

Z-8
(2012)



DEVELOPMENT SUMMARY
 PRODUCT TYPE: RESIDENTIAL DEVELOPMENT
 TOTAL UNITS: 240 UNITS
 TOTAL BUILDINGS: 1
 MAXIMUM 5 STORY BLDG.
 TOTAL PARKING: 420 SPACES
 PARKING PER UNIT: 1.75 SPACES/UNIT

OCTOBER 11, 2011



CONCEPTUAL SITE PLAN

STILLHOUSE RIDGE SITE
 Cobb County, Georgia

RECEIVED
 DEC - 1 2011
 CO. COMM. DEV. AGENCY
 ZONING DIVISION



John
 12-15

APPLICANT: Pope & Land Enterprises, Inc.

(770)980-0808

REPRESENTATIVE: John H. Moore (770) 429-1499

Moore Ingram Johnson & Steele, LLP

TITLEHOLDER: Cumberland Stillhouse, L.P.

PROPERTY LOCATION: At the southeast intersection of

Cumberland Boulevard and Stillhouse Lane.

ACCESS TO PROPERTY: Stillhouse Lane and Private Drive

PHYSICAL CHARACTERISTICS TO SITE: Undeveloped land

CONTIGUOUS ZONING/DEVELOPMENT

- NORTH:** O&I/Existing office building
- SOUTH:** UVC/Undeveloped land
- EAST:** UVC/Undeveloped land
- WEST:** OHR and O&I/Existing office building

