



Community Development – Zoning Division

John Pederson – Division Manager

ZONING CASE

Z-55-2022

SITE BACKGROUND

Applicant	Kenneth B. Clary
Phone	770-422-7016
Email	phuff@samslarkinhuff.com
Representative Contact	Parks F. Huff
Phone	770-422-7016
Email	phuff@samslarkinhuff.com
Titleholder	Kenneth B. Clary
Property Location	Located on the north side of Post Oak Tritt Road, west of McPherson Road
Address	4701 Post Oak Tritt Road
Access to Property	Post Oak Tritt Road

QUICK FACTS

Commission District	2-Richardson
Current Zoning	R-30
Current Use of Property	Single-family residence
Proposed Zoning	R-15
Proposed Use	Single-family subdivision
Future Land Use	LDR
Site Acreage	13.38
District	01
Land Lot	25, 54, 55
Parcel #	01005400010
Taxes Paid	Yes

FINAL ZONING STAFF RECOMMENDATIONS

(Zoning staff member: LeDarius Scott)

Based on the analysis of this case, Staff recommends **DELETE to R-20** subject to the following:

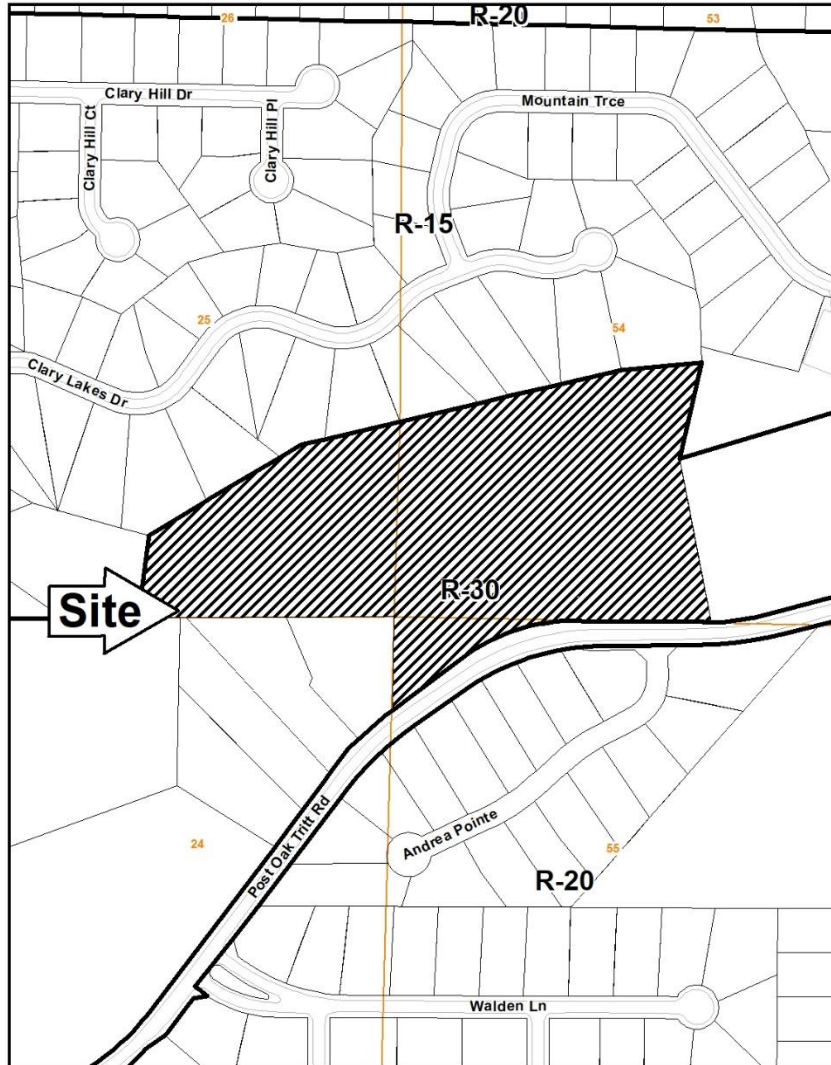
1. The District Commissioner to approve the final site plan;
2. Fire Department comments and recommendations;
3. Water and Sewer Division comments and recommendations;
4. Stormwater Management Division comments and recommendations;
5. Department of Transportation comments and recommendations;
6. Planning and Historic Preservation comments and recommendations; and
7. Cemetery Preservation comments and recommendations.

