



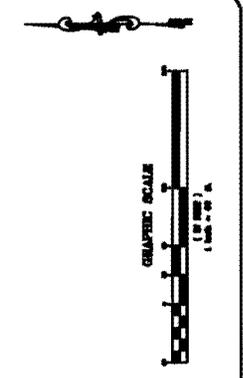
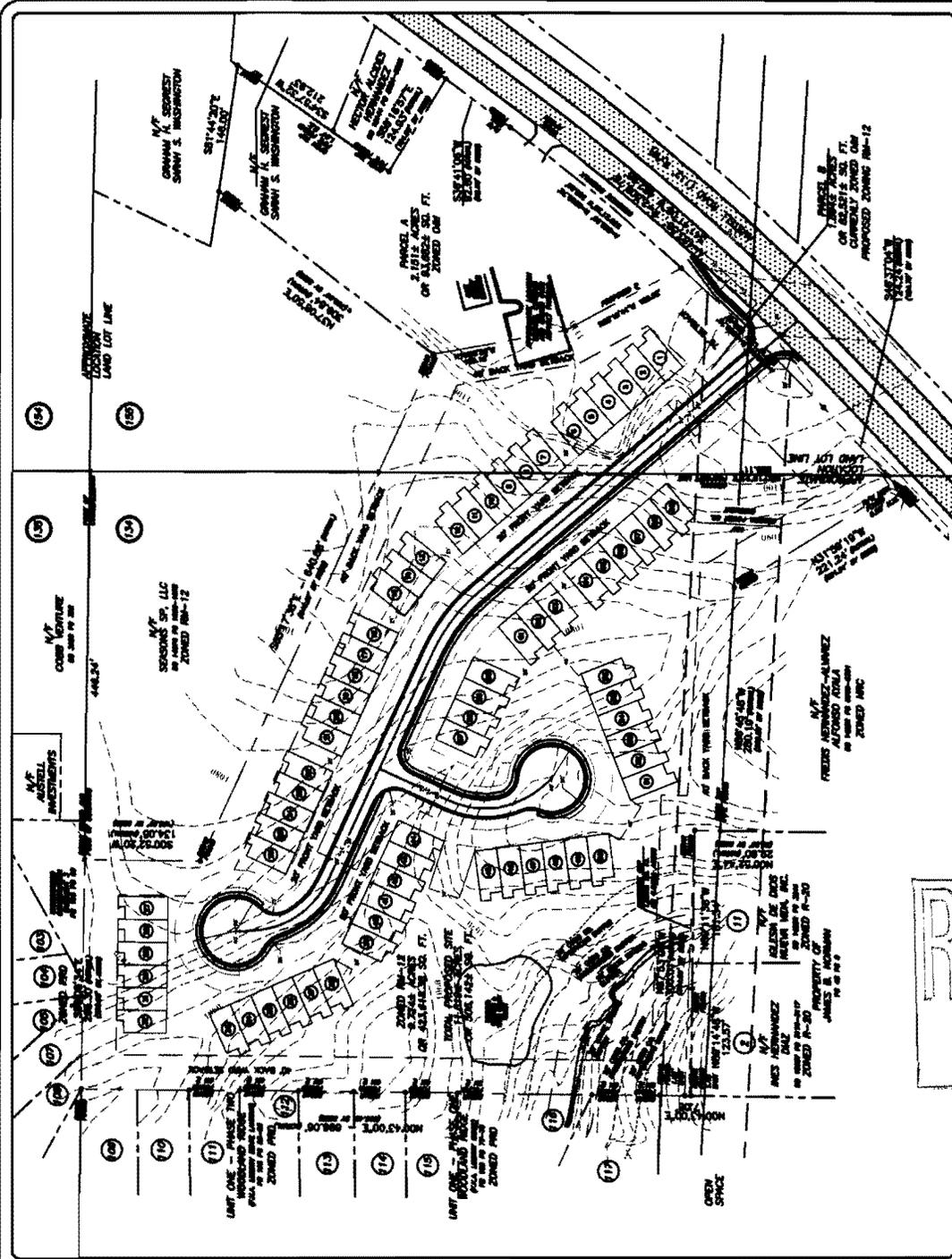
PREPARED BY:
DATE:
SCALE:
SHEET NO.:

DATE:
SCALE:
SHEET NO.:

PRELIMINARY SITE PLAN FOR VENTURE HOMES
LAND LOTS 154 & 155, 17TH DISTRICT
1898 AUSTELL ROAD
COBB COUNTY, GA

NO.	REVISION	DATE
1	ISSUED FOR EXISTING COMMERCIAL TRACT	08/20/14
2	REVISED TO REFLECT LOCAL TYPICAL	09/01/14
3	REVISED TO SHOW LOCAL TYPICAL	09/01/14
4	REVISED TO SHOW LOCAL TYPICAL	09/01/14
5	REVISED FOR MARKET REAPPRAISAL	09/01/14
6	REVISED TO SHOW LOCAL TYPICAL	09/01/14
7	REVISED TO SHOW LOCAL TYPICAL	09/01/14
8	REVISED TO SHOW LOCAL TYPICAL	09/01/14

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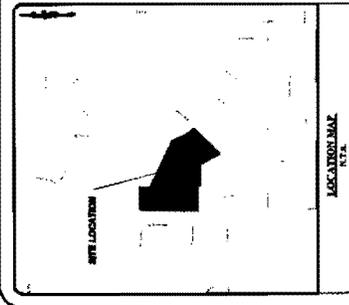


REVISED

RECEIVED

MAR 5 2015

COBBS CO. COMM. DEV. AGENCY
ZONING DIVISION



ZONING NOTES:

- EXISTING ZONING: R-10 (R-10)
- PROPOSED ZONING: R-10 (R-10)
- TOTAL AREA: 1.18 ACRES
- NUMBER OF PROPOSED UNITS: 48 UNITS
- DENSITY CALCULATION: 48 UNITS / 1.18 ACRES = 40.68 UNITS PER ACRE

LOT REQUIREMENTS:

- MINIMUM FRONT SETBACK: 30 FEET FROM ROW
- MINIMUM SIDE SETBACK: 10 FEET FROM ROW
- MINIMUM REAR SETBACK: 10 FEET FROM ROW
- MINIMUM FRONT YARD SETBACK: 10 FEET FROM ROW
- MINIMUM SIDE YARD SETBACK: 10 FEET FROM ROW
- MINIMUM REAR YARD SETBACK: 10 FEET FROM ROW
- MINIMUM FRONT SETBACK: 10 FEET FROM ROW
- MINIMUM SIDE SETBACK: 10 FEET FROM ROW
- MINIMUM REAR SETBACK: 10 FEET FROM ROW
- MINIMUM FRONT YARD SETBACK: 10 FEET FROM ROW
- MINIMUM SIDE YARD SETBACK: 10 FEET FROM ROW
- MINIMUM REAR YARD SETBACK: 10 FEET FROM ROW

UTILITY NOTES:

- ALL UTILITIES ARE SHOWN BY COBB COUNTY
- SEWER PROVIDED BY COBB COUNTY

STREET NOTES:

- ALL STREETS ARE 60 FEET TO ROW WITH A 10 FEET SIDEWALK ON ONE SIDE OF THE ROAD
- ALL STREETS TO BE PUBLIC WITH A 10 FEET SIDEWALK ON ONE SIDE OF THE ROAD
- ALL STREETS TO BE PUBLIC WITH A 10 FEET SIDEWALK ON ONE SIDE OF THE ROAD

GENERAL NOTES:

- ALL BASE SITE DATA REPRESENTED ON THIS SITE PLAN WAS PROVIDED BY INCLUDING SURVEYING. THE FIELD SURVEY INCLUDING THE STAKE ONLY WAS CONDUCTED BY THE SURVEYOR ON 08/20/14. THE SURVEY INFORMATION, ADDITIONAL SURVEY TO INCLUDE TOPOGRAPHY, WATER AND SEWER WILL BE PROVIDED UPON THE COMPLETION OF ENGINEERING PLANS.
- THIS PROPERTY IS NOT LOCATED IN A FEDERAL FLOOD AREA AS INDICATED BY FEMA. OFFICIAL FLOOD MAPS ARE AVAILABLE AT THE FEDERAL FLOOD INSURANCE RATE MAP (FIRM) OFFICE, 4250 JAMES WOODS DRIVE, SUITE 100, WOODBRIDGE, VA 22191. CONTACT: (703) 595-1000.
- THIS PROPERTY IS NOT LOCATED IN A FEDERAL FLOOD AREA AS INDICATED BY FEMA. OFFICIAL FLOOD MAPS ARE AVAILABLE AT THE FEDERAL FLOOD INSURANCE RATE MAP (FIRM) OFFICE, 4250 JAMES WOODS DRIVE, SUITE 100, WOODBRIDGE, VA 22191. CONTACT: (703) 595-1000.

