

Z-53
(2014)

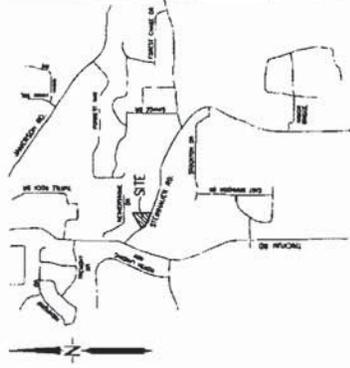


Centerline Surveying Systems, Inc.
1301 SHILOH ROAD, SUITE 1210 KENNESAW, GA 30144
PHONE (770) 424-0028 FAX (770) 424-2393

CONCEPTUAL REZONING PLAN FOR
CALE LANGFORD

NO.	DATE	REASON DESCRIPTION	BY

DATE OF SUBMITTAL	
DATE OF REVISION	
SCALE	1" = 200'
PROJECT NO.	Z-53
DATE	
SHEET NO.	1



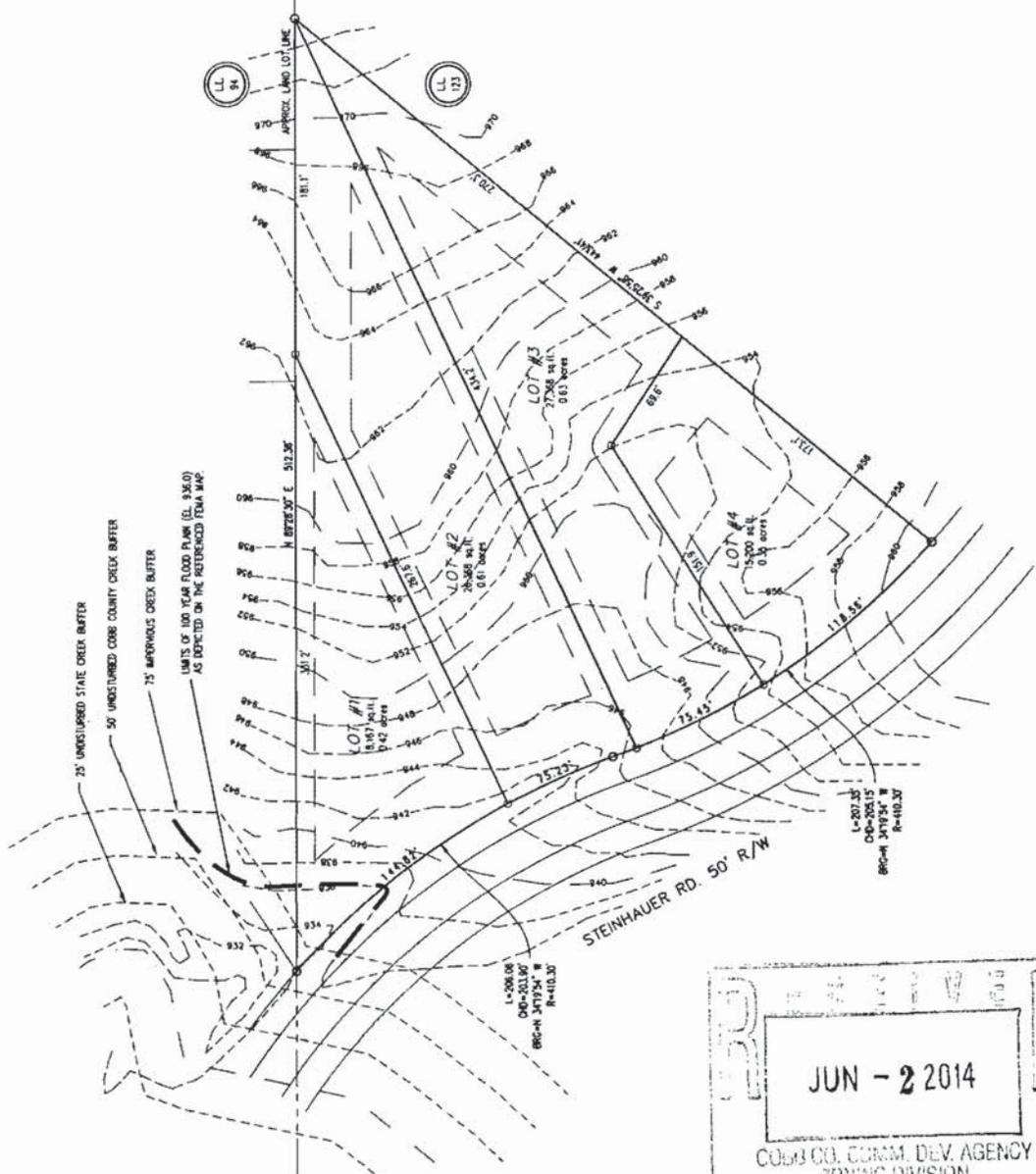
(APPROXIMATE SCALE: 1" = 2000')
LOCATION MAP

