



REZONING APPLICATION ANALYSIS

ZONING CASE #: Z2016-22 **LEGISTAR:** 20160675

LANDOWNERS: Estate of John Melvin Clark
Mary C. Bryan, Executrix
1960 Austell Road
Marietta, GA 30008

APPLICANT: Tyler Chandler Homes, LLC
332 Lawrence Street
Marietta, GA 30060

AGENT: J. Kevin Moore, Esq.
Moore, Ingram, Johnson, & Steele, LLP
326 Roswell Street
Marietta, GA 30060

PROPERTY ADDRESS: 1400 Powder Springs Road

PARCEL DESCRIPTION: 19 02600 0030

AREA: 8.961 acres **COUNCIL WARD:** 2B

EXISTING ZONING: R-2 (Single Family Residential – 2 units / acre)

REQUEST: PRD-SF (Planned Residential Development – Single Family)

FUTURE LAND USE: LDR (Low Density Residential)

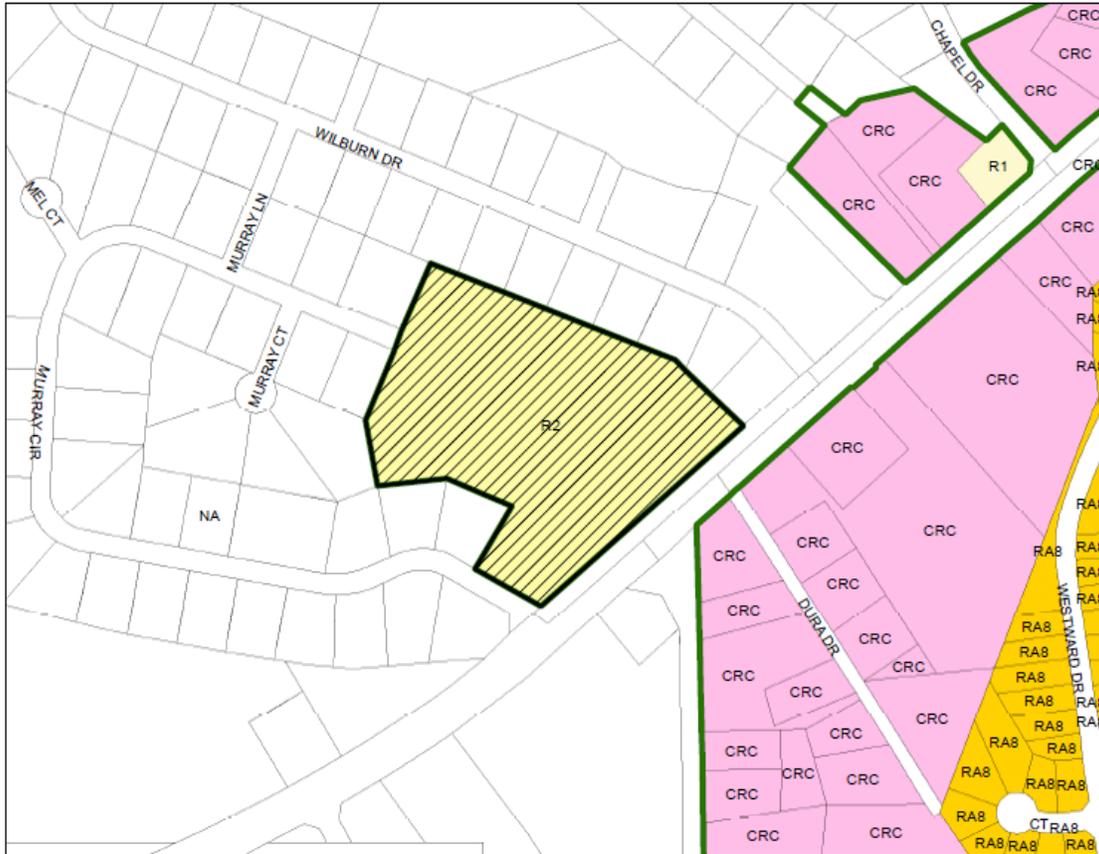
REASON FOR REQUEST:

PLANNING COMMISSION HEARING: Tuesday, August 2, 2016 – 6:00 p.m.

CITY COUNCIL HEARING: Wednesday, August 10, 2016 – 7:00 p.m.