PARKING NOTES:

- 2 SPACES PER UNIT REQUIRED. EACH UNIT HAS A BIKER SPACE, TRAILER SPACE, AND TWO CAR GARAGE.

IF YOU SEE A STOP SIGN
CALL US IMMEDIATELY
CALL US TODAY
1-800-833-7411
OR 703-595-1000
FOR MORE INFORMATION
IT'S THE LAW

APPLICANT: Venture Homes, Inc.

PHONE#: (770) 955-8300 **EMAIL:** bobw@venturehomes.com

REPRESENTATIVE: Robert C. White

PHONE#: (770) 955-8300 **EMAIL:** bobw@venturehomes.com

TITLEHOLDER: Austell Investments, Inc.

PROPERTY LOCATION: Northwest side of Austell Road, north of
Cunningham Road
(1850 Austell Road).

ACCESS TO PROPERTY: Austell Road

PHYSICAL CHARACTERISTICS TO SITE: Wooded, undeveloped
acreage

CONTIGUOUS ZONING/DEVELOPMENT

- NORTH:** RM-12/Somerpoint Apartments; PRD/Woodland Ridge
- SOUTH:** NRC/Church; O&I/House; NRC/House; R-20/Santell Subdivision
- EAST:** O&I/Daycare; RM-12/Somerpoint Apartments
- WEST:** PRD/Woodland Ridge

