

Z-67
(2015)

Preliminary Plan Wesley Chapel Road Community

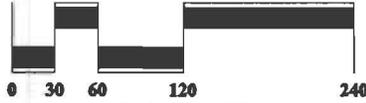
Cobb County, Georgia Land Lot 184, 16th District, 2nd Section

prepared for:
Black Builders, LLC
1000 Whitlock Avenue Suite 320-149
Marietta, Georgia 30064

DGM
LAND PLANNING
CONSULTANTS



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Scale: 1" = 60'

March 23, 2015

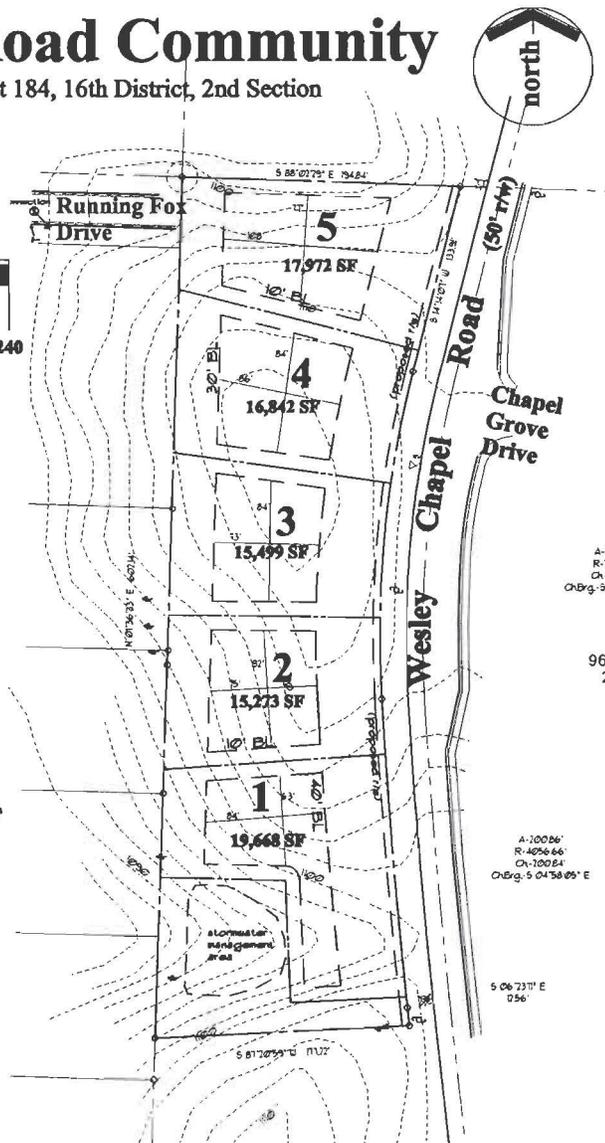


Site Data

Total Site Area:	2.22 AC
Total Units Shown:	5
Proposed Density:	2.25 UN/AC
Present Zoning:	R-30
Proposed Zoning:	R-15
Minimum Lot Size Shown:	15,000 SF
Minimum Lot Width Shown:	75'
Proposed Building Setbacks:	front: 40', rear: 30', side: 30'

Notes:

1. Boundary survey by old plat (source unknown)
2. Topographic information by Cobb County GIS.
3. According to Flood Insurance Rate Map (FIRM) 13067C0206G, no portion of this site contains floodplain.
4. No cemeteries are known to exist on site.
5. No streams or wetlands are known to exist on site.
6. No archaeological or architectural landmarks are known to exist on site.
7. No utility easements are known to exist on site.
8. Stormwater management and water quality structures are conceptual in size and will be revised based on hydrologic study.

