

REVISED

COBB COUNTY GEORGIA

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COBB COUNTY ZONING DIVISION

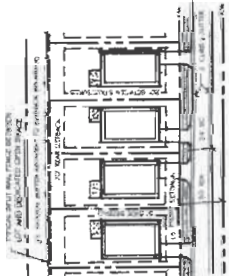
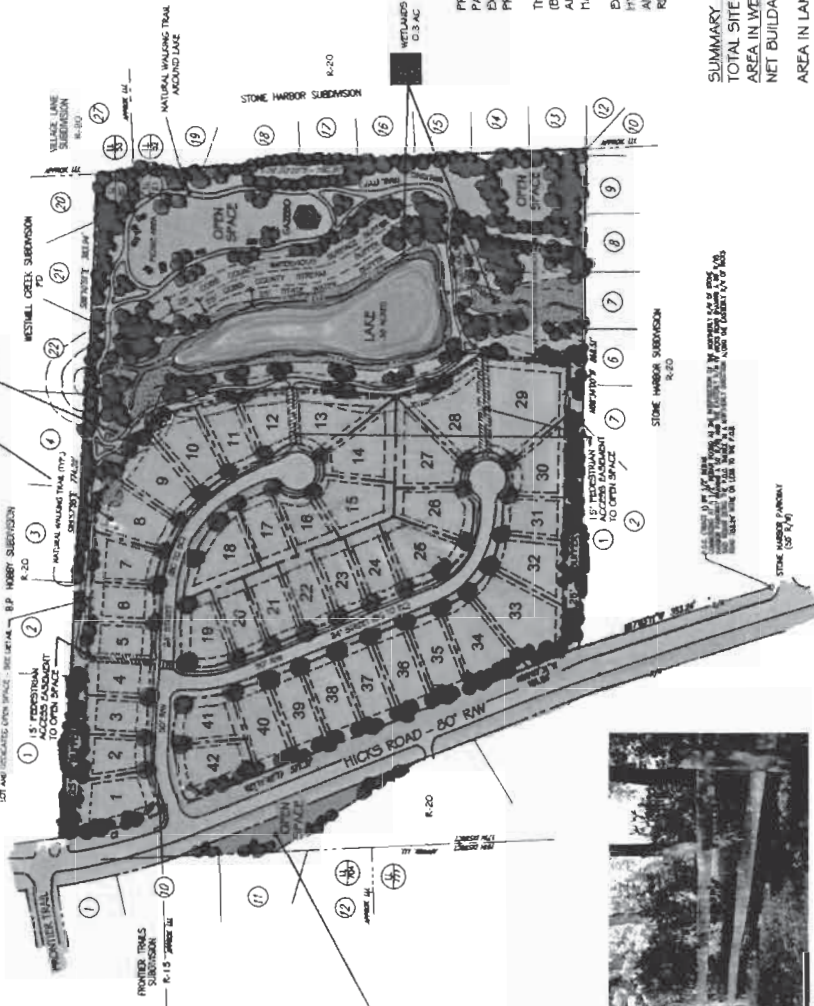


TRACT 1
20.488 ACRES
EXISTING ZONING: R-20
PROPOSED ZONING: R-15 (OSC)

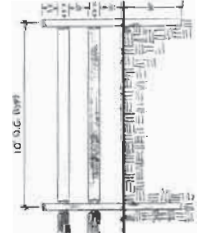
TRACT 2
0.286 ACRE
EXISTING ZONING: R-20
PROPOSED ZONING: R-15 (OSC)



VICINITY MAP
NT5



TYPICAL LOT PLAN
NOT TO SCALE



2-RAIL SPLIT RAIL FENCE
NOT TO SCALE

PROPERTY ADDRESS: 3275 HICKS ROAD, MARIETTA, GA.
PARCEL ID #: 17002100010
EXISTING ZONING: R-20
PROPOSED ZONING: R-15 OSC

THIS PROPERTY IS NOT LOCATED WITHIN A FLOOD HAZARD ZONE (BASED ON FEMA Map Number 13067C02014, Revised March 4, 2013) AND NO EVIDENCE OF CEPTERRES OR ARCHEOLOGICAL FEATURES HAVE BEEN FOUND ON THIS PROPERTY.