PETITION NO: Z-37

HEARING DATE (PC): 04-07-15

HEARING DATE (BOC): 04-21-15

PRESENT ZONING: O&I, RM-12

PROPOSED ZONING: RM-12

PROPOSED USE: Attached Residential
Subdivision

SIZE OF TRACT: 11.61 acres

DISTRICT: 17

LAND LOT(S): 134, 155

PARCEL(S): 13, 14, 1

TAXES: PAID X **DUE** _____

COMMISSION DISTRICT: 1

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

PLANNING COMMISSION RECOMMENDATION

APPROVED _____ **MOTION BY** _____

REJECTED _____ **SECONDED** _____

HELD _____ **CARRIED** _____

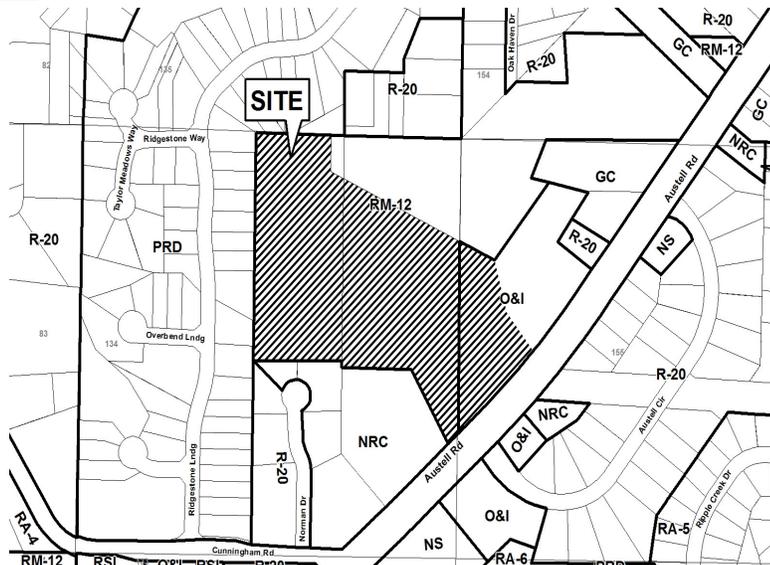
BOARD OF COMMISSIONERS DECISION

APPROVED _____ **MOTION BY** _____

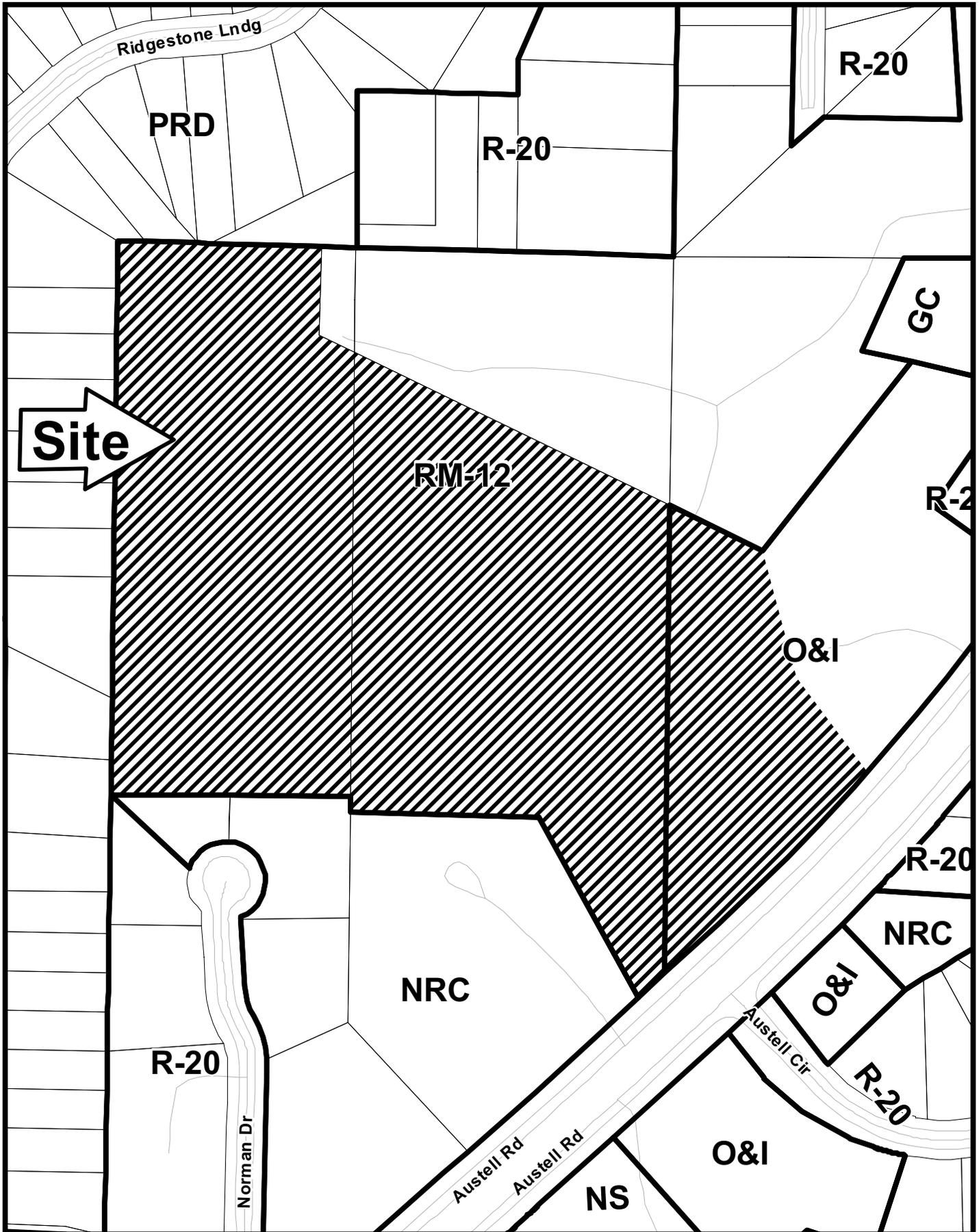
REJECTED _____ **SECONDED** _____

HELD _____ **CARRIED** _____

STIPULATIONS:



Z-37



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



City Boundary
Zoning Boundary

APPLICANT: Venture Homes, Inc.