North

Zoning: R-15/Subdivision

Future Land Use: LDR

Z-55 2022 GIS



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



□ Zoning Boundary
■ City Boundary

WEST

Zoning: R-15 /
Subdivision

**Future Land
Use:** LDR

EAST

Zoning: R-30 /
Public Utilities

**Future Land
Use:** PI

SOUTH

Zoning: R-20/Subdivision

Future Land Use: LDR

Current zoning district for the property

The R-30 district is established to provide locations for single-family residential uses or residentially compatible institutional and recreational uses which are within or on the edge of properties delineated for any residential category as defined and shown on the Cobb County Comprehensive Plan: A Policy Guide, adopted November 27, 1990. When residentially compatible institutional and recreational uses are developed within the R-30 district, they should be designed and built to ensure intensity and density compatibility with adjacent single-family detached dwellings and otherwise to implement the stated purpose and intent of this chapter.

Requested zoning district for the property

The R-15 district is established to provide locations for single-family residential uses or residentially compatible institutional and recreational uses which are within or on the edge of properties delineated for any residential category as defined and shown on the Cobb County Comprehensive Plan: A Policy Guide, adopted November 27, 1990. When residentially compatible institutional and recreational uses are developed within the R-15 district, they should be designed and built to ensure intensity and density compatibility with adjacent single-family detached dwellings and otherwise to implement the stated purpose and intent of this chapter.

Summary of the applicant's proposal

The applicant is requesting to rezone to the R-15 zoning district to develop a single-family subdivision on a 13.38-acre site. Proposed architecture is traditional, and the size of the homes will range from 2,500 to 5,000 square feet.

Residential criteria

Allowable units as zoned: 10

Proposed # of units: 20

Net density: 2

Increase of units: 10

Acres of floodplain/wetlands: Approximately 3.39 acres

Impervious surface shown: 35 percent

Are there any zoning variances?

Yes;

1. Reduce the front setback from the required 40 feet to 35 feet for lots 16 and 17.
2. Reduce the road frontage requirement from the required 50 feet to 44 feet for lots 3 and 4.
3. Reduce the road frontage from the required 75 to 63 feet for lots 7 and 8.
4. Reduce the road frontage from the required 75 feet to 68 feet for lots 11 and 12.
5. Reduce the road frontage from the required 75 feet to 65 feet for lot 13.

07/25/21

The proposed zoning case must address the comments listed below by prescriptive code or equivalency, as approved by the Cobb County Fire Marshal's Office

FIRE DEPARTMENT ACCESS:

ACCESS: Fire apparatus access roads shall extend to within 150 feet of all portions of the facility or any portion of the exterior wall of the first floor (State Modifications IFC 503.1 2018 Edition and Cobb County Development Standards 402.11).

All access roads shall meet the American Association of State and Highway Transportation Officials (AASHTO) design manual live load standard HS20 (75,000 lbs.) with an unobstructed width of not less than 20 feet, 25 foot inside radius, 50 foot outside turning radius and unobstructed vertical clearance of not less than 13 feet 6 inches. (Cobb County Development Standards 402.11)

Maximum slope of the access road in reference to the apparatus is 10% Front to Back and 5% Side to Side. Maximum grade of roadways leading to Fire Access roads refer to the Cobb County Development Standard Section 400: 14% for Non-Residential. Maximum angle of departure is 8.5%.

Dead-end access roads more than 150 feet shall be provided with a turn-around (IFC Chapter-5, 120-3-3 Rules and Regulations, CCDS Section-401 & 402). Refer to APPENDIX-D for dimensional criteria for turn-arounds in commercial developments.

