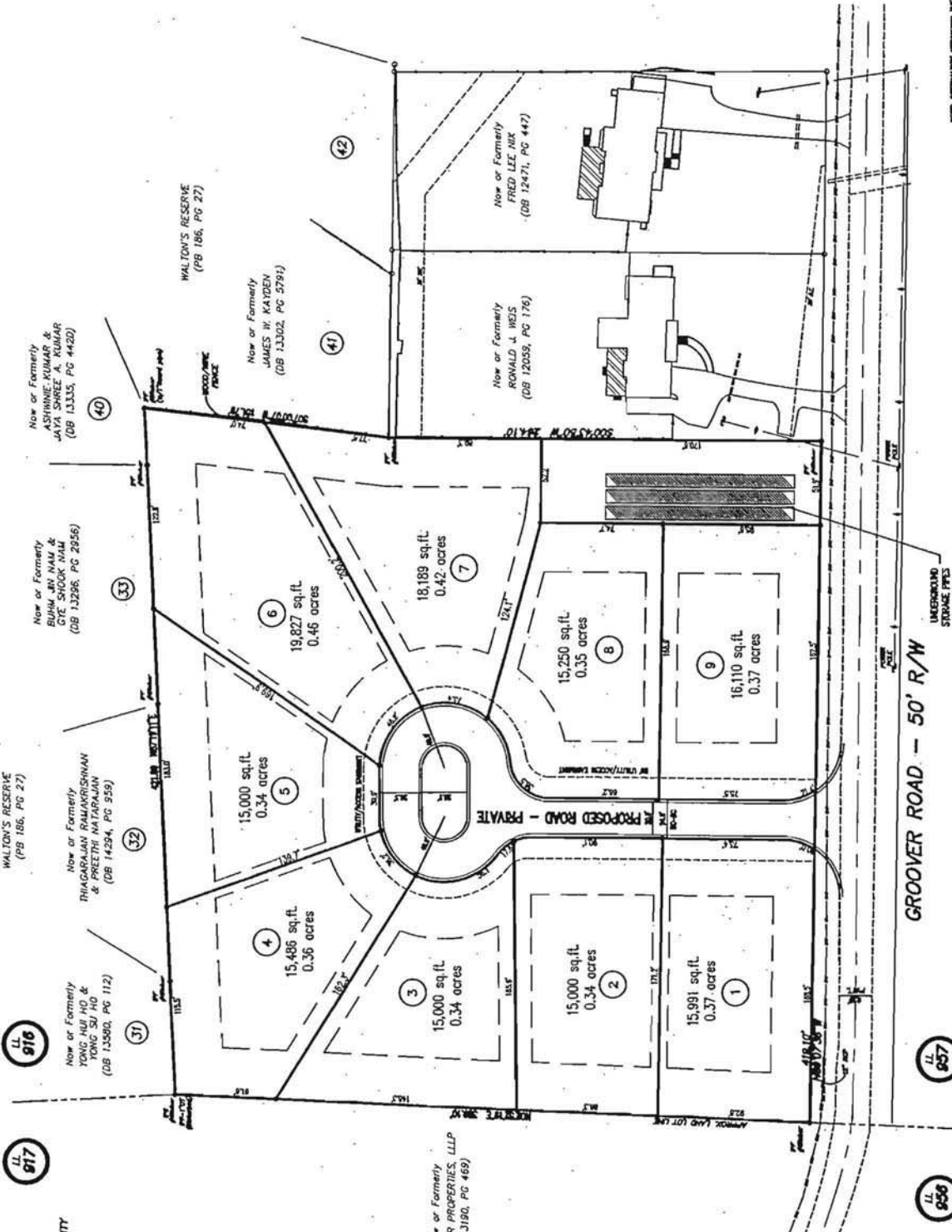


**Z-31
(2012)
Revised Site
Plan**

Centimetric Surveying Systems, Inc.
 1301 SHELTON ROAD, SUITE 1110, KENNESAW, GA 30144
 PHONE: (770) 424-0028 FAX: (770) 424-1288

NO.	DATE	REVISION DESCRIPTION

NOTE: INFORMATION APPROXIMATE. THE PRECISE LOCATION AND THE EXACT AREA OF THE ABOVE PROPERTY ARE TO BE DETERMINED BY A SURVEYOR AS TO THE ACCURACY OF THE INFORMATION CONTAINED HEREIN. THE SURVEYOR'S LIABILITY IS LIMITED TO THE INFORMATION CONTAINED HEREIN. THE SURVEYOR DOES NOT WARRANT THE ACCURACY OF THE INFORMATION CONTAINED HEREIN. THE SURVEYOR'S LIABILITY IS LIMITED TO THE INFORMATION CONTAINED HEREIN.