PETITION NO.: Z-37

PRESENT ZONING: O&I, RM-12

PETITION FOR: RM-12

ZONING COMMENTS:

Staff Member Responsible: Jason A. Campbell

Land Use Plan Recommendation: Low Density Residential (1-2.5 units per acre) & Neighborhood Activity Center (NAC)

Proposed Number of Units: 69 **Overall Density:** 5.939 **Units/Acre**

Staff estimate for allowable # of units: 116(RM-12 Portion)Units* **Decrease of:** 47 **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 RM-12 zoning category for the entire property shown that is currently RM-12 on approximately 9.72 acres and O&I on approximately 1.89 acres. The proposed plan indicates 69 attached units. The minimum house size will be 1,600 square feet. The style of the units will be traditional and will start selling at \$170,000. The applicant has indicated that the units will be fee-simple and the development will have public streets. The portion of the property that is zoned O&I was part of Z-24 from March of 1990, which had a stipulation for daycare use only (minutes attached).

Cemetery Preservation: No comment.

APPLICANT: Venture Homes, Inc.

PETITION NO.: Z-37

PRESENT ZONING: O&I, RM-12

PETITION FOR: RM-12

SCHOOL COMMENTS:

<u>Name of School</u>	<u>Enrollment</u>	<u>Capacity Status</u>	<u>Number of Portable Classrooms</u>
<u>Milford</u>	<u>448</u>	<u>Under</u>	<u> </u>
Elementary <u>Smitha</u>	<u>986</u>	<u>Under</u>	<u> </u>
Middle <u>Osborne</u>	<u>1,999</u>	<u>Under</u>	<u> </u>

High

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

Additional Comments:

FIRE COMMENTS:

GUEST PARKING: 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: Venture Homes, Inc.

PETITION NO.: Z-37

PRESENT ZONING: O&I, RM-12

PETITION FOR: RM-12

PLANNING COMMENTS:

The applicant is requesting a rezoning from O&I and RM-12 to RM-12 for purpose of attached residential subdivision. The 4.15 acre site is located on the northwest side of Austell Road, north of Cunningham Road.

Comprehensive Plan

The parcel is within a Neighborhood Activity Center (NAC) future land use category, with O&I and RM-12 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

The parcel is located within the boundary of the Austell Road Corridor Study.

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: Venture Homes, Inc.

PETITION NO.: Z-37

PRESENT ZONING: O&I, RM-12

PETITION FOR: RM-12

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

Is this property within the Six Flags Special Service District?

Yes No

APPLICANT Venture Homes Inc

PETITION NO. Z-037

PRESENT ZONING O&I. RM-12

PETITION FOR RM-12

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 W side of Austell Rd

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: On site

Estimated Waste Generation (in G.P.D.): A D F= 6,880 Peak= 17,200

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 flow test may be required at Plan review
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: Venture Homes, Inc.

PETITION NO.: Z-37

PRESENT ZONING: O&I, RM-12

PETITION FOR: RM-12

STORMWATER MANAGEMENT COMMENTS

FLOOD HAZARD: YES NO POSSIBLY, NOT VERIFIED

DRAINAGE BASIN: Olley 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: within and adjacent to stream buffers

- 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 CONDITIONS

- 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 culverts at Ridgestone Landing within Woodland Ridge S/D.

APPLICANT: Venture Homes, Inc.

PETITION NO.: Z-37

PRESENT ZONING: O&I, RM-12

PETITION FOR: RM-12

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 to the northwest of Austell Road. The site is wooded with average slopes ranging from 5 to 20%. The site is drained by two streams the discharge into and through the adjacent Woodland Ridge Subdivision to west via recorded drainage easements.
2. A “no-rise” flood study will be required to verify that the proposed stream crossing is properly sized to not increase flood elevations off the site.

APPLICANT: Venture Homes, Inc.

PETITION NO.: Z-37

PRESENT ZONING: O&I, RM-12

PETITION FOR: RM-12

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	31400	Arterial	45	GDOT	100'

Based on [2005] traffic counting data taken by Cobb County DOT

COMMENTS AND OBSERVATIONS

Austell Road is classified as an arterial, a state route, and according to the available information the existing right-of-way meets the minimum requirements for this classification.

RECOMMENDATIONS

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

Georgia Department of Transportation permits required for all work that encroaches upon State right-of-way.

Recommend deceleration lane for the Austell Road access.

Recommend right-in/right-out only for the Austell Road access.

Recommend sidewalks on, at least, one side of the street within subdivision.

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

STAFF RECOMMENDATIONS

Z-37 VENTURE HOMES, INC.

