

Z-51
(2015)

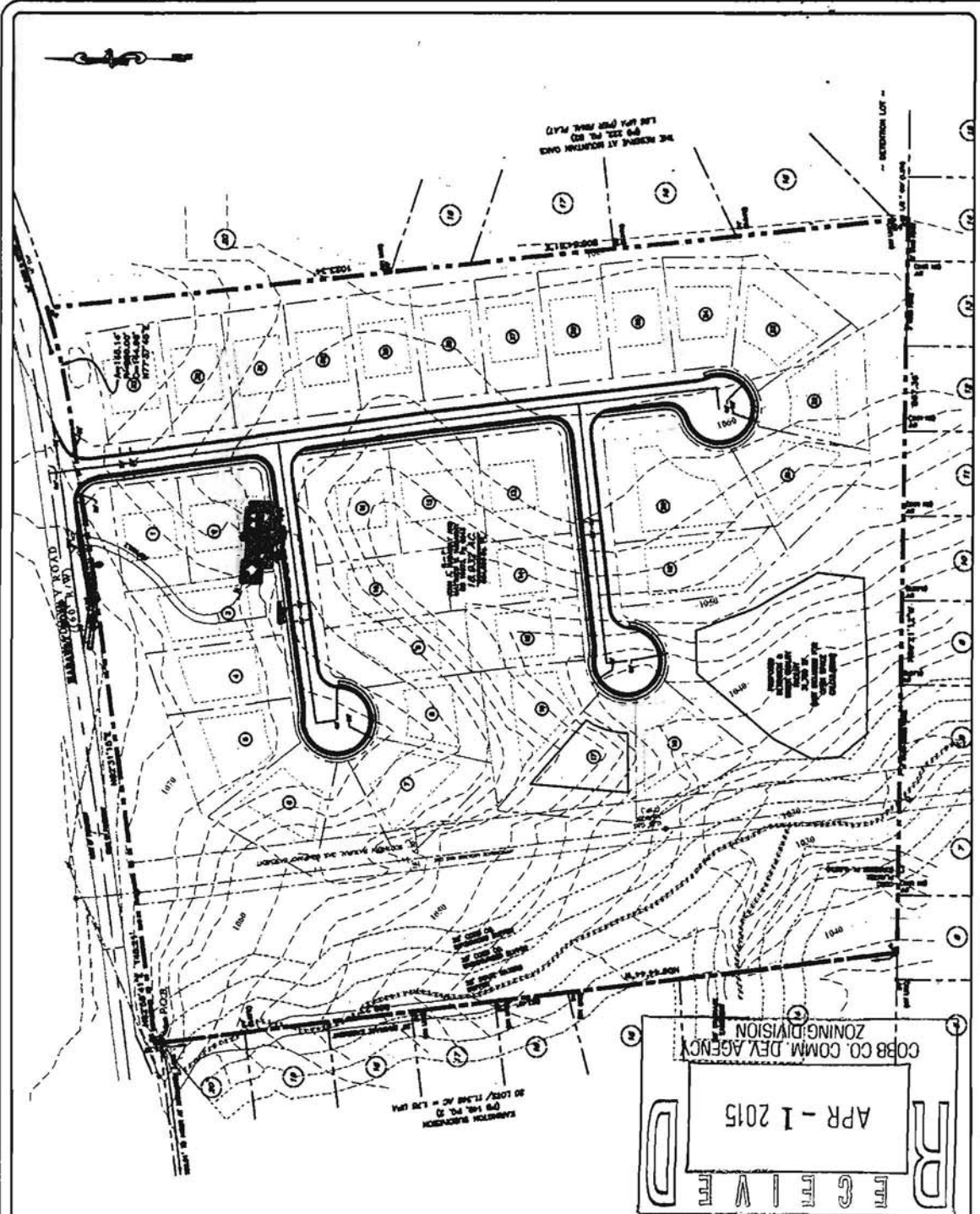


CONTRACTOR'S SEAL
I, ,
REGISTERED PROFESSIONAL ENGINEER,
No. ,
STATE OF COLORADO,
DO HEREBY CERTIFY THAT I AM THE
DESIGNER OF THE ABOVE PROJECT,
AND I AM NOT PROVIDING ENGINEERING
SERVICES FOR THIS PROJECT.

