m. - 5 p.m.  
Monday through Friday

› Return to [Land Use Page](#)

› To obtain Application Downloads:  
[Forms & Permits Page](#)

› Current List of  
[Master Plans / Corridor Studies](#)

› [Plan. Commission / Board of Zoning Appeals Members](#)

› [South Cobb Redevelopment Authority](#)

**Contact Info:**

Jason Gaines, AICP  
Planning Division Manager  
[comdevplanning@cobbcounty.org](mailto:comdevplanning@cobbcounty.org)  
P.O. Box 649  
Marietta, GA 30061  
770.528.2018

**CobblLine** *new this week:*

- › Seniors can learn how to avoid falls
- › Help bridge gap between our community and police
- › Cobb goes social with new recruitment campaign

The Planning Division is responsible for comprehensive planning for the county. Planning coordinates the plans and development policy between Cobb County and other jurisdictions. There are five primary responsibilities: long-range (comprehensive) planning, research, preservation, local planning (intergovernmental) and mapping.



**NEW Historic Driving Tour Interactive Application!**

### 2030 Comprehensive Plan

The Cobb County Comprehensive Plan, 2030 Comprehensive Plan: Mapping Cobb's Future does not serve as a development ordinance, but rather as a growth management guide for unincorporated areas of the county. The plan is separated into two documents, per Georgia Department of Community Affairs standards, the **Community Assessment** and the **Community Agenda**. The Community Assessment (link) is the data assessment, preliminary analysis, and public participation schedule for the Comprehensive Plan. The Community Agenda contains the vision, goals, policies, and implementation program portion of the Comprehensive Plan. The Community Agenda is updated annually with minor amendments. The short term work program, contained within the Community Agenda, is updated every five years. The entire Comprehensive Plan (Community Assessment and Community Agenda) is redrawn using updated demographic, projections, data, and major public participation efforts every ten years.

**The Comprehensive Plan:**

1. Identifies needs/trends Cobb may have to address in the next twenty years;
2. Lists goals and policy objectives to consider in order to realize its vision statement;
3. Identifies short term projects that could assist addressing a need/trend or in implementing its goals and policy objectives; and
4. Provides a generalized future land use map which complements the goals and policy objectives and indicates locations for a variety of land uses. A **Future Land Use Map** is available for download, which was last updated in 2009. Parcel specific information concerning future land use categories is also available on **GIS Silverlight web mapping**, hosted by the County's Information Services Department.
5. **FLUM descriptive information** on the meaning of each is available for download.

**2030 Comprehensive Plan Links**  
› [2030 Comprehensive Plan-2016 Update Pt. 1](#)



# “THE NUTS AND BOLTS”

The purpose of the Rural Residential (**RR**) category is to provide for areas that are suitable for Cobb County’s lowest density housing development. Such areas include those difficult to sewer, furthest from major activity centers, public services, and transportation corridors, or have particular sensitive environment features or scenic value. The Rural Residential category provides for development that is zero (0) to one (1) unit per acre.

The purpose of the Very Low Density Residential (**VLDR**) category is to provide for areas that are suitable for very low density housing, particularly in locations which may not have basic services such as sewer, or where the existing or desired residential development pattern is zero to two (2) dwelling units per acre.

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. This category presents a range of densities.

The purpose of the Medium Density Residential (**MDR**) category is to provide for areas that are suitable for moderate density housing, between two and one-half (2.5) and five (5) dwelling units per acre.

# **“THE NUTS AND BOLTS”**

- How's my area zoned?

# “THE NUTS AND BOLTS”

HOME I WANT TO... SITEMAP GOVERNMENT RESIDENT BUSINESS FACILITY LOCATOR

COBB COUNTY GOVERNMENT

Low on taxes, big on business

Click here for CobbLine monthly! Your county news source

**Cobb Commute wins technology award**  
AUGUST 2016 - Read online or download now

**CobbLine** new this week

For the Week of August 15, 2016 View All

**Seniors can learn how to avoid falls**  
Help bridge gap between our community and police

Many older adults have concerns about falling and restrict their activities to limit falls. The eight-week program "A Matter of Balance: Managing Concerns About Falls" emphasizes practical strategies to manage falls.

Join the conversation to help bridge the gap between our community and our police. This important discussion will be held 7 p.m., Tuesday, Aug. 30, at Trinity Chapel, 4665 Macland Road, Powder Springs.

**Cobb goes social with new recruitment campaign**

#lovecobb

- Cobb TV Live Stream
- Live Traffic Cams
- Video On Demand
- Alarm Registration
- Bright Ideas
- Cobb Commute
- Employment
- Event Calendar
- Public Meetings
- GIS / Mapping
- Media Room
- SPLOST 2016
- SunTrust Park

HOME I WANT TO... SITEMAP GOVERNMENT RESIDENT BUSINESS FACILITY LOCATOR

COBB COUNTY GOVERNMENT

Low on taxes, big on business

Geographic Information Systems

COBB COUNTY GOVERNMENT

CobbGov App

**CobbLine** new this week

Seniors can learn how to avoid falls

Help bridge gap between our community and police

Cobb goes social with new recruitment campaign

Information Services

- Employment
- Vendors
- Home Draft

GIS Home Page

- About Cobb GIS
- Data Downloads

Maps

- GIS FAQ
- Contacts

Cobb GIS

Jennifer Lana, GISP  
GIS Manager  
100 Cherokee Street Suite 520  
Marietta, GA 30090-7010  
Phone: (770) 528-8703  
Fax: (770) 528-8706  
J.lana@cobbcounty.org

My Neighborhood INTERACTIVE MAP

Historic DRIVING TOUR

Cobb County TRAIL SYSTEM

What's In It For Me?

Parks & Recreation FINDER

Zoning Information

# “THE NUTS AND BOLTS”

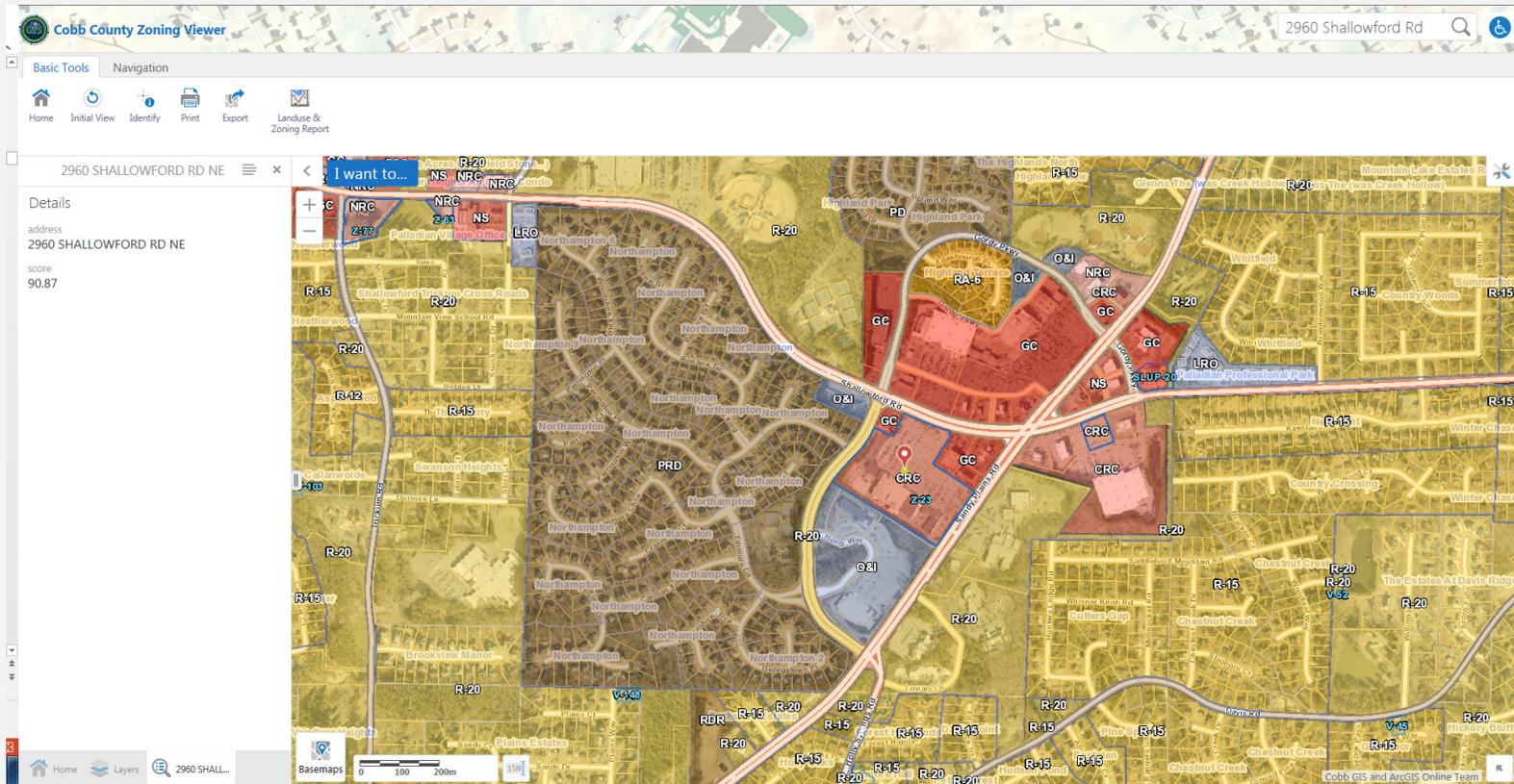


The screenshot displays the 'Cobb County Zoning Viewer' web application. At the top, there is a search bar labeled 'Address...' with a magnifying glass icon. Below the search bar is a navigation menu with 'Basic Tools' and 'Navigation' tabs. The 'Basic Tools' tab is active, showing icons for Home, Initial View, Identify, Print, Export, and Landuse & Zoning Report. The main content area is titled 'Home' and contains a welcome message: 'Welcome to the Easy Access Zoning Information Map'. Below this, there is a paragraph of text explaining the jurisdiction of the Zoning Division and providing links for 'Zoning Certificate Information' and 'Zoning Division'. A section titled 'Actions:' lists three links: 'Land Use and Zoning Report', 'Search a Zoning Petition', and 'Select an Address for Commissioner District'. An 'Explore:' section follows, instructing users to open the 'I Want to...' menu and access the 'Toolbar' for application options. A disclaimer at the bottom states that the information is provided as a public resource and that the user is responsible for verifying the data. The map itself shows the Cobb County area with various zoning districts highlighted in different colors (purple, blue, red, orange, green, yellow). Major roads like I-75, I-285, and I-85 are visible. The bottom of the interface includes a 'Basemaps' button, a scale bar (0 to 6km), and the text 'Cobb GIS and ArcGIS Online Team'.

# “THE NUTS AND BOLTS”

The screenshot displays the 'Cobb County Zoning Viewer' web application. At the top, the title 'Cobb County Zoning Viewer' is visible on the left, and the search bar contains '2960 Shallowford Rd'. Below the title bar, there are two tabs: 'Basic Tools' and 'Navigation'. The 'Basic Tools' tab is active, showing icons for Home, Initial View, Identify, Print, Export, and Landuse & Zoning Report. The 'Navigation' tab is also visible. A search results panel on the left shows 'Search Results: 2960 Shallowford...' and a single result '2960 SHALLOWFORD RD NE' with a red arrow pointing to it. The main map area shows a detailed view of Cobb County with various zoning districts highlighted in different colors (e.g., purple, blue, green, yellow, orange, red). Major roads like I-75, I-285, and I-85 are visible. The bottom of the interface includes a scale bar (0 to 6km), a 'Basemaps' button, and a 'Page 1 of 1' indicator. The text 'Cobb GIS and ArcGIS Online Team' is visible in the bottom right corner.

# “THE NUTS AND BOLTS”



# “THE NUTS AND BOLTS”

**Cobb County Zoning Viewer**

2960 Shallowford Rd

Basic Tools Navigation

Home Initial View Identify Print Export Landuse & Zoning Report

Identify Results (3)

I want to...