A PORTION OF THIS PROPERTY IS LOCATED WITHIN A FEMA 100 YEAR FLOOD ZONE ACCORDING TO THE NATIONAL FLOOD INSURANCE PROGRAM COMMUNITY NO. 140032, MAP DATED: DEC. 16, 2008

CAUTION

THE PRESENT PLAN IS PREPARED BY THE CONTRACTOR'S ENGINEER AND IS NOT A GUARANTEE OF ACCURACY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING ALL DATA AND INFORMATION PROVIDED BY THE OWNER AND FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL, STATE AND FEDERAL AGENCIES. THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR THE CONSTRUCTION OF THE PROJECT.

GRAPHIC SCALE
1" = 200'



RECEIVED

JUN - 2 2014

Cobb Co. COMM. DEV. AGENCY
ZONING DIVISION

SITE ADDRESS:
4040 STEINHAUER RD, NE
MARIETTA, GA 30066

APPLICANT/DEVELOPER:
BROWNSTONE ASSOCIATES, INC
4243 CLAIBROOK LANE
ACORN, GEORGIA 30011

24 HOUR CONTACT:
CALE LANGFORD
404-859-5847

DATE: 06/11/14

PROPOSED ZONING: R-15

CURRENT ZONING: R-15

AREA: 100 ACRES

LOT AREA: 78,000 sq ft

MINIMUM LOT SIZE: 15,000 sq ft

MINIMUM LOT WIDTH: 75'

MAPS & SCALE SHOWN:

FRONT - 30'

REAR - 30'

MAJOR STR. - 30'



APPLICANT: Brownstone Associates, Inc.

PHONE#: (404) 839-5947 **EMAIL:** CaleLangford@gmail.com

REPRESENTATIVE: Cale Langford

PHONE#: (404) 839-5947 **EMAIL:** CaleLangford@gmail.com

TITLEHOLDER: Cale Langford

PROPERTY LOCATION: Northeast side of Steinhauer Road, east of Trickum Road

(4648 Steinhauer Road)