PRELIMINARY SITE PLAN FOR VENTURE HOMES
5405 HADAWAY ROAD
LAND LOT 270, 20TH DISTRICT
2ND SECTION

No.	REVISION	DATE
1	REVISION AS PER NEIGH. BOARD	

DRAWING SCALE 1" = 50'	
DESIGNED BY	
CHECKED BY	
DRAWN BY	
CAD/DATE	
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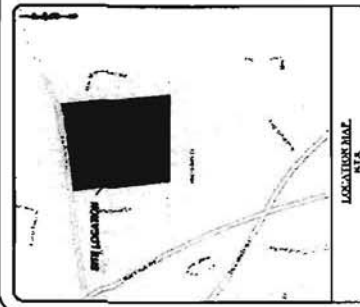


STREET NOTES:

- ALL ATTRACTS ARE 20' BOLD, WITH A 10' OFFSET FROM THE CENTERLINE OF THE ROAD.
- ALL ATTRACTS TO BE MARKED WITH A 2" DIA. PIPE AT 10' INTERVALS.
- USE THE SCALE EITHER TO 50' TO 100'.

GENERAL NOTES:

- THE PROPERTY AGENT'S INFORMATION CONCERNING THE PLANNED PROJECT IS TO BE USED AS A GUIDE ONLY. ALL INFORMATION PROVIDED BY THE PROPERTY AGENT IS SUBJECT TO CHANGE WITHOUT NOTICE. THE PROPERTY AGENT'S INFORMATION IS NOT TO BE USED AS A BASIS FOR ANY OTHER DECISIONS.
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LOCATION MAP
1/2" = 100'

ZONING NOTES:

- EXISTING BUILDINGS
- PROPOSED ZONING
- TOTAL AREA
- NET AREA
- NET AREA PER ACRE
- NET AREA PER LOT
- NET AREA PER UNIT

LOT INFORMATION:

LOT	AREA (SQ. FT.)	AREA (AC.)	AREA (SQ. YD.)
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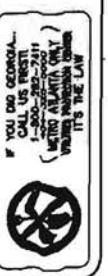
UTILITY NOTES:

- WATER PROVIDED BY COBB COUNTY
- SEWER PROVIDED BY COBB COUNTY
- STREET LIGHTS PROVIDED BY COBB COUNTY

LOT INFORMATION:

LOT NUMBER:

LOT	AREA (SQ. FT.)	AREA (AC.)	AREA (SQ. YD.)
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APPLICANT: Venture Homes, Inc.

PETITION NO: 2-51

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

HEARING DATE (PC): 06-02-15

REPRESENTATIVE: Sean G. Randall

HEARING DATE (BOC): 06-16-15

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

PRESENT ZONING: R-30

TITLEHOLDER: Matthew W. Hadaway

PROPOSED ZONING: R-20/OSC

PROPERTY LOCATION: South side of Hadaway Road, east of

Mars Hill Road

PROPOSED USE: Single-Family Residential

(5405 Hadaway Road).