- Zoning District: CRC
  - Zoning Dept Web Site
  - County Municipal Code
- 2011Z-23
- Parcel: 16038600080
  - Parcel Address: 2960 SHALLOWFORD RD NE
  - Owner(s): E & A PORTFOLIO LP
  - Unit PIN (If Applicable): 16038600080
  - Cobb Assessor's Site Link

Displaying 1 - 3 (Total: 3)

Page 1 of 1

Basemaps 0 100 200m 3581

Cobb GIS and ArcGIS Online Team

# “THE NUTS AND BOLTS”



Cobb County, GA

Search:

NOTIFICATIONS SIGN IN HELP

SHOW CHANGES Q MORE

Q Search Results

Results for **crc** CLEAR

BACK TO SEARCH

- 1 | [Sec. 134-218. - CRC community retail commercial district.](#) | Code of Ordinances > PART I - OFFICIAL C... > Chapter 134 - ZONI... > ARTICLE IV. - DISTR...
- 2 | [Sec. 6-123. - Zones where business permitted.](#) | Code of Ordinances > PART I - OFFICIAL C... > Chapter 6 - ALCOH... > ARTICLE III. - LICEN... > DIVISION 2. - ISSUA...
- 3 | [Sec. 134-161. - Zoning districts enumerated.](#) | Code of Ordinances > PART I - OFFICIAL C... > Chapter 134 - ZONI... > ARTICLE III. - ZONI...
- 4 | [Sec. 134-315. - Signs in residential zones.](#) | Code of Ordinances > PART I - OFFICIAL C... > Chapter 134 - ZONI... > ARTICLE VI. - SIGN... > DIVISION 1. - GENE...
- 5 | [Sec. 134-316. - Temporary signs.](#) | Code of Ordinances

VERSION: JUL 29, 2016 (CURRENT)

4-218. - **CRC** community retail commercial district. modified

Effective January 1, 1998, no new applications for a Special Land Use Permit for Self-service Storage Facilities (SSSF) are to be accepted by the board of commissioners. The regulations for the **CRC** community retail commercial district are as follows:

*Purpose and Intent.* The **CRC** district is established to provide locations for retail commercial and service uses which are designed and oriented to serve several neighborhoods making up a community. Projects developed within the **CRC** district should be done so as compact unified centers. **CRC** districts should be located on properties which are delineated within a community activity center and regional activity center as defined and shown on the Cobb County Comprehensive Plan: A Policy Guide, adopted November 27, 1990. Additionally, the desired quadrant location will provide for planned developments and one-destination shopping and service locations to serve the community, and will minimize traffic congestion.

*Definitions.* The following words, terms and phrases, when used in this section, shall have the meanings ascribed to them in this subsection, except where the context clearly indicates a different meaning:

- Arcade* means a building or part of a building in which five or more pinball machines, video games, other children's rides or other similar player-operated amusement devices are maintained, not including commercial recreation restaurants.
- Clinic.* A medical or dental clinic is an organization of specializing physicians or dentists, or both, who have their offices in a common building. A clinic shall include laboratory facilities in conjunction with normal clinic services.
- Community fair* means a festival or fair such as the North Georgia State Fair conducted wholly within public areas owned by a local government, provided that any activity is conducted at least 200 feet from any property line. Any event shall not exceed 21 days.
- Community retail uses* means commonly found low scale and low intensity retail uses that offer basic services and frequently purchased goods to the immediate surrounding residential areas, such as the following: auto parts store, antique shop, appliance store (home use), bakery, barber shop or beauty shop, beverage shop, bookstore (but not including adult bookstores), bridal shop, camera shop, china and pottery store, clothing store, dance studio, martial arts, pet store and pet supply store, pilates, yoga and the like studio, delicatessen, dog grooming shop, draperies and interior decorating supplies, drug store, dry goods store, florist, furniture store, gifts and stationery store, gym and fitness facility, hardware store, jewelry store, manicurist shop, meat market or butcher shop, millinery store, mimeograph and letter shop, music store, novelty shop, paint store, pedicurist shop, shoe repair shop, shoe store, sporting goods store, supermarket or grocery, tailor shop, toy store, variety shop or video store. The maximum size for any community retail use shall be 140,000 square feet, including temporary space, outdoor garden centers and the like.
- [Reserved.]
- Designated recycling collection locations* means metal or heavy duty plastic containers designed for short-term holding of pre-bagged recyclable items such as tin, aluminum, glass and paper (no perishable or food items allowed) for scheduled minimum monthly pickup, with no on-premises sorting. The center must be maintained in a safe, clean, neat and sanitary fashion and shall not encompass an area larger than 280 square feet.
  - Such location shall be visually screened and maintained.
  - Such location shall be within the building setbacks unless otherwise approved by the division manager of zoning or his designee due to topography, safety, internal traffic flow, site distance or other site-related circumstances not created by the property owner.

< Prev Hit Next Hit >



# **LOCAL FOCUS/LOCAL ACTION**

- How do I monitor/react to Rezoning in my area?

# LOCAL FOCUS/LOCAL ACTION

HOME
I WANT 
SITMAP
GOVERNMENT
RESIDENT
BUSINESS
FACILITY LOCATOR

Low on taxes, big on business

<p><b>A</b></p> <ul style="list-style-type: none"> <li>› 175th Anniversary</li> <li>› Acworth, City of</li> <li>› ADA Coordinator</li> <li>› Adopt-A-Stream Program</li> <li>› Adult Detention</li> <li>› Agendas</li> <li>› Airport-McCollum Field</li> <li>› Alarm Registration</li> <li>› Alerts</li> <li>› Animal Control</li> <li>› Annual Report</li> <li>› Annual Report Archive</li> <li>› Aquatic Centers</li> <li>› ARC-Green</li> <li>› Arts</li> <li>› Art Place - Mountain View</li> <li>› Art Station - Big Shanty</li> <li>› Austell, City of</li> <li>› Austell Road LCI</li> <li>› Auto Tags</li> </ul> <p><b>B</b></p> <ul style="list-style-type: none"> <li>› Bid Openings</li> <li>› Birrell, JoAnn - Commissioner</li> <li>› Birth Certificates (link)</li> <li>› Board of Commissioners</li> <li>› Board of Education (link)</li> <li>› Boards and Authorities</li> <li>› Braves Stadium</li> <li>› Breeze Card</li> <li>› Bright Ideas - Cost Savings</li> <li>› Budget</li> <li>› Building Inspections</li> <li>› Building Permits</li> <li>› Bus Service-CCT</li> <li>› Business Registration</li> </ul> <p><b>C</b></p> <ul style="list-style-type: none"> <li>› Cable TV Authority</li> <li>› Canton Road Corridor Info</li> <li>› CDBG Program Office</li> <li>› Cemetery Preservation Commission</li> <li>› Census Data</li> <li>› Chairman</li> <li>› Child Support Info</li> <li>› Citizens Police Academy</li> <li>› Civic Center</li> <li>› Coast to Coast RX</li> <li>› Cobb 5k Make-A-Wish</li> <li>› Cobb Chamber</li> <li>› Cobb County International Airport</li> <li>› CobbLine Weekly</li> <li>› CobbLine Monthly</li> <li>› Cobb Marietta Water Authority</li> <li>› Cobb Transit (CCT)</li> <li>› Cobb Travel &amp; Tourism</li> <li>› Cobb Trees program</li> <li>› CobbTV</li> <li>› Code Enforcement</li> <li>› Code Red Emg Notification</li> </ul>	<ul style="list-style-type: none"> <li>› Commissioners</li> <li>› Community Development</li> <li>› Community Emergency Response Team (CERT)</li> <li>› Community Partners for Healthy Streams</li> <li>› Community Relations Council</li> <li>› Communications Dept</li> <li>› Comp. Transp Plan (CTP)</li> <li>› Correctional Institute</li> <li>› County Clerk</li> <li>› County Code</li> <li>› County Manager</li> <li>› Courts</li> <li>› Cultural Affairs</li> <li>› Cupid, Lisa - Commissioner</li> </ul> <p><b>D</b></p> <ul style="list-style-type: none"> <li>› Demographic Information</li> <li>› Dept of Family &amp; Children Serv</li> <li>› Dept of Public Safety</li> <li>› District Attorneys Office</li> <li>› Divorce Information</li> <li>› DOT (Transportation)</li> <li>› Drivers License Info (link)</li> <li>› Driving Directions</li> <li>› Drug Court</li> <li>› Drug Treatment Court</li> <li>› DUI Court</li> </ul> <p><b>E</b></p> <ul style="list-style-type: none"> <li>› E-Verify ID</li> <li>› Economic Development</li> <li>› Elected Officials</li> <li>› Elections &amp; Voter Registration</li> <li>› Emergency / 911 Call Center</li> <li>› Emergency Mgt Agency</li> <li>› Employee Email Access</li> <li>› Employment</li> <li>› Erosion Control</li> <li>› Extension Service</li> </ul> <p><b>F</b></p> <ul style="list-style-type: none"> <li>› Facebook</li> <li>› Feedback</li> <li>› Finance Department</li> <li>› Find my Commissioner</li> <li>› Firearms License Information</li> <li>› Fire and Emergency Services</li> <li>› Found Property</li> <li>› Future Land Use Map</li> </ul> <p><b>G</b></p> <ul style="list-style-type: none"> <li>› GIS / Mapping</li> <li>› Govt. Service Centers</li> <li>› Golf Courses</li> <li>› Green Initiative</li> <li>› Gymnastic Center</li> </ul>	<p><b>H</b></p> <ul style="list-style-type: none"> <li>› Hankerson, David County Manager</li> <li>› Health Department (link)</li> <li>› Historic Preservation</li> <li>› History of Cobb County</li> <li>› Homeland Security (link)</li> <li>› Human Resources Dept</li> </ul> <p><b>I</b></p> <ul style="list-style-type: none"> <li>› Information Services Dept</li> <li>› Internal Audit</li> <li>› Inventory of Redevelopment Sites</li> </ul> <p><b>J</b></p> <ul style="list-style-type: none"> <li>› Jobs</li> <li>› Juror Information</li> <li>› Juvenile Court</li> </ul> <p><b>K</b></p> <ul style="list-style-type: none"> <li>› Keep Cobb Beautiful</li> <li>› Kennesaw, City of</li> </ul> <p><b>L</b></p> <ul style="list-style-type: none"> <li>› Lake Allatoona Preservation Authority</li> <li>› Landfill</li> <li>› Law Library</li> <li>› Lee, Tim - Chairman</li> <li>› Libraries</li> <li>› Litter Line</li> <li>› Lobbyist Information</li> </ul> <p><b>M</b></p> <ul style="list-style-type: none"> <li>› Mable House Arts Center</li> <li>› Mable House Barnes Amphitheatre</li> <li>› Macland Road Corridor Study</li> <li>› Magistrate Court</li> <li>› Mapping Cobb's Future</li> <li>› Marietta, City of</li> <li>› Marietta City Schools</li> <li>› Marriage License</li> <li>› McCollum Field</li> <li>› Media</li> <li>› Medical Examiner</li> <li>› Maps</li> <li>› Minutes -Commissioners</li> </ul> <p><b>N</b></p> <ul style="list-style-type: none"> <li>› Neighborhood Safety Commission</li> <li>› Neighborhood Stabilization Program (NSP)</li> <li>› Newcomer Information</li> <li>› News (Cobbline)</li> <li>› Notary Public (Application)</li> </ul>	<p><b>O</b></p> <ul style="list-style-type: none"> <li>› One Stop Weekly Schedule</li> <li>› Open Records</li> <li>› Organizational Chart</li> <li>› Ott, Bob - Commissioner</li> </ul> <p><b>P</b></p> <ul style="list-style-type: none"> <li>› Parade Permit</li> <li>› Paratransit Services</li> <li>› Park &amp; Ride</li> <li>› P.A.R.K.S.</li> <li>› Pension Fund</li> <li>› Personnel (HR)</li> <li>› Phone Directory</li> <li>› Planning</li> <li>› Planning Commission</li> <li>› Police Athletic League (PAL)</li> <li>› Police Department</li> <li>› Police PENS alert system</li> <li>› Powder Springs, City of</li> <li>› Pretrial Court Services</li> <li>› Probate Court</li> <li>› Property Management</li> <li>› Property Tax</li> <li>› Public Information Releases</li> <li>› Public Meetings</li> <li>› Public Safety</li> <li>› Public Services Agency</li> <li>› Purchasing</li> </ul> <p><b>Q</b></p> <ul style="list-style-type: none"> <li>› Quality of Life Task Force</li> </ul> <p><b>R</b></p> <ul style="list-style-type: none"> <li>› Real Property Records</li> <li>› Recyclable Items</li> <li>› Recycling Center</li> <li>› Redevelopment Sites</li> <li>› Retirees, Cobb</li> <li>› Right of way permitting</li> <li>› River Line Master Plan</li> <li>› Roads / Highways</li> </ul> <p><b>S</b></p> <ul style="list-style-type: none"> <li>› Safety Village</li> <li>› Schools (Board of Education)</li> <li>› Senior Services</li> <li>› Sex Offender List (link)</li> <li>› Sheriff's Office</li> <li>› Signup for News and Alerts</li> <li>› Silver Comet Trail</li> <li>› Sister City, Seongdong-Gu</li> <li>› Site Plan Review</li> <li>› Small Claims (Magistrate)</li> <li>› Smyrna, City of</li> </ul>	<ul style="list-style-type: none"> <li>› Social Security Office</li> <li>› Solicitor General's Office</li> <li>› Solid Waste / Recycling</li> <li>› South Cobb Redevel Auth</li> <li>› Special Events Permit</li> <li>› SPLOST 2010</li> <li>› SPLOST 2011</li> <li>› State Court Administration</li> <li>› State Court Clerk</li> <li>› Stormwater Management</li> <li>› Strategic Plan</li> <li>› Street Lights</li> <li>› Superior Court Administration</li> <li>› Superior Court Clerk</li> <li>› Support Services Agency</li> <li>› Surplus Property</li> </ul> <p><b>T</b></p> <ul style="list-style-type: none"> <li>› Tag &amp; Title</li> <li>› Tax Assessor</li> <li>› Tax Commissioner</li> <li>› Tennis Centers</li> <li>› Therapeutic Recreation</li> <li>› Traffic Court</li> <li>› Traffic ticket (online payments)</li> <li>› Transfer Station / Waste Disposal</li> <li>› Transit</li> <li>› Transportation</li> <li>› TV23 (CobbTV)</li> <li>› Twitter</li> </ul> <p><b>V</b></p> <ul style="list-style-type: none"> <li>› Vegetative Waste Recovery</li> <li>› Vendor Registration</li> <li>› Victim - Witness</li> <li>› Video On Demand</li> <li>› Volunteer Programs</li> <li>› Voter Registration</li> </ul> <p><b>W</b></p> <ul style="list-style-type: none"> <li>› Waste Disposal / Transfer Station</li> <li>› Watershed Stewardship Program</li> <li>› Water System</li> <li>› Water System - CMOM Program</li> <li>› Weatherford Bob - Commissioner</li> <li>› Web mail (Co. Employees)</li> <li>› Weapons Carry License</li> <li>› Wight Center</li> </ul> <p><b>Z</b></p> <ul style="list-style-type: none"> <li>› Zoning</li> <li>› Zoning - Online Analysis </li> </ul>
--	--	--	--	--

