

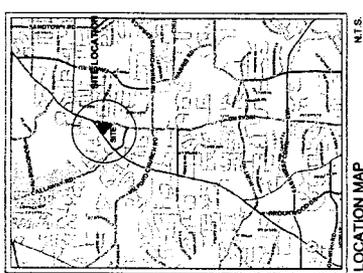
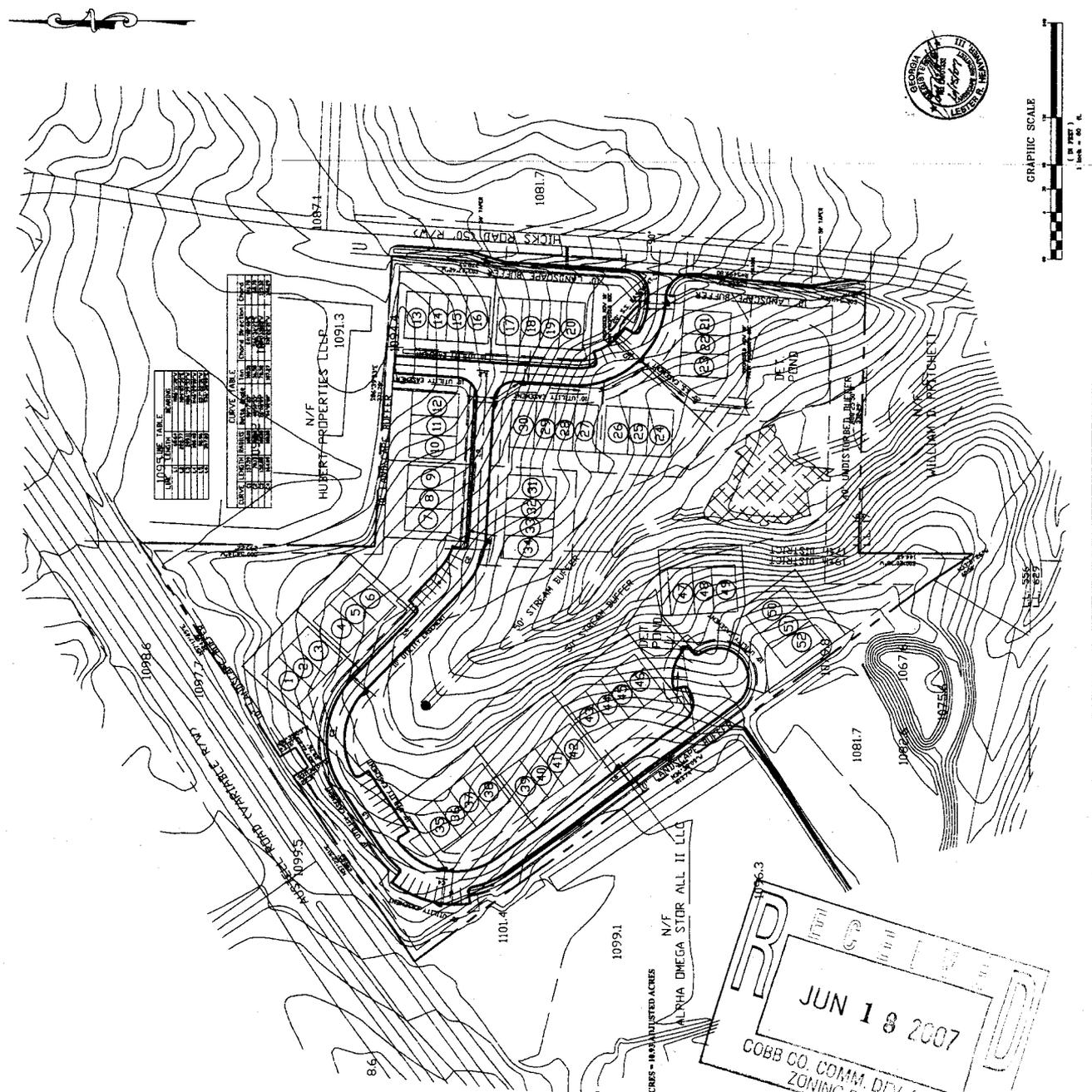
ZONING REVIEW
NOT APPROVED FOR CONSTRUCTION
CONCEPTUAL ONLY