ACCESS TO PROPERTY: Hadaway Road

SIZE OF TRACT: 18.93 acres

PHYSICAL CHARACTERISTICS TO SITE: Single-family house

DISTRICT: 20

wooded and undeveloped acreage

LAND LOT(S): 270

CONTIGUOUS ZONING/DEVELOPMENT

PARCEL(S): 12

NORTH: R-20/Hickory Springs and Waverly Subdivisions

TAXES: PAID **DUE** _____

SOUTH: R-20/Westcliffe Subdivision

COMMISSION DISTRICT: 1

EAST: R-20/The Reserve at Mountain Oaks Subdivision

WEST: R-20/Karington Subdivision

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

PLANNING COMMISSION RECOMMENDATION

APPROVED _____ **MOTION BY** _____

REJECTED _____ **SECONDED** _____

HELD _____ **CARRIED** _____

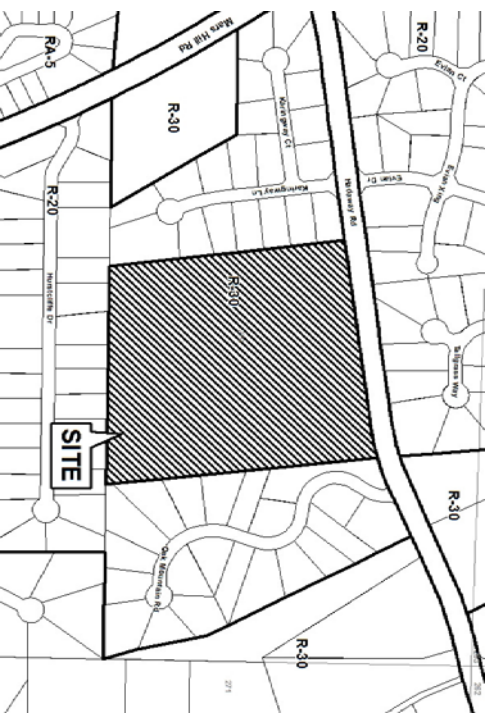
BOARD OF COMMISSIONERS DECISION

APPROVED _____ **MOTION BY** _____

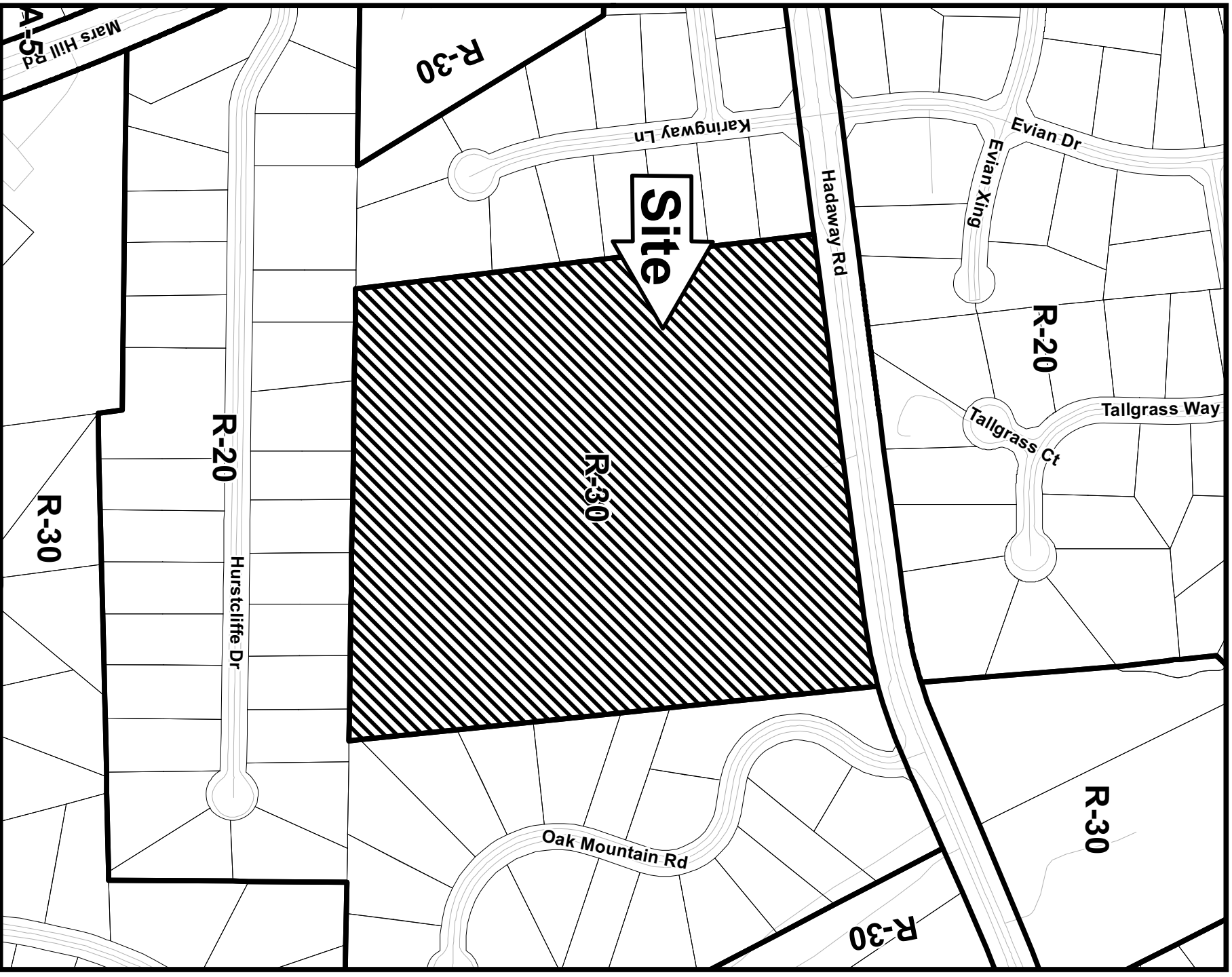
REJECTED _____ **SECONDED** _____

HELD _____ **CARRIED** _____

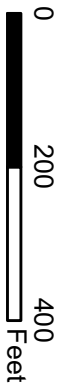
STIPULATIONS: _____



Z-51



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-51

PRESENT ZONING: R-30

PETITION FOR: R-20/OSC

ZONING COMMENTS: Staff Member Responsible: Jason A. Campbell

Land Use Plan Recommendation: Very Low Density Residential (0-2 units per acre)

Proposed Number of Units: 33 **Overall Density:** 1.74 **Units/Acre**

Staff estimate for allowable # of units: 21 **Units*** **Increase of:** 12 **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-20/Open Space Community (R-20/OSC) for the purpose of developing a 33-lot open space subdivision. The proposed homes will be traditional and a minimum 1,800 square feet and the prices will range from the high \$300,000s to the high \$400,000s. The proposed site plan indicates that 7.03 acres (or 37%) of the property will be open space which allows a base density of 1.75 units per acre.

