

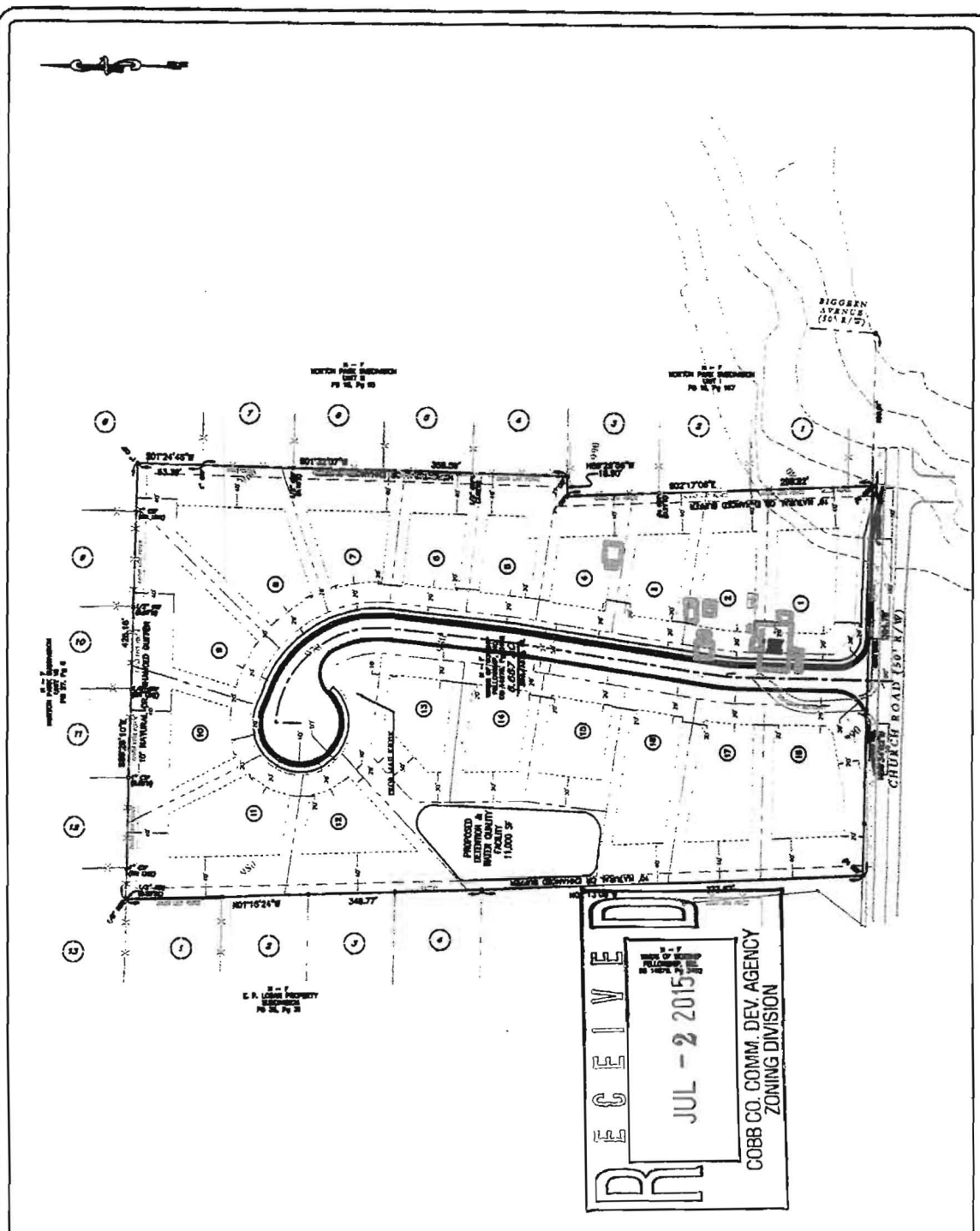
Z-82
(2015)

SITE PLAN FOR: VENTURE HOMES
167 CHURCH ROAD
2ND SECTION
COBB COUNTY, GA

| | |
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| DATE | 10/22/14 |
| REVISION | |
| BY | |
| CHECKED | |
| DATE | |
| SCALE | AS SHOWN |