ACCESS TO PROPERTY: Steinhauer Road

PHYSICAL CHARACTERISTICS TO SITE: Single-family houses and modular home

PETITION NO: Z-53

HEARING DATE (PC): 08-05-14

HEARING DATE (BOC): 08-19-14

PRESENT ZONING: R-30

PROPOSED ZONING: R-15

PROPOSED USE: Single-Family Residential

SIZE OF TRACT: 2.0 acres

DISTRICT: 16

LAND LOT(S): 123

PARCEL(S): 1

TAXES: PAID X **DUE** _____

COMMISSION DISTRICT: 3

CONTIGUOUS ZONING/DEVELOPMENT

NORTH: R-15/ Waterford Subdivision

SOUTH: R-15/ Avonshire Subdivision

EAST: R-30/ Single-family House

WEST: R-15/ Avonshire Subdivision

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

PLANNING COMMISSION RECOMMENDATION

APPROVED _____ **MOTION BY** _____

REJECTED _____ **SECONDED** _____

HELD _____ **CARRIED** _____

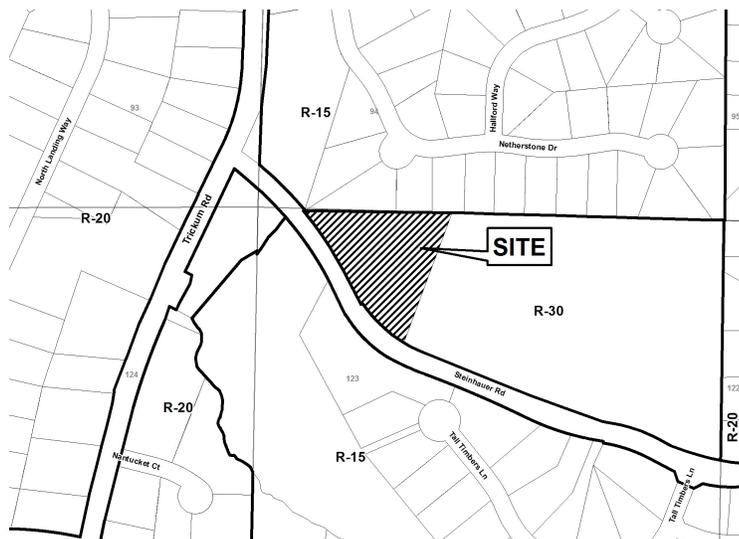
BOARD OF COMMISSIONERS DECISION

APPROVED _____ **MOTION BY** _____

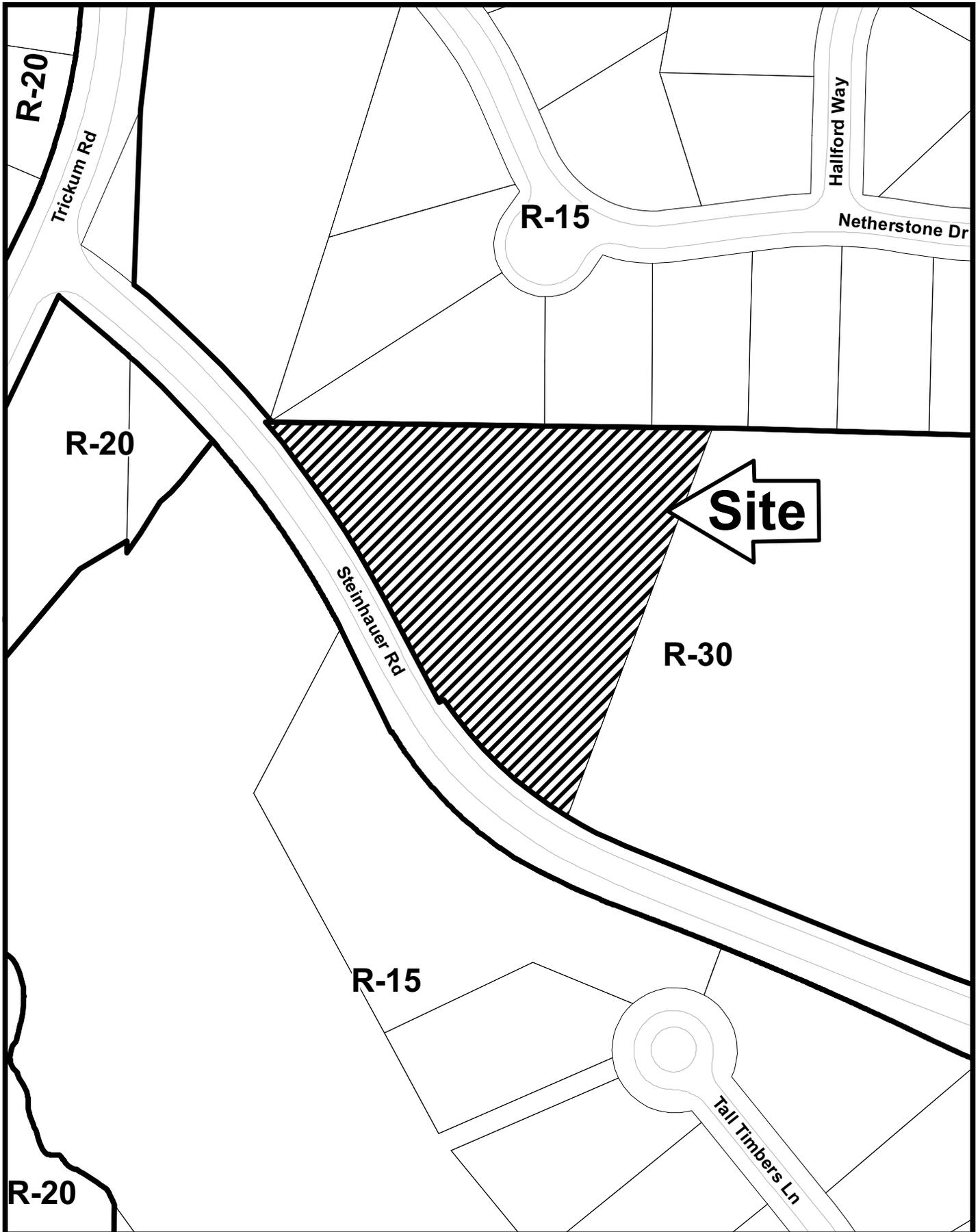
REJECTED _____ **SECONDED** _____

HELD _____ **CARRIED** _____

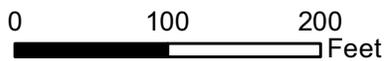
STIPULATIONS:



Z-53



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



-  City Boundary
-  Zoning Boundary

APPLICANT: Brownstone Associates, Inc.

PETITION NO.: Z-53

PRESENT ZONING: R-20

PETITION FOR: R-15

ZONING COMMENTS:

Staff Member Responsible: Terry Martin, MPA

Land Use Plan Recommendation: LDR - Low Density Residential

Proposed Number of Units: 4 **Overall Density:** 2.0 **Units/Acre**

Staff estimate for allowable # of units: 2 **Units*** **Increase of:** 2 **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.

