

Z-69  
(2014)



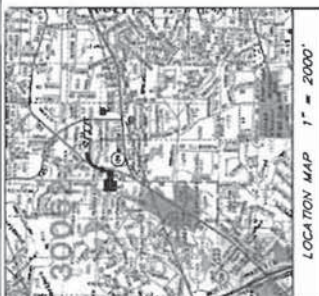
1200 Peachtree Street, Suite 1000  
Atlanta, Georgia 30309  
Phone: (770) 434-1318  
www.gaskins-engineering.com

SEWELL MILL ROAD  
FOR OWF INVESTMENT CORP.  
LAND LOTS 987, 988, 16TH DISTRICT, 2ND SECTION,  
R-20  
GEORGIA

PROJECT NO.	D 300
DRAWN BY	DPH
CHECKED BY	DPH
SCALE	1" = 40'
SHEET DATE	8/05/14
SHEET NUMBER	1

SEAL

PROJECT NO. D 300  
FIELD BOOK  
DRAWN BY DPH  
CHECKED BY DPH  
SCALE 1" = 40'  
SHEET DATE 8/05/14  
SHEET NUMBER 1

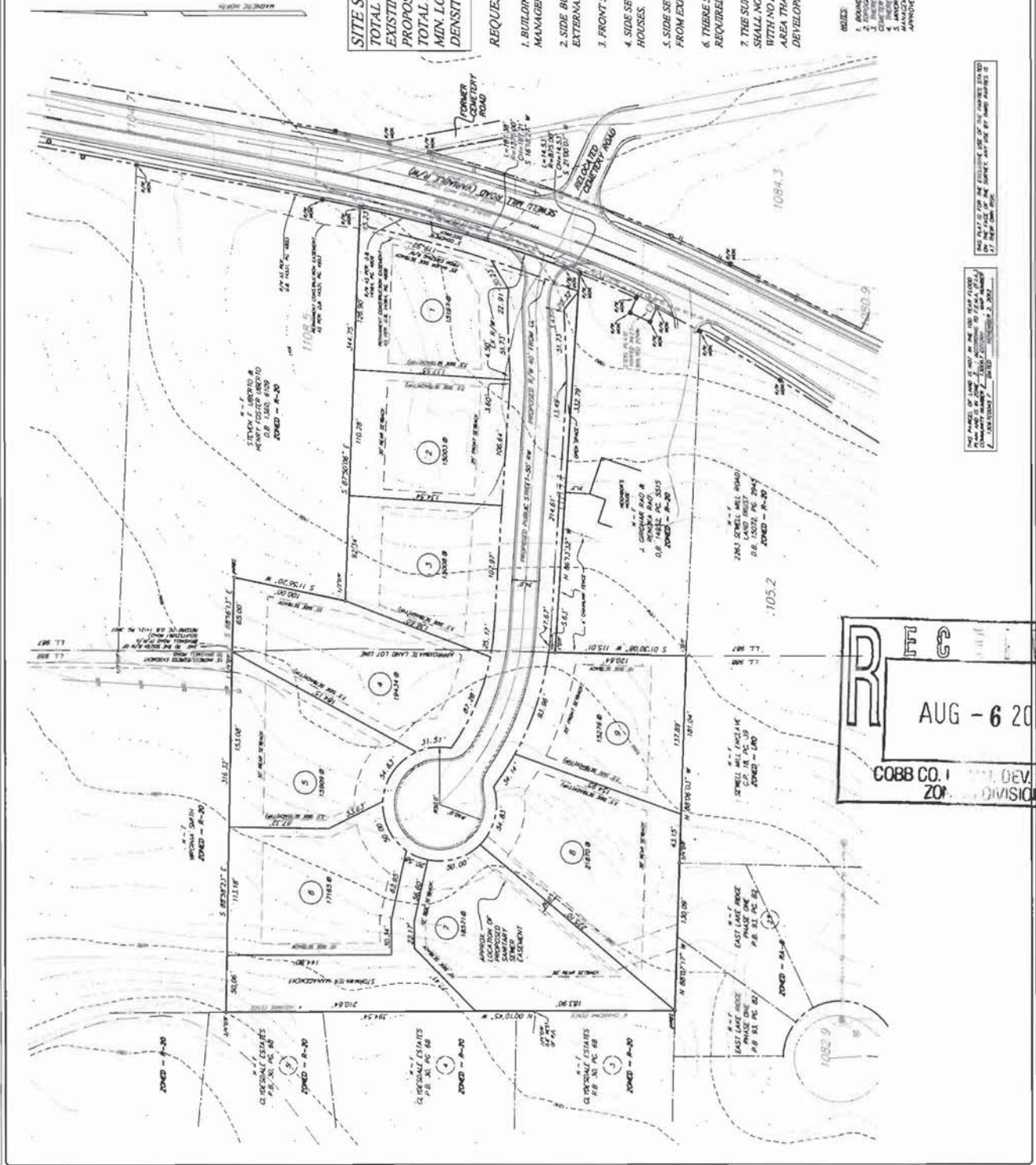


**SITE SUMMARY**

TOTAL SITE AREA: 4.58 AC  
EXISTING ZONING: R-20  
PROPOSED ZONING: R-15  
TOTAL LOTS SHOWN: 9  
MIN. LOT SIZE: 15,000 SQ.FT.  
DENSITY: 1.97 U/AC

- REQUESTED VARIANCES:**
- BUILDING SETBACK ADJACENT TO STORM WATER MANAGEMENT FACILITY TO BE 10'.
  - SIDE BUILDING SETBACK ON LOTS 4 & 9 ADJACENT TO EXTERNAL PROPERTIES TO BE 10' AS SHOWN.
  - FRONT SETBACK TO BE 25'.
  - SIDE SETBACK TO BE 7.5' 30' SEPARATION BETWEEN HOUSES.
  - SIDE SETBACK FROM SEWELL MILL ROAD TO BE 25' FROM EXISTING R/W.
  - THERE SHALL BE NO UNDISTURBED PERIMETER BUFFER REQUIRED FOR THIS SITE.