MAP

City of Marietta Area Zoning Map

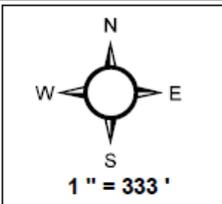


| Zoning | | District | Land Lot | Parcel | Current Zoning | Proposed Zoning |
|---|--|----------|----------|--------|----------------|-----------------|
| SINGLE FAMILY RESIDENTIAL R-1 One Unit/Acre R-2 Two Unit/Acre R-3 Three Unit/Acre R-4 Four Unit/Acre ATTACHED FAMILY RESIDENTIAL RA-4 Four Unit/Acre RA-6 Six Unit/Acre RA-8 Eight Unit/Acre PRD(SF) Planned Residential Dev. MHP Mobile Home Park MULTI FAMILY RESIDENTIAL RM-8 Eight Unit/Acre RM-10 Ten Unit/Acre RM-12 Twelve Unit/Acre RHR Residential High Rise PRD(MF) Planned Residential Dev. | COMMERCIAL NRC Neighborhood Retail CRC Community Retail RRC Regional Retail CBD Central Business District PCD Planned Commercial Dev. MXD Mixed-Use Dev. OIT Office Institutional Trans. LRO Low-Rise Office OI Office Institutional OS Office Services OHR Office High-Rise INDUSTRIAL LI Light Industrial HI Heavy Industrial PID Planned Industrial Dev. | 19 | 02600 | 0030 | R-2 | PRD-SF |

