



Community Development – Zoning Division

John Pederson – Division Manager

ZONING CASE

Z-16-2022

SITE BACKGROUND

Applicant	Karl Kortemeier
Phone	404-731-6552
Email	buglebatl@gmail.com
Representative Contact	Keith Kortemeier
Phone	706-255-2825
Email	keithkortemeier@hotmail.com
Titleholder	Karl Kortemeier
Property Location	Located on the north side of Clay Road, west of Floyd Road
Address	862 Clay Road
Access to Property	Clay Road

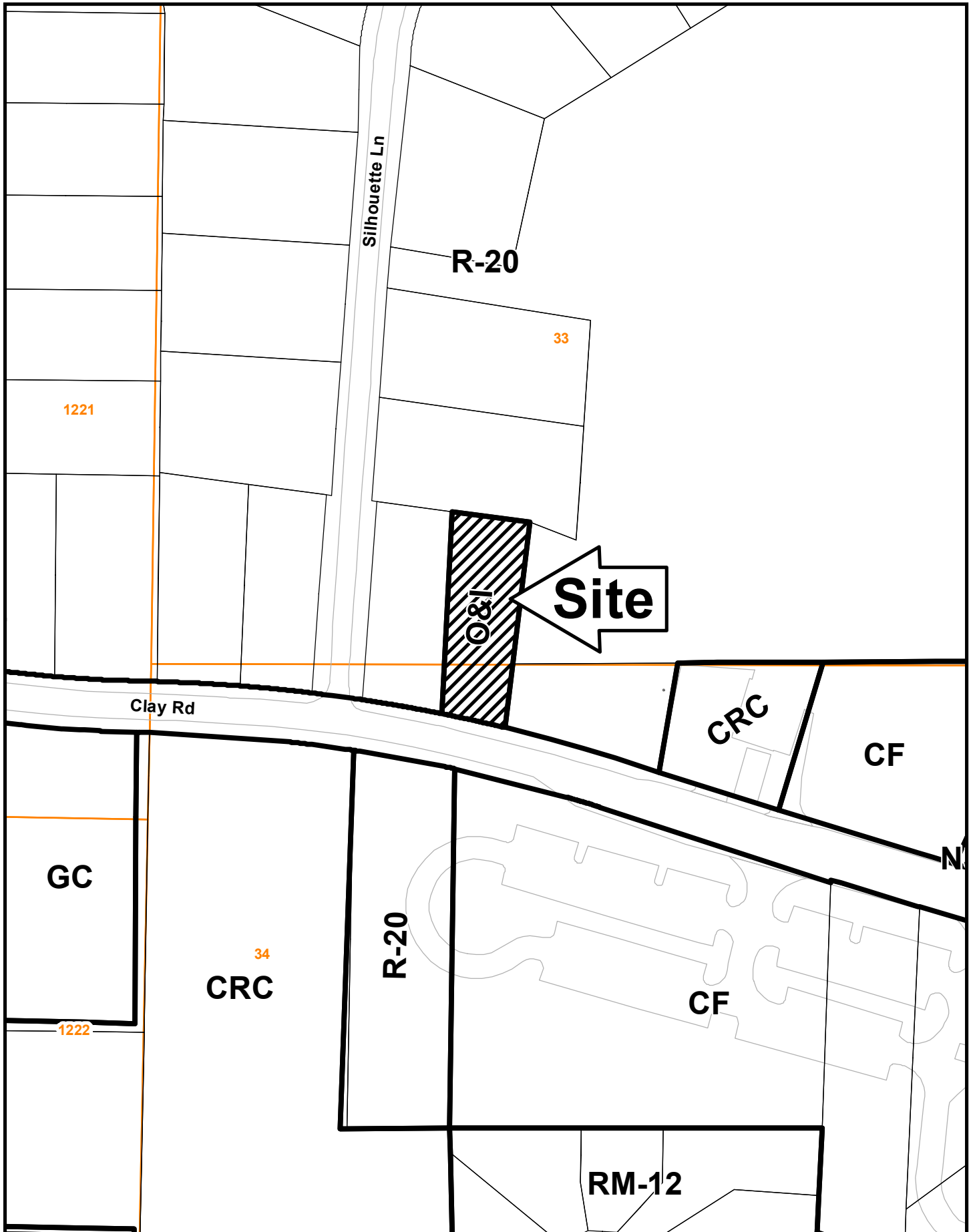
QUICK FACTS

Commission District	4-Sheffield
Current Zoning	OI
Current Use of Property	Office
Proposed Zoning	R-15
Proposed Use	Single-family residence
Future Land Use	MTC, cac
Site Acreage	0.332
District	17
Land Lot	33, 34
Parcel #	17003300130
Taxes Paid	Yes