# LOCAL FOCUS/LOCAL ACTION

## Online Zoning Analysis PDF Format

### Planning Commission and Board of Commissioners Cases

- 2016**  
No cases are heard in January  
» February  
» March  
» April  
» May  
» June  
» July  
» August  
» September  
» October  
» November  
» December

### Board of Zoning Appeals and Variance Cases

- 2016**  
» January  
» February  
» March  
» April  
» May  
» June  
» July  
» August  
» September  
» October  
» November  
» December

- 2015**  
No cases are heard in January  
» February  
» March  
» April  
» May  
» June  
» July  
» August  
» September  
» October  
» November  
» December

- 2015**  
» January  
» February  
» March  
» April  
» May  
» June  
» July  
» August  
» September  
» October  
» November  
» December

- 2014**  
No cases are heard in January  
» February  
» March  
» April  
» May  
» June  
» July  
» August  
» September  
» October  
» November  
» December

- 2014**  
» January  
» February  
» March  
» April  
» May  
» June  
» July  
» August  
» September  
» October  
» November  
» December

- 2013**  
No cases are heard in January  
» February  
» March

- 2013**  
» January  
» February  
» March

Cobb County Government x  
zoning.com.dev.cobbcountyga.gov/2015-02/

### Online Zoning Analysis

Zoning analysis information is provided in PDF format. Depending on your Internet connection, this information is preliminary and subject to change. Any questions regarding these applications should be directed to the Planning Department.

\*\*\*\*\* ALL DOCUMENTS FOR FEBRUARY 2015 \*\*\*\*\*

**Preliminary Zoning Analysis Documents**  
02-2015\_Preliminary\_Zoning\_Analysis.pdf

**Final Zoning Analysis Documents**  
02-03-15\_FC\_Consent\_and\_summary\_agenda.pdf  
02-17-15\_DOC\_CONSENT\_AND\_SUMMARY\_AGENDA.pdf  
Amend Something Previously Adopted agenda.pdf  
Cover/Titlepage\_and\_agendas.pdf  
LUP-001-2015.pdf  
LUP-002-2015.pdf  
LUP-003-2015.pdf  
LUP-004-2015.pdf  
LUP-005-2015.pdf  
LUP-006-2015.pdf  
LUP-034-2014.pdf  
LUP-037-2014.pdf  
SLUP-001-2015.pdf  
SLUP-002-2015.pdf  
SLUP-003-2015.pdf  
SLUP-014-2014.pdf  
SLUP-021-2014.pdf  
SLUP-022-2014.pdf  
SLUP-029-2014.pdf  
Z-001-2015.pdf  
Z-002-2014.pdf  
Z-002-2015.pdf  
Z-003-2015.pdf  
Z-004-2015.pdf  
Z-005-2015.pdf  
Z-006-2015.pdf  
Z-007-2015.pdf  
Z-008-2015.pdf  
Z-009-2015.pdf  
Z-010-2015.pdf  
Z-011-2015.pdf  
Z-012-2015.pdf  
Z-013-2015.pdf  
Z-014-2015.pdf  
Z-015-2015.pdf  
Z-016-2015.pdf  
Z-017-2015.pdf  
Z-018-2015.pdf  
Z-019-2015.pdf  
Z-020-2015.pdf  
Z-021-2015.pdf  
Z-022-2015.pdf  
Z-081-2014.pdf  
Z-086-2014.pdf  
Z-087-2014.pdf  
Z-090-2014.pdf

**Preliminary Other Business Documents**  
OB-001-2015.pdf  
OB-002-2015.pdf  
OB-003-2015.pdf  
OB-004-2015.pdf  
OB-005-2015.pdf  
OB-006-2015.pdf  
OB-035-2014.pdf  
OB-067-2014.pdf

**Final Other Business Documents**  
OB-001-2015.pdf  
OB-002-2015.pdf  
OB-003-2015.pdf  
OB-004-2015.pdf  
OB-005-2015.pdf  
OB-006-2015.pdf  
OB-035-2014.pdf  
OB-067-2014.pdf  
Other business agenda.pdf

# LOCAL FOCUS/LOCAL ACTION

## PRELIMINARY ZONING ANALYSIS

Planning Commission Hearing Date: February 3, 2015

Board of Commissioners Hearing Date: February 17, 2015

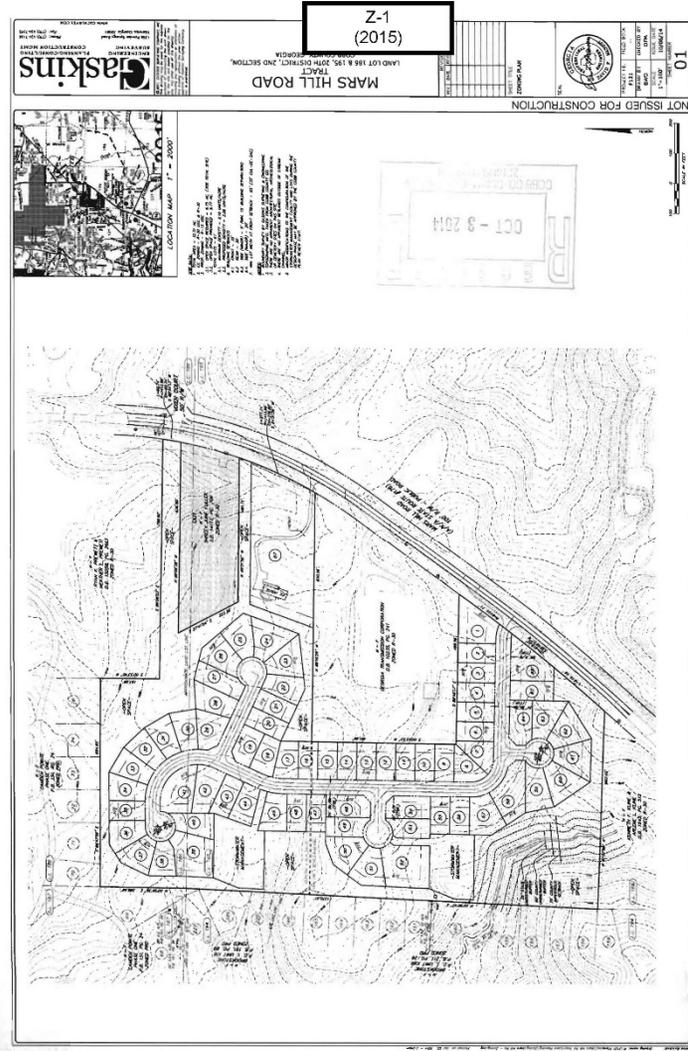
Due Date: January 2, 2015

Date Distributed/Mailed Out: December 15, 2014



*Cobb County... Expect the Best!*

# LOCAL FOCUS/LOCAL ACTION



# LOCAL FOCUS/LOCAL ACTION

**APPLICANT:** Forestar (USA) Real Estate Group, Inc. **PETITION NO.:** Z-1  
**PHONE#:**770-272-8139 **EMAIL:** ChuckOlderman@forestargroup.com **HEARING DATE (PC):** 02-03-15  
**REPRESENTATIVE:** Parks Huff **HEARING DATE (BOC):** 02-17-15  
**PHONE#:**770-422-7016 **EMAIL:** phuff@slhb-law.com **PRESENT ZONING:** R-20/OSC, R-30  
**TITLEHOLDER:** Estate of Leona Hall Price f/k/a Leona Hall Johnson,  
Debra B. Landers, Shirley June Fuller, Margaret P. Glenn **PROPOSED ZONING:** R-15/OSC  
**PROPERTY LOCATION:** West side of Mars Hill Road, south of  
Camden Lake Parkway. **PROPOSED USE:** Residential Subdivision  
**ACCESS TO PROPERTY:** Mars Hill Road **SIZE OF TRACT:** 32.51 acres  
**PHYSICAL CHARACTERISTICS TO SITE:** Single-family houses **DISTRICT:** 20  
and wooded undeveloped acreage **LAND LOT(S):** 186, 195  
**PARCEL(S):** 1, 3, 12, 135  
**TAXES: PAID** X **DUE** \_\_\_\_\_  
**COMMISSION DISTRICT:** 1

**CONTIGUOUS ZONING/DEVELOPMENT**

**NORTH:** R-30/Single-family house and PRD/Camden Pointe Subdivision  
**SOUTH:** R-30/Single-family house  
**EAST:** R-30/Power Station; R-30/Single-family house; R-20/Fox Creek Subdivision and  
R-30/OSC/Undeveloped  
**WEST:** PD/Brookstone Subdivision

**OPPOSITION:** NO. OPPOSED \_\_\_\_\_ **PETITION NO.:** \_\_\_\_\_ **SPOKESMAN** \_\_\_\_\_

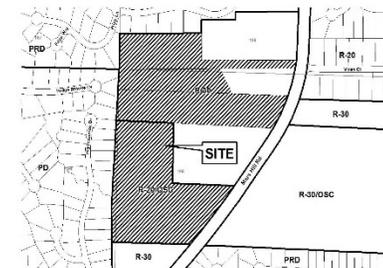
**PLANNING COMMISSION RECOMMENDATION**

**APPROVED** \_\_\_\_\_ **MOTION BY** \_\_\_\_\_ **REJECTED** \_\_\_\_\_ **SECONDED** \_\_\_\_\_  
**HELD** \_\_\_\_\_ **CARRIED** \_\_\_\_\_

**BOARD OF COMMISSIONERS DECISION**

**APPROVED** \_\_\_\_\_ **MOTION BY** \_\_\_\_\_  
**REJECTED** \_\_\_\_\_ **SECONDED** \_\_\_\_\_  
**HELD** \_\_\_\_\_ **CARRIED** \_\_\_\_\_

**STIPULATIONS:**



# LOCAL FOCUS/LOCAL ACTION



Application #: Z-1  
PC Hearing Date: 2-3-15  
BOC Hearing Date: 2-17-15

## Summary of Intent for Rezoning



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

- a) Proposed unit square-footage(s): 2500 to 3500 square feet
- b) Proposed building architecture: Traditional with brick, stone and cementitious board siding
- c) Proposed selling prices(s): \$300k to 400k
- d) List all requested variances: None at this time

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). No

Part 5. Is this application a result of a Code Enforcement action? No X; Yes \_\_\_\_ (If yes, attach a copy of the Notice of Violation and/or tickets to this form).