GATES:

Gates securing fire apparatus access shall be a minimum 14 feet in clear width for a single lane and 20 feet for a double lane. The gates shall not reduce the operating width of the roadway. Double lane gates shall be a minimum of 20 feet in clear width. Gates shall be of the swinging or sliding type. Electric gates shall be equipped with a means of opening the gate by fire department personnel for emergency access. Emergency opening devices shall be approved by the Cobb County Fire Marshal's Office. (Cobb County Development Standards 401.8.2)

GUEST PARKING:

Occupant parking shall be installed as required by zoning and additional guest parking shall be required as follows:

- Where driveways to two car garages exceed 50 feet in length, no additional guest parking is required.
- Where driveways to two car garages are at least 22 feet long and 20 feet wide, additional parking shall be required at .5 spaces per dwelling unit.

(continued)

- Where driveways to two car garages are less than 22 feet long and 20 feet wide, additional parking shall be required at 1 space per dwelling unit.
- Where only single car garages are provided, additional parking shall be required at 2 spaces per dwelling unit.
- Guest parking spaces must be evenly distributed throughout the project. (Cobb County Development Standards 401.8.2)

FIRE HYDRANT:

The maximum distance of a hydrant to the most remote portion of a structure shall be 500 feet. Distance shall be measured around the structure and from the fire apparatus access road. (Cobb County Development Standards 410.5.2)

SECTION D103

MINIMUM SPECIFICATIONS

D103.1 Access road width with a hydrant.

Where a fire hydrant is located on a fire apparatus access road, the minimum road width shall be 26 feet, exclusive of shoulders (see Figure D103.1 in Appendix D).

Jeff Byrd

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Z-55-2022 DEPARTMENT COMMENTS – Site Plan Review (Arborist)

07/29/2022

Regarding lots 16 &17, per Cobb County Development Standards 203.4, a multiple-frontage lot is a lot fronting on two or more streets. When the frontage of one street exceeds the frontage of the other, the one with the least frontage shall be deemed the front of the lot for the purpose of determining building setbacks.

Per Cobb County Development Standards section 409.03.02, any detention facility proposed for the exterior boundary of a project which will abut an existing, residential property, or public right of way exterior to the development being constructed shall provide a 10-foot landscape buffer. The landscape buffer may not coincide with any underground or overhead public or private easement or line of sight easement. Pond access easements may not coincide with the buffer except that the buffer may be interrupted for an access easement perpendicular to the buffer. Stabilizing components of the detention pond may not encroach into the buffer. The required perimeter fencing must be located behind the landscape buffer.

Z-55-2022 DEPARTMENT COMMENTS – Cemetery Preservation

The site plan on zoning petition Z-55, 2022 [in landlots 25, 54, and 55 of the 1st District] shows the presence of Hardman Family Cemetery within the proposed rezoning tract.

The Cobb County Cemetery Preservation Commission requires the following:

1. A survey by a professional archaeologist (Cobb County Code 26-29 Section C) along the common boundary to locate all grave shafts and define the outer-most burials of the cemetery as well as the location of the fence. Member(s) of Cemetery Preservation Commission must be present during archaeology survey.
2. Provide an undisturbed natural buffer from the common property line; or an undisturbed natural buffer around the perimeter of the outermost burials of the cemetery; whichever provides the greatest protection for the cemetery.

The undisturbed natural buffer shall be recorded as a conservation easement with the Cemetery Preservation Commission having third party right of enforcement.

3. Provide uninhibited daylight access to the cemetery via at least a twenty (20) foot wide graveled easement to the cemetery from the nearest public road. The outer boundaries of this easement may be landscaped.
4. A plat to be prepared by a registered surveyor denoting the location of all grave shafts, the undisturbed natural buffer, the fence line and the access easement.

The archaeology survey and the registered surveyor's plat must be submitted to the Cemetery Preservation Commission three (3) business days prior to any zoning hearing, or three (3) business days prior to Plan Review 'if the subject tract is not being rezoned.

5. Provide and install at least a permanent six (6) foot chain link fence with gate on the outer perimeter of the undisturbed natural buffer.

Fence must be 9 gauge with top and bottom rail and fence post must be set in concrete. Fence may be upgraded to vinyl coated chain link and/or wrought iron.