OWNER / DEVELOPER

HICKS ROAD TRACT
PRELIMINARY MASTER PLAN
& SECTION
L.T. 556 19th DISTRICT, 2nd SECTION &
L.T. 16 17th 7, 2nd SECTION
COBB COUNTY, GEORGIA

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NO.	DATE	REVISION
1	07/07	



THIS PROPERTY IS NOT LOCATED IN A FEDERAL FLOOD AREA AS INDICATED BY F.I.R.M. OFFICIAL FLOOD HAZARD MAPS. COMMUNITY PANEL NO. 130670070 F COBB COUNTY, GEORGIA

ZONING NOTES:
 EXISTING ZONING: PLANNED SHOPPING CENTER (PSC), GENERAL COMMERCIAL (GC) & R-3
 PROPOSED ZONING: SINGLE-FAMILY ATTACHED RESIDENTIAL DISTRICT (RA-3)
 TOTAL ACRES: 8.6
 NUMBER OF PROPOSED UNITS: 41 UNITS
 DENSITY CALCULATION: 4.7 UNITS PER ACRE

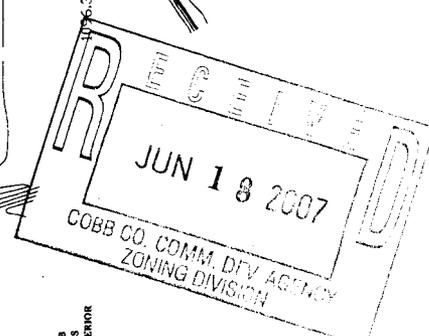
LOT REQUIREMENTS:
 - DISTURBED ACREAGE: 8.6 ACRES
 - MAXIMUM UNITS PER ROW: 4 UNITS
 - MINIMUM LOT WIDTH: 20' FROM BACK OF CURB
 - MINIMUM FRONT SETBACK: 10' FROM FRONT OF CURB
 - MINIMUM REAR SETBACK: 10' FROM REAR OF CURB
 - MINIMUM BUILDING HEIGHT: 31 STORIES OR 10' MINIMUM BUILDING SIZE: 1,000 SQUARE FEET

UTILITY NOTES:
 - WATER PROVIDED BY COBB COUNTY
 - SEWER PROVIDED BY COBB COUNTY

STREET NOTES:
 - ALL STREETS ARE 24' WIDE TO BKC WITH A 10' UTILITY EASEMENT ONE SIDE AND 14' FROM THE OTHER SIDE OF THE ROAD.
 - ALL STREETS ARE PRIVATE WITH A CUL-DE-SAC RADIUS IS 40' TO BKC

ARCHITECTURAL NOTES:
 - ALL STRUCTURES ADJACENT TO HICKS ROAD SHALL HAVE 3 SIDES BRICK OR ROCK AND BE DOUBLE FRONT WITH DRIVEWAY ACCESS FROM THE INTERIOR ROAD OF THE DEVELOPMENT.

RENTAL RESTRICTIONS:
 - NO MORE THAN 25% OF THE DEVELOPMENT UNITS MAY BE RENTAL PROPERTIES.



APPLICANT: Greenfield Properties, LLC

678-766-0200

REPRESENTATIVE: Moore Ingram Johnson & Steele, LLP

J. Kevin Moore 770-429-1499

TITLEHOLDER: Raymond M. Reed

PROPERTY LOCATION: Located on the southeasterly side of

Austell Road, north of Callaway Road and on the west side of Hicks

Road, south of Austell Road.