EXISTING LAKE WILL BE USED FOR DETENTION PURPOSES. HYDROLOGY STUDY WILL BE PREPARED BY CIVIL ENGINEER AND SUBMITTED TO COBB COUNTY DURING THE SITE PLAN REVIEW PROCESS.

SUMMARY

TOTAL SITE AREA: 20.774 ACRES
AREA IN WETLANDS: 0.8 ACRE
NET BUILDABLE AREA: 19,974 ACRES

AREA IN LAKE: 1.38 ACRES
OPEN SPACE SHOWN: 8.2 ACRES +/- = 41% (>33% QUALIFIES FOR DENSITY BONUS)

DENSITY ALLOWED FOR R-15 OSC W DENSITY BONUS: 2.25 U/A
2.25 UFA x 19,974 NET BUILDABLE ACRES = 44,9 DENSITY ALLOWED

TOTAL NO. OF LOTS SHOWN: 42
MIN. LOT SIZE SHOWN: 6,500 SF
MIN. LOT WIDTH: 65'
FRONT SETBACK: 15'
SIDE SETBACK: 5' (MIN. 20' BETWEEN BUILDINGS)
REAR SETBACK: 20'
MIN. HOUSE SIZE: 1,860 SF

Z-11
(2014)

PRELIMINARY SITE PLAN
PROPOSED OPEN SPACE
FOR PROPERTIES
L.L. 20 & 21, 17TH DISTRICT, COBB COUNTY, GA.

DATE	BY	REVISION

APPLICANT: W&H Investments, LLC
(404) 372-5739
REPRESENTATIVE: Skip Harper
(404) 372-5739
TITLEHOLDER: Estate of Oliver M. Bridges

PETITION NO: Z-11
HEARING DATE (PC): 03-04-14
HEARING DATE (BOC): 03-18-14
PRESENT ZONING: R-20

PROPERTY LOCATION: East side of Hicks Road, south of
Pioneer Trail.
(3275 Hicks Road).

PROPOSED ZONING: R-15/OSC
PROPOSED USE: Residential Subdivision

ACCESS TO PROPERTY: Hicks Road

SIZE OF TRACT: 20.756 acres
DISTRICT: 17

PHYSICAL CHARACTERISTICS TO SITE: Single-family house
and undeveloped acreage

LAND LOT(S): 20, 21
PARCEL(S): 1
TAXES: PAID X **DUE** _____
COMMISSION DISTRICT: 4

CONTIGUOUS ZONING/DEVELOPMENT

- NORTH:** R-20/Single-family Houses and PD/Westmill Creek Subdivision
- SOUTH:** R-20/Stone Harbor Subdivision
- EAST:** R-20/Stone Harbor Subdivision
- WEST:** R-20/Single-family House and R-15/Frontier Trails Subdivision