PETITION NO: Z-8

HEARING DATE (PC): 02-07-12

HEARING DATE (BOC): 02-21-12

PRESENT ZONING: UVC w/Stips

PROPOSED ZONING: UVC w/Stips

PROPOSED USE: Urban Condominiums

SIZE OF TRACT: 3.57 acres

DISTRICT: 17

LAND LOT(S): 949

PARCEL(S): 5

TAXES: PAID X **DUE** _____

COMMISSION DISTRICT: 2

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

PLANNING COMMISSION RECOMMENDATION

APPROVED _____ **MOTION BY** _____

REJECTED _____ **SECONDED** _____

HELD _____ **CARRIED** _____

BOARD OF COMMISSIONERS DECISION

APPROVED _____ **MOTION BY** _____

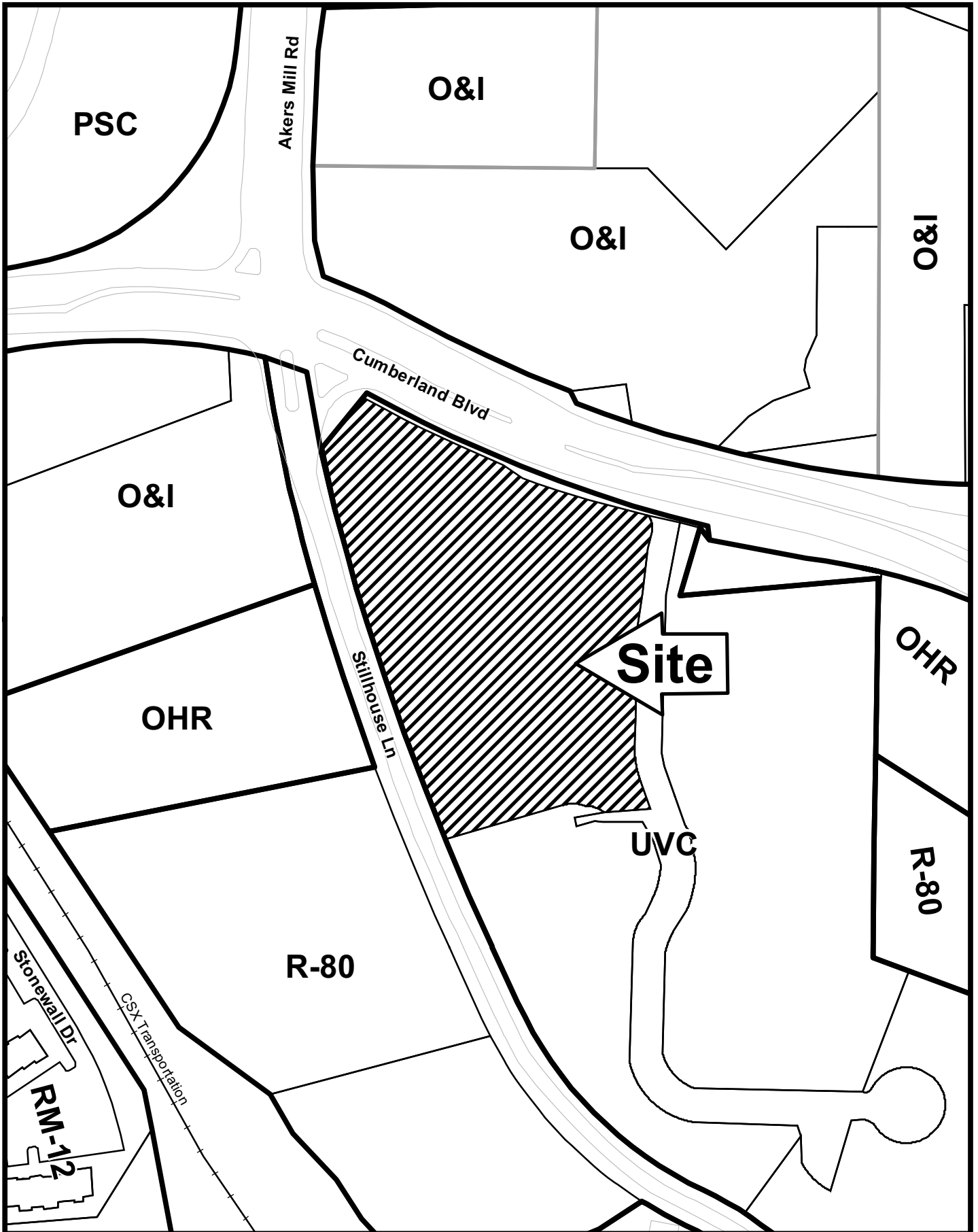
REJECTED _____ **SECONDED** _____

HELD _____ **CARRIED** _____

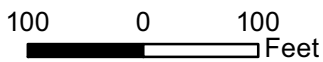
STIPULATIONS:



Z-8



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



City Boundary
Zoning Boundary

APPLICANT: Pope & Land Enterprises, Inc.

PETITION NO.: Z-8

PRESENT ZONING: UVC w/Stips

PETITION FOR: UVC w/Stips

ZONING COMMENTS:

Staff Member Responsible: Jason A. Campbell

Land Use Plan Recommendation: High Density Residential (5-12 units per acre)

Proposed Number of Units: 240

Overall Density: 67 **Units/Acre**

Present Zoning Would Allow: 280 **Units**

Decrease of: 40 **Units/Lots**

Applicant is requesting the UVC category to develop a 5-story residential condominium building. The building architecture will be traditional and the square footage for each unit will range from 700 square feet to 1,400 square feet and greater. The prices of the units will range from the \$200,000s to \$400,000s. The property was previously zoned to the UVC category per Z-121 of 2005. The last plan approved allowed 280 units on this section of the entire development. Applicant’s current proposal will reduce that number to 240 and lower the building height from the previously approved plan that had two eight-story buildings to one five-story building.

Historic Preservation: After consulting various county historic resources surveys, historic maps, archaeology surveys and Civil War trench location maps, staff finds that no known significant historic resources appear to be affected by this application. No further comment. No action by applicant requested at this time.

Cemetery Preservation: No comment.

APPLICANT: Pope & Land Enterprises, Inc.

PETITION NO.: Z-8

PRESENT ZONING: UVC w/Stips

PETITION FOR: UVC w/Stips

SCHOOL COMMENTS:

<u>Name of School</u>	<u>Enrollment</u>	<u>Capacity Status</u>	<u>Number of Portable Classrooms</u>
<u>Teasley</u>	<u>668</u>	<u>Over</u>	<u> </u>
Elementary <u>Campbell</u>	<u>1,180</u>	<u>Under</u>	<u> </u>
Middle <u>Campbell</u>	<u>2,314</u>	<u>Under</u>	<u> </u>

High

- **School Attendance zones are subject to revision at any time.**

Additional Comments:

Teasley Elementary School is extremely over-crowded at this time. Approval of this petition could seriously and adversely impact the enrollment at this school.

FIRE COMMENTS:

After analyzing the information presented for a Preliminary Review, the Cobb County Fire Marshal’s Office is confident that all other items can be addressed during the Plan Review Stage.