TRANSFER CLAUSE - 1:30.00%
 ANGULAR ERROR - 4.8 SEC/STA.
 ADJUSTMENT - COMPASS RULE
 EQUIPMENT - TOPCON 303 TOTAL STATION
 FLAT CLOSURE - 1:168,069
 ALL MATTERS OF TITLE EXCEPTED.

THIS PROPERTY IS NOT LOCATED WITHIN A TOPOGRAPHIC ZONING DISTRICT OF THE COBB COUNTY, GEORGIA, COMMUNITY PLAN NO. 130062. MAP REVISED, DEC. 16, 2008.

**TRACT CONTAINS
3.822 ACRES
(166,472 sq. ft.)**

**REFERENCE DEED:
DE. 13942, PG. 6347**

**PROPERTY ADDRESS:
2129 GROOVER ROAD
MARIETTA, GEORGIA 30062**

**LEGAL NOTES:
PROPOSED LOT SIZE FINAL DETERMINED BY SURVEYOR.
CURRENT ZONING - Z-31
PROPOSED ZONING - P-4
APPLICABLE ZONING - P-4
APPLICABLE ZONING - P-4
ORIGINAL DEED - 2.35 ACRES PER ACRE
APPROX. LOT SIZE - 1.60 ACRES
APPROX. AREA - 1.60 ACRES
DETERMINED TO BE FORWARDED BY PRIVATE SURVEY**

**BOUNDARY SURVEY REQUIREMENTS:
STAKE BY GROOVER ROAD - 25'
STAKE BY PRIVATE IN FRONT - 25'
STAKE BY RAIL CORNER - 25'
STAKE BY THE LOTS 1, 2, 3, 4, 5, 6, 7, 8, 9, 10 - 25'
STAKE BY THE LOTS 1, 2, 3, 4, 5, 6, 7, 8, 9, 10 - 25'
STAKE BY THE LOTS 1, 2, 3, 4, 5, 6, 7, 8, 9, 10 - 25'**

RECEIVED
 JUL 02 2012
 COBB CO. COMM. DEV. AGENCY
 ZONING DIVISION

REVISIONS
 3:25
 JUL 02 2012

REVISED

GROOVER ROAD - 50' R/W

UNDERGROUND STORAGE TANKS

WALTON'S RESERVE (PB 186, PG 27)

Now or Formerly
 ASHWINIE KUMAR &
 JAYA SHREE A. KUMAR
 (DB 13335, PG 4420)

Now or Formerly
 JAMES W. KAYDEN
 (DB 13302, PG 3791)

Now or Formerly
 RONALD J. WEIS
 (DB 12059, PG 176)

Now or Formerly
 FRED LEE NIK
 (DB 12471, PG 442)

Now or Formerly
 THAGARAJAN BAHARISHINAN
 & PREETHI NATARAJAN
 (DB 14294, PG 959)

Now or Formerly
 YONG SU HO &
 TONG SU HO
 (DB 13360, PG 112)

Now or Formerly
 GROOVES PROPERTIES, LLP
 (DB 13190, PG 469)

Now or Formerly
 ASHWINIE KUMAR &
 JAYA SHREE A. KUMAR
 (DB 13296, PG 2956)

Now or Formerly
 BUHAI BI NAM &
 GYE SHOOK NAM
 (DB 13296, PG 2956)

APPLICANT: Brooks Chadwick Capital, LLC
404-281-4554

REPRESENTATIVE: John H. Moore 770-429-1499
Moore Ingram Johnson & Steele, LLP

TITLEHOLDER: Lesby M. Wise, as Trustee of The Lesby M. Wise
Revocable Living Trust

PROPERTY LOCATION: North side of Groover Road, west of
Braswell Road
(2129 Groover Road).