- A. It is Staff's opinion that the applicant's rezoning proposal may not permit a use that is suitable in view of the use and development of adjacent and nearby properties. Most of the other residential developments on this side of Austell Road are developed with detached single-family houses on individual lots.
- B. It is Staff's opinion that the applicant's rezoning proposal may have an adverse affect on the usability of adjacent or nearby property. The proposed attached-unit development will not be consistent with other single-family detached residential developments in this 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 not in conformity with the policy and intent of the *Cobb County Comprehensive Plan*, which delineates this property as being in the Low Density Residential (LDR) and Neighborhood Activity Center (NAC) land use categories. LDR is for densities ranging from 1-2.5 units per acre. The proposed attached-unit development is for 5.939 units per acre. Some other developments in the area include: Woodland Ridge (zoned PRD at 2.65 units per acre); Thomas V. Privette Subdivision (zoned R-20 at approximately 2.708 units per acre); and Summer Lake Phase III (zoned RA-6 at 3.8 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 deleting the applicant's rezoning proposal. Staff believes the proposed density of 5.939 units per acre is too intense in view of the LDR land use designation and the development of other single-family subdivisions in this area. Staff believes that a detached development would be similar to other subdivisions in the area and would recommend deleting the request to RA-5.

Based on the above analysis, Staff recommends DELETING the request to RA-5 subject to the following conditions:

- Site plan to be approved by the Board of Commissioners, with the District Commissioner approving minor modifications;
- Fire Department comments and recommendations;
- Water and Sewer Division comments and recommendations;
- Stormwater Management Division comments and recommendations; and
- Department of Transportation comments and recommendations.

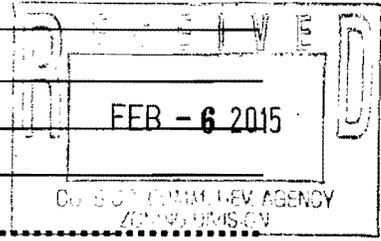
The recommendations made by the Planning and Zoning Staff are only the opinions of the Planning and Zoning Staff and are by no means the final decision. The Cobb County Board of Commissioners makes the final decisions on all Rezoning and Land Use Permits at an advertised public hearing.

April 2015

Summary of Intent for Rezoning

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

- a) Proposed unit square-footage(s): 1,600 sq. ft. minimum
- b) Proposed building architecture: Traditional
- c) Proposed selling prices(s): \$170,000
- d) List all requested variances: _____



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

N/A

- 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)

N/A

.....
 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).

N/A

Application for Rezoning COBB COUNTY

Z-37 (2015)
Previous Minutes

(type or print clearly)

Application No. 224
Hearing Date 3-22-90

Applicant AUSTELL INVESTMENTS INC Business Phone 320-1647 Home Phone 320-1647
2463 CIRCLEWOOD RD Address ATLANTA, GA. 30345
(representative's name, printed)

SUSAN C. LACHIN Business Phone 634-6692 Home Phone 320-1647
(representative's signature)

Susan C. Lachin

Titleholder SAME Business Phone _____ Home Phone _____

Signature _____ Address _____

(attach additional signatures, if needed)

Zoning Request From RM 12 To N/S
(present zoning) (proposed zoning)

For the Purpose of DAYCARE CENTER, RETAIL Size of Tract 13.7 acre(s)
(subdivision, restaurant, warehouse, apts., etc.)

Location 1850 AUSTELL RD., MARIETTA
(street address, if applicable, nearest intersection, etc.)

Land Lot(s) 134, 155 District 17

We have investigated the site as to the existence of archeological and/or architectural landmarks. I hereby certify that there are no there are such assets. If any, they are as follows: _____

Susan C. Lachin
Applicant's Signature

FOR OFFICIAL USE ONLY

Recommendation of Planning Commission 3-22-90 Planning Commission recommended approval of application subject to: 1) deletion of request to the OI category, and per the new site plan marked Exhibit "A" on file in the Zoning offices, (with revised site size of 4.054 acres); 2) day care center only; 3) Cobb Dept. of transportation comments; 4) Water & Sewer Dept. comments; 5) landscaping

Henry A. Dawson Chairman Dawson, carried 5-0.
to be provided along Austell Road, and will be subject to Staff approval. Motion by Dameron, second by

Board of Commissioners' Decision 3-22-90 Board of Commissioners approved application as recommended by the Planning Commission. VOTE: 5-0.

Philip L. Secrist
Chairman

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