  - THE SUN OF THE IMPERVIOUS AREAS ON ALL LOTS SHALL NOT EXCEED 35% OF THE SUN OF ALL LOT AREAS, WITH NO INDIVIDUAL LOT HAVING MORE IMPERVIOUS AREA THAN 5% OF THE LARGEST LOT IN THE DEVELOPMENT.

- NOTES:**
- EXISTING UTILITY BY BARRIS CONSULTING & ENGINEERING.
  - PROPOSED LOTS 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 814, 815, 816, 817, 818, 819, 820, 821, 822, 823, 824, 825, 826, 827, 828, 829, 830, 831, 832, 833, 834, 835, 836, 837, 838, 839, 840, 841, 842, 843, 844, 845, 846, 847, 848, 849, 850, 851, 852, 853, 854, 855, 856, 857, 858, 859, 860, 861, 862, 863, 864, 865, 866, 867, 868, 869, 870, 871, 872, 873, 874, 875, 876, 877, 878, 879, 880, 881, 882, 883, 884, 885, 886, 887, 888, 889, 890, 891, 892, 893, 894, 895, 896, 897, 898, 899, 900, 901, 902, 903, 904, 905, 906, 907, 908, 909, 910, 911, 912, 913, 914, 915, 916, 917, 918, 919, 920, 921, 922, 923, 924, 925, 926, 927, 928, 929, 930, 931, 932, 933, 934, 935, 936, 937, 938, 939, 940, 941, 942, 943, 944, 945, 946, 947, 948, 949, 950, 951, 952, 953, 954, 955, 956, 957, 958, 959, 960, 961, 962, 963, 964, 965, 966, 967, 968, 969, 970, 971, 972, 973, 974, 975, 976, 977, 978, 979, 980, 981, 982, 983, 984, 985, 986, 987, 988, 989, 990, 991, 992, 993, 994, 995, 996, 997, 998, 999, 1000.