The applicant is requesting a rezoning of the property from the existing R-20 single-family residential district to the R-15 single-family residential district in order to develop a four (4) lot subdivision. The requested rezoning will allow an estimated increase of two (2) lots than what is possible utilizing the existing zoning. Proposed residences will be 2,200 square feet in size and traditional frame with masonry accents with proposed selling prices of \$400,000 and up. The applicant’s proposed layout anticipates a variance on the front setback from the required 40 feet to 35 feet and introduces a 25 foot major side setback on the eastern boundary.

Cemetery Preservation: No comment.

APPLICANT: Brownstone Associates, Inc.

PETITION NO.: Z-53

PRESENT ZONING: R-20

PETITION FOR: R-15

SCHOOL COMMENTS:

<u>Name of School</u>	<u>Enrollment</u>	<u>Capacity Status</u>	<u>Number of Portable Classrooms</u>
<u>Rocky Mount</u>	<u>568</u>	<u>Under</u>	<u> </u>
Elementary <u>Mabry</u>	<u>889</u>	<u>Under</u>	<u> </u>
Middle <u>Lassiter</u>	<u>2,035</u>	<u>Under</u>	<u> </u>

High

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

Additional Comments:

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: Brownstone Associates, Inc.

PETITION NO.: Z-53

PRESENT ZONING: R-20

PETITION FOR: R-15

PLANNING COMMENTS:

The applicant is requesting a rezoning from R-30 to R-15 for purpose of single family residential. The 2.0 acre site is located on the northeast side of Steinhauer Road, east of Trickum Road.

Comprehensive Plan

The parcel is within the Low Density Residential (LDR) area future land use category, with R-30 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.

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 Brownstone Associates, Inc.