Applicant signature: \_\_\_\_\_ Date: 10-3-14

Applicant name (printed): Parks F. Huff, Esq., On Behalf of Applicant

# STATING YOUR POSITION

- Reviewing applications
- Preparing Stipulations and Position Statements

# STATING YOUR POSITION

Architecture of building:

1. How tall or how many stories:
2. What does building look like?
3. Color of building:
4. How many square feet:
5. Where are the mechanicals (ac units)?
6. Building materials; brick, stone, stucco, combinations thereof.

Often times, it is very helpful to require applicants to provide detailed architectural renderings, which can then be stipulated/mandated as part of approval. It is important to remember that the county has architectural design guidelines for commercial construction.

*Sample Stipulations:*

- a. "general residential appearance of building to be preserved" (per Z-19 of 2010).*
- b. "The architectural style and composition of the buildings on the subject property shall remain the same as the buildings which presently exist thereon until the redevelopment of the subject property, at which time the site plan and architectural style and composition of the buildings shall be reviewed and approved by the Board of Commissioners' as an Other Business Item following input from the Canton Road Neighbors and Northeast Cobb Homeowners Group" (per Z-36 of 2009).*
- c. "final site plan and architectural design to be approved by the District Commissioner" (per Z-37 of 2008).*
- d. "site plan received by the Zoning Division December 5, 2008, as needed, including waivers allowing 33 stories above grade, FAR, setbacks, buffers, etc., with the District Commissioner approving minor modifications" (per Z-6 of 2009).*

# STATING YOUR POSITION

Landscaping:

1. Is there landscaping along the front, sides and rear?
2. What type of landscaping is it (evergreen or deciduous)?
3. Is the material tall or short?
4. Is the material long lived?
5. Does the material need a lot of watering and attention?

Often times, it is very helpful to require applicants to provide detailed landscape renderings, which can then be stipulated/mandated as part of approval.

*Sample Stipulations*

- a. ***“Developer to install a fully planted buffer adjacent to the AT&T easement to the south to be approved by Staff” (per Z-142 of 2005).***
- b. ***“Committee to be formed consisting of neighbors, homeowners groups, and appropriate county staff to develop a wildlife assessment and preservation plan; Community Development Director to have final authority” (per Z-43 of 2011).***
- c. ***“Enhanced landscaping plan along Roswell Road, with final landscaping plan to be approved by the District Commissioner” (per Z-12 of 2010).***
- d. ***“Landscape plan to be approved by County Arborist and landscape materials can be a mixture of evergreen and ornamental plantings” (per Z-7 of 2009).***

# STATING YOUR POSITION

## Lighting:

1. Does the lighting stay on all night or is it on a timer?
2. Where is the lighting?
3. Is the lighting on a tall pole or on the building?
4. Is the lighting directed straight down?
5. Does the lighting have shields to reduce/prevent light pollution?
6. Is the light design decorative in nature?

Often times, it is very helpful to require applicants to provide detailed architectural renderings of decorative lighting, including locations on the site, which can then be stipulated/mandated as part of approval.

### *Sample Stipulations*

- a. "Sconce lighting in keeping with the design guidelines be utilized on the building" (per Z-7 of 2009).***
- b. "Security lighting to be environmentally sensitive and designed so as to contain light on site" (per Z-26 of 2009).***
- c. "all lights to be shielded so no direct light falls beyond property lines" (per Z-45 of 2008).***

# STATING YOUR POSITION

Signage:

1. How wide and tall:
2. Materials constructed out of:
3. LED sign? If so, does it conform to the code regarding these type signs?
4. Colors:
5. Location:

Often times, it is very helpful to require applicants to provide detailed signage renderings, which can then be stipulated/mandated as part of approval.

*Sample Stipulations*

- a. "No freestanding or flashing signs along I-575 frontage, additionally the OMR/hotel signage is to be shielded from the RSL component" (per Z-23 of 2007).*
- b. "no vehicles parked on site for the purpose of advertising" (per Z-1 of 2012).*
- c. "Signage to match other house-to-office conversions on west side of Campus Loop Road" (per Z-19 of 2010).*
- d. "There shall be no electronic reader boards permitted on the site" (per Z-52 of 2004).*

# STATING YOUR POSITION

Dumpster location (if applicable):

1. Is the dumpster enclosed? If so, what will the enclosure look like? Will it match the architectural style of the building?
2. Is the dumpster too close to residential properties?
3. Hours and days of pick up?
4. Rubber lids to reduce noise?

Often times, it is very helpful to require applicants to provide detailed architectural renderings of dumpster enclosures (so to ensure consistency with architectural style of building), which can then be stipulated/mandated as part of approval.

## *Sample Stipulations*

- a. ***“Dumpster to be moved to the fenced area located to the rear of the structure and screened from view (per Z-7 of 2009).”***
- b. ***“The trash dumpster will be enclosed and blocked from view with a fence or block wall, have rubber lids, and the design of the enclosure will be subject to the architectural Review Committee” (per Z-103 of 2007).***
- c. ***“Dumpsters to have rubber lids” (per Z-27 of 2008).***
- d. ***“Dumpster corral material and colors to match the buildings they serve” (per Z-45 of 2008).***

# STATING YOUR POSITION

Uses:

1. Certain uses are sometimes prohibited by stipulations such as check cashing, pawn shops, adult entertainment, liquor stores, cell towers, etc. As an alternative, many applications can be approved for the intended (as stated on application) use only, which can rule out any use other than what is being discussed.

*Sample Stipulations*

- a. BOC approved subject to “boat sales only” ( per Z-335 of 1985).*
- b. BOC approved subject to “Professional office and neighborhood retail uses only” (per Z-24 of 2002, OB #1 of 03-15-11).*
- c. “The southernmost buildings within the subject property will be restricted to office uses and shall provide a step-down to the adjoining residential use and shall officially cap off the commercial node. Retail uses shall not include automotive maintenance, adult entertainment, full service gasoline sales, light industrial uses, car washes or emissions inspections stations. Retail users currently expressing interest include upscale restaurants. Professional offices, coffee shops, bookstores, ice-cream shops and other similar tenants” (per Z-142 of 2005).*
- d. “Counseling or professional office use only” (per Z-1 of 2010).*
- e. “Property to be used as an office associated with KSU only” (per Z-19 of 2010).*
- f. “Inclusion of these additional prohibited uses, outdoor storage; external speaker systems, billiard or pool halls; check cashing establishments; group homes; pawn and title pawn establishments; radio, television and other communications towers and antennas that are subject to Code section 134-273; self service laundry facilities.” (per z-26 of 2009).*

# STATING YOUR POSITION

Location of the detention pond:

1. Is it fenced, and what type of fencing?
2. Is it landscaped?
3. Is it an earthen structure or concrete structure?
4. If concrete, is the exposed wall painted or surfaced?

Often times, it is very helpful to require applicants to provide detailed landscape renderings identifying how detention ponds can be screened, which can then be stipulated/mandated as part of approval.

#### *Sample Stipulations*

- a. *"Applicant's design engineer to ensure adequate detention is provided in the existing detention pond or propose modifications to provide adequate stormwater management for this development (per Z-189 of 2005).*
- b. *"detention facility walls to include an architectural surface or otherwise be aesthetically compatible with the architecture of the buildings, and if necessary also screened with landscaping to avoid adverse impacts to adjacent homeowners" (per Z-1 of 2008).*
- c. *"Any walls of detention facilities visible from the right-of-way will be faced with architectural materials" (per Z-4 of 2008).*
- d. *"any detention pond walls visible from the right-of-way to be finished with brick, stone or similar materials and landscaped" (per Z-45 of 2008).*

# STATING YOUR POSITION

Are there any outdoor displays of merchandise or any outdoor storage? If so, what?

Often times, it is very helpful to require applicants to provide detailed plans identifying where the outdoor display of merchandise is so it can be stipulated/mandated as part of approval.

## *Sample Stipulations*

- a. The BOC approved the location of outdoor display of merchandise along the front of a thrift store in a 25'-30' designated area (per LUP-1 of 2012, OB #1 on 08-21-12).*
- b. "No outdoor storage" (per z-1 of 2010).*
- c. "slats to be added to fencing to shield view of outdoor storage along Penland Drive" (per Z-2 of 2010).*
- d. "No outside speakers allowed on property (other than for pharmacy drive-thru)" (per Z-17 of 2010).*

Long term questions:

1. Are you better off zoning a property with conditions for long term control?
2. Are you better off rejecting a request?
3. What condition could you suggest to ensure long term viability of the proposal?
4. How does this positively and negatively affect adjacent and nearby properties?
5. Is the current zoning district consistent with the area?

# HOW THEY STATE THEIR POSITION

- “The devil is in the details”
- Tips for successful negotiating

# HOW THEY STATE THEIR POSITION

## MOORE INGRAM JOHNSON & STEELE

Mr. Jason A. Campbell  
Planner III  
Zoning Division  
Cobb County Community Development Agency  
Page 2 of 7  
October 8, 2013

we have been authorized by the Applicant to submit this revised letter of agreeable stipulations and conditions which, if the Application for Rezoning is approved, as submitted, shall become a part of the grant of the requested zoning and shall be binding upon the Subject Property. This letter shall supersede and replace in full the previous letters of agreeable stipulations and conditions dated and filed September 25, 2013, and September 26, 2013. The revised, requested stipulations are as follows:

- (1) The stipulations and conditions set forth herein shall replace and supersede in full any and all prior stipulations and conditions, in whatsoever form, which are currently in place on the Subject Property; together with any and all prior Departmental Comments and Staff Recommendations submitted by Planning, Fire, Water, Sewer, and Drainage, relating to the Subject Property from any previous zoning actions.
- (2) Applicant seeks rezoning of the Subject Property from the existing R-30 zoning classification to the proposed R-15 zoning classification, site plan specific to the revised Conceptual Zoning Plan prepared for Applicant by Centerline Surveying Systems, Inc., last revised September 25, 2013, and submitted to the Zoning Office with the September 26, 2013, letter of agreeable stipulations and conditions. A reduced copy of the revised Conceptual Zoning Plan is attached hereto for ease of reference as Exhibit "A" and incorporated herein by reference.
- (3) The Subject Property consists of 4.144 acres of total site area and shall be developed for a residential community comprised of a maximum of ten (10) single-family, detached residences, resulting in an overall density of 2.41 units per acre.
- (4) The proposed residences shall have a minimum of 3,000 square feet, upwards to 5,000 square feet, and greater.
- (5) The proposed residences shall be traditional and European in style and architecture and will have a minimum two-car garage. All garages shall be rear loaded, side loaded, motor court style, or courtyard.
- (6) The residences within the proposed community shall have "four-sided" architecture, having the front and all sides of the proposed residences comprised of brick, stone, stacked stone, hardi plank-type, cedar shake-type, and stucco-

# HOW THEY STATE THEIR POSITION

## MOORE INGRAM JOHNSON & STEELE

Mr. Jason A. Campbell  
Planner III  
Zoning Division  
Cobb County Community Development Agency  
Page 3 of 7  
October 8, 2013

type finishes, with complementary accents, or combinations thereof. Additionally, a water table made of brick or stone shall be installed on rear elevations. No vinyl materials shall be used on the exterior of the proposed residences. The District Commissioner shall approve all final home elevations.