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

PLANNING COMMISSION RECOMMENDATION

APPROVED _____ **MOTION BY** _____
REJECTED _____ **SECONDED** _____
HELD _____ **CARRIED** _____

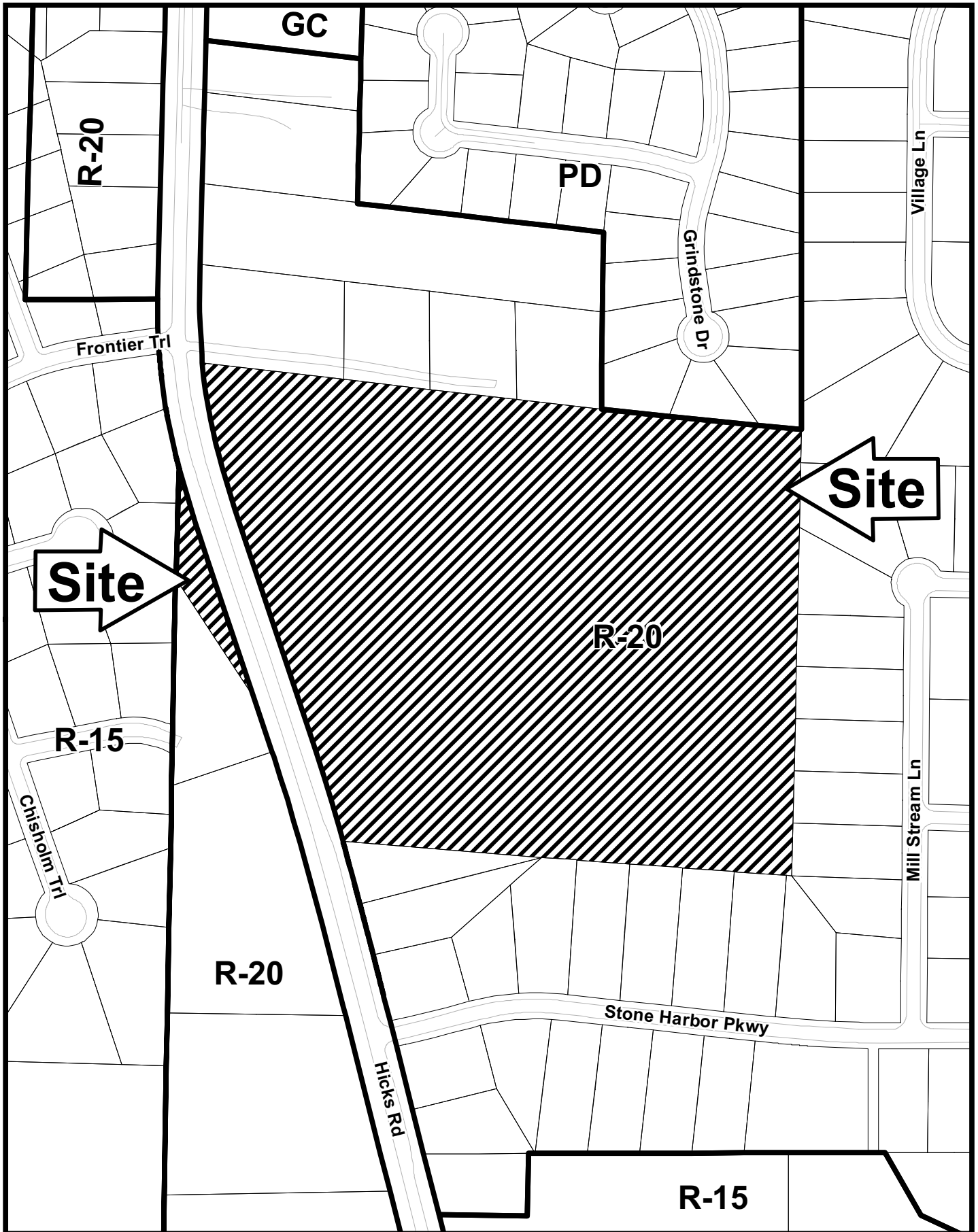
BOARD OF COMMISSIONERS DECISION

APPROVED _____ **MOTION BY** _____
REJECTED _____ **SECONDED** _____
HELD _____ **CARRIED** _____

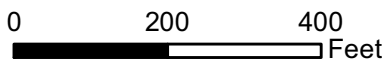
STIPULATIONS:



Z-11



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



City Boundary
Zoning Boundary

APPLICANT: W&H Investments, LLC

PETITION NO.: Z-11

PRESENT ZONING: R-20

PETITION FOR: R-15/OSC

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: 42 **Overall Density:** 2.1 **Units/Acre**

Staff estimate for allowable # of units: 36 **Units*** **Increase of:** 6 **Units/Lots**

*Estimate could be higher or lower based on engineered plans taking into account topography, shape of property, utilities, roadways, natural features such as creeks, wetlands, etc., and other unforeseen circumstances.

Applicant is requesting the R-15 Open Space Community category for the purpose of developing an “aging in place” subdivision. The development will be similar to Cobblestone Ridge and will be marketed to people 55 and over. The houses will be traditional with exterior materials of hardi-plank siding, shake style shingles, brick or stone, and board and batten. Houses in the development will range in size from 1,860 to 2,500 square feet and will sell in the \$239,000 to \$280,000s price range.

Applicant’s revised site plan received on January 31, 2014 indicates 8.2 acres as open space. In addition, the site plan indicates a 20-foot rear setback on exterior lots and a 25-foot exterior landscape buffer.

Cemetery Preservation: No comment.