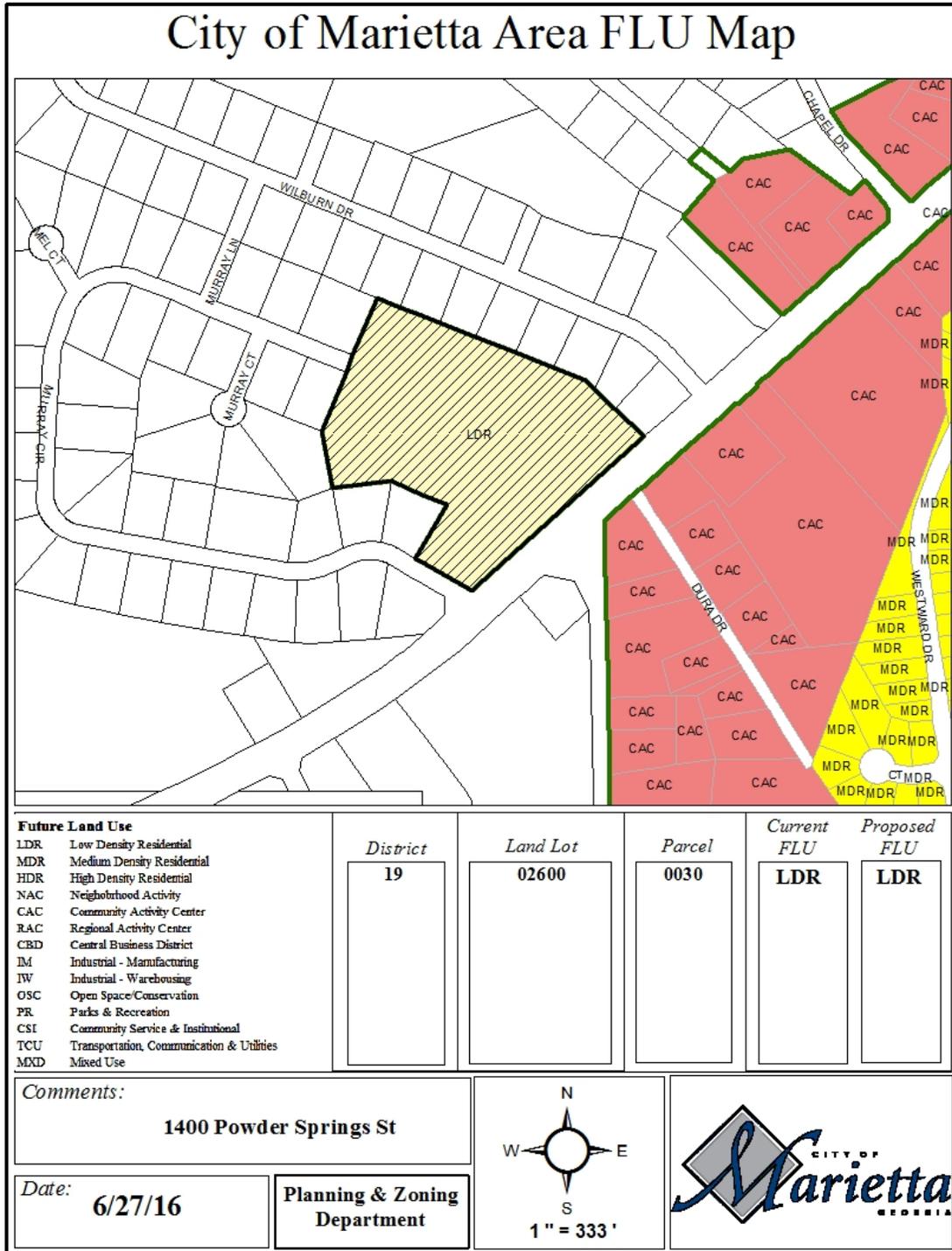
Comments:
 1400 Powder Springs St

Date: 6/27/2016

Planning & Zoning
 Department



FLU MAP



PICTURES OF PROPERTY



1400 Powder Springs Road from Murray Circle



Front yard area of 1400 Powder Springs Road

STAFF ANALYSIS

Location Compatibility

Kevin Moore, representing the applicant, Tyler Chandler Homes, LLC, is requesting to rezone an 8.96 acre parcel of property from R-2 (Single Family Residential, 2 units/ac) to PRD-SF (Planned Residential Development – Single Family) in order to build an 89 unit townhouse development.

The subject property is located on Powder Springs Road, just northeast of Murray Circle and southwest of Wilburn Drive. The adjacent properties to the south and west of the subject property (along Murray Court and Murray Circle) are zoned R20 (20,000 sq.ft. minimum lot size) in Cobb County. The adjacent parcels to the north, along Wilburn Drive, are zoned R80 (80,000 sq.ft. minimum lot size) in Cobb County. These properties all contain single-family detached homes that are used residentially. A Waffle House currently is located across the street on the northeast corner of Powder Springs Road and County Services Parkway, and that property is zoned CRC (Community Retail Commercial). The property at the southeast corner of Powder Springs Road and County Services Parkway is a vacant parcel zoned R15 in Cobb County.

Use Potential and Impacts

The proposed plans for the 8.96-acre tract indicates that the development would have 89 front entry townhomes, resulting in a density of approximately 9.93 units per acre (89/8.9). Design regulations require that single family developments containing more than 51 dwelling units must provide at least two access points to arterial or collector streets, but the proposed plans only indicate one access point from Powder Springs Road, directly across from County Services Parkway. The applicant has chosen not to extend an access point onto Murray Circle so as not to further impact the nearby residents.

Another design choice that the applicant has made is in dealing with the minimum lot size for each lot within the development. PRD-SF zoning requires a minimum lot size of 4,000 square feet, which could be accomplished by extending lot lines along the common walls of the buildings. However, the developer has chosen to minimize the size of the individual lots and maximize the common area of the development. This design would allow the homeowners association to maintain the entire property rather than having individual owners responsible for their own yards.

Each townhouse unit would be 24 feet wide and would have a two –car garage as well as a 20-foot driveway that could accommodate two additional vehicles. Guest parking is required to be provided at a ratio of 0.2 spaces per dwelling unit, which in this case would require 20 guest spaces. Only 18 guest spaces are indicated on the proposed plans.

A recreation area is also required at a ratio of 1 acre per 50 units, so just under 2 acres of recreational area should be provided. There are four park areas shown on the plans, but there is no indication of the amount of acreage that is to be provided.

The proposed density for the townhouse development would be much higher than the densities of the surrounding residential developments in Cobb County. However, this property has approximately 600 feet of frontage on Powder Springs Road and is impacted by the commercial developments along Powder Springs Road and the governmental uses (including the Cobb County Jail) on County Services Parkway.

The future land use designation for this property is LDR (Low Density Residential), which is described in the City's Comprehensive Plan as being suitable for single-family detached housing with densities of up to three units per acre. As a result, this rezoning request is not compatible with the current Future Land Use map and Comprehensive Plan adopted by the City.

Environmental Impacts

The majority of this site is undeveloped, but there are existing trees and vegetation towards the rear of the property. There appears to be some very steep slopes on the property. There is no floodplain on the site, and it is unlikely that any endangered species or wetlands currently exist on the property.

Economic Functionality

Due to the location of this property with approximately 600 feet of frontage along a 5-lane state highway, it is unlikely that this property will be developed under the existing zoning classification (R-2). As a result, this property does not have a reasonable economic use as it is currently zoned. However, the proposed density of 9.93 units per acre is substantially greater than that of the adjacent residential neighborhoods.

Infrastructure

The following are notable comments from the Marietta Public Works Department:

- A second access point for the development is strongly recommended.
- Upgrade to a signalized intersection is highly likely.
- The section of Powder Springs Road north of the proposed entrance is maintained by the City of Marietta; south of the entrance is maintained by Cobb County.
- Proposed layout does not take into account site topography, e.g. steep slope draining to southeast, but detention facility only in northwest corner of site.

STAFF ANALYSIS CONTINUED

History of Property

This property was annexed from Cobb County and rezoned (Z2007-20) from R-20 to R-2 in November 2007. The following stipulation was incorporated as a condition of zoning:

- Any plan for this property must come through the Planning Commission, property be posted, advertised in newspaper and notification to Murray Circle residents.