- (7) The average lot size shall be approximately 15,405 square feet.
- (8) The setbacks for the proposed residential community shall be as follows:
  - (a) Front Setback: Twenty-five (25) feet;
  - (b) Rear Setback: Thirty (30) feet;
  - (c) Side Setback: Twenty (20) foot exterior; (Twenty (20) feet between residences).
- (9) All front and side yard areas of the proposed residences shall be fully sodded and irrigated.
- (10) Applicant agrees to the creation of a mandatory homeowners association consistent with communities within the area. The mandatory homeowners association shall be responsible for the upkeep and maintenance of all common areas, entrance area, and detention landscaping contained within the proposed residential community.
- (11) Additionally, and in conjunction with the creation of the mandatory homeowners association, Applicant agrees to the recording and enforcement of protective covenants which will contain covenants, rules, and regulations applicable to the proposed development.
- (12) The entrance signage for the proposed community shall be ground based, monument-style signage, and shall consist of brick, stone, or combinations thereof, with accents. A decorative brick/stone wall with landscaping along the frontage of Lassiter Road shall also be installed as part of the overall landscaped entrance area. Maintenance of the entrance area shall be by the mandatory

# HOW THEY STATE THEIR POSITION

## MOORE INGRAM JOHNSON & STEELE

Mr. Jason A. Campbell  
Planner III  
Zoning Division  
Cobb County Community Development Agency  
Page 4 of 7  
October 8, 2013

homeowners association as set forth in the declaration of covenants, easements, and restrictions.

- (13) All utilities servicing the residences within the proposed community shall be underground.
- (14) There shall be no direct access from any lots within the proposed community to Lassiter Road.
- (15) All construction vehicles and equipment will be parked, and otherwise located on, the Subject Property during development of infrastructure and construction of residences, and shall not be parked on or along Lassiter Road. Further, there will be no stacking of vehicles on Lassiter Road waiting for entry onto the Subject Property.
- (16) Construction hours shall be Monday through Friday, 7:00 a.m. to 7:00 p.m.; Saturday, 9:00 a.m. to 5:00 p.m. There will be no Sunday activity without District Commissioner approval.
- (17) Applicant agrees to plant at least one (1) hardwood tree in the front yard of each residence.
- (18) The detention area shall be as shown and reflected on the referenced Conceptual Rezoning Plan. The area shall be fenced with a black, vinyl-clad chain link fence, a minimum of four (4) feet in height, with landscaping to the exterior for purposes of visual screening; excepting only, that the fencing adjacent to Hartwood Subdivision shall be a solid wooden fence, six (6) feet in height. The landscaping shall be approved by the Cobb County Arborist during the plan review process. If the concrete wall extends beyond the height of the solid wooden fence, Applicant agrees to install a stone façade on such area.
- (19) The street within the proposed community shall be private. The private street shall be constructed pursuant to Cobb County specifications, and shall be maintained by the mandatory homeowners association.
- (20) Applicant shall be allowed to provide for a gated community pursuant to Cobb County standards.

# HOW THEY STATE THEIR POSITION

## MOORE INGRAM JOHNSON & STEELE

Mr. Jason A. Campbell  
Planner III  
Zoning Division  
Cobb County Community Development Agency  
Page 5 of 7  
October 8, 2013

- (21) Applicant shall have performed a pre-development siltation and water quality study on the lake located within the Madison Hall Subdivision, and submitted a copy of this study to the Cobb County Stormwater Management Division for review and approval. Applicant agrees to comply with all requirements of NPDES, including timely reports to Cobb County Stormwater Management Division.
- (22) The District Commissioner shall have the authority to approve minor modifications to these stipulations and the revised Zoning Conceptual Plan as the development proceeds through the Plan Review process and thereafter. For purposes of this paragraph, any modifications that increase density; reduce the size or composition of an approved buffer or landscape strip to adjacent property; relocate a structure closer to a property line; increase the height of a building adjacent to property; reduce the minimum square footage of homes to be constructed; or change the architecture of homes as set forth above, which are in direct contradiction to or conflict with the foregoing stipulations, will come back through the public hearing process as an "Other Business" Application."
- (23) Applicant agrees to allow the Georgia Native Plant Society to conduct a "plant rescue" prior to the commencement of construction of the Subject Property.
- (24) Applicant agrees to comply with all Cobb County Stormwater Management requirements applicable to the Subject Property. The detention pond for the proposed project shall be designed for the impervious area allowed by Cobb County Code for each lot, and shall be designed for impervious areas included within any street or sidewalk, or any lot, so these areas will not be counted against any lot.
- (25) All landscaping referenced herein shall be approved by the Cobb County Arborist as part of the plan review process and incorporated into the overall landscape plan for the proposed community, and shall be irrigated as necessary.
- (26) Applicant agrees to comply with all Cobb County development standards and ordinances relating to project improvements, except as approved by the Board

# HOW THEY STATE THEIR POSITION

## MOORE INGRAM JOHNSON & STEELE

Mr. Jason A. Campbell  
Planner III  
Zoning Division  
Cobb County Community Development Agency  
Page 6 of 7  
October 8, 2013

of Commissioners or by the Department of Transportation or Community Development Agency, as their authority may allow.

- (27) All setbacks, landscape, and buffer areas may be penetrated for purposes of access, utilities, and stormwater management, including, but not limited to, drainage facilities and any and all slopes or other required engineering features of the foregoing.
- (28) Applicant agrees to the following additional system improvements to mitigate traffic concerns:
  - (a) Installation of a deceleration lane along a portion of the Subject Property, as more particularly shown and reflected on the revised Conceptual Rezoning Plan;
  - (b) Verification that minimum sight distance is available; and if not, implement remedial measures to correct any deficiency.
- (29) There shall be an internal sidewalk on one side of the street connecting to the sidewalk on Lassiter Road.
- (30) Applicant agrees to construct an area for school children to await school buses, if practicable.

We believe the requested zoning, together with the revised Conceptual Rezoning Plan and the revised stipulations set forth herein, is an appropriate use of the Subject Property while taking into consideration the area and existing neighborhoods and residents surrounding the proposed development. The proposed residential community shall be of the highest quality, shall be compatible with surrounding neighborhoods, and shall be an enhancement to the Subject Property and the community as a whole. Thank you for your consideration in this request.

# HOW THEY STATE THEIR POSITION

**MOORE INGRAM JOHNSON & STEELE**

Mr. Jason A. Campbell  
Planner III  
Zoning Division  
Cobb County Community Development Agency  
Page 7 of 7  
October 8, 2013

With kindest regards, I remain

Very truly yours,

MOORE, INGRAM, JOHNSON & STEELE, LLP



John H. Moore

JHM:cc  
Attachment

c: Cobb County Board of Commissioners:  
Timothy D. Lee, Chairman  
Helen C. Goreham  
Robert J. Ott  
Joann Birrell  
Lisa N. Cupid  
(With Copy of Attachment)

Cobb County Planning Commission  
Mike Terry, Chairman  
Christi S. Trombetti  
(With Copy of Attachment)

Jill Flamm, President  
East Cobb Civic Association  
(With Copy of Attachment)

Buzzy Keith  
Garden Gate Resident  
(With Copy of Attachment)

Brooks Chadwick Capital, LLC  
(With Copy of Attachment)

# **“THE FINISHED PRODUCT”**

- Departmental Comments
- Staff Recommendation
- The Planning Commission and Board of Commissioners Hearings

# “THE FINISHED PRODUCT”

APPLICANT: Forestar (USA) Real Estate Group, Inc. PETITION NO. : Z-1  
PRESENT ZONING: R-20/OSC, R-30 PETITION FOR: R-15/OSC  
\*\*\*\*\*

## STORMWATER MANAGEMENT COMMENTS

FLOOD HAZARD:  YES  NO  POSSIBLY, NOT VERIFIED

DRAINAGE BASIN: Allatoona Creek FLOOD HAZARD INFO: Zone X

- FEMA Designated 100 year Floodplain Flood.
- Flood Damage Prevention Ordinance DESIGNATED FLOOD HAZARD.
- Project subject to the Cobb County Flood Damage Prevention Ordinance Requirements.
- Dam Breach zone from (upstream) (onsite) lake - need to keep residential buildings out of hazard.

WETLANDS:  YES  NO  POSSIBLY, NOT VERIFIED

Location: adjacent to stream buffer

- The Owner/Developer is responsible for obtaining any required wetland permits from the U.S. Army Corps of Engineer.

STREAMBANK BUFFER ZONE:  YES  NO  POSSIBLY, NOT VERIFIED

- Metropolitan River Protection Area (within 2000' of Chattahoochee River) ARC (review 35' undisturbed buffer each side of waterway).
- Chattahoochee River Corridor Tributary Area - County review (\_\_\_\_ undisturbed buffer each side).
- Georgia Erosion-Sediment Control Law and County Ordinance - **County Review/State Review.**
- Georgia DNR Variance may be required to work in 25 foot streambank buffers.
- County Buffer Ordinance: 50', 75', 100' or 200' each side of creek channel.

## DOWNSTREAM CONDITION

- Potential or Known drainage problems exist for developments downstream from this site.
- Stormwater discharges must be controlled not to exceed the capacity available in the downstream storm drainage system.
- Minimize runoff into public roads.
- Minimize the effect of concentrated stormwater discharges onto adjacent properties.
- Developer must secure any R.O.W required to receive concentrated discharges where none exist naturally
- Existing Lake Downstream Camden Pointe Lake.
  - Additional BMP's for erosion sediment controls will be required.
- Lake Study needed to document sediment levels.
- Stormwater discharges through an established residential neighborhood downstream.
- Project engineer must evaluate the impact of increased volume of runoff generated by the proposed project on downstream receiving culverts within Brookstone S/D.

# “THE FINISHED PRODUCT”

APPLICANT: Forestar (USA) Real Estate Group, Inc. PETITION NO.: Z-1

PRESENT ZONING: R-20/OSC, R-30 PETITION FOR: R-15/OSC

\*\*\*\*\*

## 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
Mars Hill Road	17,800	Arterial	45	Cobb	100'

Based on 2017 traffic counting data taken by Cobb County DOT

## COMMENTS AND OBSERVATIONS

Mars Hill Road is classified as an arterial 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.

Recommend curb, gutter, and sidewalk along the Mars Hill Road frontage.

Recommend sidewalk on one side of the street within subdivision.

Recommend deceleration lane for the Mars Hill Road entrance.

Recommend left turn lane for the Mars Hill Road entrance.

Recommend applicant verify that minimum intersection sight distance is available for Mars Hill Road access and if it is not, implement remedial measures, subject to the Department's approval, to achieve the minimum requirement of 500 feet.

# “THE FINISHED PRODUCT”

APPLICANT: Forestar (USA) Real Estate Group, Inc.      PETITION NO.: Z-1  
PRESENT ZONING: R-20/OSC, R-30      PETITION FOR: R-15/OSC

\*\*\*\*\*

## **PLANNING COMMENTS:**

The applicant is requesting a rezoning from R-20/OSC, R-30 to R-15/OSC for purpose of residential subdivision. The 32.51 acre site is located on the west side of Mars Hill Road, south of Camden Lake Parkway.

### Comprehensive Plan

The parcel is within a Very Low Density Residential (VLDR) and Rural Residential (RR) future land use categories, with R-20/OSC and R-30 zoning designations. The purpose of the Very Low Density Residential (VLDR) category is to provide for areas that are suitable for very low density housing, particularly in locations which may not have basic services such as sewer, or where the existing or desired residential development pattern is zero to two (2) dwelling units per acre. The purpose of the Rural Residential (RR) category is to provide for areas that are for housing from 0 to 1 dwellings/acre.

### Master Plan/Corridor Study

Not applicable.

