

Z-58
(2013)

WK DICKSON
Professional Services, Inc.
3150 Piedmont Parkway
Atlanta, GA 30328
Phone: (404) 525-1000
www.wkdickson.com

PROJECT NO: 1675 PIEDMONT SUBD
OWNER OR CLIENT: RICHARD RICHARD

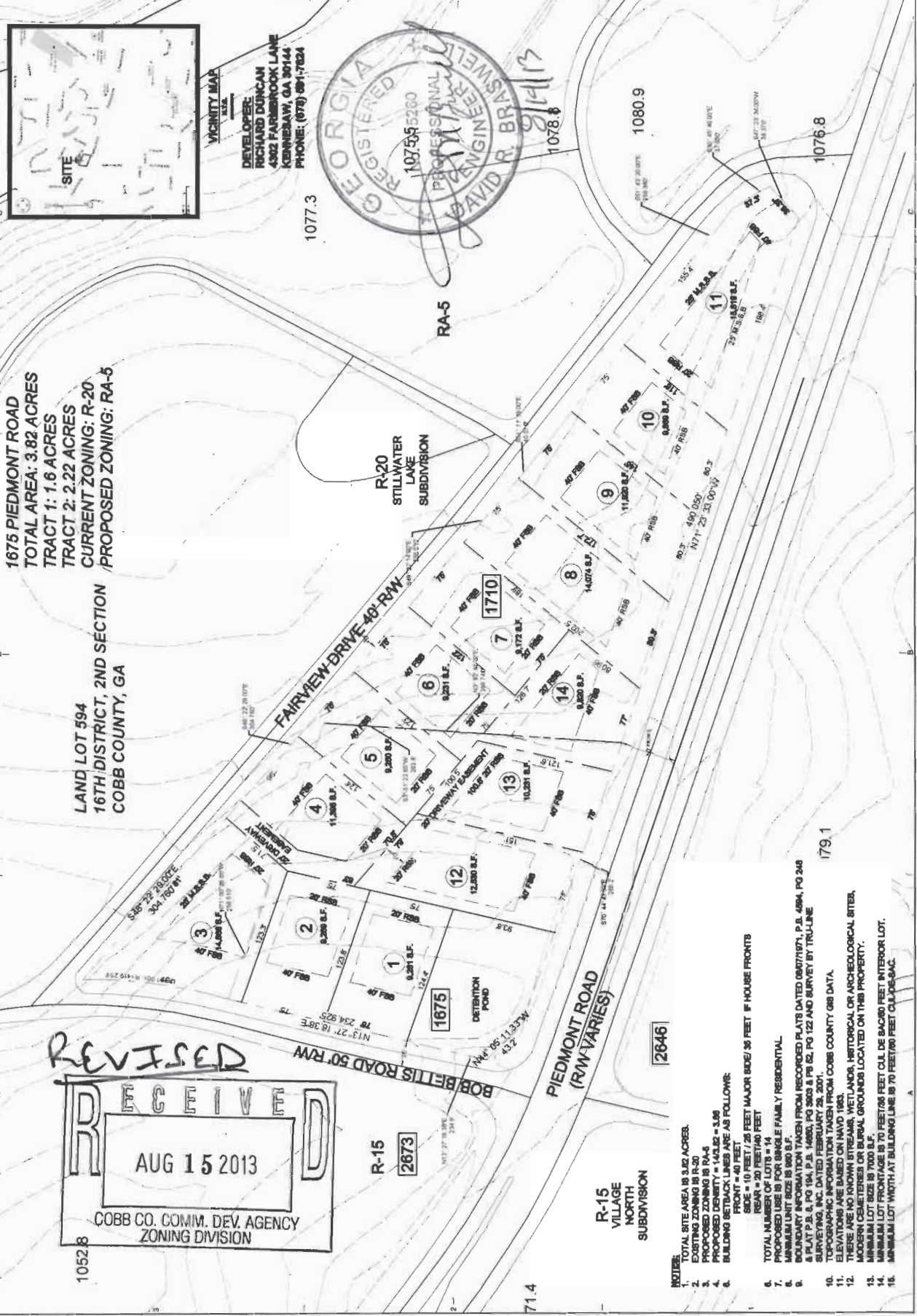
REV. RECORD BY DATE DESCRIPTION

PLAN KEY:
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1" = 100' FULL SCALE
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1" = 100' FULL SCALE