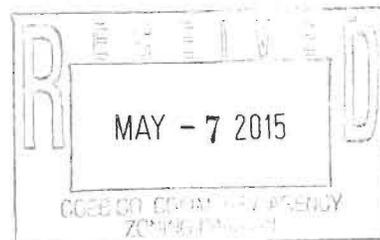


4-15
R-14
Ch-2
On-9-9-6

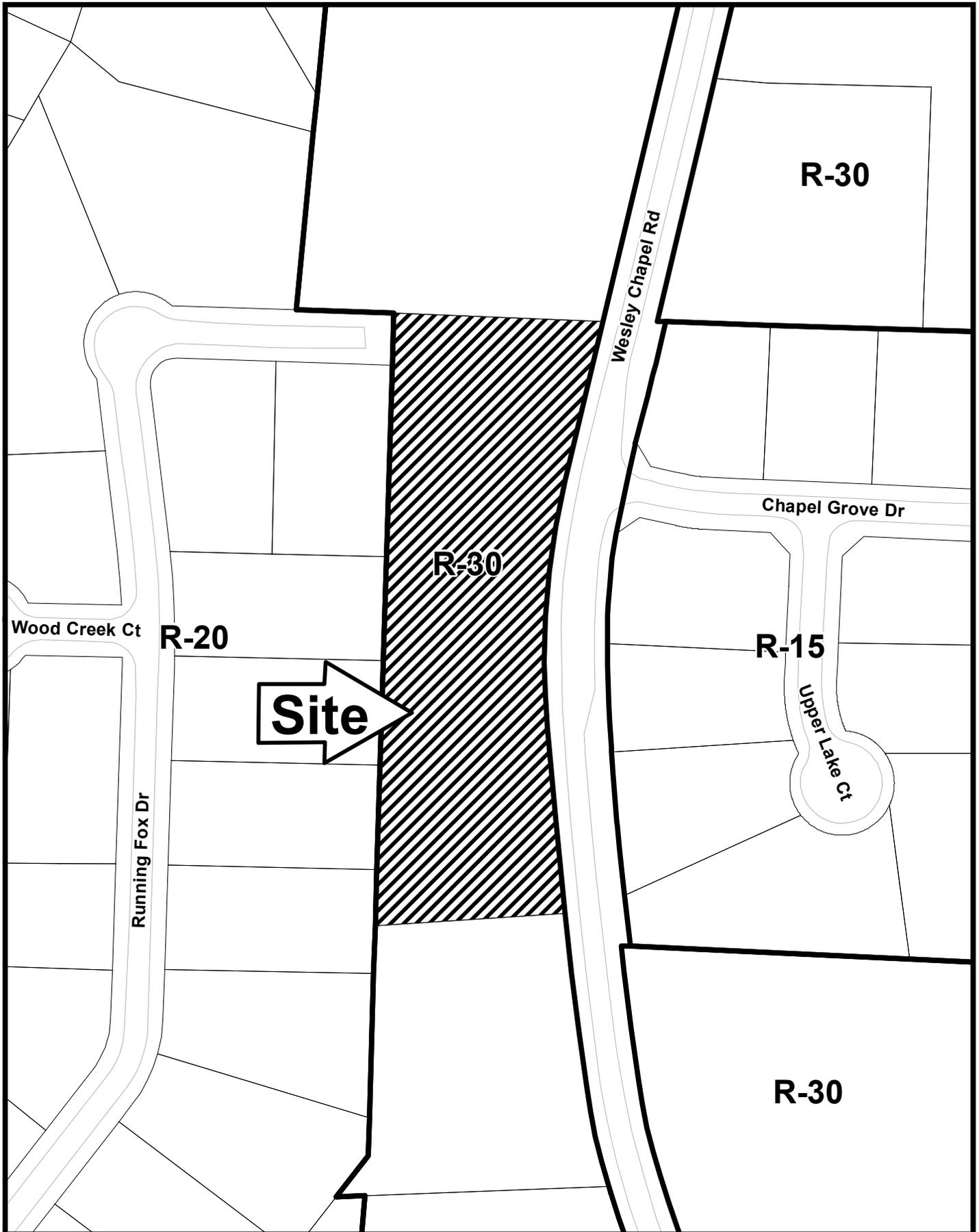
96,
2.

A: 100.06'
R: 40.56-66'
Ch: 100.04'
On-9: 5-04'38.05" E

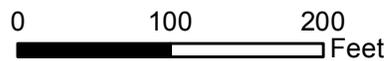
5 06' 23" E
75.6'



Z-67



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



-  City Boundary
-  Zoning Boundary

APPLICANT: Black Builders, LLC

PETITION NO.: Z-67

PRESENT ZONING: R-30

PETITION FOR: R-15

ZONING COMMENTS:

Staff Member Responsible: Terry Martin, MPA

Land Use Plan Recommendation: Low Density Residential (1-2.5 units per acre)

Proposed Number of Units: 5 **Overall Density:** 2.25 **Units/Acre**

Staff estimate for allowable # of units: 2 **Units*** **Increase of:** 3 **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 subject property from the existing R-30 single-family residential district to the R-15 single-family residential district in order to develop a five (5) lot subdivision. The homes are intended to be 3,500 square feet in size and greater, being of traditional architecture with an anticipated selling price of \$600,000 and greater.

Cemetery Preservation: Zoning petition Z-67, 2015 (in land lot 184 of the 16th District) may possibly contain burials that are part of Unidentified #2 cemetery.

The Cobb County Cemetery Preservation Commission reserves the right to examine this property for ethnic, cultural, or religious evidence located therein. If any ethnic, cultural, or religious evidence is found during development, then the Cobb County Cemetery Preservation Commission must be notified at (770) 528-2035. Failure to do so will result in a stop-work order.

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PETITION FOR: R-15

SCHOOL COMMENTS:

Name of School	Enrollment	Capacity Status	Number of Portable Classrooms
Garrison Mill Elementary	669	Under	
Mabry Middle	890	Under	
Lassiter High	2,131	Under	

- 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: Black Builders, LLC

PETITION NO.: Z-67

PRESENT ZONING: R-30

PETITION FOR: R-15

PLANNING COMMENTS:

The applicant is requesting a rezoning from R-30 to R--15 for purpose of a single-family subdivision. The 2.22 acre site is located on the west side of Wesley Chapel Road, across from Chapel Grove Drive.