### Open space Requirements

**Property Location:** West side of Mars Hill Road south of Camden Lake Parkway  
**Land Lot/District:** 186, 195 / 20  
**Current Zoning:** R-20/OSC, R-30  
**Proposed Use:** R-15 OSC

**Total Area:** 32.51 acres  
**Floodplain /Wetland Area/Cemetery:** 0 acres  
**Amenity Area:** 0 acres  
**Net Buildable Area:** 32.51 acres  
**Base Density Allowed:** 2.1 upa  
**Base Density Allowed w/Bonus:** 2.25 upa  
**Proposed Lots:** 67  
**Net Density:** 2.06 upa  
**Future Land Use:** Very Low Density Residential (1 to 2 upa) & Rural Residential (0 to 1 upa)  
**Open Space Requirement:** 9.75 acres or 30%; for bonus 10.73 acres or 33%  
**Open Space Provided:** 9.77 acres or 30.1%  
**Percentage of Open Space within Floodplain, Wetlands, & Lakes w:** N/A

**Setbacks:**  
Front: 35'  
Rear: 30'  
Side Minor: 5/ 15' between units  
Side Major: 20'

# “THE FINISHED PRODUCT”

- Comments include:
  - Zoning
  - School District
  - Fire
  - Planning
  - Water & Sewer
  - Stormwater Management
  - Transportation
  - Staff Recommendation

# “THE FINISHED PRODUCT”

## STAFF RECOMMENDATIONS

### **Z-1 FORESTAR (USA) REAL ESTATE GROUP, INC.**

- A. It is Staff's opinion that the applicant's rezoning proposal may permit a use that is suitable in view of the use and development of adjacent and nearby properties. Other developments in this area are zoned for similar single-family densities and lower.
- B. It is Staff's opinion that the applicant's rezoning proposal may not have an adverse affect on the usability of adjacent or nearby property. Applicant's request is for a single-family subdivision similar in density to the other developments along this side of Mars Hill Road.
- 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 conformity with the policy and intent of the *Cobb County Comprehensive Plan*, which delineates this property to be within the Very Low Density Residential (VLDR) land use category, having densities ranging from 0-2 units per acre. Applicant's request is for an open space community having 2.00 units per acre. While the proposed density is above the limit of one unit per acre for the northern portion located in the RR land use category, Staff believes the proposal can be reduced in order to comply with the 0-2 units per acre limit of VLDR. Other developments and densities in the area include: Woodcliff Subdivision (R-20 at 1.21 units per acre); Fox Creek Subdivision (R-20 at 1.26 units per acre); Brafferton Subdivision (R-20 at 1.47 units per acre); Sherbrooke Subdivision (R-20 at 1.61 units per acre); Sun Brook Estates (R-15 at 1.96 units per acre); Camden Pointe Phase 1 (PRD at 2.0 units per acre); Brookstone PDI, Unit XXIII (PRD at 2.08 units per acre); and Parkwood at Brookstone Unit II (PRD at 3.04 units per acre). Staff would be supportive of the density remaining in the range of VLDR and remaining consistent with the densities on the west side of Mars Hill Road.
- 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 deleting the applicant's rezoning proposal to the R-20/OSC category. Applicant's proposed density of 2.00 units per acre is similar to other single-family subdivisions in this area, but is slightly over the RR range of 0-1 unit per acre. Limiting the density to 1.92 units per acre will allow 62 lots, three less than proposed. This would better fit the character of the area and would reduce possible drainage problems downstream.

Based on the above analysis, Staff recommends DELETING to R-20/OSC subject to the following conditions:

- Maximum density of 1.92 units per acre;
- Final site plan to be approved by the District Commissioner;
- Fire Department comments and recommendations;
- Water and Sewer Division comments and recommendations;
- Stormwater Management Division comments and recommendations; and
- 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.**

# **“MODIFYING THE FINISHED PRODUCT”**

- Amending stipulations
- Changing site plans

# “MODIFYING THE FINISHED PRODUCT”

**COBB COUNTY BOARD OF COMMISSIONERS’  
ZONING HEARING “OTHER BUSINESS”  
OCTOBER 15, 2013**

**ITEM #1**

To consider house moving application HM-1-13 for Debbie Redford regarding a house currently located at 3120 Boyce Drive, in Land Lot 484 of the 16<sup>th</sup> District, which is proposed to be moved to 2171 Shadowwood Drive in Land Lot 453 of the 16<sup>th</sup> District.

**ITEM #2**

To consider a stipulation clarification and amendment regarding a detention facility for rezoning application Z-107 of 2006 (Palladian, Inc.), for property located on the south side of Stilesboro Road at Johnston Trail in Land Lot 216 of the 20<sup>th</sup> District.

**ITEM #3**

To consider a site plan amendment for Ian B. Jones regarding rezoning application Z-20 of 1996 (Shallowford Development, Inc.), for property located on the northeast side of Frank Gordy Parkway, north of Sandy Plains Road Land Lot 334 of the 16<sup>th</sup> District.

**ITEM #4**

To consider a site plan approval for Pope & Land Enterprises, Inc. regarding rezoning application Z-160 of 1998 (George H. Johnson and Charles C. Barton), for property located at the northwest intersection of Cobb Parkway and Akers Mill Road in Land Lot 948 of the 17<sup>th</sup> District.

**ITEM #5**

To conduct a public hearing to consider approval of a Chattahoochee Corridor Plan Certificate of Compliance for Ralph Reilly for construction of a single family residence at 4213 Paces Ferry Road in Land Lots 973 and 974 of the 17<sup>th</sup> District.

# “MODIFYING THE FINISHED PRODUCT”

## Application for “Other Business”

OB-051-2016

### Cobb County, Georgia

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

BOC Hearing Date Requested: 9/29/2016

Applicant: The Bluff at Jonessa LLC Phone #: 770-877-2177  
(applicant's name printed)

Address: 850 Old Alpharetta Rd, Alpharetta GA 30205 E-Mail: Dona@dwyerhomes.com

Jordan Terch Address: 850 Old Alpharetta Rd, Alpharetta GA 30205  
(representative's name, printed)

Jordan Terch Phone #: 770-877-2177 E-Mail: JordanTG@DwyerHomes.com  
(representative's signature)

Signed, sealed and delivered in presence of:

M. Dawn Watson My commission expires: 3/30/20  
Notary Public

Titleholder(s): The Bluff at Jonessa LLC Phone #: 770-877-2177  
(property owner's name printed)

Address: 850 Old Alpharetta Rd, Alpharetta GA 30205 E-Mail: JordanTG@DwyerHomes.com

Jordan Terch  
(Property owner's signature)

Signed, sealed and delivered in presence of:

M. Dawn Watson My commission expires: 3/30/20  
Notary Public

Commission District: 3 Zoning Case: Z-35

Size of property in acres: 11.64 Original Date of Hearing: June 3, 2014

Location: 2711, 2727, 2750 Jonessa Rd Marietta, GA 30066  
(street address, if applicable; nearest intersection, etc.)

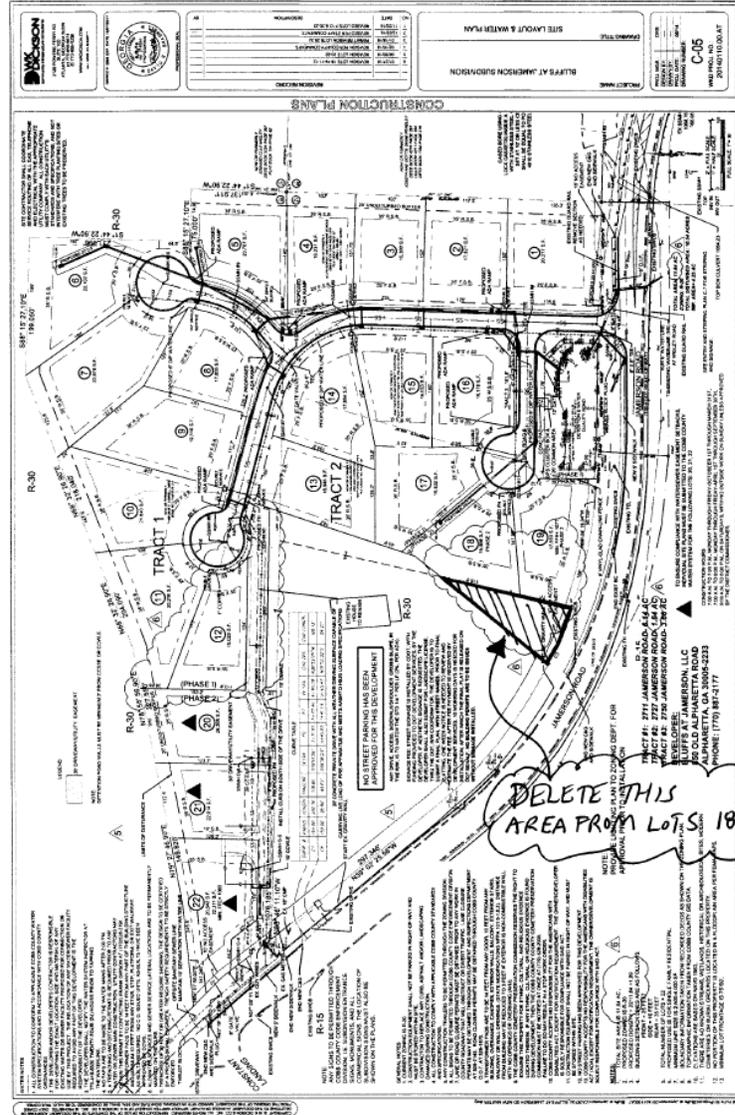
Land Lot(s): 48, 97 District(s): 16

State specifically the need or reason(s) for Other Business:

Site division for lots 18 and 19. portion of ~0.22 acres  
due to seller unable to sell land.

(List or attach additional information if needed)

# “MODIFYING THE FINISHED PRODUCT”



08-05-  
2016  
Proposed  
Site plan

# “MODIFYING THE FINISHED PRODUCT”

MINUTES OF ZONING HEARING  
COBB COUNTY BOARD OF COMMISSIONERS  
JULY 15, 2014  
PAGE 5

## CONSENT AGENDA

MOTION: Motion by Ott, second by Birrell, to approve the following cases on the Consent Agenda as revised:

Z-35 O'DWYER PROPERTIES, LLC (Killamey Investments, LLC, W. A. Jett, Steven Galpher, Waverly Thornton, and Earl D. Thornton, owners) requesting Rezoning from R-30 to R-15 for the purpose of Single-Family Residential in Land Lots 48 and 97 of the 16th District. Located on the northeast side of Jamerson Road, west of Wigley Road (2711, 2727 and 2750 Jamerson Road). *(Previously held by the Planning Commission from their June 3, 2014 hearing).*

To delete Rezoning to the R-20 zoning district subject to:

- Site plan received by the Zoning Division June 26, 2014 (attached and made a part of these minutes)
- Letter of agreeable conditions from Mr. John Moore dated July 9, 2014 (attached and made a part of these minutes), with the following changes:
  - Item No. 15, delete in its entirety and replace with: *“There shall be a non-disturbed buffer 20 feet in width along the rear of lots 8, 9, 10, 11, 12, 14, 23, 24, 25, and 26. The buffer may be fenced by the eventual homeowners. Dead or dying trees, together with any tree that poses a danger to a residence, may be removed.”*
  - Item No. 16, add to end: *“The referenced fence shall run the entire length of the Kaufman property line without interruption.”*
  - Add Item No. 28: *“Applicant agrees to post ‘No Trespassing’ signs on the property prior to and during development.”*
- Detention and entrance landscape plan received July 1, 2014 (attached and made a part of these minutes)
- Future homeowners shall not remove or effect in any manner the retaining wall (adjacent to Lot 13, Evans property), this prohibition to be included in the protective covenants
- Proposed sign located on detention pond wall to be reviewed and approved by Stormwater Management Division in Plan Review
- Water and Sewer Division comments and recommendations, *not otherwise in conflict*
- Stormwater Management Division comments and recommendations, *not otherwise in conflict*
- Cobb DOT comments and recommendations, *not otherwise in conflict*

# LOCAL FOCUS/LOCAL ACTION

- How do I monitor/react to Variances in my area?
  - Same as zoning except information is from the variance tab

# LOCAL FOCUS/LOCAL ACTION

**Online Zoning Analysis** PDF Format

Planning Commission and Board of Commissioners Cases      Board of Zoning Appeals and Variance Cases

**2016**  
No cases are heard in January  
 > February  
 > March  
 > April  
 > May  
 > June  
 > July  
 > August  
 > September  
 > October  
 > November  
 > December

**2016**  
 > January  
 > February  
 > March  
 > April  
 > May  
 > June  
 > July  
 > August  
 > September  
 > October  
 > November  
 > December

---

**2015**  
No cases are heard in January  
 > February  
 > March  
 > April  
 > May  
 > June  
 > July  
 > August  
 > September  
 > October  
 > November  
 > December

**2015**  
 > January  
 > February  
 > March  
 > April  
 > May  
 > June  
 > July  
 > August  
 > September  
 > October  
 > November  
 > December

---

**2014**  
No cases are heard in January  
 > February  
 > March  
 > April  
 > May  
 > June  
 > July  
 > August  
 > September  
 > October  
 > November  
 > December

**2014**  
 > January  
 > February  
 > March  
 > April  
 > May  
 > June  
 > July  
 > August  
 > September  
 > October  
 > November  
 > December

---

**2013**  
No cases are heard in January  
 > February  
 > March

**2013**  
 > January  
 > February  
 > March

## Online Zoning Analysis

Zoning analysis information is provided in PDF format. Depending on your Internet connection speed, these files may take several minutes to download and display. This information is preliminary and subject to change. Any questions regarding these applications should be directed to the Zoning Division at (770) 528-2004.