DRAWING TITLE: ZONING PLAN
DRAWING NUMBER: 01
PLOT DATE: 8/14/2013

- DRAWING STATUS - NOT FOR PUBLIC RELEASE OR CONSTRUCTION - DRAWING STATUS -



- NOTES:**
- TOTAL SITE AREA IS 3.82 ACRES.
 - EXISTING ZONING IS R-20.
 - PROPOSED ZONING IS RA-5.
 - BOUNDARY INFORMATION TAKEN FROM RECORDED PLATS DATED 08/07/1971, P.L. 4994, PG 248 SURVEY AND 07/23/1970, P.L. 4994, PG 248 SURVEY.
 - BUILDING SETBACKS ARE AS FOLLOWS:
FRONT = 40 FEET
REAR = 10 FEET / 26 FEET MAJOR SIDE / 36 FEET IF HOUSE FRONTS
SIDE = 20 FEET / 14 FEET
 - TOTAL NUMBER OF LOTS = 14
 - PROPOSED LOTS FOR SINGLE FAMILY RESIDENTIAL
 - MINIMUM LOT SIZE IS 900 S.F.
 - BOUNDARY INFORMATION TAKEN FROM RECORDED PLATS DATED 08/07/1971, P.L. 4994, PG 248 SURVEY AND 07/23/1970, P.L. 4994, PG 248 SURVEY.
 - TOPOGRAPHIC INFORMATION TAKEN FROM COBB COUNTY GIS DATA.
 - ELEVATIONS ARE BASED ON NAVD 1983.
 - THERE ARE NO KNOWN STREAMS, WETLANDS, HISTORICAL OR ARCHEOLOGICAL SITES, MODERN CEASE-TERRIES OR BURIAL GROUNDS LOCATED ON THIS PROPERTY.
 - MINIMUM LOT FRONTAGE IS 70 FEET / 106 FEET C.U.L. DE 84200 FEET INTERIOR LOT.
 - MINIMUM LOT FRONTAGE IS 7000 S.F.
 - MINIMUM LOT WIDTH AT BUILDING LINE IS 70 FEET / 100 FEET C.U.L. DE 84200.

WPD PROJ.: 2013-08-08 04:17

APPLICANT: Duncan Land Investments
770-480-8110

REPRESENTATIVE: Richard Duncan
678-591-7624

TITLEHOLDER: Roberta A. Smith

PROPERTY LOCATION: Northeast intersection of Piedmont Road
and Bob Bettis Road, west and south of Fairview Drive
(1675 Piedmont Road).

ACCESS TO PROPERTY: Piedmont Road, Piedmont Road and
Bob Bettis Road

PHYSICAL CHARACTERISTICS TO SITE: Single-family houses
and undeveloped lot

CONTIGUOUS ZONING/DEVELOPMENT

- NORTH:** RA-5/Stillwater Lake Subdivision
- SOUTH:** R-15/Village North Subdivision and R-20/Sprayberry High School
- EAST:** RA-5/Stillwater Lake Subdivision and R-20 Single-family house
- WEST:** R-15/Bob Bettis Road Subdivision