ACCESS TO PROPERTY: Groover Road

PHYSICAL CHARACTERISTICS TO SITE: Single-family house
on wooded acreage

CONTIGUOUS ZONING/DEVELOPMENT

- NORTH:** PRD/Walton's Reserve Subdivision
- SOUTH:** R-20/Barbara Acres Subdivision
- EAST:** R-20/Single-family house and PRD/Walton's Reserve Subdivision
- WEST:** R-30/Undeveloped acreage with accessory structures

PETITION NO: Z-31

HEARING DATE (PC): 08-07-12

HEARING DATE (BOC): 08-21-12

PRESENT ZONING: R-20

PROPOSED ZONING: R-15

PROPOSED USE: Single-Family Residential

SIZE OF TRACT: 3.822 acres

DISTRICT: 16

LAND LOT(S): 916

PARCEL(S): 4

TAXES: PAID X **DUE** _____

COMMISSION DISTRICT: 3

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

PLANNING COMMISSION RECOMMENDATION

APPROVED _____ **MOTION BY** _____

REJECTED _____ **SECONDED** _____

HELD _____ **CARRIED** _____

BOARD OF COMMISSIONERS DECISION

APPROVED _____ **MOTION BY** _____

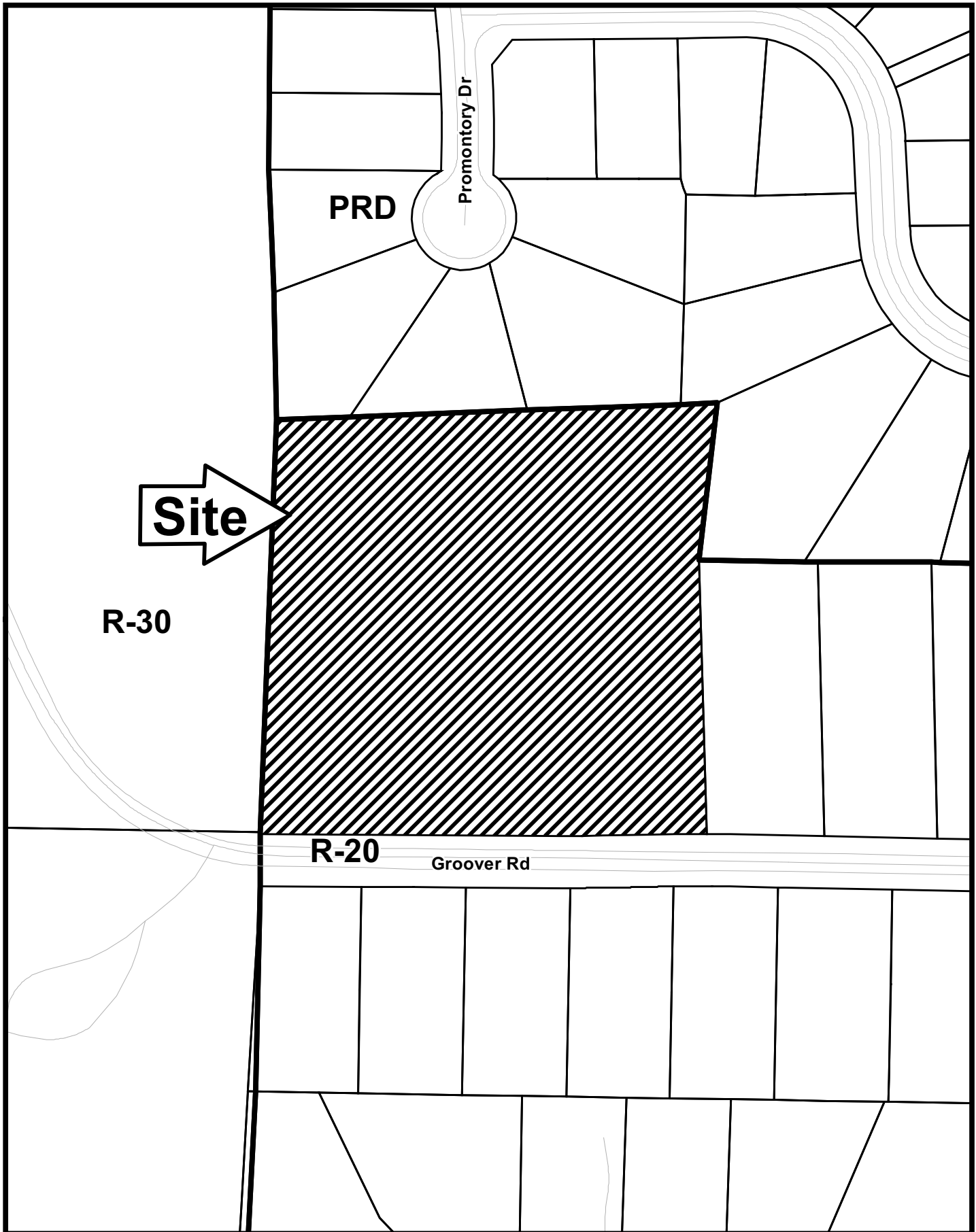
REJECTED _____ **SECONDED** _____

HELD _____ **CARRIED** _____

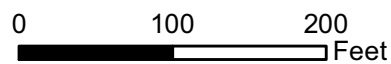
STIPULATIONS:





Z-31



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



-  City Boundary
-  Zoning Boundary

APPLICANT: Brooks Chadwick Capital, LLC

PETITION NO.: Z-31

PRESENT ZONING: R-20

PETITION FOR: R-15

ZONING COMMENTS:

Staff Member Responsible: Jason A. Campbell

Land Use Plan Recommendation: Low Density Residential (1-2.5 units per acre)

Proposed Number of Units: 9 Overall Density: 2.35 Units/Acre

Present Zoning Would Allow: 4 Units Increase of: 5 Units/Lots

Applicant is requesting the R-15 zoning category in order to develop a nine-lot single-family residential subdivision. The houses will be traditional and have a minimum size of 3,000 square feet. The houses will range in price from \$400,000 to \$700,000. The proposed development will require contemporaneous variances that include setbacks being situated from the private road instead of Groover Road and waiving the public road frontage for lots 2 through 8. The proposed site plan also indicates that six of the nine lots will exceed the minimum 15,000 square foot lot size for the R-15 category.

Cemetery Preservation: No comment.

PLANNING COMMENTS:

The applicant is requesting a rezoning from R-20 to R-15 for purposes of single family residential. The 3.822 acre site is located at the north side of Groover Road, west of Braswell Road.

Comprehensive Plan

The parcel is within a Low Density Residential (LDR) future land use category with R-20 zoning designation. 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.

Master Plan/Corridor Study

Not applicable.

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.

Design Guidelines

Is the parcel in an area with Design Guidelines? Yes No

If yes, design guidelines area _____

Does the current site plan comply with the design requirements?

Yes No Not applicable

APPLICANT: Brooks Chadwick Capital, LLC

PETITION NO.: Z-31

PRESENT ZONING: R-20

PETITION FOR: R-15

SCHOOL COMMENTS:

Name of School	Enrollment	Capacity Status	Number of Portable Classrooms
<u>East Side</u> Elementary	<u>1,068</u>	<u>Under</u>	<u> </u>
<u>Dodgen</u> Middle	<u>1,179</u>	<u>Over</u>	<u> </u>
<u>Walton</u> High	<u>2,636</u>	<u>Over</u>	<u> </u>

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

Additional Comments: Dodgen Middle School and Walton High School are over-crowded at this time. Approval of this petition could adversely impact the enrollment at these schools.

APPLICANT: Brooks Chadwick Capital, LLC

PETITION NO.: Z-31

PRESENT ZONING: R-20

PETITION FOR: R-15

FIRE COMMENTS:

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 2006 Edition).

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.

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 in excess of 150 feet shall be provided with a turn-around (IFC 503.2.5 2006 Edition). Cul-de-sac with or without an island: minimum 60-foot radius to outside curb, measured to inside of curb and a minimum lane width = 24 feet (Cobb County Development Standard 401.09). Single-Family cul-de-sac without island: 38-foot outside radius with island reverts to commercial dimensions. Hammerhead turn-around: total of 110 feet needed (45 feet + 20 feet wide roadway + 45 feet).

Aerial apparatus access shall be required for all structures over 30 feet in height measured from the lowest level of fire department access to the ceiling height of the highest occupied floor level. Aerial fire apparatus access roads shall be a minimum width of 24 feet maximum of 40 feet from the structure and be positioned parallel to one entire side of the building. No overhead utility and power lines shall be located within the aerial fire apparatus access. (Cobb County Development Standards 401.08.02.1)

HYDRANT: Show fire hydrants arranged to have a hydrant available for the distribution of hose to any portion of any building on premises at distances not exceeding 500 feet (driving distance). Hydrants shall be at least 40 feet from the building (steamer connection facing street) (NFPA 24-7.2.3). Fire hydrants shall be spaced not more than 500 feet apart. Hydrants shall not be connected to water lines on the positive side (discharge side) of a fire pump. Minimum 8” supply lines to all hydrants.