Z-55-2021 DEPARTMENT COMMENTS – Cemetery Preservation

(continued)

6. Provide and install an orange protective fence on the outer perimeter of the undisturbed natural buffer before beginning construction. **This fence shall be maintained throughout the life the project. At completion of the project the orange protective fence shall be removed from the premises. A permanent sign stating CEMETERY PRESERVATION BUFFER – DO NOT DISTURB shall be erected at regular intervals along the outer perimeter of the undisturbed natural cemetery preservation buffer.**
7. Comply with State and local law and ordinance.
8. All cemetery preservation requirements must be Site Plan specific.
9. Request that the HOA will be responsible for keeping the Cemetery cleaned and maintained.
10. The Cobb County Cemetery Preservation Commission (CCCPC) will have third party enforcement of said cemetery site.

09/06/22

Approval of this petition will cause concern for CCSD, as it will have an impact on the enrollment of one school, Hightower Trail MS, already **OVER** capacity.

School	Student Capacity	School Enrollment	Capacity Status
Tritt ES	937	832	105 under capacity
Hightower Trail MS	1012	1032	20 over capacity
Pope HS	1912	1819	93 under capacity

Z-55-2022 DEPARTMENT COMMENTS – Stormwater Management

07/29/2022

Project Information

1. Address: 4701 Post Oak Tritt Road
2. District: 2
3. Existing Zoning: R-30 Existing Allowable Impervious Coverage: 35%
4. Proposed Zoning: R-15 Allowable Future Impervious Coverage: 35%

Site Data

1. Flood Damage Prevention Designated Flood Hazard: Yes
2. FEMA Designated 100-year Floodplain Flood: Zone A per FEMA 13057C0375E
3. Drainage Basin: Harmony Grove Creek; Chattahoochee River Basin
4. State Stream Buffers: Yes; Georgia DNR Variance may be required to disturb within 25-foot streambank buffers.
5. County Stream Buffer Ordinance: Yes; The County's Stream Buffer is undisturbed for a distance of 50', each side of stream channel; with an additional 25' impervious setback from the undisturbed buffer line.
6. Wetlands: Yes; Possibly, Not Verified Location: Within stream and lake banks
7. Existing Lake(s): Onsite; Clary Lakes No 1 & 2. Lakes are considered Category 2 Lakes, and both are privately owned by the surrounding property owners.

Comments and Recommendations

These comments and recommendations are typically required at the time of plan review and permitting.

1. Dam Breach Zone: Provide current dam inspection reports and updated hydraulic dam breach studies.
2. The Owner/Developer is responsible for obtaining any required wetland permits from the U.S. Army Corps of Engineers. Copies of the Corps of Engineers permits are to be furnished at the time of the Land Disturbance Permit.
3. Streambank Buffers need to be confirmed with the Community Development Erosion Control Division (770) 528-2191
4. Potential or known drainage problems may exist downstream from this site.
5. Stormwater discharges must be controlled not to exceed the existing capacity of the downstream storm drainage system including drainage swales and roadside ditches.
6. Developer must secure drainage easement(s) to receive concentrated discharges where none naturally exist downstream.
7. Existing Lake: Additional BMP's for erosion & sediment control may be required during construction. Erosion Control BMP's shall be designed in accordance with the "Manual for Erosion and Sediment Control in Georgia".
8. Existing Lake/Pond Study required to document pre- and post-development sediment levels.

Z-55-2022 DEPARTMENT COMMENTS – Stormwater Management

(continued)