In November 2011, RaceTrac Petroleum Inc. requested to rezone this property to CRC, Community Retail Commercial, in order to develop a convenience store with gasoline sales. That request was withdrawn without prejudice on December 14, 2010.

In May 2012, RaceTrac Petroleum Inc. again requested to rezone this property to CRC, Community Retail Commercial, in order to develop a convenience store with gasoline sales. That request was denied by City Council on June 13, 2012.

Other Issues

The PRD-SF zoning classification requires submittal of building elevations and a tree plan for the proposed development. The applicant is aware of this requirement and will submit that information at a later date, but at this time Staff has not received any such information.



ANALYSIS & CONCLUSION

Kevin Moore, representing the applicant, Tyler Chandler Homes, LLC, is requesting to rezone an 8.96 acre parcel of property from R-2 (Single Family Residential, 2 units/ac) to PRD-SF (Planned Residential Development – Single Family) in order to build an 89 unit townhouse development.

The proposed plans for the 8.96-acre tract indicates that the development would have 89 front entry townhomes, resulting in a density of approximately 9.93 units per acre (89/8.9). Each townhouse unit would be 24 feet wide and would have a two –car garage as well as a 20-foot driveway that could accommodate two additional vehicles. Guest parking is required to be provided at a ratio of 0.2 spaces per dwelling unit, which in this case would require 20 guest spaces. Only 18 guest spaces are indicated on the proposed plans.

The proposed density for the townhouse development would be much higher than the densities of the surrounding residential developments in Cobb County. However, this property has approximately 600 feet of frontage on Powder Springs Road and is impacted by the commercial developments along Powder Springs Road and the governmental uses (including the Cobb County Jail) on County Services Parkway.

The PRD-SF zoning classification requires submittal of building elevations and a tree plan for the proposed development. The applicant is aware of this requirement and will submit that information at a later date, but at this time Staff has not received any such information.

If approved as submitted, the following variances would be required:

1. Variance to reduce the required lot area from 4,000 sq.ft. to 1,080 sq.ft.
2. Variance to reduce the required number of guest parking spaces from 20 to 18.

The future land use designation for this property is LDR (Low Density Residential), which is described in the City’s Comprehensive Plan as being suitable for single-family detached housing with densities of up to three units per acre. As a result, this rezoning request is not compatible with the current Future Land Use map and Comprehensive Plan adopted by the City.

Prepared by: *Rusty Roth*

Approved by: _____



DATA APPENDIX

CITY OF MARIETTA - WATER

| | |
|--|-----|
| Is a water line adjacent to the property? | N/A |
| Is not, how far is the closest water line? | N/A |
| Size of the water line? | N/A |
| Capacity of the water line? | N/A |
| Approximate water usage by proposed use? | N/A |

CITY OF MARIETTA - SEWER

| | |
|--|---------------|
| Is a sewer line adjacent to the property? | N/A |
| Is not, how far is the closest sewer line? | N/A |
| Size of the sewer line? | N/A |
| Capacity of the sewer line? | A.D.F. N/A |
| Estimated waste generated by proposed development? | Peak |
| Treatment Plant Name? | N/A |
| Treatment Plant Capacity? | Cobb County |
| Future Plant Availability? | Cobb County |

DATA APPENDIX CONTINUED

DRAINAGE AND ENVIRONMENTAL CONCERNS

| | |
|--|-----------------|
| Does flood plain exist on the property: | No |
| What percentage of the property is in the flood plain? | N/A |
| What is the drainage basin for the property? | Ward Creek |
| Is there potential for the presence of wetlands as determined by the U.S. Environmental Protection Agency? | No |
| If so, is the use compatible with the possible presence of wetlands? | N/A |
| Do stream bank buffers exist on the parcel? | No |
| Are there other topographical concerns on the parcel? | Yes; very steep |
| Are there storm water issues related to the application? | No |
| Potential presence of endangered species in the area? | No |

TRANSPORTATION

| | |
|---|-------------------------------|
| What is the road effected by the proposed change? | Powder Springs Rd |
| What is the classification of the road? | Arterial (City & Cobb County) |
| What is the traffic count for the road? | N/A |
| Estimated # of trips generated by the proposed development? | 517 |
| Estimated # of pass-by cars entering proposed development? | 0 |
| Do sidewalks exist in the area? | Yes |
| Transportation improvements in the area? | No |
| If yes, what are they? | N/A |

- Second access point for the development is strongly recommended.
- Upgrade to a signalized intersection is highly likely.
- The section of Powder Springs Road that is north of the proposed entrance for the development is maintained by the City of Marietta. The section of Powder Springs Road that is south of the proposed entrance for the development is maintained by Cobb County.
- Proposed layout does not take into account site topography, e.g. very steep land with one third of property draining to the southeast, but stormwater detention facility provided only in northwest corner of site.