GATE: 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. Gate shall be swing or sliding type. Electric gates shall be equipped with a means of opening the gate by fire department personnel for emergency access (Knox Switch). Emergency opening devices shall be approved by the Cobb County Fire Marshal’s Office. (Cobb County Development Standards 401.08.02.1)

APPLICANT Brooks Chadwick Capital, LLC

PETITION NO. Z-031

PRESENT ZONING R-20

PETITION FOR R-15

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): **6" CI / S side of Groover Road**

Additional Comments: If private streets, master meter to be set at ROW

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: **225' E with easements**

Estimated Waste Generation (in G.P.D.): **ADF 1440 Peak= 3600**

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 Comments: If master metered, on-site sewer will be private. However, extension of public sewer to serve upstream property may be required at Plan Review

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: Brooks Chadwick Capital, LLC

PETITION NO.: Z-31

PRESENT ZONING: R-20

PETITION FOR: R-15

STORMWATER MANAGEMENT COMMENTS

FLOOD HAZARD: YES NO POSSIBLY, NOT VERIFIED

DRAINAGE BASIN: Sope Creek 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 downstream receiving system.

APPLICANT: Glen Robinson Construction

PETITION NO.: Z-31

PRESENT ZONING: R-20

PETITION FOR: R-15

STORMWATER MANAGEMENT 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. This parcel is a relatively gently sloped, mostly wooded site. The entire parcel drains to the southeast corner where it discharges to a shallow swale and private driveway culvert on the adjacent residential parcel to the east. The site receives approximately 4.3 acres of offsite runoff from the Groover Properties parcel to the west and the existing Walton’s Reserve Subdivision to the north.
2. Due to the site’s natural drainage pattern, existing downstream conditions and the close proximity of an existing low-lying downstream residential structure an underground stormwater management facility is proposed. This will allow the facility to control runoff from the entire site while not creating a dam breach hazard for the existing downstream residence. In order to utilize an underground facility the development will need to be private with all interior stormwater piping as well as the detention facility to be maintained by the homeowners association. A maintenance agreement must be included in the subdivision covcnants and adequate reserves created to maintain the system in perpetuity.
3. A downstream drainage easement will be required to tie the site discharge directly to the downstream road culvert under Groover Road.

APPLICANT: Brooks Chadwick Capital, LLC

PETITION NO.: Z-31

PRESENT ZONING: R-20

PETITION FOR: R-15

COBB COUNTY DEPARTMENT OF TRANSPORTATION RECOMMENDATIONS

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
Groover Road	454	Local	25 mph	Cobb County	50'

Based on 2002 traffic counting data taken by Cobb County DOT (Groover Road)

COMMENTS AND OBSERVATIONS

Groover Road 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 curb, gutter, and sidewalk along Groover Road frontage.

Recommend applicant verify that minimum intersection sight distance is available along Groover Road. If it is not, the applicant will have to implement remedial measures, subject to approval by the Department of Transportation to achieve the minimum requirement of 280 feet.

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

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STAFF RECOMMENDATIONS

Z-31 BROOKS CHADWICK CAPITAL, 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. Properties in the area have been developed for single-family subdivisions over the past few decades. Walton's Reserve Subdivision to the north of the subject property is zoned Planned Residential Development (PRD) with a density of 2.4 units per acre. Barbara Estates south across Groover Road from the subject property is zoned R-20 with an approximate density of 2.06 units per acre. Also in the area is Magnolia East Subdivision on the east side of Braswell Road, zoned R-12 with a density of 2.70 units per acre. The nearby Meadow Wood Subdivision has an approximate density of 1.57 units per acre. Finally, stretching from the east side of Braswell Road to the northwest side of Sewell Mill Road, The Renaissance Subdivision is zoned R-15 with a density of 2.27 units per acre.
- 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. Other properties in the area are zoned for single-family subdivisions with similar densities.
- 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 to be within the Low Density Residential (LDR) land use category with densities ranging from 1-2.5 units per acre. The R-15 zoning category can be compatible with LDR and in the subject proposal the applicant has indicated a density of 2.35 units per acre.
- 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 is proposing lot sizes that meet or exceed the required 15,000 square feet for R-15. Some subdivisions in the area are developed with lot sizes ranging from 12,000 square feet to above 20,000 square feet

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

- Revised site plan submitted to the Zoning Division on July 2, 2012, 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.

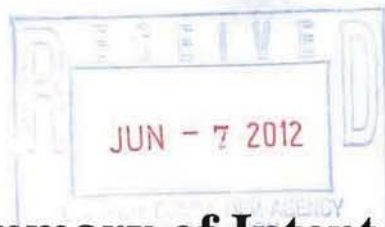
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Application No. z- 31
Aug. (2012)

Summary of Intent for Rezoning*

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

- a) Proposed unit square-footage(s): 2,500 square foot, minimum
 - b) Proposed building architecture: Traditional
 - c) Proposed selling prices(s): \$400,000 - \$700,000
 - 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)

Not Applicable.

.....
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 known at this time

*Applicant specifically reserves the right to amend any information set forth herein at any time during the rezoning process.