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RECEIVED

AUG - 6 2014

COBB CO. PLANNING & DEV. AGENCY  
ZONING DIVISION

**APPLICANT:** OWF Investment Corp.

**PETITION NO:** Z-69

**PHONE#:** (770) 354-1080 **EMAIL:** owf@att.net

**HEARING DATE (PC):** 10-07-14

**REPRESENTATIVE:** Omer W. Franklin, III

**HEARING DATE (BOC):** 10-21-14

**PHONE#:** (770) 354-1080 **EMAIL:** owf@att.net

**PRESENT ZONING:** R-20

**TITLEHOLDER:** Harry E. Anderson, Brenda J. Southern, Mark F.

Haman and Lisa J. Haman

**PROPOSED ZONING:** R-15

**PROPERTY LOCATION:** West side of Sewell Mill Road, south of

Braswell Road

**PROPOSED USE:** Residential Subdivision

(2269 Sewell Mill Road, 991 and 1021 Braswell Road).

**ACCESS TO PROPERTY:** Sewell Mill Road

**SIZE OF TRACT:** 4.58 acres

**DISTRICT:** 16

**PHYSICAL CHARACTERISTICS TO SITE:** Single-family houses

**LAND LOT(S):** 987, 988

on one-acre+ lots

**PARCEL(S):** 5, 2, 3

**TAXES: PAID** X **DUE** \_\_\_\_\_

**COMMISSION DISTRICT:** 3

**CONTIGUOUS ZONING/DEVELOPMENT**

**NORTH:** R-20/Single-family houses

**SOUTH:** R-20/Single-family house; LRO/Offices; and RA-6/East Lake Ridge Subdivision

**EAST:** R-20/Single-family house, wooded acreage; O&I/Office & Institutional

**WEST:** R-20/Clydesdale Estates

**OPPOSITION:** NO. OPPOSED **PETITION NO:** \_\_\_\_\_ **SPOKESMAN** \_\_\_\_\_

**PLANNING COMMISSION RECOMMENDATION**

**APPROVED** \_\_\_\_\_ **MOTION BY** \_\_\_\_\_

**REJECTED** \_\_\_\_\_ **SECONDED** \_\_\_\_\_

**HELD** \_\_\_\_\_ **CARRIED** \_\_\_\_\_

**BOARD OF COMMISSIONERS DECISION**

**APPROVED** \_\_\_\_\_ **MOTION BY** \_\_\_\_\_

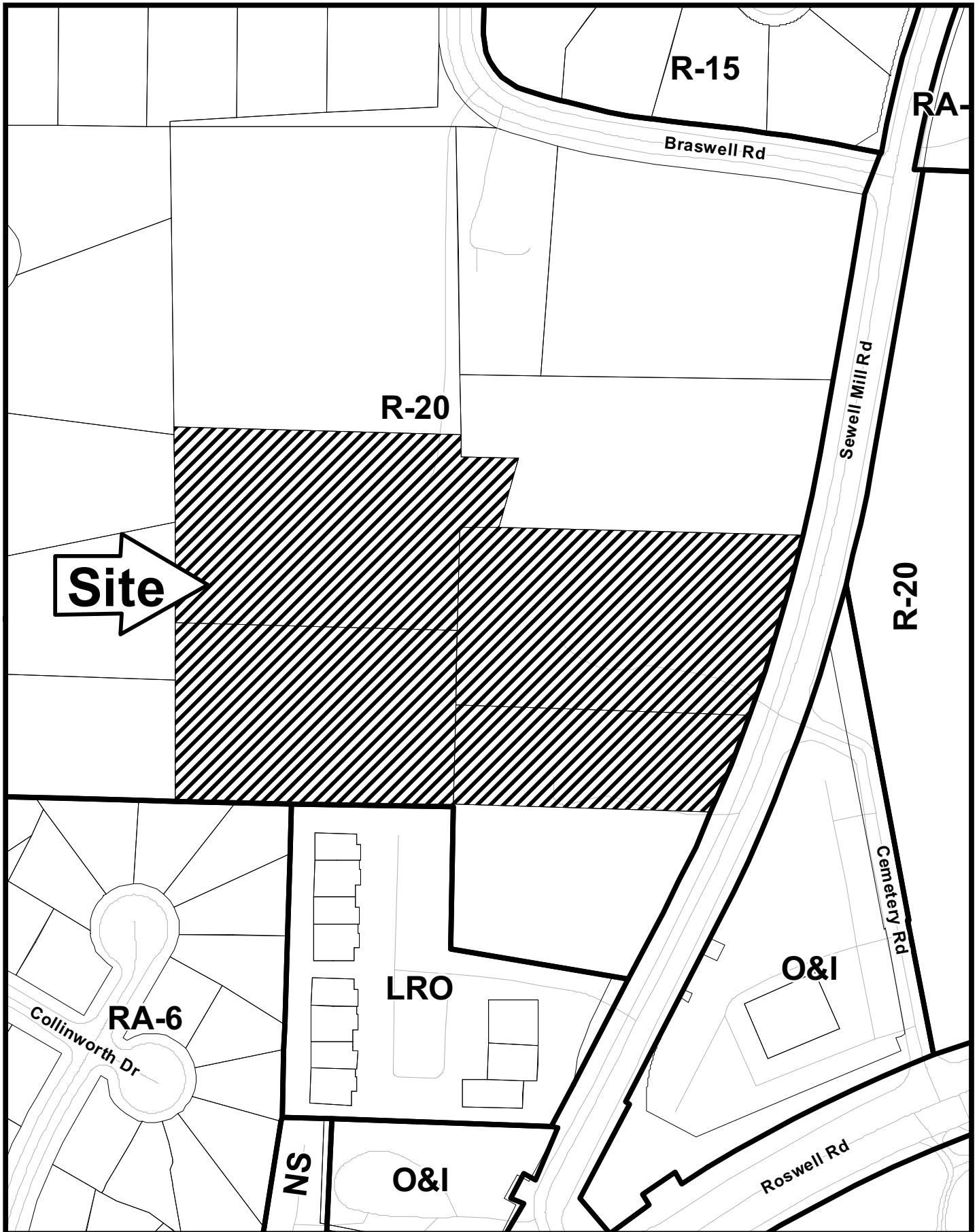