ACCESS TO PROPERTY: Hicks Road

PHYSICAL CHARACTERISTICS TO SITE: Wooded

PETITION NO: Z-77

HEARING DATE (PC): 08-07-07

HEARING DATE (BOC): 08-21-07

PRESENT ZONING: R-20, GC, PSC

PROPOSED ZONING: RA-5

PROPOSED USE: Attached Subdivision

SIZE OF TRACT: 11.19 acres

DISTRICT: 17, 19

LAND LOT(S): 16, 556

PARCEL(S): 2

TAXES: PAID X DUE _____

COMMISSION DISTRICT: 4

CONTIGUOUS ZONING/DEVELOPMENT

NORTH: NS, GC, R-20/ All Cobb Bail Bonds, Home Salvage, Single-family houses

SOUTH: R-20/ Single-family house

EAST: GC, R-15/ Austell Hicks Shopping center, Single-family houses

WEST: CRC/ Alpha Omega Stor All

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

PLANNING COMMISSION RECOMMENDATION

APPROVED _____ MOTION BY _____

REJECTED _____ SECONDED _____

HELD _____ CARRIED _____

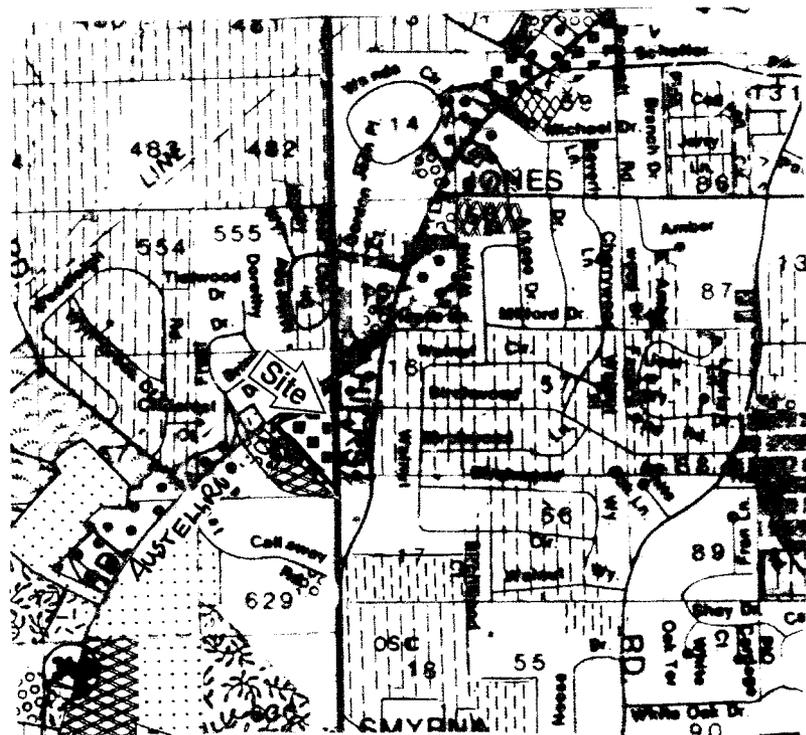
BOARD OF COMMISSIONERS DECISION

APPROVED _____ MOTION BY _____

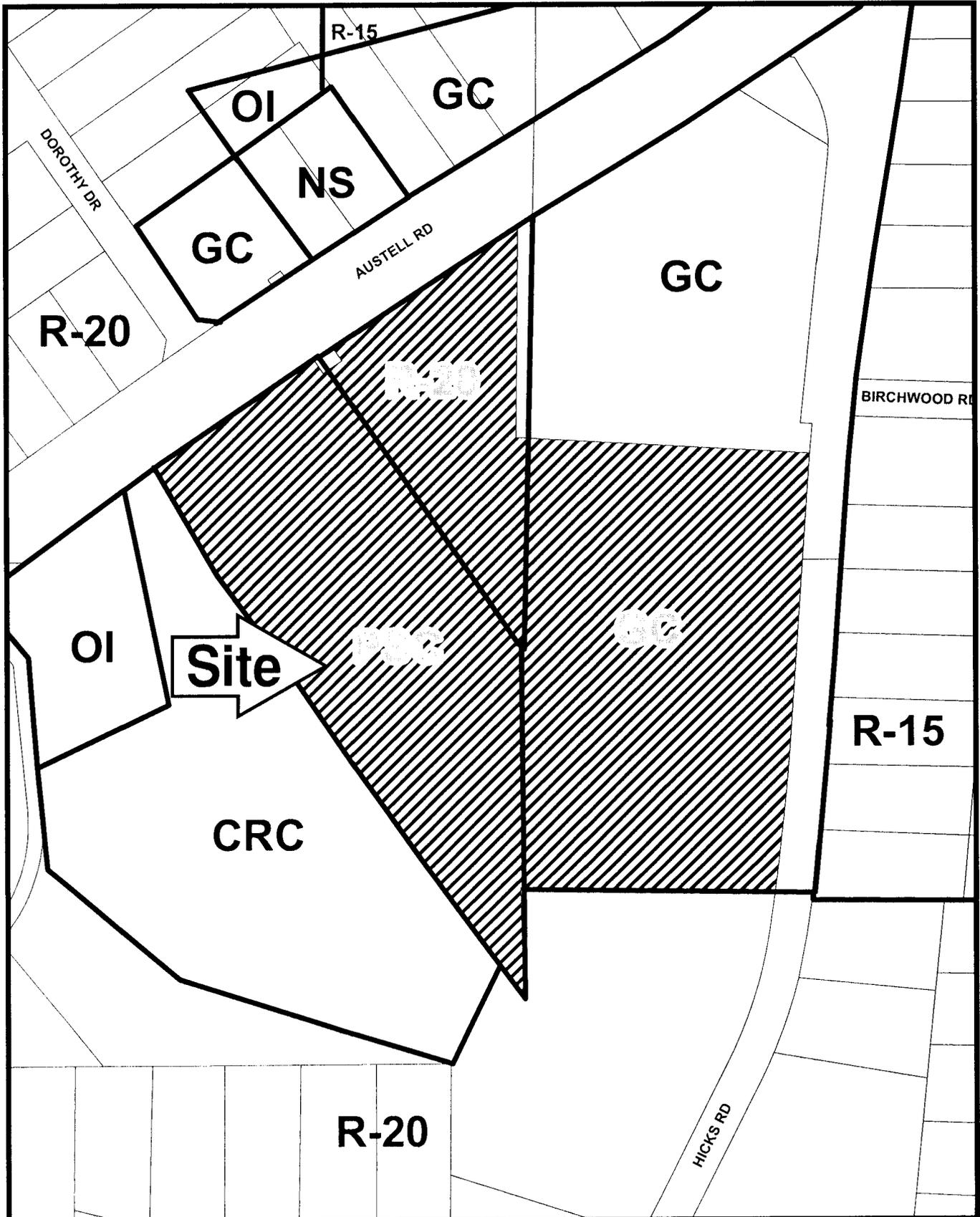
REJECTED _____ SECONDED _____

HELD _____ CARRIED _____

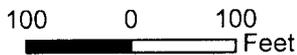
STIPULATIONS:



Z-77



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



-  Draft Parcel Boundary
-  Approximate Zoning Boundary

APPLICANT: Greenfield Properties, LLC

PETITION NO.: Z-77

PRESENT ZONING: R-20, GC, PSC

PETITION FOR: RA-5

PLANNING COMMENTS:

Staff Member Responsible: John P. Pederson, AICP

Land Use Plan Recommendation: Community Activity Center

Proposed Number of Units: 52 **Overall Density:** 4.75** **Units/Acre**

Present Zoning Would Allow: 3* **Units** **Increase of:** 49 **Units/Lots**

*Based on +/-1.8 acres zoned R-20; **Based on 10.94 net acres (.25 acres of wetlands subtracted from the density calculation)

The applicant is requesting the RA-5 zoning district to develop a townhouse-style residential community. The homes would be a minimum of 1,500 square-feet, and would start selling in the \$280,000's. The buildings would be traditional in styling with brick, rock and/or shake, with masonry siding on the sides and rear. The buildings would be two-stories in height, and each unit would have an attached two-car garage.

Historic Preservation: After reviewing various county resources including historic and archeological resource surveys, documented Civil War trench maps, and historic aerial maps, staff finds no known historic properties affected by this application. No further comment. No action by applicant requested at this time.

Cemetery Preservation: No comment.

