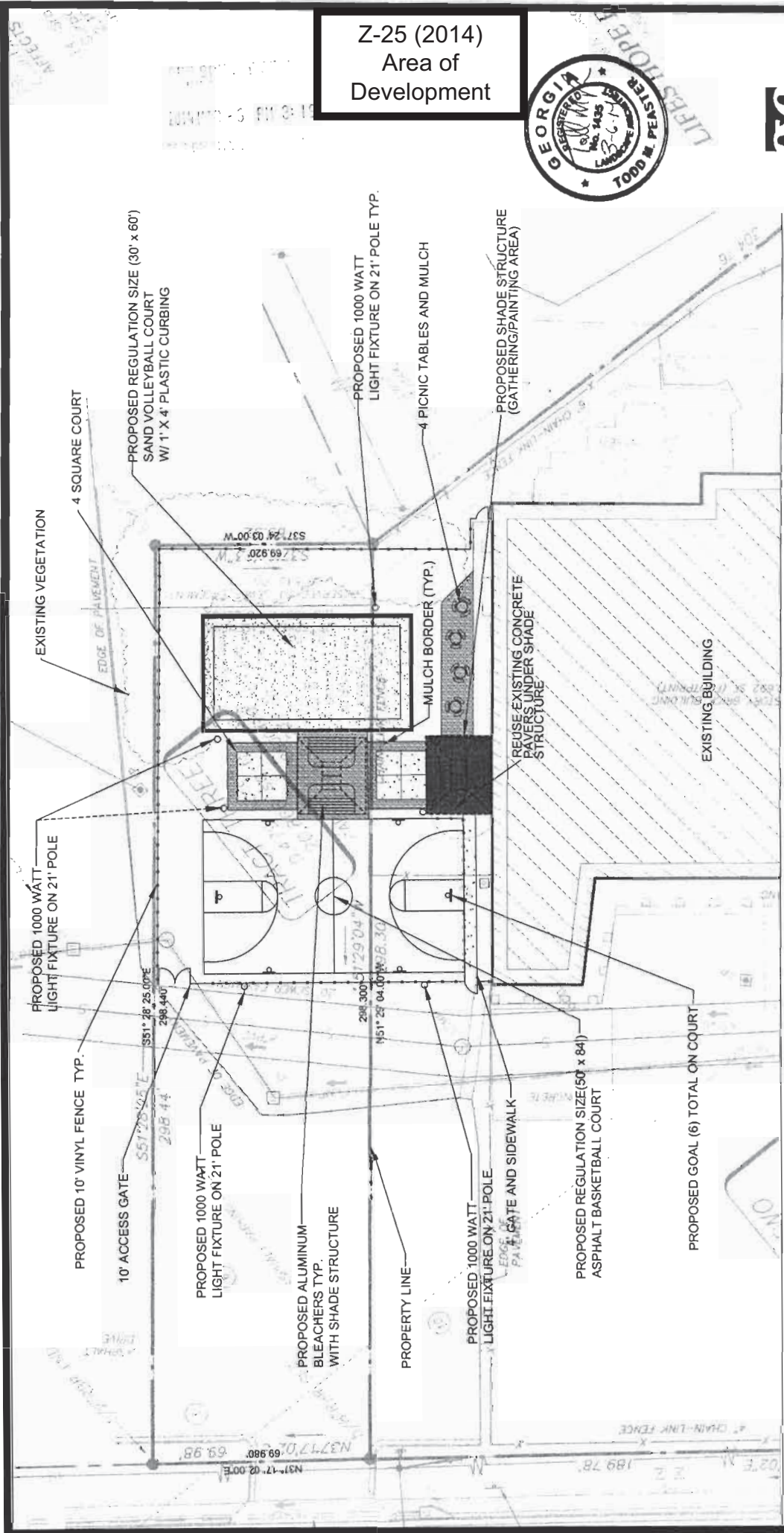


Z-25 (2014)
Area of
Development



TOTAL IMPERVIOUS SURFACE: 4,900 SF

Cobb County Children's Center
Basketball & Volleyball Addition
Scale: 1" = 30'

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APPLICANT: The Center for Children and Young Adults, Inc.
(770) 333-9111

REPRESENTATIVE: Kimberly A. Borna
(770) 485-1625

TITLEHOLDER: The Center for Children and Young Adults, Inc.

PROPERTY LOCATION: Northeast intersection of Austell Road
and Schaffer Road
(221 Austell Road).