\*\*\*\*\* ALL VARIANCE DOCUMENTS FOR AUGUST 2016 \*\*\*\*\*

### Preliminary Variance Documents

08-2016 Preliminary Variance Analysis.pdf



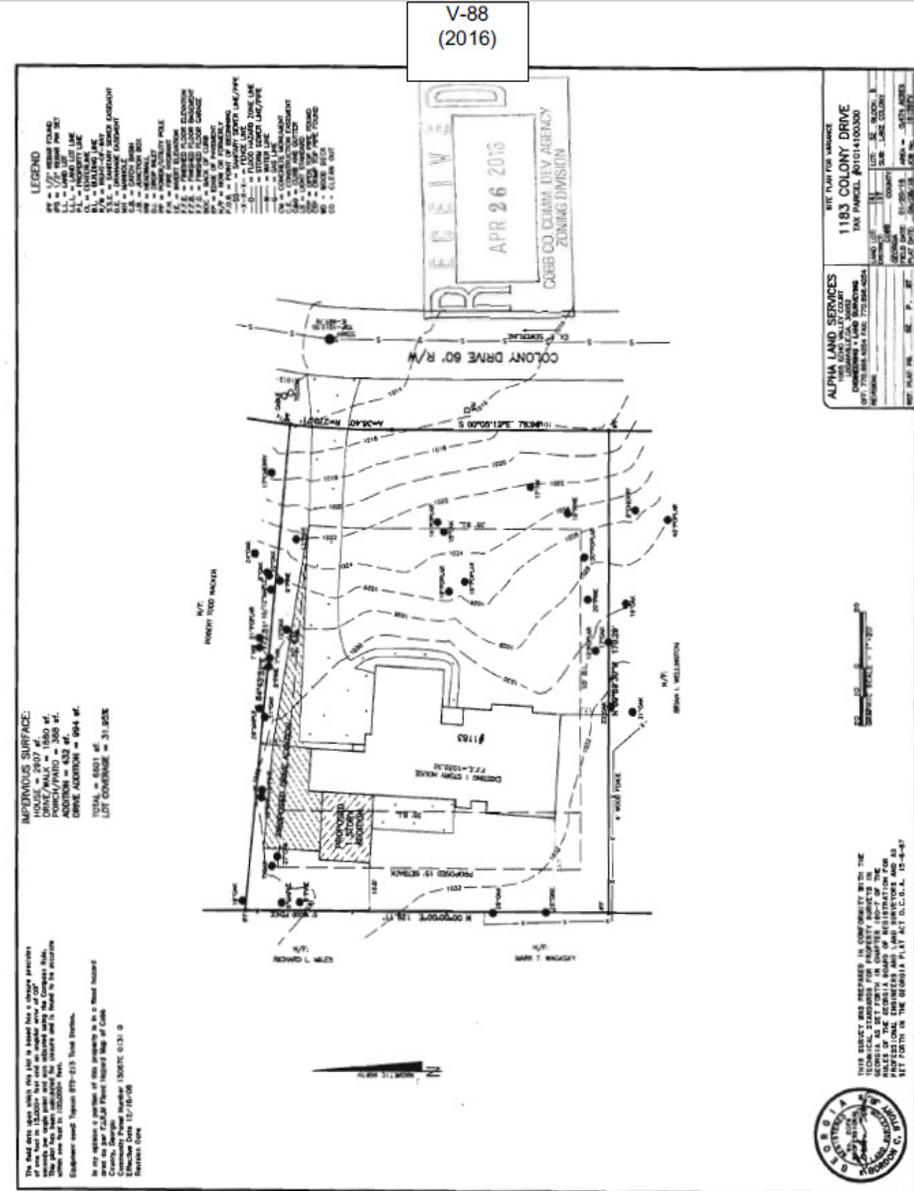
### Final Variance Documents

- V-088-2016(District 2- Colony Drive).pdf
- Cover,titlepage\_and\_agenda.pdf
- V-092-2016(District 2- Spring Road).pdf
- V-099-2016(District 2- Valla Parc Court).pdf
- V-098-2016(District 2-Ponte Vedra Drive).pdf
- V-100-2016(District 2- Teton Drive).pdf
- V-101-2016(District 1- Tayside Crossing).pdf
- V-102-2016(District 2- Downington Place).pdf
- V-103-2016(District 1- Hill Road).pdf
- V-105-2016(District 1-Paradise Lane).pdf
- V-104-2016(District 3-Chastain Road).pdf
- V-106-2016(District 1- Farmland Drive).pdf
- V-107-2016(District 1- 150 Interstate North Parkway).pdf
- V-108-2016(District 2- 180 Interstate North Parkway).pdf
- V-109-2016(District 2- 320,340,360,380 Interstate North Parkway).pdf
- V-110-2016(District 2- 290 Interstate North Parkway).pdf
- V-111-2016(District 2- 294,296 Interstate North Parkway).pdf
- V-112-2016(District 2- Dallas Highway).pdf
- V-113-2016(District 4- 5491 Hill Road).pdf
- BZA 08-10-16 consent and summary agenda.pdf



\*\*\*\*\* END OF DOCUMENT LIST \*\*\*\*\*

# LOCAL FOCUS/LOCAL ACTION



# LOCAL FOCUS/LOCAL ACTION

**Application for Variance**  
**Cobb County**  
(type or print clearly)

Application No. V-88  
Hearing Date: 7-13-16

Applicant Bernice K Schmitz Phone # 678 5570026 E-mail Bernbba@bellsouth.net  
COBB CO. COMM. DEV. AGENCY  
PLANNING DIVISION  
RECEIVED  
APR 26 2016

Bernice K Schmitz Address 1183 COLONY DR, MARIETTA GA 30068  
(representative's name, printed) (street, city, state and zip code)

Bernice Schmitz Phone # 678 5570026 E-mail bernbb@bellsouth.net  
(representative's signature)

My commission expires: 11/24/2019 Signed, sealed and delivered in presence of: \_\_\_\_\_  
Notary Public

Titleholder Bernice & Jerry Schmitz E-mail bernbb  
Signature Bernice Schmitz Address 1183 COLONY DR, MARIETTA GA 30068  
(attach additional signatures, if needed) (street, city, state and zip code)

My commission expires: 11/24/2019 Signed, sealed and delivered in presence of: \_\_\_\_\_  
Notary Public

Present Zoning of Property R20

Location 1183 COLONY DR, MARIETTA GA 30068-2810  
(street address, if applicable; nearest intersection, etc.)

Land Lot(s) 141 District 1st Size of Tract .474 Acre(s)

Please select the extraordinary and exceptional condition(s) to the piece of property in question. The condition(s) must be peculiar to the piece of property involved.

Size of Property \_\_\_\_\_ Shape of Property \_\_\_\_\_ Topography of Property  Other \_\_\_\_\_

Does the property or this request need a second electrical meter? YES \_\_\_\_\_ NO

The Cobb County Zoning Ordinance Section 134-94 states that the Cobb County Board of Zoning Appeals must determine that applying the terms of the Zoning Ordinance without the variance would create an unnecessary hardship. Please state what hardship would be created by following the normal terms of the ordinance:

Due to steep contours in the front yard, the only viable location for the addition is the rear yard.

List type of variance requested: turned down slab on grade

# LOCAL FOCUS/LOCAL ACTION

**APPLICANT:** Bernice K. Schmitz **PETITION No.:** V-88  
**PHONE:** 678-557-0026 **DATE OF HEARING:** 07-13-2016  
**REPRESENTATIVE:** Bernice K. Schmitz **PRESENT ZONING:** R-20  
**PHONE:** 678-557-0026 **LAND LOT(S):** 141  
**TITLEHOLDER:** Jerry E. Schmitz and Bernice K. Schmitz **DISTRICT:** 01  
**PROPERTY LOCATION:** On the west side of Colony Drive, south of Lake Colony Drive (1183 Colony Drive). **SIZE OF TRACT:** 0.47 acres  
**COMMISSION DISTRICT:** 2  
**TYPE OF VARIANCE:** Waive the rear setback from the required 35 feet to 15 feet.

**OPPOSITION:** No. OPPOSED **PETITION No.**        **SPOKESMAN**       

**BOARD OF APPEALS DECISION**

**APPROVED**        **MOTION BY**       

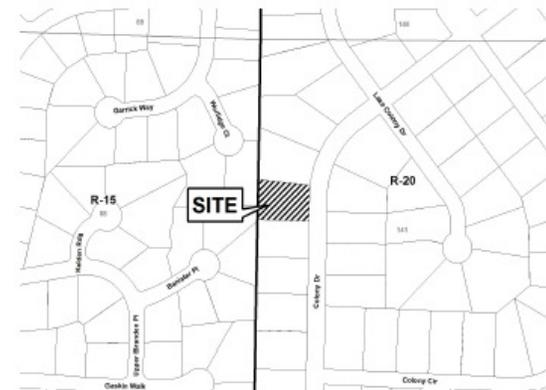
**REJECTED**        **SECONDED**       

**HELD**        **CARRIED**       

**STIPULATIONS:**       



# **LOCAL FOCUS/LOCAL ACTION**

- The Board of Zoning Appeals Hearings

# ENSURING COMPLIANCE

- How do I report a suspected code violation or a complaint?

# ENSURING COMPLIANCE

Community Development Agency Homepage

COBB COUNTY  
*Low on taxes,  
big on business*

HOMEPAGE I WANT TO... SITEMAP / DEPARTMENTS GOVERNMENT RESIDENT **BUSINESS** FACILITY LOCATOR

Community Development Agency

COBB COUNTY GOVERNMENT

Forms Permits Applications Business Registration Development & Inspections Historic Preservation Planning & Zoning Complaints & Violations

**News and Downloads**

**Johnson Ferry Design Plan / Guidelines**  
Since 2011, Cobb County staff has been working on the 1st implementation of the Urban Design Plan which is the creation of a series of design guidelines. [READ MORE](#)

**2013 Mid-year Comprehensive Plan Amendment**  
Periodically, situations occur on corridors or properties that necessitate actions to be taken out of the normal yearly Comprehensive Plan Amendment process. [READ MORE](#)

Northwest Cobb Land Vulnerability Study Information  
Northwest Cobb Land Vulnerability Study Public Meeting  
4/2/2013

Northwest Cobb Land Vulnerability Study-Scenarios 4/2/2013

**ComDev QuickLinks**

- Public Announcements
- Planning Studies
- Zoning Analysis Information
- Site Plan Review/One Stop
- Street Names Availability
- Cobb County Code
- Online GIS / Mapping
- Development Standards

Click here to begin reporting or checking on a violation

untvaa.aov/index.php?option=com\_content&view=article&id=208&Itemid=7

Internet 100%

# ENSURING COMPLIANCE

Community Development Complaints & Violations

COBB COUNTY  
*Low on taxes,  
big on business*

HOMEPAGE | I WANT TO... | SITEMAP / DEPARTMENTS | GOVERNMENT | RESIDENT | BUSINESS | FACILITY LOCATOR

Com Dev Home

Code Enf Home  
Building  
Code Enforcement  
Quality of Life Unit  
Erosion

Rob Hosack, AICP  
Director  
comdev@cobbcounty.org

Location Map

Office hours:  
8 a.m. - 5 p.m.  
Monday through Friday

**Community Development Agency**  
COBB COUNTY GOVERNMENT

**Complaints & Violations**

COMPLAINTS & VIOLATIONS

**Building** | **Code Enforcement** | **Erosion**

The major responsibility of the Building section is the regulation and inspection of building construction activity in unincorporated Cobb County which includes the enforcement of development regulations and building code.

This division is responsible for enforcing the Zoning Ordinance, Sign Ordinance, and House Moving Ordinance, and Solid Waste Ordinance. Assists the Planning and Zoning Divisions and Development and Inspections Division with enforcement.