FINAL ZONING STAFF RECOMMENDATIONS



[Click here to enter text.](#)

Z-16 2021-GIS



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

0 100 200 Feet

 Zoning Boundary
 City Boundary



THIS PLAT WAS PREPARED WITHOUT THE BENEFIT OF A TITLE SEARCH AND IS SUBJECT TO ANY AND ALL DISCLOSURES THAT A TITLE SEARCH MAY PRODUCE.

This survey was prepared in conformity with the Technical Standards for Property Surveys in Georgia as set forth in Chapter 180-7 of the Board Rules of the Georgia Board of Registration for the Professional Engineers and Land Surveyors and as set forth in the Georgia Plat Act O.C.G.A. 15-6-67.

CLAY ROAD 50' RM

APPROX
7.0' TO R/W
SILHOUETTE
LANE (50' R/W)
H.H. BARNS
7.7' 7

EDGE OF NEIGH.
ASPHALT DR.
OVER 12.0'

69.3'

CONC
DR.

75.0'

OUR CHAIN LINK FEN. 6.0'
NEIGH. WOOD FEN.
CLEAR PROP LINE

L.L. 33
L.L. 34

1- STORY
BR & FR.

N 05° 36' 03" E
194.65'

METAL
SHED

FRAME
SHED

OUR FEN
X E. CLEAR PROLINE
OUR CHAIN
LINK FEN

S 07° 33' 04" W
201.04'

S N.F. BILL BORING

#862 CLAY ROAD.

PANEL NO. 1306700204G

I HAVE THIS DATE, EXAMINED THE "FIA OFFICIAL FLOOD HAZARD MAP" AND FOUND REFERENCED HOUSE IN AN AREA HAVING SPECIAL FLOOD HAZARDS

LOCATION COBB
ZONE 11X11

GRAPHIC SCALE

AREA = 0.332 ACRES

THE FIELD DATA UPON WHICH THIS MAP OR PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 10,000 FEET AND AN ANGULAR ERROR OF SECONDS PER ANGLE POINT. AND WAS ADJUSTED USING COMPASS RULE. THIS MAP OR PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 20,000 FEET.

EQUIPMENT USED:
TOPCON GTS-2(B)

IN MY OPINION, THIS PLAT IS A CORRECT REPRESENTATION OF THE LAND PLATTED AND HAS BEEN PREPARED IN CONFORMITY WITH THE MINIMUM STANDARDS AND REQUIREMENTS OF LAW

J.A. EVANS
SURVEYING CO., INC.
POWDER SPRINGS, GEORGIA
PH. 770-943-0000

LSF000248

SURVEY FOR:

WILLIAM C. CHAFFIN

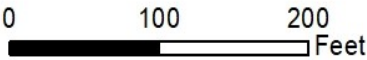
LOT	BLK.	UNIT	REVISIONS
4			
BARNES SUBDIVISION			
LAND LOT 33 & 34			
DISTRICT 17TH SECTION 2ND			
COBB COUNTY, GEORGIA			
PLAT BOOK 16 PAGE 62			
DATE: 2-12-21 SCALE: 1" = 30'			

END

Z-16 Aerial Map



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



- Zoning Boundary
- City Boundary

Application No. _____

Summary of Intent for Rezoning

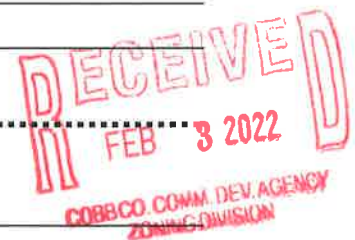
.....
Part 1. Residential Rezoning Information (attach additional information if needed)

- a) Proposed unit square-footage(s): SAME AS ORIGINAL - 1240 sq ft.
b) Proposed building architecture: SAME AS ORIGINAL -
Single Family Residential House.
c) List all requested variances: NONE

.....
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