APPLICANT: Greenfield Properties, LLC

PETITION NO.: Z-77

PRESENT ZONING: R-20, GC, PSC

PETITION FOR: RA-5

SCHOOL COMMENTS:

<u>Name of School</u>	<u>Enrollment</u>	<u>Capacity Status</u>	<u>Number of Portable Classrooms</u>
<u>Birney</u>	<u>825</u>	<u>Under</u>	<u> </u>
Elementary			
<u>Floyd</u>	<u>929</u>	<u>Under</u>	<u> </u>
Middle			
<u>Osborne</u>	<u>1,645</u>	<u>Under</u>	<u> </u>

High

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

Additional Comments:

FIRE COMMENTS:

Fire Apparatus Access Road

All access roads shall have an all weather driving surface capable of supporting 75,000 pounds with an unobstructed width of not less than 20 feet, 25 feet inside turning radius, 50 foot outside turning radius and unobstructed vertical clearance of not less than 13 feet 6 inches.

Access road shall extend to within 150-feet of all portions of the facility or any portion of the exterior wall of the first floor.

Dead-end access roads in excess of 150-feet shall be provided with a turn-around by one of the following methods:

Residential subdivision: Cul-d-sac with an island- minimum 60 foot radius to outside curb, measured to inside of curb, minimum lane width 24 feet **or** Cul-d-sac without an island- 38 foot outside outside radius **or** Hammerhead turn-around – total of 110 feet needed (45 feet + 20 foot wide roadway + 45 feet).

Driveway access to a single family home must be 10 feet wide and 20 feet wide for two homes. A hammerhead turnaround or cul-d-sac is required when a driveway exceeds 1000 feet. (see requirements for dimensions under residential subdivision).

Fire Hydrant

Residential: Fire hydrant within 500 feet of structure.

APPLICANT Greenfield Properties, LLC

PETITION NO. Z-077

PRESENT ZONING R-20, GC, PSC

PETITION FOR RA-5

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

WATER COMMENTS:

Available at Development? Yes No

Fire Flow Test Required? Yes No

Size / Location of Existing Water Main(s): 6" CI / W side Hicks Rd

Additional Comments: Master meter required for private road

Developer may be required to install/upgrade water mains, based on fire flow test results or Fire Department Code. This will be resolved in the Plan Review Process.

SEWER COMMENTS:

In Drainage Basin? Yes No

At Development? Yes No

Approximate Distance to Nearest Sewer: 300' S / W side Hicks Rd

Estimated Waste Generation (in G.P.D.): **A D F** 20,800 **Peak** 52,000

Treatment Plant: S Cobb

Plant Capacity Available? Yes No

Line Capacity Available? Yes No

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

Dry Sewers Required? Yes No

Off-site Easements Required? Yes* No

Flow Test Required? Yes No

Letter of Allocation issued? Yes No

Septic Tank Recommended by this Department? Yes No

Subject to Health Department Approval? Yes No

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

Additional Comments:

On-site sewer to be private with private streets

Developer will be responsible for connecting to the existing County water and sewer systems, installing and/or upgrading all outfalls and water mains, obtaining on and/or off site easements, dedication of on and/or off site water and sewer to Cobb County, as may be required. Rezoning does not guarantee water/sewer availability/capacity unless so stated in writing by the Cobb County Water System. Permit issuances subject to continued treatment plant compliance with EPD discharge requirements.

APPLICANT: Greenfield Properties, LLC

PETITION NO.: Z-77

PRESENT ZONING: R-20, GC, PSC

PETITION FOR: RA-5

DRAINAGE COMMENTS

FLOOD HAZARD: YES NO POSSIBLY, NOT VERIFIED

DRAINAGE BASIN: Mill Creek #2 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: identified on site plan

- 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 in Flowery Branch S/D (~900 ft downstream).
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 stormdrainage system.

APPLICANT: Greenfield Properties, LLC

PETITION NO.: Z-77

PRESENT ZONING: R-20, GC, PSC

PETITION FOR: RA-5

DRAINAGE COMMENTS CONTINUED

SPECIAL SITE CONDITIONS

- Provide comprehensive hydrology/stormwater controls to include development of out parcels.
- Submit all proposed site improvements to Plan Review.
- Any **spring activity** uncovered must be addressed by a qualified geotechnical engineer (PE).
- Structural fill _____ must be placed under the direction of a qualified registered Georgia geotechnical engineer (PE).
- Existing facility.
- Project must comply with the Water Quality requirements of the CWA-NPDES-NPS Permit and County Water Quality Ordinance.
- Water Quality/Quantity contributions of the existing lake/pond on site must be continued as baseline conditions into proposed project.
- Calculate and provide % impervious of project site. **Maximum 75% impervious allowable in CAC.**
- Revisit design; reduce pavement area to reduce runoff and pollution.