APPLICANT: W&H Investments, LLC

PETITION NO.: Z-11

PRESENT ZONING: R-20

PETITION FOR: R-15/OSC

SCHOOL COMMENTS:

<u>Name of School</u>	<u>Enrollment</u>	<u>Capacity Status</u>	<u>Number of Portable Classrooms</u>
<u>Elementary</u>	<u> </u>	<u> </u>	<u> </u>
<u>Middle</u>	<u> </u>	<u> </u>	<u> </u>
<u>High</u>	<u> </u>	<u> </u>	<u> </u>

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

Additional Comments:

FIRE COMMENTS:

When projects contemplate less than 20 foot separation between units, guest parking shall be provided or the streets shall be labeled as a fire lane.

APPLICANT: W&H Investments, LLC

PETITION NO.: Z-11

PRESENT ZONING: R-20

PETITION FOR: R-15/OSC

PLANNING COMMENTS:

The applicant is requesting a rezoning from R-20 to R-15/OSC for purpose of residential subdivision. The 20.756 acre site is located on the east side of Hicks Road, south of Pioneer Trail.

Comprehensive Plan

The parcel is within the Low Density Residential (LDR) area future land use category, with R-20 zoning designation. The purpose of the Low Density Residential (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. This category presents a range of densities.

Open Space

Property Location: East side of Hicks Rd., South of Pioneer Trail

Land Lot/District: 20, 21 / 17

Current Zoning: R-20

Proposed Use: R-15 OSC

Total Area: 20.774 acres

Floodplain /Wetland Area/Cemetery: 0.8 acres

Net Buildable Area: 19.974 acres

Base Density Allowed: 2.1 upa

Base Density Allowed w/Bonus: 2.25 upa

Proposed Lots: 42

Net Density: 2.10 upa

Future Land Use: Low Density Residential (1 to 2.5 upa)

Open Space Requirement: 6.23 acres or 30%; for bonus 6.85 acres or 33%

Open Space Provided: 8.2 acres or 39.4%

Percentage of Open Space within Floodplain, Wetlands, & Lakes w: 2.18 acres or 27%

Setbacks:

Front: 15'

Rear: 20'

Side: 5'/ 20' between units

Comments:

1. Overall residential development shall be compatible with neighboring residential uses. In areas where adjoining neighborhood lots are larger, such as lots 1 – 8 and 30 – 34, the plan should incorporate larger lots adjacent to the existing neighborhoods with smaller lots to the interior. There is a 25' open space buffer to assist in mitigating the compatibility concerns
2. Natural walking trail must be constructed of pervious material.
3. Must have Cobb Department of Transportation approved lighting plan if outdoor lighting (except individual residential lots) is proposed

APPLICANT: W&H Investments, LLC

PETITION NO.: Z-11

PRESENT ZONING: R-20

PETITION FOR: R-15/OSC

PLANNING COMMENTS: **Continued**

- 4. A Conservation Easement must be recorded in the mandatory subdivision covenants and with Cobb Superior Court, thereby protecting the "Open Space" from development in perpetuity as owned by the mandatory Home Owners Association. Conservation Easement application must be submitted to the Planning Division before final plat approval.
- 5. Recommend providing architectural renderings and descriptions of the façade treatments that will be used on the proposed housing units
- 6. For all lots contiguous to commonly owned open space, staff recommends including a deed that explains that said lots are adjacent to commonly owned Open Space that cannot be disturbed.
- 7. Highly recommend split rail fence to be installed just on the inside of commonly owned open space and not on the individual lot side of the property.

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?

Incentive Zones

Is the property within an Opportunity Zone? Yes No

The Opportunity Zone is an incentive that provides \$3,500 tax credit per job in eligible areas if two or more jobs are being created. This incentive is available for new or existing businesses.

Is the property within an Enterprise Zone? Yes No

The Enterprise Zone is an incentive that provides tax abatements and other economic incentives for qualifying businesses locating or expanding within designated areas for new jobs and capital investments.

Is the property eligible for incentives through the Commercial and Industrial Property Rehabilitation Program? Yes No

The Commercial and Industrial Property Rehabilitation Program is an incentive that provides a reduction in ad valorem property taxes for qualifying redevelopment in eligible areas.