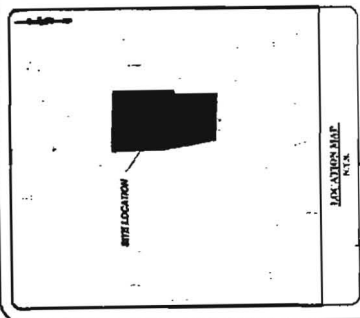
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1 of 1



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COBB CO. COMM. DEV. AGENCY
ZONING DIVISION

GENERAL NOTES:
1) THE BOUNDARY SURVEY INFORMATION FROM THIS PLAN WAS OBTAINED FROM THE RECORD SURVEY OF THE PROPERTY AND IS SUBJECT TO THE ACCURACY OF THE SURVEY. THE BOUNDARY SURVEY INFORMATION WILL BE USED FOR THE PURPOSES OF THIS PLAN ONLY.
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ZONING NOTES:
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UTILITY NOTES:
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STREET NOTES:
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IT'S THE LAW

APPLICANT: Venture Homes, Inc.

PETITION NO: Z-82

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

HEARING DATE (PC): 09-01-15

REPRESENTATIVE: Sean G. Randall

HEARING DATE (BOC): 09-15-15

PHONE#: (770) 616-7515 EMAIL: seanr@venturehomes.com

PRESENT ZONING: R-15

TITLEHOLDER: Winds of Worship Fellowship, Inc.

PROPOSED ZONING: RA-5

PROPERTY LOCATION: North side of Church Road, east of Norton Circle (167 Church Road).

PROPOSED USE: Single-Family Residential

ACCESS TO PROPERTY: Church Road

SIZE OF TRACT: 6.667 acres

DISTRICT: 17

PHYSICAL CHARACTERISTICS TO SITE: Single-family house on wooded lot

LAND LOT(S): 270

PARCEL(S): 31

TAXES: PAID X DUE _____

COMMISSION DISTRICT: 4

CONTIGUOUS ZONING/DEVELOPMENT

NORTH: R-15/Norton Park Subdivision
SOUTH: R-15/Single-family houses
EAST: R-15/Norton Park Subdivision
WEST: R-15/EP Logan Subdivision; Church

Adjacent Future Land Use

North: Low Density Residential (LDR)
East: Low Density Residential (LDR)
South: Low Density Residential (LDR) - across Church Road
West: Low Density Residential (LDR), Public/Institutional (PI)

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 _____

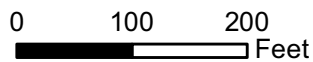
STIPULATIONS:





Z-82



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-82

PRESENT ZONING: R-15

PETITION FOR: RA-5

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: 18 **Overall Density:** 2.7 **Units/Acre**

Staff estimate for allowable # of units: 14 **Units*** **Increase of:** 4 **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 RA-5 zoning category for the development of an 18-lot single-family detached subdivision. The proposed minimum house size is 2,200 square feet and the homes will be traditional. The proposed houses will range in price from \$260,000s to the low \$300,000s. The proposed site plan indicates the minimum lot size will be 10,000 square feet instead of the 7,000 square feet required the RA-5 category. The proposed average lot size is 13,758.94 square feet. The proposed site plan indicates the required external rear setbacks of 40 feet and the required 10-foot landscape buffer along the external boundaries of the development abutting the more restrictive R-15 zoning.

Cemetery Preservation:

No comment.

APPLICANT: Venture Homes, Inc.

PETITION NO.: Z-82

PRESENT ZONING: R-15

PETITION FOR: RA-5

SCHOOL COMMENTS:

| <u>Name of School</u> | <u>Student Capacity</u> | <u>Student Enrollment</u> | <u>Capacity Status</u> |
|-------------------------------------|-------------------------|---------------------------|----------------------------|
| <u>Norton Park</u> | <u>766</u> | <u>884</u> | <u>118 over enrollment</u> |
| Elementary <u>Griffin</u> | <u>1,046</u> | <u>1,196</u> | <u>150 over enrollment</u> |
| Middle <u>Campbell</u> | <u>2,637</u> | <u>2,509</u> | <u>128 over enrollment</u> |

High

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

Additional Comments:

Approval of this petition could seriously and adversely impact the enrollment at Norton Park Elementary, Griffin Middle and Campbell High, as all three of these schools are over capacity at this time.