DATA APPENDIX CONTINUED

EMERGENCY SERVICES

| | |
|--|--|
| Nearest city or county fire station from the development? | Marietta Station #54 228 Chestnut Hill Road |
| Distance of the nearest station? | 1.6 miles |
| Most likely station for 1 st response? | Marietta Station #54 |
| Service burdens at the nearest city fire station (under, at, or above capacity)? | No service burdens |

The fire department has no objection to the zoning variance requested by the estate of John Melvin. However, the proposed use will be subject to the Marietta Sprinkler Ordinance, turning radii as outlined in the Marietta City Code and hammerhead length as required in International Fire Code.

MARIETTA POWER - ELECTRICAL

Does Marietta Power serve this site? Yes _____ No x

If not, can this site be served? Yes _____ No x

What special conditions would be involved in serving this site?

Additional comments:

DATA APPENDIX CONTINUED

MARIETTA CITY SCHOOLS

Marietta City Schools Impact Assessment:

| | |
|---|---------------------------------|
| Elementary School System Servicing Development: | Hickory Hills Elementary |
| Middle School Servicing Development: | Marietta Middle School |
| High School Servicing Development: | Marietta High School |
| Capacity at Elementary School: | 375-475 |
| Capacity at Middle School: | 1300-1400 |
| Capacity at Marietta Sixth Grade Academy: | 800-900 |
| Capacity at High School: | 2500-2600 |
| Current enrollment of Elementary School: | 371 |
| Current enrollment of Middle School: | 1286 |
| Current enrollment of High School: | 2330 |
| Number of students generated by present development: | 0 |
| Number of students projected from the proposed development: | 44 |
| New schools pending to serve this area: | 0 |

Comments:

A price point and the number of bedrooms for each townhome would be needed for a more detailed number of projected students.



Department of Development Services
 205 Lawrence Street
 Marietta, Georgia 30060
 Phone (770) 794-5440
 Brian Binzer, AICP, Director

APPLICATION FOR REZONING

(OWNER/APPLICANT OR REPRESENTATIVE MUST BE PRESENT AT ALL PUBLIC HEARINGS)

For Office Use Only:

Application #: 22016-22 Legistar #: 20160675 PZ #: 16-377
 Planning Commission Hearing: 08/02/2016 City Council Hearing: 08/10/2016

Owner's Name Estate of John Melvin Clark Email Address: _____
Mary C. Bryan, Executrix

Mailing Address 1960 Austell Road Zip Code: 30008 Telephone Number (770) 436-0874

COMPLETE ONLY IF APPLICANT IS NOT OWNER:

Applicant's Representative: J. Kevin Moore - Moore Ingram Johnson & Steele, LLP
 Applicant: Tyler Chandler Homes, LLC

Mailing Address 332 Lawrence Street, Marietta, GA Zip Code: 30060

Telephone Number (404) 921-0240 Email Address: whiott@tylerchandlerhomes.com

Address of property to be rezoned: 1400 Powder Springs Road

Land Lot (s) 0258, 0259, District 19 Parcel 0030 Acreage 8.961 Ward 2B Future Land Use: LDR

Present Zoning Classification: 0260, 0261, R2 Proposed Zoning Classification: 9.2 PRD-SF

REQUIRED INFORMATION

Applicant must submit the following information by **4:00 p.m.** on or before the application deadline. Failure to submit any item, or any additional information that might be requested, on or before the deadline will result in the application being held until the next scheduled meeting of the Planning Commission.

1. **ALL rezoning submittals must include proposed plans, supplementary material, etc. in Adobe Acrobat on computer disk. The original application must be submitted with ALL original signatures - Copies of the application or signature(s) will NOT be accepted.**
2. Legal Description. **Legal description must be in a WORD DOCUMENT.**
3. Application fee (\$500)
4. Copy of the deed that reflects the current owner(s) of the property.
5. Copy of current tax bill showing payment or a certification from the City of Marietta Tax Office stating that taxes have been paid.
3. Site plan/plat/survey prepared by an architect, engineer (P.E. or Civil Engineer), landscape architect or land surveyor whose state registration is current and valid, and whose seal shall be affixed to the site plan/plat/survey. Five (5) copies, drawn to scale and no larger than 24" x 36"; and one (1) copy 11' x 17' or smaller, must be submitted. The following information must be included:
 - Specific use or uses proposed for the site
 - Acreage, bearing and distances, other dimensions, and location of the tract(s)
 - Locations, sizes and setbacks of proposed structures, including the number of stories and total floor area
 - Detention/retention areas, and utility easements
 - Public or private street(s) - right of way and roadway widths, approximate grades
 - Location and size of parking area with proposed ingress and egress
 - Specific types and dimensions of protective measures, such as buffers
 - Landscaping
 - Wetlands, stream buffers, and 100 year floodplain
4. A detailed written description of the proposed development/project must be submitted with the application.