**REJECTED** \_\_\_\_\_ **SECONDED** \_\_\_\_\_

**HELD** \_\_\_\_\_ **CARRIED** \_\_\_\_\_

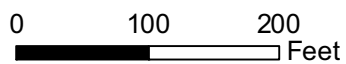
**STIPULATIONS:**



# Z-69



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



City Boundary  
Zoning Boundary

APPLICANT: OWF Investment Corp.

PETITION NO.: Z-69

PRESENT ZONING: R-20

PETITION FOR: R-15

\*\*\*\*\*

**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:** 9                      **Overall Density:** 1.97                      **Units/Acre**

**Staff estimate for allowable # of units:** 8                      **Units\***                      **Increase of:** 1                      **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 zoning category for the development of a nine-lot residential subdivision. The proposed minimum house size is 3,000 square feet and will have at a minimum a two-car attached or detached garage, with the majority of the homes having three-car garages. The architecture will be traditional and old world with compositions of brick, stacked stone, traditional cedar shingles or Hardiplank-type shake and Hardiplank-type siding. The anticipated price range for the homes will be \$800,000 to \$900,000 and higher.

The applicant is requesting the following simultaneous variances:

1. Reduce the front setback from the required 35 feet to 25 feet;
2. Reduce the side setback to 7.5 feet, but maintain 20 feet between structures;
3. Waive the required 30-foot undisturbed construction buffer;
4. Allow major side setback on Lot 1 to be 25 feet from the existing right-of-way; and
5. Allow the sum of the impervious areas on all lots not to exceed 35% of the sum of all lot areas, with no individual lot having more impervious area than 35% of the largest lot in the development.

