

**JUNE 18, 2013 ZONING HEARING  
“OTHER BUSINESS”  
COMMISSION DISTRICT 4**

**ITEM # 4**

**CONTINUED BY STAFF**

**PURPOSE**

To consider clarifying and amending zoning stipulations relating to Z-28 of 2010 (Greenstreet Properties/ Marthasville Development/ Jamestown Properties), for property located on the easterly and westerly sides of Riverview Road, on the south side of Dickerson Drive, on the north, south and east sides of Nichols Drive, and on the southerly and easterly sides of Armstrong Place in Land Lots 58, 171, 172, 174, 175 and 284 of the 18<sup>th</sup> District.

**BACKGROUND**

On March 15, 2011, the Board of Commissioners rezoned an 81+ acre property to Planned Village Commercial (PVC) for a mixed used development consisting of residential, retail, offices and residential uses. There were many stipulations placed on the property, including many stipulations relating to transportation improvements. The reason for this Other Business item is to clarify and amend the zoning stipulations relating to the required roadway improvements concerning the County’s responsibilities under SPLOST, and the Developers responsibility under the zoning stipulations and the Georgia Regional Transportation Authority (GRTA) Development of Regional Impact (DRI) conditions. Cobb D.O.T has offered the following proposed stipulations:

1. Recommend the Developer coordinate with the River View Rd SPLOST project.
2. Recommend Developer is responsible for transportation related improvements along their roadway frontages and other improvements specified in the DRI Notice of Decision Attachment 'A' with the exception of the right turn lanes at the intersection of River View Road and Veterans Memorial Highway ( The turn lanes will be included in the SPLOST project).
3. Recommend Developer contribute 100% of the cost for the traffic signals specified in the DRI, if and when warranted and installation approved by Cobb County DOT and/or Georgia DOT.
4. Recommend the Developer provide emergency access in a flood event by raising River View Road above the 100 year floodplain near the intersection of Riverview Road and Dickerson Drive, or provide an equivalent plan.
5. All other stipulations from Z-28 of 2010, not in conflict.

**FUNDING**

N/A

**RECOMMENDATION**

The Board of Commissioners conduct a Public Hearing and consider clarifying and amending stipulations relating to transportation improvements.

**ATTACHMENTS**