Erosion and Sediment Control is responsible for the enforcement of state law (The Erosion and Sedimentation Act O.C.G.A. 12-7-1 et. Seq.) and the county ordinance (SS 50-75) to preserve the natural resources in Cobb County.

search... Search

**This Week** f t You Tube

- Fall festival is fun alternative to trick-or-treating
- District Four residents invited to town hall
- Dispose of unwanted medications safely at free event
- Donations needed to help seniors enjoy holidays
- Volunteers needed to help beautify local creek
- Chairman to host town hall for all residents

Click here to report a zoning code violation

Cobb County Government • 100 Cherokee Street • Marietta, Ga 30060 • Privacy Statement

# ENSURING COMPLIANCE

The screenshot displays the Cobb County Government website. At the top, a navigation bar includes links for HOME, I WANT TO..., SITEMAP, GOVERNMENT, RESIDENT, BUSINESS, and FACILITY LOCATOR. Below this is a banner for Cobb County Government with the slogan "Low on taxes, big on business" and social media icons for Facebook and Twitter. The main content area is titled "Community Development Agency" and "COBB COUNTY GOVERNMENT". A prominent section is "Complaints & Violations Code Enforcement", which includes a "Return to Complaints & Violations Page" link and a "Submit an Online Code Enforcement Inquiry Here" button highlighted by a red arrow. To the right of this section is "Contact Info" for Cathey Pickett, Code Enforcement Manager, with her email and phone numbers. Below the contact info are links for "Check Your Current Browser Version Here" and "How to avoid common Code Enforcement residential violations". A paragraph explains the division's role in enforcing zoning ordinances and provides information on penalties for violations. A "Quality of Life Unit" logo is also present. Further down, there is a "Board of Commissioners Work Session - February 9, 2009" announcement regarding a new code enforcement reporting system. The bottom section, "COMMON VIOLATIONS FOUND IN RESIDENTIAL NEIGHBORHOODS", provides detailed information on single-family dwelling units and door-to-door solicitations.

HOME I WANT TO... SITEMAP GOVERNMENT RESIDENT BUSINESS FACILITY LOCATOR

COBB COUNTY GOVERNMENT  
Low on taxes, big on business

Comm Dev Home

Code Enf. Home  
Building  
Code Enforcement  
Quality of Life Unit  
Erosion

Dana Johnson, AICP  
Director  
comdev@cobbcounty.org

Mailing Address:  
P.O. Box 649  
Marietta, GA  
30061

Physical Address:  
1150 Powder Springs St.,  
Ste 400  
Marietta, GA,  
30064

Location Map

Office hours:  
8 a.m. - 5 p.m.  
Monday through Friday

COBB COUNTY GOVERNMENT

Complaints & Violations Code Enforcement

Return to Complaints & Violations Page

Submit an Online Code Enforcement Inquiry Here

Check Your Current Browser Version Here

How to avoid common Code Enforcement residential violations

Contact Info:

Cathey Pickett  
Code Enforcement Manager  
codeenforcement@cobbcounty.org  
P.O. Box 649  
Marietta, GA 30061  
770.528.2180  
770.528.2062 fax

Code Enforcement Office Hours:  
8 a.m. - 4:30 p.m. Monday through Friday

This division is responsible for enforcing the Cobb County Zoning Ordinance, Sign Ordinance, House Moving Ordinance, and Solid Waste Ordinance. Code Enforcement also assists the Planning and Zoning Divisions with zoning issues, as well as the Development and Inspections Division with enforcement.

Any person who violates any provisions of articles I -V of Chapter 134, after conviction upon a citation issued to Magistrate Court of Cobb County, in accordance with O.C.G.A. 36-1-20, may be incarcerated for a period not to exceed 60 days and/or shall be fined up to \$1000 for violations within any 12 month period.

Quality of Life Unit

Board of Commissioners Work Session - February 9, 2009  
Community Development & Information Services  
RE: Accela - New Code Enforcement Reporting System  
View Discussion

COMMON VIOLATIONS FOUND IN RESIDENTIAL NEIGHBORHOODS

We have provided the following information as a general reference. For complete details, please see the relevant section of the The Official Code of Cobb County.

Single-Family Dwelling Unit

A dwelling unit consists of one or more rooms which are arranged, designed or used as living quarters for one family including up to one unrelated adult, or two or fewer unrelated adults and their children and/or grandchildren.

(1) A dwelling unit shall have an interior bathroom and complete kitchen facilities, permanently installed.

(2) A dwelling unit shall have at least 300 square feet of living building square footage (as determined and maintained in the records of the Cobb County Tax Assessor) per each adult occupant.

(3) No more than one vehicle per 300 square feet of living building square footage may be parked regularly overnight on the property upon which the dwelling unit exists. Of the total number of vehicles allowed per 300 square feet of living building square footage, there shall be a maximum of four or less (of the total) parked outside of a garage, carport or the like for properties zoned PRD, OSC, RA-5, R-15, R-20, and R-30. Of the total number of vehicles allowed per 300 square feet of living building square footage, there shall be a maximum of five or less (of the total) parked outside of a garage, carport or the like for properties zoned R-40, R-50, and RR. Other zoning districts used for single family dwelling units shall have no more than four vehicles parked outside. This includes vehicles parked within the right-of-way adjacent to the building. "Regularly" means a majority of days in a seven day period. Exceptions to this definition may be considered as part of a land use permit processed in accordance with section 134-30. Family means one or more persons related by blood, legal adoption, or marriage occupying a dwelling where such persons are all related to each other within the fourth degree, which means parents, children, grandparents, grandchildren, brother and sisters. Adult means any person over the age of 18 years old or legally emancipated in the State of Georgia.

Door-To-Door Solicitations

The county permits door-to-door solicitations only if the person has registered with the county's business license office. A registration badge must be worn by solicitors and will include their

# ENSURING COMPLIANCE



[Announcements](#) [Register for an Account](#) [Login](#)

**Home**

[Code Enforcement](#)

[DOT - Utility Permitting](#)

[Building & Signs](#)

[Site Plan Review](#)

Advanced Search ▾

## Citizen Access eServices

### What would you like to do today?

To get started, select one of the services listed below:

- \* Registration is **REQUIRED** for utility companies to submit DOT utility permit applications
- \* Registration is **REQUIRED** to submit a Sign or Commercial permit application.
- \* Do **NOT** register for an account when submitting Code Complaints, they will not be accepted.

### Code Enforcement

[Submit a Code Enforcement Complaint](#)  
[Search Code Enforcement Cases](#)

### Building & Signs

[Search Permit Applications](#)

### DOT - Utility Permitting

[Search Utility Permits / County Projects](#)  
[Schedule a Utility Permit Inspection](#)

### Site Plan Review

[Search Applications](#)

## Login

User Name or E-mail:

Password:

[Login »](#)

Remember me on this computer

[I've forgotten my password](#)

[New Users: Register for an Account](#)

Supported web browsers:

**Internet Explorer 11 32bit**  
**Firefox 37**  
**Safari 8**  
**Google Chrome 42**  
**Opera 29**

# ENSURING COMPLIANCE

[Announcements](#) [Register for an Account](#) [Login](#)



[Home](#) **Code Enforcement** [DOT - Utility Permitting](#) [Building & Signs](#) [Site Plan Review](#)

[Submit a Code Enforcement Complaint](#) [Search Code Enforcement Cases](#)

## Submit a Code Enforcement Complaint

Use this Web site to submit complaints to the Cobb County Code Enforcement division from the convenience of your home or office, 24 hours a day.

If you need assistance, contact the division office at (770) 528-2180 or email us at [codeenforcement@cobbcounty.org](mailto:codeenforcement@cobbcounty.org).

Please "Allow Pop-ups from This Site" before proceeding. You must accept the General Disclaimer below before beginning your application.

This web site only supports the following web browsers: Microsoft Internet Explorer 8 or 9, Firefox 9, Safari 5, or Google Chrome 16.

### General Disclaimer

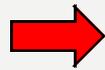
While the Agency attempts to keep its Web information accurate and timely, the Agency neither warrants nor makes representations as to the functionality or condition of this Web site, its suitability for use, freedom from interruptions or from computer virus, or non-infringement of proprietary rights. Web materials have been compiled from a variety of sources and are subject to change without notice from the Agency as a result of updates and corrections.

I have read and accepted the above terms.

[Continue »](#)



# ENSURING COMPLIANCE



OR



OR



Announcements Register for an Account Login

Search...

Home **Code Enforcement** DOT - Utility Permitting Building & Signs Site Plan Review

Submit a Code Enforcement Complaint Search Code Enforcement Cases

### Code Enforcement Complaint

1 Location	2 Contact Info	3 Inquiry Details	4 Review	5 (NOT REQUIRED)	6
------------	----------------	-------------------	----------	------------------	---

**Step 1: Location > Address/Parcel** \*indicates a required field.

#### Address

Please do not include "Road", "St", etc when entering a street name.

\*Street No.:  \*Street Name:

PROJECT NAME:  
 Enter the Job / Tenant Name

#### Parcel

This field is not editable.

\*Parcel Number:

#### Owner

Owner Name:  ?

# ENSURING COMPLIANCE

Announcements Register for an Account Login

Search...

Home **Code Enforcement** DOT - Utility Permitting Building & Signs Site Plan Review

Submit a Code Enforcement Complaint Search Code Enforcement Cases

### Code Enforcement Complaint

1 Location	2 Contact Info	3 Inquiry Details	4 Review	5 (NOT REQUIRED)	6
------------	----------------	-------------------	----------	------------------	---

**Step 2: Contact Info > Complainant**

\*indicates a required field.

### Complainant

---

THIS SECTION IS NOT REQUIRED. CLICK CONTINUE TO PROCEED WITHOUT ENTERING ANYTHING ON THIS PAGE, OR ENTER INFORMATION AS DESIRED.

**OR**

 [Add New](#)

 [Continue >](#)

# ENSURING COMPLIANCE

[Announcements](#) [Register for an Account](#) [Login](#)

Search...

[Home](#) **Code Enforcement** [DOT - Utility Permitting](#) [Building & Signs](#) [Site Plan Review](#)

[Submit a Code Enforcement Complaint](#) [Search Code Enforcement Cases](#)

### Code Enforcement Complaint

1 Location	2 Contact Info	3 Inquiry Details	4 Review	5 (NOT REQUIRED)	6
------------	----------------	-------------------	----------	------------------	---

**Step 3: Inquiry Details > Inquiry Description** \*indicates a required field.

#### Detail Information

Business Name:

Detailed Description of Inquiry:

#### Attachment

The maximum file size allowed is 120 MB.  
html;htm;mht;mhtml are disallowed file types to upload.

Name	Type	Size	Latest Update	Action
No records found.				

# ENSURING COMPLIANCE



[Home](#) **Code Enforcement** [DOT - Utility Permitting](#) [Building & Signs](#) [Site Plan Review](#)

[Submit a Code Enforcement Complaint](#) [Search Code Enforcement Cases](#)

### Code Enforcement Complaint

1	2 Contact Info	3 Inquiry Details	<b>4 Review</b>	5 (NOT REQUIRED)	6 Inquiry Acceptance
---	----------------	-------------------	-----------------	------------------	----------------------

**Step 4: Review**

[Continue »](#)

Please review all information below. Click the "Edit" buttons to make changes to sections or "Continue" to move on.

## Inquiry Type

---

Code Enforcement Complaint

**Address** [Edit](#)

1036 WHITFIELD

**Parcel** [Edit](#)

Parcel Number: 17059300860

**Owner** [Edit](#)

RICHARDSON MONICA

**Complainant** [Edit](#)

**Detail Information** [Edit](#)

Detailed Description of Inquiry: Test #1

**Attachment** [Edit](#)

The maximum file size allowed is 120 MB.  
html,htm,mht,mhtml are disallowed file types to upload.

Name	Type	Size	Latest Update	Action
No records found.				

[Continue »](#)



# ENSURING COMPLIANCE

[Announcements](#) [Register for an Account](#) [Login](#)



[Home](#) **[Code Enforcement](#)** [DOT - Utility Permitting](#) [Building & Signs](#) [Site Plan Review](#)

[Submit a Code Enforcement Complaint](#) [Search Code Enforcement Cases](#)

## Code Enforcement Complaint

1	2 Contact Info	3 Inquiry Details	4 Review	5 (NOT REQUIRED)	6 <b>Inquiry Acceptance</b>
---	----------------	-------------------	----------	------------------	-----------------------------

### Step 6: Inquiry Acceptance



Your inquiry has been successfully submitted.

Thank you for using eServices.

**Your Case Number is CODE-2016-08234.**

You will need this number to check the status of your case. Please print a copy of your submittal summary and retain a copy for your records.

[View Inquiry Details »](#)