Cemetery Preservation: No comment.

APPLICANT: Venture Homes, Inc.

PETITION NO.: Z-51

PRESENT ZONING: R-30

PETITION FOR: R-20/OSC

SCHOOL COMMENTS:

Number of

Capacity

Portable

Classrooms

Name of School	Enrollment	Status	Classrooms
Ford	708	Under	
Elementary Lost Mountain	945	Under	
Middle Harrison	1,947	Under	

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-51

PRESENT ZONING: R-30

PETITION FOR: R-20/OSC

PLANNING COMMENTS:

The applicant is requesting a rezoning from R-20 to R-30/OSC for purpose of single family residential. The 18.93 acre site is located on the south side of Hadaway Road, east of Mars Hill Road.

Comprehensive Plan

The parcel is within a Very Low Density Residential (**VLDR**) future land use category, with R-20 zoning designation. The purpose of the Very Low Density Residential (**VLDR**) category is to provide for areas that are suitable for very low density housing, particularly in locations which may not have basic services such as sewer, or where the existing or desired residential development pattern is zero to two (2) dwelling units per acre.

Master Plan/Corridor Study

Not applicable.

Open Space Requirement

Contact: Philip Westbrook
(770) 528-2014

Property Location: 5405 Hadaway Road

Land Lot/District: 270 / 20

Current Zoning: R-30

Proposed Use: R-20 OSC

Total Area: 18.93 acres

Floodplain /Wetland Area/Cemetery: 0 acres

Amenity Area: 0 acres

Net Buildable Area: 18.93 acres

Base Density Allowed: 1.75 upa

Base Density Allowed w/Bonus: 1.92 upa

Proposed Lots: 33

Net Density: 1.74 upa

Future Land Use: Very Low Density Residential (0 to 2 upa)

Open Space requirement: 6.63 acres or 35%; for bonus 7.3 acres or 38.5%

Open Space provided: 7.03 acres or 37.1%

Percentage of Open Space within Floodplain, Wetlands, & Lakes w: 0%

Setbacks:

Front: 30'

Rear: 35'

Side: 30' adjacent to ROW & 10' from side lot line

APPLICANT: Venture Homes, Inc.

PETITION NO.: Z-51

PRESENT ZONING: R-30

PETITION FOR: R-20/OSC

PLANNING COMMENTS: (Continued)

Comments:

1. As it relates to the variable perimeter buffer (30' to <15') to the rear of lots 24 through 33, open space is considered contiguous when open space elements are connected in minimums of 25 feet in width. Contiguity of open space is highly desirable.
2. Overall residential development shall be compatible with neighboring residential uses. Lots 24 through 33 are listed as some of the smallest lots within the entire proposal and are the closest to larger neighboring residential lots. The plan should incorporate larger lots adjacent to existing neighborhoods with smaller lots designed to the interior.
3. 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. The open space may also be protected via a conservation easement in favor of the county for conservation uses. Application can be acquired and submitted to the Planning Division before final plat approval.
Recommendations:
4. For all lots contiguous to commonly owned open space (lots 1 – 19), staff recommends including a deed that explains that said lots are adjacent to commonly owned Open Space and cannot be disturbed. This is to notify lot owners that there is commonly owned Open Space and it shall remain undisturbed.
5. Recommend fencing or some type of barrier to be installed just on the inside of commonly owned open space and not on the individual lot side of the property. This is to protect open space from land disturbance.

Historic Preservation

It has been determined that the project area is in the immediate vicinity of documented Civil War trenches. In order to determine if any significant Civil War features are located within the project area, an archeological field survey performed by a cultural resource professional is to be considered at site plan review. This survey, if completed, should be submitted to the historic preservation planner. Based on the determination of either the presence or absence of potentially significant features, further recommendations (such as buffers, fencing, interpretive signage, etc.) shall be made by staff.

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.

APPLICANT: Venture Homes, Inc.