PETITION NO: Z-58

HEARING DATE (PC): 09-09-13

HEARING DATE (BOC): 09-17-13

PRESENT ZONING: R-20

PROPOSED ZONING: RA-5

PROPOSED USE: Subdivision

SIZE OF TRACT: 1.6 acres

DISTRICT: 16

LAND LOT(S): 594

PARCEL(S): 6

TAXES: PAID X **DUE** _____

COMMISSION DISTRICT: 3

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

PLANNING COMMISSION RECOMMENDATION

APPROVED _____ **MOTION BY** _____

REJECTED _____ **SECONDED** _____

HELD _____ **CARRIED** _____

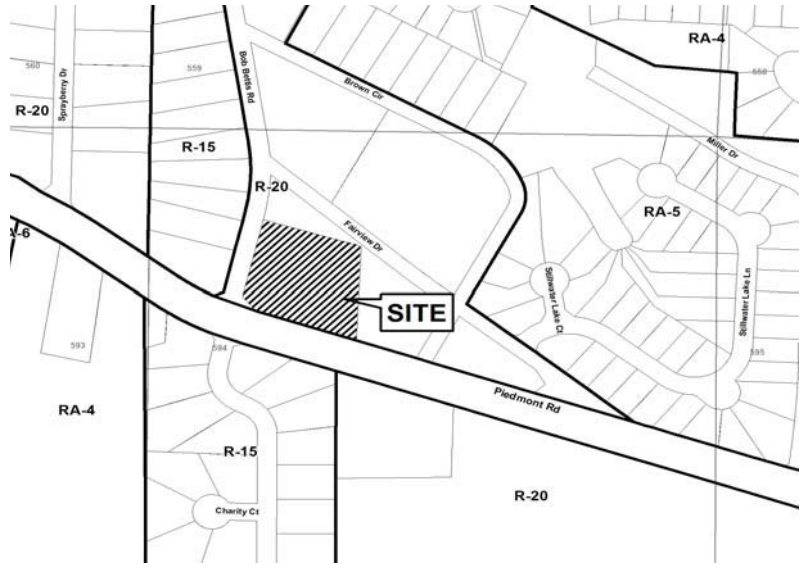
BOARD OF COMMISSIONERS DECISION

APPROVED _____ **MOTION BY** _____

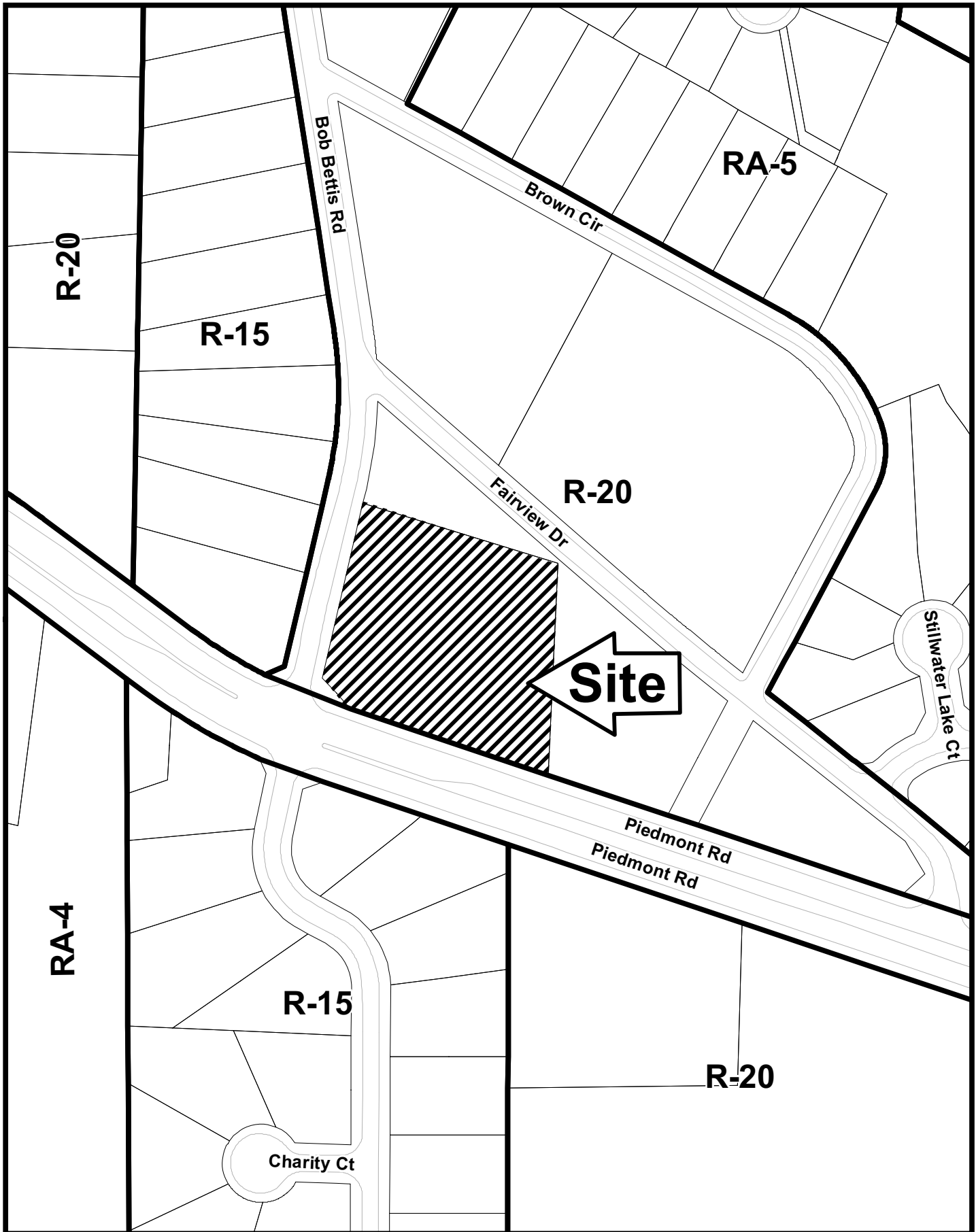
REJECTED _____ **SECONDED** _____

HELD _____ **CARRIED** _____

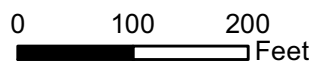
STIPULATIONS:



Z-58



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



-  City Boundary
-  Zoning Boundary

APPLICANT: Duncan Land Investments

PETITION NO.: Z-58

PRESENT ZONING: R-20

PETITION FOR: RA-5

ZONING COMMENTS:

Staff Member Responsible: Jason A. Campbell

Land Use Plan Recommendation: Medium Density Residential (2.5-5 units per acre)

Proposed Number of Units: 14

Overall Density: 3.66 **Units/Acre**

Present Zoning Would Allow: 6 **Units**

Increase of: 8 **Units/Lots**

Applicants for Z-56 and Z-58 have submitted a site plan combining the tracts they each had submitted separately. The combined site plan indicates the houses on lots 12 and 13 will be accessed by a 20-foot driveway easement from Fairview Drive. Each lot is over the required 7,000 square-foot minimum lot size for the RA-5 zoning category. Applicants have indicated that the houses will range in price from the \$200,000s to the \$400,000s. Applicant for Z-56 indicated a mixture of siding to include shake, stone and brick. Applicant for Z-58 indicated the houses will be