**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: OWF Investment Corp.

PETITION NO.: Z-69

PRESENT ZONING: R-20

PETITION FOR: R-15

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**SCHOOL COMMENTS:**

<u>Name of School</u>	<u>Enrollment</u>	<u>Capacity Status</u>	<u>Number of Portable Classrooms</u>
<u>East Side</u>	<u>1,264</u>	<u>Over</u>	<u>                    </u>
<b>Elementary</b> <u>Dodgen</u>	<u>1,163</u>	<u>Over</u>	<u>                    </u>
<b>Middle</b> <u>Walton</u>	<u>2,732</u>	<u>Over</u>	<u>                    </u>

**High**

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

**Additional Comments:** Approval of this petition could seriously adversely affect the enrollment at East Side Elementary School, Dodgen Middle School, and Walton High School, all of which are severely over capacity at this time.

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**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: OWF Investment Corp.

PETITION NO.: Z-69

PRESENT ZONING: R-20

PETITION FOR: R-15

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**PLANNING COMMENTS:**

The applicant is requesting a rezoning from and R-20 to R-15 for residential subdivision. The 4.58 acre site is located on the west side of Sewell Mill Road, south of Braswell Road.

**Comprehensive Plan**

The parcel is within a Low Density Residential (**LDR**) 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.

**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: OWF Investment Corp.

PETITION NO.: Z-69

PRESENT ZONING: R-20

PETITION FOR: R-15

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**PLANNING COMMENTS:** (Continued)

***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 OWF Investment Corp.

PETITION NO. Z-069

PRESENT ZONING R-20

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): 6" AC / W side of Sewell Mill 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.

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**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: +/- 175' S in Bradford Lane

Estimated Waste Generation (in G.P.D.): A D F= 1800 Peak= 4500

Treatment Plant: Sutton

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 also +/- 360' SE in Cemetery Rd if elevatons allow, possibly w/o easements  
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: OWF Investment Corp.

PETITION NO.: Z-69

PRESENT ZONING: R-20

PETITION FOR: R-15

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**STORMWATER MANAGEMENT COMMENTS**

FLOOD HAZARD:  YES  NO  POSSIBLY, NOT VERIFIED

DRAINAGE BASIN: Sope Creek/Campground Creek 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 easements required to receive concentrated discharges where none exist naturally
- Existing Lake Downstream Mullings 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 downstream receiving stream or existing stormdrain system.

APPLICANT: OWF Investment Corp.

PETITION NO.: Z-69

PRESENT ZONING: R-20

PETITION FOR: R-15

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**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 parcel is located just east of Sewell Mill Road. The majority of the site drains to the west across an adjacent residential lot to an unnamed tributary to Sope Creek. The remainder (1/5) drains to the southeast to the Sewell Mill Road R/W. The site is a mixture of open agricultural and woodland. The average slope on the site is approximately 10%.
2. There is not a well-defined existing conveyance for the proposed detention pond. An offsite drainage easement will be required to convey the concentrated pond discharge to the adjacent receiving stream to the east or the outlet must be designed to restore sheet flow conditions at the adjoining property line.
3. There is an existing private lake located to the southeast of Roswell Road that is within 1500 feet of the site. This lake has had previous sediment impacts from upstream development and GDOT road improvements. A pre- and post-development sediment survey will be required.

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**PETITION NO.: Z-69**

**PRESENT ZONING: R-20**

**PETITION FOR: R-15**

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**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
Sewell Mill Road	13,900	Major Collector	35 mph	Cobb County	80'

*Based on 2006 traffic counting data taken by Cobb County DOT (Sewell Mill Road)*

**COMMENTS AND OBSERVATIONS**

Sewell Mill Road is classified as a major 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 west side of Sewell Mill Road, a minimum of 40' from the roadway centerline.