Comprehensive Plan

The parcel is within a Low Density Residential (LDR) future land use category, with R-30 zoning designation. The purpose of the 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.

Adjacent Future Land Use

North: Low Density Residential (LDR)
East: Low Density Residential (LDR)
South: Low Density Residential (LDR)
West: Low Density Residential (LDR)

Master Plan/Corridor Study

N/A

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? N/A

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.

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PETITION NO.: Z-67

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PLANNING COMMENTS:
Continued

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 Black Builders, LLC

PETITION NO. Z-067

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 / W side of Wesley Chapel 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: 130' W in Running Fox Drive

Estimated Waste Generation (in G.P.D.): A D F= 800 Peak= 2,000

Treatment Plant: Big Creek

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 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.

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STORMWATER MANAGEMENT COMMENTS

FLOOD HAZARD: YES NO POSSIBLY, NOT VERIFIED

DRAINAGE BASIN: Sweat Mountain 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 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 Drainage Easements 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 system.

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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. This site is located on the east side of Wesley Chapel Road just across from The Highlands at Wesley Chapel Subdivision. The entire site drains to the west through the adjacent Raintree Forest Subdivision.
2. The majority of the site flows through a single residential lot – 3872 Running Fox Drive. There is not adequate existing conveyance through this parcel to convey any increased runoff volume from this proposed development. A drainage easement will be required and the proposed detention pond discharge tied directly to the existing stormwater system within the Running Fox Drive right-of-way.
3. A 20-foot drainage easement will be required along the rear of lots 1 – 4 to limit offsite runoff bypass and direct site runoff to the proposed detention pond.

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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
Wesley Chapel Road	3500	Minor Collector	35 mph	Cobb	60'

Based on [2011] traffic counting data taken by Cobb County DOT for Wesley Chapel Road

COMMENTS AND OBSERVATIONS

Wesley Chapel 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 be required to meet all Cobb County Development Standards and Ordinances related to project improvements.

Recommend applicant consider entering into a development agreement pursuant of O.C.G.A. 36-71-13 for dedication of the following system improvements to mitigate traffic concerns: a) donation of right-of-way on the west side of Wesley Chapel Road, a minimum of 30' from the roadway centerline.

Recommend curb, gutter, and sidewalk along the Wesley Chapel Road frontage.

Recommend shared driveways with no more than 3 total driveways to access Wesley Chapel Road for the 5 lots.

Recommend development driveway either directly align or have an offset of a minimum of 125 feet from Chapel Grove Drive per Development Standard 401.10.

STAFF RECOMMENDATIONS

Z-67 BLACK BUILDERS, LLC

- 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 subdivision (Raintree Forest) abutting the subject property to the west is zoned R-20 and has a density of 1.66 units per acre. The subdivision (The Highlands at Wesley Chapel) across Wesley Chapel Road to the east has a density of 2.02 units per acre. The current request would result in a density of 2.25 units per acre, more than these similarly zoned subdivisions but well within the range forecasted for the LDR low density residential future land use of 1-2.5 units per acre.
- 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. Located directly on and accessed by Wesley Chapel Road, the request should not negatively impact adjacent properties.
- 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 the property as LDR low density residential future land use. This LDR category anticipates unit densities ranging from 1-2.5 units per acre. The current request would produce a density of 2.25 units per acre, falling within the LDR's range.
- 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 subject property is 2.22 acres that sits on and is accessed directly by Wesley Chapel Road currently zoned R-30. Other properties to the east and west are currently developed for subdivisions that are zoned R-15 (The Highlands at Wesley Chapel to the east) and R-20 (Raintree Forest to the west) with densities of 2.02 and 1.66 units per acre, respectively. The current request would result in a density of 2.25 units per acre, well within the prescribed range of 1-2.5 for LDR developments.

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

- Site plan received by the Zoning Division on May 7, 2015 with District Commissioner approving minor modifications;
- Cemetery Preservation comments;
- Fire Department comments and recommendations;
- Sewer and Water Department 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 §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.

Summary of Intent for Rezoning*

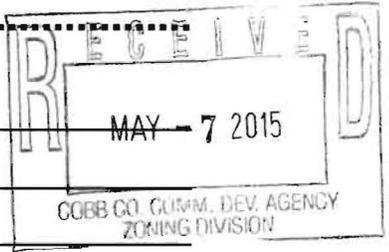
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Part 1. Residential Rezoning Information (attach additional information if needed)

- a) Proposed unit square-footage(s): 3,500 square feet, and greater
 - b) Proposed building architecture: Traditional
 - c) Proposed selling prices(s): Mid \$600s, and greater
 - d) List all requested variances: None known at this time
- _____

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

- a) Proposed use(s): Not Applicable.
 - 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). None known at this time.

***Applicant specifically reserves the right to amend any information set forth in the Summary of Intent for Rezoning, or any portion of the Application for Rezoning, at any time during the rezoning process.**