ATTACHMENT TO APPLICATION FOR REZONING

Application No.: _____
Legistar No.: _____
Hearing Dates: August 2, 2016
August 10, 2016

Applicant: Tyler Chandler Homes, LLC
Property Owner: Estate of John Melvin Clark

DESCRIPTION OF PROPOSED DEVELOPMENT/PROJECT

The property which is the subject of the Application for Rezoning by Applicant, Tyler Chandler Homes, LLC (hereinafter "Applicant") consists of a total tract of 8.961 acres, more or less, and is located on the northwesterly side of Powder Springs Road, at the signal intersection of County Services Parkway and Powder Springs Road, Land Lots 258, 259, 260, and 261, 19th District, 2nd Section, City of Marietta, Cobb County, Georgia (hereinafter the "Property" or the "Subject Property"). The Rezoning Application seeks approval of a request to rezone the Subject Property from its existing R2 zoning category to the PRD-SF category. Applicant is seeking rezoning for a quality townhome community.

Applicant proposes the construction of a maximum of eighty-nine (89) townhome units. All residences shall be traditional or Craftsman style in architecture and design, with the exteriors consisting of brick, stone, Cementous siding, and combinations thereof. All residences shall have two car garages. Access to the proposed development shall be from Powder Springs Road. Extensive landscaping will be installed for the overall project. Additionally, Applicant proposes pocket parks which shall be heavily landscaped and used and enjoyed by residents of the proposed community for passive recreational activities and gatherings.

Applicant will supplement its Application for Rezoning with additional items; including, but not limited to the following, throughout the rezoning process:

- (1) Updated and revised Concept Plan, if necessary;
- (2) Landscape Plan for buffer areas and proposed Open Space area; and
- (3) Elevations, floorplans, and finishes.

A detailed letter of agreeable zoning stipulations and conditions will be submitted on behalf of Applicant prior to the hearings before the Planning Commission and City Council. Any required variances will be more particularly set forth during the rezoning process.

Applicant is very excited with the opportunity of this new project within the City of Marietta. The proposed community will bring new, quality residential development along the Powder Springs corridor. This area is a prime location for the proposed community, being located on a major roadway, at a signalized intersection, with easy access to the South Marietta Parkway, the Windy-Mac Connector, and the East-West Connector.

TO: Marietta Daily Journal

FROM: City of Marietta

RUN AD DATE: July 15, 2016

PUBLIC NOTICE OF REZONINGS, SPECIAL LAND USE PERMITS, AND VARIANCES

The City of Marietta hereby gives notice that a public hearing will be held on the following by the Planning Commission on **Tuesday, August 2, 2016, 6:00 P.M.**, City Hall, for a recommendation to the City Council at their meeting on **Wednesday, August 10, 2016, 7:00 p.m.**, City Hall, for a final decision to be made.

Z2016-22 [REZONING] TYLER CHANDLER HOMES, LLC is requesting the rezoning of 8.961 acres located in Land Lots 258, 259, 260, and 261, District 19, Parcels 0030, 2nd Section, Marietta, Cobb County, Georgia, and being known as 1400 Powder Springs Road from R-2 (Single Family Residential – 2 units/acre) to PRD-SF (Planned Residential Development - Single Family). Ward 2B.