traditional. The site plan originally submitted for Z-56 indicated six lots on an approximate 2.2-acre section of the overall properties, having a density of 2.7 units per acre. The original site plan for Z-58 indicated five lots on a cul-de-sac coming off Bob Bettis Road, being a tract of 1.6 acres having a density of 3.125.

Cemetery Preservation: There is no significant impact on the cemetery site listed in the Cobb County Cemetery Preservation Commission's Inventory Listing which is located in this, or adjacent land lot.

APPLICANT: Duncan Land Investments

PETITION NO.: Z-58

PRESENT ZONING: R-20

PETITION FOR: RA-5

SCHOOL COMMENTS:

<u>Name of School</u>	<u>Enrollment</u>	<u>Capacity Status</u>	<u>Number of Portable Classrooms</u>
Addison	595	Under	
Elementary Daniell	980	Under	
Middle Sprayberry	1,824	Under	

High

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

Additional Comments:

FIRE COMMENTS:

When projects contemplate less than 20 foot separation between units, emergency vehicle access can be accomplished by any of the following methods or combinations of methods:

- Parking spaces as required by zoning in addition to .50 guest parking per unit (i.e. 10 units = 5 guest parking spaces). Spaces shall be delineated as guest parking spaces and 24 ft. roadways do not account for parking on the street.
- Streets shall be designated as fire lanes, appropriately marked/identified in accordance with Cobb County Code

APPLICANT: Duncan Land Investments

PETITION NO.: Z-58

PRESENT ZONING: R-20

PETITION FOR: RA-5

PLANNING COMMENTS:

The applicant is requesting a rezoning from R-20 to RA-5 for purpose of residential subdivision. The 1.68 acre site is located on the Northeast intersection of Piedmont Road and Bob Bettis Road, west and south of Fairview Drive.