ACCESS TO PROPERTY: Schaffer Road

PHYSICAL CHARACTERISTICS TO SITE: Existing center

PETITION NO: Z-25

HEARING DATE (PC): 05-06-14

HEARING DATE (BOC): 05-20-14

PRESENT ZONING: PSC, R-20

PROPOSED ZONING: NRC

PROPOSED USE: Accessory Recreation
Use for Existing Center

SIZE OF TRACT: 4.780 acres

DISTRICT: 17

LAND LOT(S): 60, 85

PARCEL(S): 83, 29, 47

TAXES: PAID X **DUE** _____

COMMISSION DISTRICT: 4

CONTIGUOUS ZONING/DEVELOPMENT

- NORTH:** R-20/Church
- SOUTH:** R-20/Pine Branch Subdivision
- EAST:** PSC and R-20/Church
- WEST:** NS and GC/Developed commercial parcels

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

PLANNING COMMISSION RECOMMENDATION

APPROVED _____ **MOTION BY** _____

REJECTED _____ **SECONDED** _____

HELD _____ **CARRIED** _____

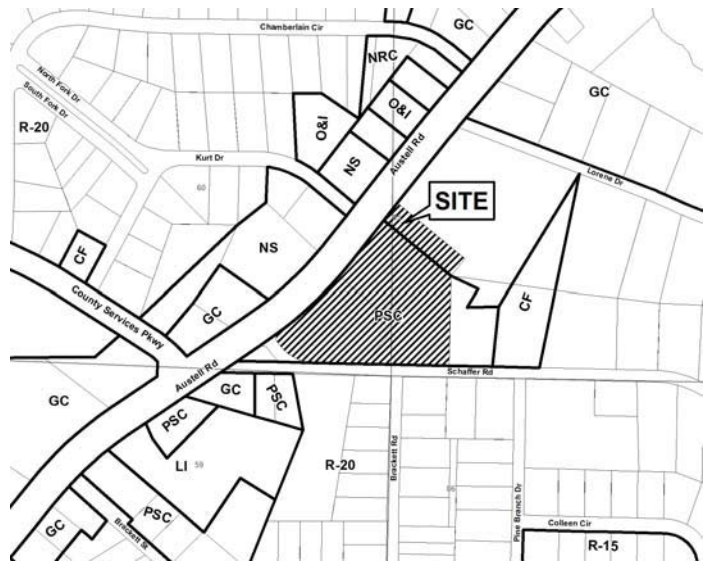
BOARD OF COMMISSIONERS DECISION

APPROVED _____ **MOTION BY** _____

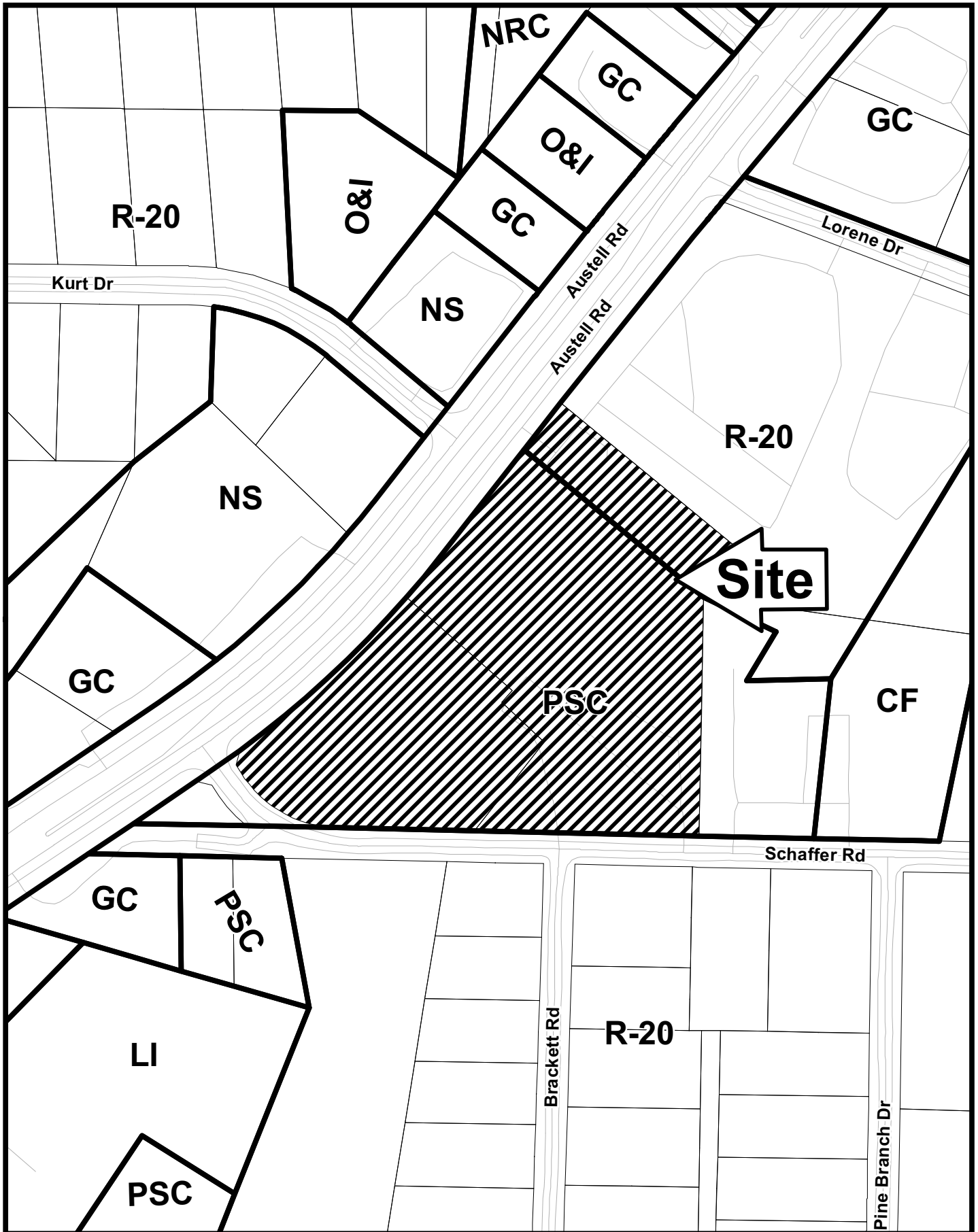
REJECTED _____ **SECONDED** _____

HELD _____ **CARRIED** _____

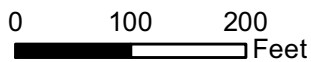
STIPULATIONS:



Z-25



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



City Boundary
Zoning Boundary

APPLICANT: The Center for Children and Young Adults, Inc. **PETITION NO.:** Z-25

PRESENT ZONING: PSC and R-20 **PETITION FOR:** NRC

ZONING COMMENTS: **Staff Member Responsible:** Jason A. Campbell

Land Use Plan Recommendation: Neighborhood Activity Center (NAC)

Proposed Number of Buildings: 3 **Total Square Footage of Development:** 39,356

F.A.R.: 0.189 **Square Footage/Acre:** 8,233

Parking Spaces Required: 90 **Parking Spaces Provided:** 90