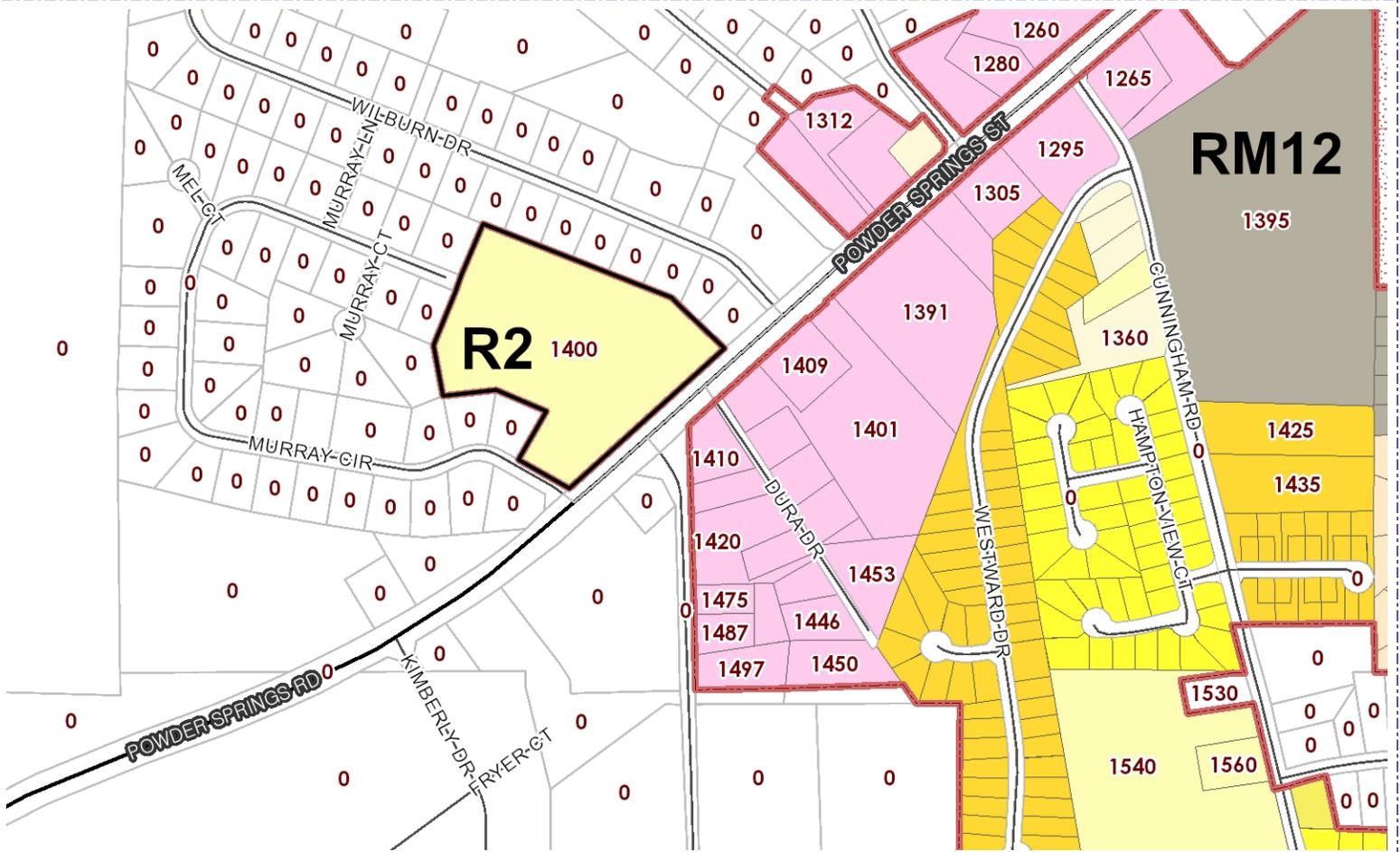
A description and plat of the property sought for the rezoning and future land use assignment are on file in the Planning and Zoning Office, City Hall, and is available for inspection between 8:00 A.M. and 5:00 P.M., Monday through Friday. Anyone wishing to attend may do so and be heard relative thereto.

For additional information please call the Planning and Zoning Office (770) 794-5669.

Accessibility to Meetings: If you believe you may need the City/BLW to provide special accommodations in order to attend/or participate in any of the above meetings, please call Mr. Patrick Henley, ADA Coordinator, at 770-794-5558 (voice) or 770-794-5560 (TDD) no later than 48 hours before the date of the above meeting.

City of Marietta
205 Lawrence Street
Marietta, Georgia 30060

Rezoning



| Address | Parcel Number | Acreage | Ward | Zoning | FLU |
|------------------------|---------------|---------|------|--------|-----|
| 1400 POWDER SPRINGS RD | 19026000030 | 9.2 | 2B | R2 | LDR |

| | | | |
|---|--|-----------------------|---------------------------|
| Property Owner: | Estate of John Melvin Clark/Mary C. Bryan, Executrix | | Zoning Symbols |
| Applicant: | Tyler Chandler Homes, LLC | | |
| Proposed Zoning: | PRD-SF | | |
| Agent: | J. Kevin Moore, Esq. | | |
| Proposed Use: | | | |
| Planning Commission Date: | 08/02/2016 | | |
| City Council Hearing Date: | 08/10/2016 | Case Number: Z2016-22 | |
| City of Marietta Planning & Zoning | | | |



| Address | Parcel Number | Acreage | Ward | Zoning | FLU |
|------------------------|---------------|---------|------|--------|-----|
| 1400 POWDER SPRINGS RD | 19026000030 | 9.2 | 2B | R2 | LDR |

| | |
|-----------------------------------|--|
| Property Owner: | Estate of John Melvin Clark/Mary C. Bryan, Executrix |
| Applicant: | Tyler Chandler Homes, LLC |
| City Council Hearing Date: | 08/10/2016 |
| Planning Commission Hearing Date: | 08/02/2016 |
| BZA Hearing Date: | Case Number: Z2016-22 |
| Comments: | |

Legend

- Railroads
- City Limits
- Cobb County Pockets



LOCATION MAP
1"=2000'

| REVISION RECORD | DATE | PURPOSE |
|-----------------|------|---------|
| | | |
| | | |
| | | |

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 THIS DRAWING IS THE PROPERTY OF THE SURVEYING FIRM AND IS NOT TO BE USED FOR ANY PURPOSE OTHER THAN THE SPECIFIC PROJECT NAMED HEREIN. IT CANNOT BE REPRODUCED IN ANY MANNER WITHOUT THE EXPRESS WRITTEN CONSENT OF THE FIRM.