APPLICANT W&H Investments, LLC

PETITION NO. Z-011

PRESENT ZONING R-20

PETITION FOR R-15 OSC

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): **10" CI / W side of Hicks 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: **300' S in Stone Harbor Parkway**

Estimated Waste Generation (in G.P.D.): **ADF 7040 Peak= 17600**

Treatment Plant: **South Cobb**

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 Public sewer easements on side lot lines require 24' between structures
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: W&H Investments, LLC

PETITION NO.: Z-11

PRESENT ZONING: R-20

PETITION FOR: R-15/OSC

STORMWATER MANAGEMENT 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: surrounding and downstream of the existing lake.

- 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 - G.B.'s Lake ~ 1500' 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 existing onsite lake and downstream culvert crossing at Stone Harbor Parkway.

APPLICANT: W&H Investments, LLC

PETITION NO.: Z-11

PRESENT ZONING: R-20

PETITION FOR: R-15/OSC

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. The existing site is heavily wooded with average slopes less than 15%. There is a small existing lake that drains the majority of the site which discharges to the south through the Stone Harbor Subdivision into the Mill Creek #2 floodplain. The existing lake will be utilized to provide stormwater management for the project. The dam will need to be evaluated by a geotechnical engineer prior to permitting and brought up to current Cobb County standards.
2. As indicated under the Downstream Conditions comment section, there is an existing lake located approximately 1500 feet downstream. A pre- and post-development sediment survey must be performed to document any sediment impact to G.B.'s Lake during development.

APPLICANT: W&H Investments, LLC

PETITION NO.: Z-11

PRESENT ZONING: R-20

PETITION FOR: R-15/OSC

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	14,900	Major Collector	45 mph	Cobb County	80'

Based on 2010 traffic counting data taken by Cobb County DOT (Hicks Road)

COMMENTS AND OBSERVATIONS

Hicks Road is classified as a major collector and according to the available information the existing right-of-way does meet the minimum requirements for this classification.

RECOMMENDATIONS

Recommend a deceleration and left turn lane for the Hicks Road access.

Recommend curb, gutter, and sidewalk along the Hicks Road frontage.

Recommend curb and gutter along both sides and sidewalk along one side of proposed development roadways.

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

STAFF RECOMMENDATIONS

Z-11 W&H INVESTMENTS, 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. Other properties in the area are also zoned for single-family residential uses.
- 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 proposed development will be for a residential subdivision geared toward the 55 and over population and will have a density similar to other residential subdivisions in the area.
- 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. Other single-family residential subdivisions nearby include: Stone Harbor to the east and south, zoned R-20, has an approximate density of 1.66 units per acre; Frontier Trails Subdivision to the west, zoned R-15, with an approximate density of 2.06 units per acre; and Westmill Creek Subdivision to the north (zoned PD) with a density of 2.69 units per acre. The proposed density of 2.1 units per acre fits in with the surrounding subdivisions and the density range for LDR.
- 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 proposed development will have a density similar to other developments in the area and the revised site plan indicates 8.2 acres of open space with a picnic area, walking trails and a gazebo.

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

- Revised site plan received by the Zoning Division on January 31, 2014, with the District Commissioner approving minor modifications;
- Fire Department comments and recommendations;
- Planning Division comments and recommendations;
- Water and Sewer Division comments and recommendations;
- Stormwater Management Division comments and recommendations; and
- Department of Transportation 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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COBB COUNTY GEORGIA
FILED IN OFFICE

2014 JAN -2 PM 3: 34

COBB COUNTY ZONING DIVISION



Application #: 2-11

PC Hearing Date: 3-4-14

BOC Hearing Date: 3-18-14

Summary of Intent for Rezoning

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

- a) **Proposed unit square-footage(s):** 1,860 - 2,500 square feet
- b) **Proposed building architecture:** Traditional homes with exterior materials of hardi-plank siding, shake style shingles, brick or stone, and board and batten.
- c) **Proposed selling prices(s):** \$239,000 to \$280,000's
- d) **List all requested variances:** _____

.....
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)

Additional Information Included in Attachment.

.....
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). _____

.....
Part 5. Is this application a result of a Code Enforcement action? No ; Yes ___ (If yes, attach a copy of the Notice of Violation and/or tickets to this form).

Applicant signature: Shirley Hampton Date: 1/2/2014

Applicant name (printed): W+H INVESTMENTS, LLC