Applicant is requesting the Neighborhood Retail Commercial (NRC) zoning category for the purpose of adding a recreation area that will serve the existing children’s center. No new buildings are proposed for this project. The property cannot be further improved under the existing PSC and R-20 zoning categories. Combing the parcels into this requested NRC category will bring the property into compliance with the land use map and allow the existing center to obtain a permit for the proposed recreation area.

The applicant is requesting a variance for the recreation from 40 feet to 10 feet.

Cemetery Preservation: No comment.

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: The Center for Children and Young Adults, Inc. PETITION NO.: Z-25

PRESENT ZONING: PSC and R-20 PETITION FOR: NRC

PLANNING COMMENTS:

The applicant is requesting a rezoning from PSC and R-20 to NRC for accessory recreation use for existing center. The 4.780 acre site is located on the northeast intersection of Austell Road and Schaffer Road.

Comprehensive Plan

The parcel is within a Neighborhood Activity Center (NAC) future land use category, with PSC and R-20 zoning designations. The purpose of the (NAC) category is to provide for areas that serve neighborhood residents and businesses. Typical land uses for these areas include small offices, limited retail and grocery stores.

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.

Special Districts

Is this property within the Cumberland Special District #1 (hotel/motel fee)?

Yes No

Is this property within the Cumberland Special District #2 (ad valorem tax)?