PETITION NO. Z-053

PRESENT ZONING R-30

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): 12" DI / SW side of Steinhauer

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: +/-80' NW in Steinhauer Rd ROW

Estimated Waste Generation (in G.P.D.): A D F= 480 Peak= 1200

Treatment Plant: Noontday

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 Proposed subdivision must connect to sanitary sewer
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: Brownstone Associates, Inc.

PETITION NO.: Z-53

PRESENT ZONING: R-30

PETITION FOR: R-15

STORMWATER MANAGEMENT COMMENTS

FLOOD HAZARD: YES NO POSSIBLY, NOT VERIFIED

DRAINAGE BASIN: Trickum Creek FLOOD HAZARD INFO: Zone AE

- 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 receiving stream.

APPLICANT: Brownstone Associates, Inc.

PETITION NO.: Z-53

PRESENT ZONING: R-30

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. Either a separate detention pond or multiple dry-well systems will need to be installed to meet stormwater runoff and water quality requirements.

APPLICANT: Brownstone Associates, Inc.

PETITION NO.: Z-53

PRESENT ZONING: R-30

PETITION FOR: R-15

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
Steinhauer Road	2800	Minor Collector	35 mph	Cobb County	60'

Based on 2007 traffic counting data taken by Cobb County DOT (Steinhauer Road)

COMMENTS AND OBSERVATIONS

Steinhauer Road is classified as a minor collector 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 to 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 northeast side of Steinhauer Road, a minimum of 30' from the roadway centerline.

Recommend applicant verify that minimum intersection sight distance is available, and if it is not, implement remedial measures, subject to the Department's approval, to achieve the minimum requirement of 390 feet.

Recommend a maximum of two (2) curb cuts for the four (4) lots.

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

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STAFF RECOMMENDATIONS

Z-53 BROWNSTONE ASSOCIATES, 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. Adjacent properties include acreage directly to the east zoned R-30 which is home to a single-family residence and neighborhoods zoned R-15 to the north and across Steinhauer Road to the south. The Waterford Subdivision located to the north contains a density of 1.97 units per acre, nearly identical to the current project's proposed 2.0 while the Avonshire Subdivision to the south contains 1.58 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. Currently one of the few "pockets" of R-30 zoning, this property, if rezoned, will see a development similar to those adjacent already zoned R-15. Also, the proposed four (4) homes, should not adversely affect those nearby.
- 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*. Located within an area delineated as LDR Low Density Residential on the Future Land Use Map, the *Plan* forecasts these areas for low density housing between one (1) and two and one-half (2.5) dwelling units per acre. At 2.0, the current request fits well within the limits envisioned by the *Plan*.
- 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 request, if approved, will allow development of four (4) lots for single-family construction. Each proposed lot will meet the minimum of 15,000 square feet ranging from 15,200 square feet to 27, 368 square feet and are able to accommodate required setbacks. The resulting density of 2.0 units per acre fits well within the 1-2.5 units/acre forecast by the *Comprehensive Plan* and neighboring subdivisions that have densities of 1.97 (directly adjacent Waterford Subdivision) and 1.58 (Avonshire Subdivision).

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

- Fire Department Comments and Recommendations;
- 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.

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Application #: 7-53
PC Hearing Date: 8-5-14
BOC Hearing Date: 8-19-14

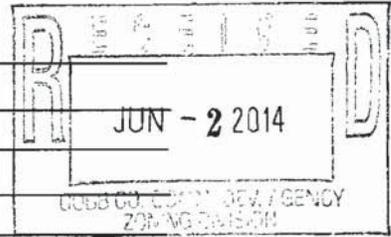
Summary of Intent for Rezoning

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

- a) Proposed unit square-footage(s): 2200 and up
- b) Proposed building architecture: Traditional Frame with masonry accents
- c) Proposed selling prices(s): 400,000 and up
- 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)

.....
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). No

.....
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:  Date: 5-21-2014

Applicant name (printed): Cale Langford