9. Stormwater discharges through an established residential neighborhood downstream.
10. Project engineer must evaluate the impact of increased volume of runoff generated by the proposed project on existing downstream drainage system(s). Including hydrologic routing through the downstream detention pond or lake.
11. At the time of plan review and permitting provide comprehensive hydrology/stormwater controls to include development of out- parcels.
12. Any spring activity discovered must be addressed by a qualified registered geotechnical professional engineer (PE) at the expense of the owner/developer.
13. Structural fill must be placed under the direction of a qualified registered geotechnical engineer (PE) at the expense of the owner/developer.
14. Existing onsite lakes shall be inspected. A current inspection report furnished at the time of permitting. Existing lakes that do not meet current regulations shall be improved to current regulations including but not limited to dams, spillways, and control systems.
15. Existing onsite stormwater management ponds and/or lakes shall be modeled hydrologically to establish and maintain the existing base flow(s) as the pre-developed condition for the site runoff.
16. At the time of plan review calculate and provide percentage of impervious coverage for the project site. Impervious calculations for residential subdivision design shall be based the maximum allowable percentage per the zoning category plus additional impervious areas including but not limited to roads, sidewalks and amenity areas.
17. Recommend a pre-design concept meeting with Cobb County Stormwater Management Division in accordance with the current Code Section 50-130.
18. The proposed stormwater management facility(ies) within residential subdivisions with dedicated streets are to be located on a standalone parcel with a 20' minimum right-of-way frontage. All appurtenances of the storm management facility must be within the pond parcel.
19. At the time of plan review all Erosion Control Best Management Practices (BMP's) shall be designed in accordance with the "Manual for Erosion and Sediment Control in Georgia".
20. Special Conditions
 - Lots adjacent to potential flooding shall have a minimum of 12,500 square feet of buildable area outside and above the flood elevation per Cobb County Code.
 - Any modifications to the lakes will require the approval of the adjoining property owners within the Clary Lakes Subdivision.
 - During plan review; provide a comprehensive Hydrology Study including but not limited to a Downstream Analysis in accordance with the Georgia Stormwater Management Manual.

02/29/2022

Cobb 2040 Comprehensive Plan: The subject tract is within the Low Density Residential (VLDR) future land use category. The purpose of the LDR category is to provide for areas that are suitable for low-density housing between one (1) and two and one-half (2.5) dwelling units per acre, and for non-supportive senior living housing that in certain circumstances may reach five (5) dwelling units per acre. Allowable residential density is dependent upon factors; such as product type and mix, structure/building height, tract size, topographic conditions and the like, in order to provide compatibility with adjacent residential uses.

Comprehensive Plan Designation: Consistent Inconsistent**House Bill 489 Intergovernmental Agreement Zoning Amendment Notification**

Is the proposal within one-half mile of a city boundary?

 Yes NoIf yes, which City: N/A

Was the city notified?

 Yes No N/A**Specific Area Policy Guidelines:** Yes No**Masterplan/ Corridor Study:**

Johnson Ferry & Shallowford Road Small Area Plan (JOSH)

 Yes No**Design guidelines area?**

If yes, design guidelines area:

 Yes No

Does the proposal plan comply with the design requirements?

 Yes No N/A**Is the property within an Opportunity Zone?**

(The Opportunity Zone is an incentive that provides \$3,500 tax credit per job in eligible areas if two or more jobs are being created. This incentive is for new or existing businesses)

 Yes No**Is the property within an Enterprise Zone?**

(The Enterprise Zone is an incentive that provides tax abatements and other economic incentives for qualifying businesses locating or expanding within designated areas for new jobs and capital investment)

 Yes No**Is the property eligible for the Façade Improvement Program?**

(The Façade Improvement Program is an incentive for owners and tenants to enhance the appearance of buildings. The CDBG program provides the funding. Properties must be either on the current inventory of redevelopment sites or in a corridor study area and be in a census tract with at least 51% low and moderate income. The program serves to improve the economic viability of these areas.)

 Yes No

(continued)

Is the property eligible for incentives through the Commercial and Industrial Property Rehabilitation Program?

Yes No

(The Commercial and Industrial Property Rehabilitation Program is an incentive that provides a reduction in ad valorem property taxes for qualifying redevelopment in eligible areas)

Note: For more information on incentives, please call the Community Development Agency- Economic Development Division at 770-528-2018 or find information online at www.cobbcounty.org/econdev.

Special District

Is this property within the Cumberland Special District #1 (hotel/motel fee)?

Yes No

Is this property within the Cumberland Special District #2 (ad valorem tax)?

Yes No

Is this property within the Six Flags Special Service District?

Yes No

Dobbins Air Reserve Base Zones

Is the property within the Dobbins Airfield Safety Zone?