Yes No

APPLICANT The Center for Children and Young Adults

PETITION NO. Z-025

PRESENT ZONING PSC and R-20

PETITION FOR NRC

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" DI / S side of Shaffer Road

Additional Comments: Existing water customer

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: on site

Estimated Waste Generation (in G.P.D.): A D F= +0 Peak= +0

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 Sewer at western edge of proposed recreation area appears to be private
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: The Center for Children and Young Adults, Inc. PETITION NO.: Z-25

PRESENT ZONING: PSC and R-20 PETITION FOR: NRC

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
Austell Road	31,400	Arterial	45 mph	Georgia DOT	100'
Schaffer Road	N/A	Local	25 mph	Cobb County	50'

Based on 2005 traffic counting data taken by Cobb County DOT (Austell Road)

COMMENTS AND OBSERVATIONS

Austell 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.

Schaffer Road 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.

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 north side of Schaffer Road, a minimum of 25' from the roadway centerline.

Recommend GDOT permits for all work that encroaches upon State right-of-way.

Recommend sidewalk along the Schaffer Road frontage.

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

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STAFF RECOMMENDATIONS

Z-25 THE CENTER FOR CHILDREN AND YOUNG ADULTS, 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. The property is currently utilized by the applicant and the proposed recreation area will be added to the side of an existing building.
- 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 property will continue to be utilized by The Center for Children and Young Adults, Inc. Other properties in the area are zoned and developed for commercial and institutional uses.
- 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 Neighborhood Activity Center (NAC) land use category. The requested NRC zoning category is compatible with the NAC land use category. The existing center has been at this location a number of years and is planning an open recreation area for a basketball court and a sand volleyball court.
- 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 property has been utilized as a center for children and young adults. The proposed addition will add an open recreation area for those children and young adults.

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

- Site plan and recreation area plan submitted to the Zoning Division on March 6, 2014, with the District Commissioner approving minor modifications;
- Water and Sewer Division comments and recommendations;
- Stormwater Management Division comments and recommendations;
- Department of Transportation 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.



Application #: Z-25
PC Hearing Date: 5-6-14
BOC Hearing Date: 5-20-14

COBB COUNTY ZONING DIVISION
FILED IN OFFICE
2014 MAR -6 PM 3:18
COBB COUNTY ZONING DIVISION

Summary of Intent for Rezoning

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

- a) Proposed unit square-footage(s): _____
- b) Proposed building architecture: _____
- c) Proposed selling prices(s): N/A
- d) List all requested variances: _____

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

- a) Proposed use(s): Recreation area to serve existing children's center on larger tract.
- b) Proposed building architecture: No buildings proposed with project.
- c) Proposed hours/days of operation: 8-5
- d) List all requested variances: Variance to 40' Accessory Use setback to 10'.

.....
Part 3. Other Pertinent Information (List or attach additional information if needed)

Rezoning for addition of 0.4 +/- acres of accessory recreation uses and to bring the property zoning in compliance with the Future Land Use map.

.....
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

.....
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: Kimberley A. Borna Date: 3/6/14
Applicant name (printed): KIMBERLEY A. BORNA

COBB COUNTY GEORGIA
FILED IN OFFICE

2014 MAR -6 PM 3: 18

COBB COUNTY ZONING DIVISION

Zoning Impact Analysis

Rezoning Request of 2221 Austell Rd SW in Cobb County, Georgia

1. Whether the zoning proposal will permit a use that is suitable in view of the use and development of adjacent and nearby property;

The current property zonings are PSC and R-20 with the Future Land Use Map designation being Neighborhood Activity Center (NAC). The requested rezone to Neighborhood Retail Commercial (NRC) is suitable in the view of the use of a neighborhood activity center and development of nearby property and will be in-keeping with the Future Land Use Map.

2. Whether the zoning proposal will adversely affect the existing use or usability of adjacent or nearby property;

The proposal would not adversely affect adjacent property. The recreational uses proposed would be fenced and buffered from adjacent properties.

3. Whether the property to be affected by the zoning proposal has a reasonable economic use as currently zoned;

The zoning proposal assists Cobb County in meeting the goals of the Future Land Use Plan. The 0.4+/- R-20 tract that will contain much of the proposed recreational uses is not economically viable as a residential tract.

4. Whether the zoning proposal will result in a use which will or could cause an excessive or burdensome use of existing streets, transportation facilities, utilities, or schools;

The proposal places no burden. The recreation amenities will only be used as a supplement to the available activities for the children who use the center.

5. Whether the zoning proposal is in conformity with the policy and intent of the land use plan; and

Yes as stated above.

6. Whether there are other existing or changing conditions affecting the use and development of the property, which give supporting grounds for either approval or disapproval of the zoning proposal.

None noted in addition to those mentioned above.