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 LAND SURVEYING/PLANNING
 SUBDIVISION & COMMERCIAL SITE DESIGN
 950 WEST SANDTOWN ROAD
 MARIETTA, GEORGIA 30064
 (678) 483-0242



CURRENT ZONING: R-2
 PROPOSED ZONING: PRD-SF
 LOT AREA: 8.961 ACRES
 FRONT SETBACK: 30 FT.
 REAR SETBACK: 30 FT.
 SIDE SETBACKS: 25 FT.
 PROPOSED UNITS: 89
 DENSITY: 9.93 UNITS/ACRE

SURVEY NOTES:

1. THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND HAS BEEN FOUND TO BE ACCURATE WITHIN 1 FOOT IN 1,047,951 FEET.
2. THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 10,000+ FEET AND AN ANGULAR ERROR OF 02" PER ANGLE AND WAS ADJUSTED USING THE COMPASS RULE.
3. EQUIPMENT - TOPCON GPT 8205A ROBOTIC STATION
4. DATE OF SURVEY: 05-22-16
5. I HAVE, THIS DATE, EXAMINED THE OFFICIAL FIA FLOOD HAZARD MAP COMMUNITY NUMBER 130225, PANEL 01126, DATED 12-16-2008, AND HAVE DETERMINED THAT THIS PROPERTY IS NOT LOCATED IN AN AREA HAVING SPECIAL FLOOD HAZARDS.
6. #4 REBAR AT ALL CORNERS UNLESS OTHERWISE NOTED.

BOUNDARY INFORMATION TAKEN FROM SURVEY PLAT FOR THE ESTATE OF JOHN M. CLARK, PREPARED BY THE CRUSSELLE COMPANY DATED 05-25-2006.

| ABBREVIATION LEGEND | |
|---------------------|------------------------|
| A | ARC DISTANCE |
| B/L | BUILDING LINE |
| CMP | CORRUGATED METAL PIPE |
| D.B. | DEED BOOK |
| FD | FIRE HYDRANT |
| GN | GUY WIRE |
| IPF | IRON PIN FOUND |
| IPS | IRON PIN SET |
| INV | INVERT ELEVATION |
| LC | CHORD LENGTH |
| L | LAND LOT |
| L.L.L. | LAND LOT LINE |
| N/F | NOW OR FORMERLY |
| OTF | OPEN TOP PIPE |
| PG | PAGE |
| P.O.B. | POINT OF BEGINNING |
| PP | POWER POLE |
| R | RADIUS |
| R/W | RIGHT-OF-WAY |
| S.F. | SQUARE FEET |
| SMH | SANITARY SEWER HANHOLE |
| WM | WATER METER |

| SYMBOL LEGEND | |
|---------------|------------------------|
| — | Guy Wire |
| — | Fire Hydrant |
| — | Drop Inlet |
| — | Water Meter |
| — | Water Valve |
| — | Power Pole |
| — | Sanitary Sewer Hanhole |
| — | Water Line |
| — | Sanitary Sewer Line |
| — | Overhead Power Line |
| — | Fence |



IN MY OPINION, THIS PLAT IS A TRUE AND CORRECT REPRESENTATION OF THE LAND PLATTED AND HAS BEEN PREPARED IN CONFORMITY WITH THE TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA AS SET FORTH IN CHAPTER 180-7 OF THE RULES OF GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AS SET FORTH IN THE GEORGIA PLAT ACT O.C.G.A. 15-6-67.

ZONING MAP
1400 POWDER SPRINGS ROAD
 LOCATED IN 258, 259, 260 & 261
 LAND LOTS, 2ND SECTION
 19TH DISTRICT, CITY OF MARIETTA
 COBB COUNTY, GEORGIA
 PREPARED FOR: TYLER CHANDLER HOMES

DRAWN BY: RBB
 CHECKED BY: RBB
 SCALE: 1" = 50'
 DATE: JUNE 18, 2016
 FILE NUMBER: 16133.PRO
 JOB NUMBER: 16133
 SHEET NUMBER: 1 OF 1