Yes No

Is the property within the Clear Zone (CZ)?

Yes No

Is the property within 3000' of Dobbins ARB?

Yes No

Is the property within the Accident Potential Zone (APZ I)?

Yes No

Is the property within the Accident Potential Zone II (APZ II)?

Yes No

Is the property within the Noise Zone?

Yes No

Is the property within the Bird/Wildlife Air Strike Hazard Area (BASH)?

Yes No

Historic Preservation

After reviewing various county resources including historic and archeological resource surveys and documented Civil War trench maps, it is determined that a c. 1830 house, the Power-Jackson Cabin, (4701 Post Oak Tritt Road) is located within the project area. According to *Architecture, Archaeology and Landscapes: Resources for Historic Preservation in Unincorporated Cobb County, Georgia* by Darlene R. Roth, Ph.D. it is reputedly the oldest extant building in Cobb County. The 2007 Cobb County Historic Resources Survey states that it is an “outstanding single-pen, hewn log cabin” and is “probably the best example of log construction remaining in the county.”

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Due to the historic and architectural significance of the Power-Jackson Cabin, staff highly recommends that the Power-Jackson be preserved and restored. A documentation and physical assessment on the cabin were completed in 2015. That document recommended that a historic and archaeological assessment be conducted to “reveal as much as possible about the story of the structure, the people and the community from its beginnings and through its evolution.” Staff recommends that this further documentation of the structure, all outbuildings, and its setting, including current archival-quality photographs be completed by a cultural resource consultant regardless if the cabin is preserved or demolished. Staff further recommends that an updated physical assessment of the structure and all outbuildings be completed as well. These materials should be submitted to the historic preservation planner.

07/28/22 – DATE OPTIONAL

Water comments:

At development: YES NO

Fire flow test required: YES NO

Size and location of existing water main(s): 8-inch in Post Oak Tritt Road

Additional water comments:

Sewer comments:

In the drainage basin: YES NO

At development: YES NO

Approximate distance to nearest sewer: ~500' E w/easement

Estimated waste generation (in G.P.D.): Average daily flow = 3,200

Peak flow = 8,000

Treatment plant: Big Creek WRF (Fulton County)

Plant capacity: Yes NO

Projected plant availability: 0-5 years 5-10 years over 10 years

Off-site easement required: YES* NO

Line capacity study required: YES NO

Letter of allocation issued: YES NO

Septic tank recommended by this department: YES NO

Subject to Health Department approval: YES NO

Additional sewer comments: sewer also in 325' E Post Oak Tritt Road, if elevations allow

*If off-site easements are required, the developer/owner must submit easements to CCWS for review and approval as to form and stipulations prior to the execution of easements by the property owners. All easement acquisitions are the responsibility of the developer/owner.

Note: These comments only reflect what facilities were in existence at the time of this review. Developer may be required to install/upgrade water mains based on fire flow test results or Fire Department code. This will be addressed in the Plan Review process. The developer/owner will be responsible for connecting to the existing county water and sewer systems, installing and/or upgrading all outfalls & water mains, obtaining onsite and/or offsite easements, and dedication of onsite and/or offsite water and sewer to Cobb County as may be required. Rezoning does not guarantee water/sewer availability or capacity unless so stated in writing by the Cobb County Water System.

Roadway	Roadway classification	Speed limit (MPH)	Jurisdictional control	Min. R.O.W. requirements
Post Oak Tritt Road	Major Collector	35	Cobb County	80'

Roadway	Location	Average daily trips	Level of service
Post Oak Tritt Road	East of Country Lane	6,550	C

Based on 2019 traffic counting data taken by Cobb County DOT for Post Oak Tritt Road.

Planning Level of Service based on available Average Daily Trips using GRTA guideline thresholds. Classification thresholds for LOS A and LOS B are not available for major collector roads from this data source.

LOS C or D is acceptable based on GDOT Design Policy Manual criteria.

Comments and observations

Post Oak Tritt Road is classified as a major collector roadway and according to the available information the existing right-of-way does not meet the minimum requirements for this classification.