APPLICANT Pope & Land Enterprises

PETITION NO. Z-008

PRESENT ZONING UVC w/Stips

PETITION FOR UVC w/Stips

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

Available at Development: Yes No

Fire Flow Test Required: Yes No

Size / Location of Existing Water Main(s): **12" DI / S side Cumberland Blvd**

Additional Comments: Also 8" DI / W side Stillhouse Lane

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

In Drainage Basin: Yes No

At Development: Yes No

Approximate Distance to Nearest Sewer: **At site in Stillhouse Lane ROW**

Estimated Waste Generation (in G.P.D.): **A D F= 96000 Peak= 240000**

Treatment Plant: **Sutton**

Plant Capacity: Available Not Available

Line Capacity: Available Not Available

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

Drv Sewers Required: Yes No

Off-site Easements Required: 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 easements by the property owners. All easement acquisitions are the responsibility of the Developer

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

Additional Proposed 240 units
Comments:

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 offsite easements, dedication of on and/or offsite 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: Pope & Land Enterprizes, Inc.

PETITION NO.: Z-8

PRESENT ZONING: UVC w/ stips

PETITION FOR: UVC w/ stips

DRAINAGE COMMENTS

FLOOD HAZARD: YES NO POSSIBLY, NOT VERIFIED

DRAINAGE BASIN: Trib to Chattahoochee River 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: _____

- 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 _____.
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 the downstream receiving stream including the Stillhouse Lane culvert.

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PRESENT ZONING: UVC w/ stips

PETITION FOR: UVC w/ stips

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.
- 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

1. The revised site plan must comply with the limitations of the original ARC Metropolitan River Protection Act (MRPA) review with respect to allowable disturbed and impervious areas.

APPLICANT: Pope & Land Enterprises, Inc.

PETITION NO.: Z-8

PRESENT ZONING: UVC w/stips

PETITION FOR: UVC w/stips

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
Cumberland Blvd	21300	Arterial	35 mph	Cobb County	100'
Stillhouse Lane	1200	Local	25 mph	Cobb County	50'

*Based on 2005 traffic counting data taken by Cobb DOT (Cumberland Blvd)
Based on 2007 traffic counting data taken by Cobb DOT (Stillhouse Lane)*

COMMENTS AND OBSERVATIONS

Cumberland Blvd is classified as an arterial and according to the available information the existing right-of-way does meet the minimum requirements for this classification.

Stillhouse Lane is classified as a local and according to the available information the existing right-of-way does meet the minimum requirements for this classification.

RECOMMENDATIONS

Recommend replacing any disturbed sidewalk along the Cumberland Road frontage.

Recommend curb, gutter, and sidewalk along Stillhouse Road frontage.

Recommend applicant verify that minimum intersection sight distance is available for Stillhouse Road access and if it is not, implement remedial measures, subject to the Department's approval, to achieve the minimum requirement of 280'.

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

STAFF RECOMMENDATIONS

Z-8 POPE & LAND ENTERPRISES, INC.

- 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. Nearby properties are also zoned for multi-units residential developments and mid- to high-rise office buildings.
- 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 subject property was previously zoned to the UVC category and had been approved for 280 units on this section of the overall tract. Applicant is reducing the number of units to 240 and lowering the building height to five stories.
- 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 in conformity with the policy and intent of the *Cobb County Comprehensive Plan*, which delineates this property as High Density Residential. The subject property was previously zoned to the UVC category and the current proposal is for a similar use, reducing the number of units per acre and lowering the building height.
- 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. Nearby properties are zoned for high density residential uses and office developments. The applicant's proposal is reducing the intensity of the development of this property that had been previously approved as part of Z-121 of 2005.

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

- Site plan received by the Zoning Division December 1, 2011, with the District Commissioner approving minor modifications;
- Water and sewer comments and recommendations;
- Stormwater Management Division comments and recommendations; and
- DOT 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.

DEC - 1 2011

Application No. z-8
(2012)

Summary of Intent for Rezoning*

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

- a) Proposed unit square-footage(s): 700 square feet - 1,400 square feet, and greater
- b) Proposed building architecture: Traditional
- c) Proposed selling prices(s): \$200s - \$400s
- d) List all requested variances: None known at this time.

.....
Part 2. Non-residential Rezoning Information (attach additional information if needed)

- a) Proposed use(s): Not Applicable.
- 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).

None.

***Applicant specifically reserves the right to amend any part of the information set forth herein, or within the Application, at any time during the rezoning process.**