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

Recommend removing and closing driveway apron along Sewell Mill Road frontage that development renders unnecessary.

Recommend replacing disturbed curb, gutter, and sidewalk along the Sewell Mill Road frontage.

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

Recommend deceleration lane for the proposed development roadway.

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

## STAFF RECOMMENDATIONS

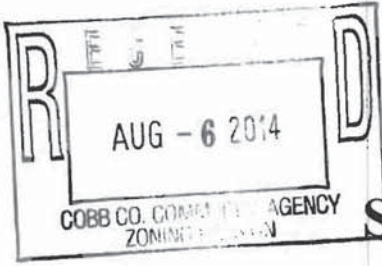
### **Z-69 OWF INVESTMENT CORP.**

- 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 single-family subdivisions in the area are similarly zoned and have similar or greater densities.
- 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 single-family development is similar to other developments 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 in the Low Density Residential (LDR) land use category, having densities ranging from 1-2.5 units per acre. The applicant is requesting the R-15 zoning category for a residential subdivision with a density of 1.97 units per acre. The proposal is consistent with the LDR land use designation. The zonings and densities of other developments in this area include: Meadow Wood (zoned R-20, approximately 1.653 units per acre); Clydesdale Estates Extension (zoned R-20, approximately 1.74 units per acre); The Renaissance (zoned R-15, 2.27 units per acre); The Parc (zoned R-15, 2.32 units per acre); Parkside (zoned RA-4, 3.98 units per acre); and East Lake Ridge (zoned RA-6, approximately 4.86 units per acre).
- 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. Applicant's proposal for an R-15 development at 1.97 units per acre is consistent with the *Cobb County Comprehensive Plan* and the proposed density is actually lower than other R-15 developments in this area.

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

- Site plan received by the Zoning Division on August 6, 2014, with the District Commissioner approving minor modifications;
- Impervious surface to be calculated on an individual lot basis only; the summing of impervious coverage over the entire subdivision is not permitted;
- 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-69  
PC Hearing Date: 10-7-14  
BOC Hearing Date: 10-21-14

# Summary of Intent for Rezoning

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

- a) Proposed unit square-footage(s): see attached summary as of 8/5/14
- b) Proposed building architecture: see attached summary as of 8/5/14
- c) Proposed selling prices(s): see attached summary as of 8/5/14
- d) List all requested variances: see attached summary as of 8/5/14

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). Permanent Construction Easement to maintain slope as recorded in Deed BOOK 14564 on page 4811

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: Omer W. Franklin, President Date: 8-5-2014  
Applicant name (printed): OWF Investment Corp.



Z-69 (2014)  
Attachment to  
Summary of  
Intent

Summary of Intent for Rezoning for OWF Investment Corp.  
Sewell Mill Road  
Land Lots 987 & 988, 16th District, 2nd Section  
Cobb County, Georgia  
From R-20 to R-15 with Variances  
As of August 5, 2014

A. Proposed unit square footage(s):

The minimum house size for proposed residential community shall be 3,000 square feet and may range up to 4,500 square feet or greater. Each of the homes shall have at a minimum a two-car attached or detached garages with the majority of said homes with 3-car garages as per design.

B. Proposed building architecture:

The architectural style of said residences shall be traditional and old world with combination compositions of brick, stacked stone, traditional cedar shingles or Hardiplank-type shake and Hardiplank-type siding as per professional architectural design.

C. The proposed anticipated sales price will be determined by market conditions. However, projected prices are expected to be in the \$800,000 to \$900,000 range and higher.

D. The requested variances for said lots shall be 10' building setback adjacent to storm water facility lot for a more environmentally-friendly design structure to maintain maximum impervious total surface area of 35% for all nine developed lots, whereby using impervious areas per individual site design, however, not exceeding the total of combined 35% for all nine developed lots. No individual lot will have more impervious area than 35% of the largest developed lot.