PETITION NO.: Z-51

PRESENT ZONING: R-30

PETITION FOR: R-20/OSC

PLANNING COMMENTS: (Continued)

Incentive Zones (Continued)

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.

For more information on incentives, please call the Community Development Agency, Planning Division at 770.528.2018 or find information online at <http://economic.cobbcountyga.gov>.

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-051

PRESENT ZONING R-30

PETITION FOR R-20/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): 8" AC / N side of Hadaway 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: 215' S in Hurstcliffe Dr

Estimated Waste Generation (in G.P.D.): A D F= 5,280 Peak= 13,200

Treatment Plant: Northwest

Plant Capacity: Available Not Available

Line Capacity: Available Not Available

Projected Plant Availabilitv: 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

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-51

PRESENT ZONING: R-30

PETITION FOR: R-20/OSC

STORMWATER MANAGEMENT COMMENTS

FLOOD HAZARD: YES NO POSSIBLY, NOT VERIFIED

DRAINAGE BASIN: Allatoona 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 the delineated stream and stream buffer

- 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 receiving culvert within Westcliffe Subdivision to the south.

APPLICANT: Venture Homes, Inc.

PETITION NO.: Z-51

PRESENT ZONING: R-30

PETITION FOR: R-20/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 entire site drains to the south into a small stream channel that flows into the adjacent Westcliffe Subdivision via an existing recorded drainage easement. The site is fairly heavily wooded except for the natural gas easement that traverses the western portion of the parcel and a cleared 2 acre area at the southeast corner of the site. Average slopes are moderate ranging from 5 to 15%.
2. The capacity of the existing culvert under Hurstcliffe Drive must be evaluated to verify no adverse impact to the existing residence at 5535 Hurstcliffe Drive.
3. Adequate screening must be provided between the proposed detention facility and the existing residents within Westcliffe S/D.
4. On-site stream buffers must be verified prior to LDP permitting.

APPLICANT: Venture Homes, Inc.

PETITION NO.: Z-51

PRESENT ZONING: R-30

PETITION FOR: R-20/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
Hadaway Road	3500	Minor Collector	40 mph	Cobb County	60'

Based on 2009 traffic counting data taken by Cobb DOT (Hadaway Road)

COMMENTS AND OBSERVATIONS

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

RECOMMENDATIONS

Recommend a deceleration lane on Hadaway Road for the entrance.

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

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

Recommend no monument signs on the right-of-way.

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

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STAFF RECOMMENDATIONS

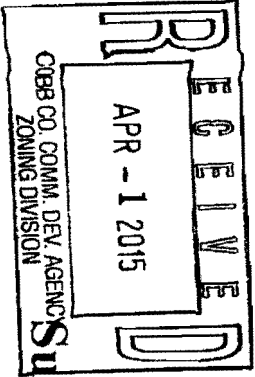
Z-51 VENTURE HOMES, INC.

- 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 proposed development proposes a density similar to other developments in the area.
- 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. Other properties in this area are developed as single-family houses on larger tracts and single-family subdivisions with similar densities.
- 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 as being within the Very Low Density Residential (VLDR) land use category, having densities ranging from 0-2 units per acre. The proposed site plan proposed 1.74 units per acre. Other subdivisions in this area include: Foxwerthe (zoned R-30 at 1.12 units per acre); The Reserve at Mountain Oaks (zoned R-20 at 1.46 units per acre); Hickory Springs Unit II (zoned R-20 at 1.54 units per acre); Waverly Subdivision, Unit 1, Phase 1 (zoned R-20 at 1.62 units per acre); Westcliffe Subdivision (zoned R-20 at 1.73 units per acre); and Karington Subdivision (zoned R-20 at 1.75 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 proposed development will set aside 37% of the property as open space, allowing a base density of 1.75 units per acre and the applicant's proposed density is 1.74 units per acre. The proposed density is in the higher range of the densities of the previously mentioned subdivisions, and is still within the VLDR range of 0-2 units per acre.

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

- Site plan to be approved by the Board of Commissioners, with the District Commissioner approving minor modifications;
- Planning Division comments and recommendations;
- 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.



Summary of Intent for Rezoning

Application No. 2-51

June 2015

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

- a) Proposed unit square-footage(s): 1800 square foot minimum
- b) Proposed building architecture: Traditional
- c) Proposed selling price(s): High \$800,000's - High \$400,000's
- d) List all requested variances: None that we are aware of at this time.

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

- a) Proposed use(s): N/A
- b) Proposed building architecture: _____
- c) Proposed hours/days of operations: _____
- 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