INSUFFICIENT INFORMATION

- No Stormwater controls shown _____
- Copy of survey is not current - Additional comments may be forthcoming when current site conditions are exposed.
- No site improvements showing on exhibit.

ADDITIONAL COMMENTS/SUGGESTIONS

1. Units 47 - 52 are located adjacent to steep slopes. These units should be constructed with drop foundations and grading limited to the building pads only.

APPLICANT: Greenfield Properties, LLC

PETITION NO.: Z-77

PRESENT ZONING: R-20, GC, PSC

PETITION FOR: RA-5

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
Hicks Road	8000	Major Collector	45 mph	Cobb County	100'
Austell Road	45700	Arterial	45 mph	GDOT	110'

Based on 2005 traffic counting data taken by GDOT.

COMMENTS AND OBSERVATIONS

Austell Road is classified as an Arterial and according to the available information, the existing right-of-way does not meet the minimum requirements for this classification.

Hicks Road is classified as a Major Collector and according to the available information, the existing right-of-way does not meet the minimum requirements for this classification.

Install sidewalk, curb and gutter along Hicks Road.

As necessitated by this development for egress from Hicks Road, a deceleration lane and a left turn lane will be required.

No access to Austell Road.

RECOMMENDATIONS

Recommend applicant consider entering into a development agreement pursuant of 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 south side of Austell Road, a minimum of 55' from the roadway centerline. and b) donation of right-of-way on the west side of Hicks Road, a minimum of 40' from the roadway centerline.

Recommend installing sidewalk, curb and gutter along Hicks Road.

Recommend a minimum deceleration lane and a left turn lane along Hicks Road.

Recommend a 10' no access easement along Austell Road.

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

STAFF RECOMMENDATIONS

Z-77 GREENFIELD PROPERTIES. LLC

- A. It is Staff's opinion that the applicant's rezoning proposal will permit a use that is suitable in view of the use and development of adjacent and nearby properties. This area of Austell Road contains commercial, retail, office, and single-family detached houses. However, Staff is concerned because there is not any attached residential housing in the area.
- B. It is Staff's opinion that the applicant's rezoning proposal will not have an adverse affect on the usability of adjacent or nearby property. The area contains a mixture of land uses, including new residential uses along Austell Road.
- C. It is Staff's opinion that the applicant's rezoning proposal will result in a use which would cause an excessive or burdensome use of existing streets, schools, transportation facilities, or utilities. This opinion can be supported by the departmental comments contained in this analysis.
- D. It is Staff's opinion that the applicant's rezoning proposal is in conformity with the policy and intent of the *Cobb County Comprehensive Plan*, which delineates this property to be within a Community Activity Center (CAC). CAC's do allow for "higher density residential uses" to serve as a transitional use between higher intensity uses and adjacent residential uses. This text is found in the *Cobb County Comprehensive Plan*. Staff has generally recommended that residential transitional uses in CAC's be no more then five- units-per-acre. County Staff believes that five-units-per-acre is the most intensity, and residential density acceptable to place at the end of an activity center, or adjacent to single-family houses.
- E. It is Staff's opinion that there are existing and changing conditions affecting the use and development of the property which give supporting grounds for approving the applicant's rezoning proposal. The applicant's proposal is consistent with the *Cobb County Comprehensive Plan*. The area contains a mixture of land uses, all existing together. There is newer residential development on Austell Road, which has help to revitalize the area.

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

- Site plan received by the Zoning Division June 18, 2007, with the District Commissioner approving minor modifications;
- Fire Department comments;
- Water and Sewer comments and recommendations;
- Stormwater Management comments and recommendations;
- DOT comments and recommendations;
- owner/developer to enter into a Development Agreement pursuant to O.C.G.A. §36-71-13 for dedication of system improvements to mitigate traffic concerns.

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.