Furthermore, reduce the front setback from 35' to 25' for said lots and reducing side setback to 7.5 feet minimum but maintain 20' between structures (see proposed site plan) to control storm water runoff of said lots and eliminate the 40' undisturbed perimeter buffer during the construction phase to be able to control storm water drainage of said perimeter and to landscape for best management practices including privacy for adjoining neighbors.

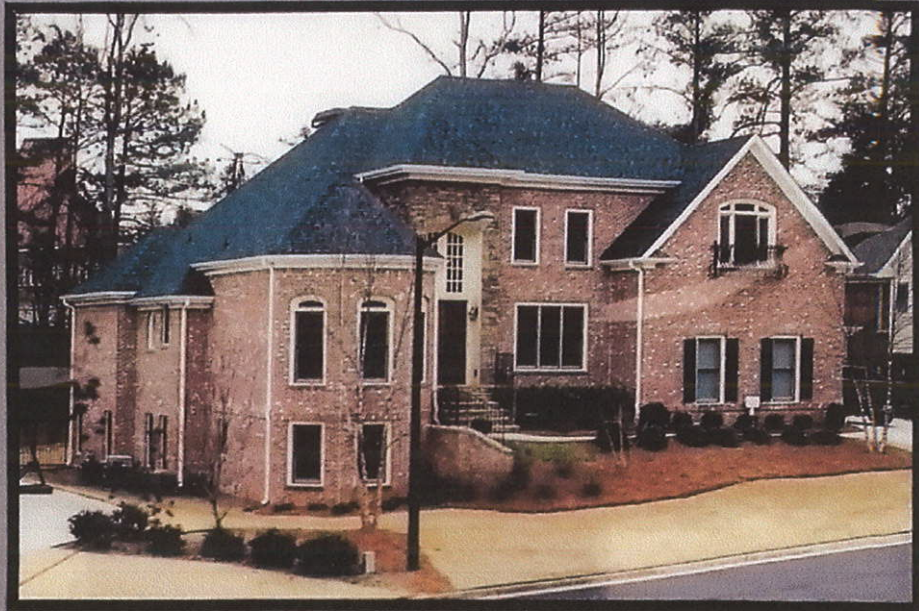
<sup>OWF</sup> The ~~front~~ major side setback to be <sup>25' RWF</sup> ~~35'~~ from existing right-of-way on lot 1 to facilitate the proposed deceleration lane with appropriate taper along Sewell Mill Road. The voluntary donation and conveyance of right-of-way on Sewell Mill Road to achieve 40' as per proposed site plan and permanent construction easement as per P.B. 14531, page 4953, therefore having minimum impact to the north property owners being Steven F. & Henry Foster Uberto at 2279 Sewell Mill Road, Marietta, Georgia (30062).

Establish a 5' open area along the development's south property line with J. Giridhar and Renuka Rao and the Department of Transportation for professionally-designed landscaping for privacy.

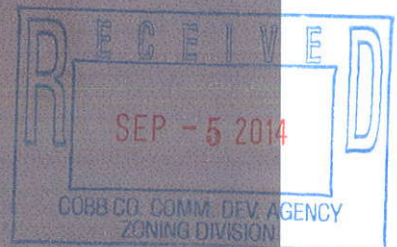
The interior sidewalk to be on the front of said residential lots only within said development and to intersect said sidewalk on the north at Sewell Mill Road and the proposed development entrance.

# OLDE VININGS ESTATES

Lor 3  
3507 Esrares Lane  
Smyrna, GA 30080



Lor 5  
3501 Esrares Lane  
Smyrna, GA 30080



OWF Investment Corp.  
3501 ESTATES LANE • SMYRNA, GEORGIA 30080 • (770) 801-1141

# OLDE WHITEOAK ESTATES



Lor 3  
3950 White Horse Lane  
Smyrna, GA 30080



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SEP - 5 2014



# REAR ELEVATION & BIO-RETENTION



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