Recommendations

1. Recommend applicant consider entering into a development agreement pursuant to O.C.G.A. 36-71-13 for dedication of the following system improvements to mitigate traffic concerns: a) donation of right-of-way on the north side of Post Oak Tritt Road, a minimum of 40' from the roadway centerline.
2. As necessitated by this development, recommend Post Oak Tritt Road access include deceleration lane. Recommend location and design be determined during plan review, subject to Cobb County DOT approval.
3. Recommend removing and closing driveway aprons along the Post Oak Tritt Road frontage that the development renders unnecessary.
4. Recommend replacing disturbed curb, gutter, and sidewalk along the Post Oak Tritt Road frontage.
5. Recommend applicant verify that minimum intersection sight distance is available for the Post Oak Tritt Road access, and if it is not, implement remedial measures, subject to the Department's approval, to achieve the minimum requirement of 390'.
6. Recommend a 10' no access easement for the lots along the Post Oak Tritt Road frontage.
7. Recommend curb and gutter along both sides and sidewalk along one side of the proposed development roadway.

(continued)

8. Recommend streets, lighting, and utilities be constructed to the Cobb County Standard Specifications for public streets.
9. Recommend the mail kiosk for the proposed development be located off the right-of-way and either on the inward flow of traffic or adjacent to off-street guest parking.
10. Recommend all cul-de-sac turnarounds be designed per Development Standard Detail 104, with final design determined during Plan Review, subject to Cobb County DOT approval.
11. Recommend the first internal residential driveways be constructed a minimum of 50' tangent distance from the right-of-way line along Post Oak Tritt Road.
12. Recommend applicant be required to meet all Cobb County Development Standards and Ordinances related to project improvements.

STAFF ANALYSIS

Per section 134-122 of the Official Code of Cobb County, below is a written zoning analysis relating to the following (question in bold; the answer is not bold):

A. Whether the zoning proposal will permit a use that is suitable in view of the use and development of adjacent and nearby property;

It is Staff's opinion that the applicant's rezoning proposal will permit a use that is suitable in the view of use and development of adjacent and nearby properties, if deleted to R-20. The property is in area surrounded by residential uses.

B. Whether the zoning proposal will adversely affect the existing use or usability of adjacent or nearby property;

It is Staff's opinion that the applicant's rezoning proposal will not adversely affect the existing use or usability of adjacent or nearby properties, if deleted to R-20. There are similar residential uses adjacent to the proposed development. Zoning to R-20 would help eliminate the variances requested.

C. Whether the zoning proposal will result in a use which will or could cause an excessive burdensome use of existing streets, transportation facilities, utilities, or schools;

It is Staff's opinion that the applicant's rezoning proposal will not result in a use which would cause an excessive burdensome use of existing streets, transportation facilities, utilities, or schools. This opinion is supported by departmental comments contained in this analysis.

D. Whether the zoning proposal is in conformity with the policies and intent of the comprehensive plan;

It is Staff's opinion that the applicant's rezoning proposal is in conformity with the policies and intent of the Cobb County Comprehensive Plan. The property is delineated in a Low Density Residential, LDR, future land use category. The requested zoning district and proposed use are consistent with LDR land use designation.

E. Whether there are other existing or changing conditions affecting the use and development of the property which give supporting grounds for either approval or disapproval of the zoning proposal;

It is Staff's opinion that there are existing and changing conditions affecting the use and development of the property which give grounds for deleting the applicant's rezoning proposal to the R-20 zoning district. The proposed zoning district would be consistent with and compatible to adjoining properties if the density was reduced to 1.75 units per acre or less. The Clary Lakes subdivision to the north is developed at 1.8 units per acre and Hadley Walk to the south is developed at 1.66 units per acre.

The staff analysis and recommendation 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.



Summary of Intent for Rezoning

COMMUNITY DEVELOPMENT AGENCY
PLANNING DIVISION

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

- a) **Proposed unit square-footage(s):** 2,500 to over 5,000
- b) **Proposed building architecture:** Traditional
- c) **List all requested variances:** _____

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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:** _____

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

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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).