Comprehensive Plan

The parcel is within a Medium Density Residential (MDR) future land use category, with R-20 zoning designation. The purpose of the Medium Density Residential (MDR) category is to provide for areas that are suitable for moderate density housing, between two and one-half (2.5) and five (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?

APPLICANT Duncan Land Investments

PETITION NO. Z-058

PRESENT ZONING R-20

PETITION FOR RA-5

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): **8" CI / W side of Bob Bettis Road**

Additional Comments:

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: **Approx. 150' west wih easement(s)**

Estimated Waste Generation (in G.P.D.): **ADF 800 Peak= 2000**

Treatment Plant: **Noonday**

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:

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: Duncan Land Investments

PETITION NO.: Z-58

PRESENT ZONING: R-20

PETITION FOR: RA-5

STORMWATER MANAGEMENT COMMENTS

FLOOD HAZARD: YES NO POSSIBLY, NOT VERIFIED

DRAINAGE BASIN: Morgan Lake Tributary 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: Duncan Land Investments

PETITION NO.: Z-58

PRESENT ZONING: R-20

PETITION FOR: RA-5

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 site is located at the northeast intersection of Piedmont Road and Bob Bettis Road. This parcel is contiguous with another zoning case, Z-56. Since these parcels are contiguous and drain to the same discharge point, it is recommended that stormwater management be handled jointly and the developments possibly combined to provide a more efficient layout. The revised plan received 8/15/13 provides for a combined layout. The proposed 20-foot driveway easement will likely need to include a drainage easement as well to provide adequate conveyance of stormwater runoff from lots 4-7 to the proposed detention pond.

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
Piedmont Road	24,900	Arterial	45 mph	Cobb County	100'
Fairview Drive	N/A	Local	25 mph	Cobb County	50'
Bob Bettis Road	N/A	Local	25 mph	Cobb County	50'

Based on 2004 traffic counting data taken by Cobb DOT (Piedmont Road)

COMMENTS AND OBSERVATIONS

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

Fairview Drive is classified as a local and according to the available information the existing right-of-way does not meet the minimum requirements for this classification.

Bob Bettis 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 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 Fairview Drive, a minimum of 25' from the roadway centerline.

Recommend curb, gutter, and sidewalk along all road frontages.

Recommend no access easement on Piedmont Road.

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

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STAFF RECOMMENDATIONS

Z-58 DUNCAN LAND INVESTMENTS

- A. It is Staff's opinion that the applicant's rezoning proposal will not permit a use that is suitable in view of the use and development of adjacent and nearby properties. While there are other RA-5 properties across Fairview Drive, the character of the properties in the area is R-20 and R-15.
- B. It is Staff's opinion that the applicant's rezoning proposal will have an adverse affect on the usability of adjacent or nearby property. More properties in this area are characterized with larger lots and lower densities, as found in R-20 and R-15.
- 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, 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 Medium Density Residential (MDR) land use category, having densities that range from 2.5 to 5 units per acre. While the subdivision to the northeast is zoned RA-5 (Stillwater Lake) and has a density of 3.59 units per acre, more properties in this area are characterized as having larger lot sizes and are zoned R-20 and R-15 having densities ranging from approximately 1.50 units per acre (Sprayberry Heights, zoned R-20); to approximately 2.30 units per acre (Sandy Mill, zoned R-15); and approximately 2.26 units per acre (Village North, zoned R-15).
- 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, but limiting the density to 2.5 units per acre. There are more properties in this area that have zonings and densities normally found in Low Density Residential (1-2.5 units per acre) than the proposed density of 3.82 units per acre. This will also permit a density that is more in line with the character of the overall development in the area.

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

- Maximum density of 2.5 units per acre, with the District Commissioner approving the final site plan;
- Fire Department comments and recommendations;
- Water and Sewer comments and recommendations;
- Stormwater Management comments and recommendations;
- DOT comments and recommendations; and
- 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.

Sept. 2013

Summary of Intent for Rezoning

COBB COUNTY GEORGIA
PLANNING DIVISION
2013 JUL -5 PM 2:34

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

- a) Proposed unit square-footage(s): 1800
 - b) Proposed building architecture: Craftsman style
 - c) Proposed selling prices(s): 200's to 400's
 - d) 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).