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: Venture Homes, Inc.

PETITION NO.: Z-82

PRESENT ZONING: R-15

PETITION FOR: RA-5

PLANNING COMMENTS:

The applicant is requesting a rezoning from R-15 to RA-5 for purpose of a single family residential. The 6.667 acre site is located on the north side of Church Road, east of Norton Circle (167 Church Road).

Comprehensive Plan

The parcels are within the Low Density Residential (LDR) future land use category, with R-15 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.

Adjacent Future Land Use

- North: Low Density Residential (LDR)
- East: Low Density Residential (LDR)
- South: Low Density Residential (LDR) – across Church Road
- West: Low Density Residential (LDR), Public/Institutional (PI)

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 N/A

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.

APPLICANT: Venture Homes, Inc.

PETITION NO.: Z-82

PRESENT ZONING: R-15

PETITION FOR: RA-5

PLANNING COMMENTS: **Continued**

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-082

PRESENT ZONING R-15

PETITION FOR RA-5

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" DI / S side of Church 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.

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: 165' E in Biggern Avenue

Estimated Waste Generation (in G.P.D.): A D F= 2550 Peak= 7200

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 also 230' W in Norton Circle.
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-82

PRESENT ZONING: R-15

PETITION FOR: RA-5

STORMWATER MANAGEMENT COMMENTS

FLOOD HAZARD: YES NO POSSIBLY, NOT VERIFIED

DRAINAGE BASIN: Nickajack 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 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 systems.

APPLICANT: Venture Homes, Inc.

PETITION NO.: Z-82

PRESENT ZONING: R-15

PETITION FOR: RA-5

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 discharge from the proposed stormwater management facility flows to the west through the adjacent church’s parking lot to an existing culvert under Norton Circle. This discharge must be conveyed directly to this existing culvert. A drainage easement from the church will be required. The peak allowable discharge from the site may be limited by the existing downstream capacity which must be evaluated at Plan Review.

APPLICANT: Venture Homes, Inc.

PETITION NO.: Z-82

PRESENT ZONING: R-15

PETITION FOR: RA-5

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 |
|-------------|---------------------|------------------------|-------------|------------------------|--------------------------|
| Church Road | 9100 | Major Collector | 35 mph | Cobb County | 80' |
| | | | | | |

Based on traffic counting data taken by Cobb County DOT for Church Road (2006).

COMMENTS AND OBSERVATIONS

Church 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 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 north side of Church Road, a minimum of 40' from the roadway centerline.

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

Recommend deceleration lane for the Church Road access.

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

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

STAFF RECOMMENDATIONS

Z-82 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. Other subdivisions in the area are also zoned for single-family and have similar 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. This is developed with subdivisions with similar uses and densities. The proposed site plan includes the required landscape buffer along the exterior boundaries of the property.
- 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 or utilities. This opinion can be supported by the departmental comments contained in this analysis. However, the school system is concerned the proposal could adversely affect certain schools.
- 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 Low Density Residential (LDR) land use category, having densities ranging from 1-2.5 units per acre. While the RA-5 zoning category is compatible with the LDR land use category, the proposed density of 2.7 units per acre is slightly over the LDR maximum of 2.5 units per acre. Other properties in the area include: Winward Forest Phase V (zoned R-15 at 1.78 units per acre); Woodmoore Subdivision (zoned R-15 at approximately 2.02 units per acre); Norton Park Unit 12 (zoned R-15 at approximately 2.45 units per acre); Huntwood Subdivision Unit I (zoned R-15 at approximately 2.47 units per acre); Norton Park Unit 8 (zoned R-15 at approximately 2.5 units per acre); and Landmark Square Unit One (zoned RM-12 at 2.81 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, but staying within the LDR density range of 1-2.5 units per acre. Staff believes the requested RA-5 can be developed and remain at or below the maximum of 2.5 units per acre permitted in LDR.

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

- Final site plan to be approved by the District Commissioner;
- Maximum of 2.5 units per acre;
- Fire Department comments and recommendations;
- Water and Sewer Division comments and recommendations;
- Stormwater Management Division comments and recommendations;
- Department of Transportation comments and recommendations; and
- Owner/developer to enter into a Development Agreement pursuant to O.C.G.A. §36-71-13 for dedication of system improvements to mitigate traffic concerns.

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

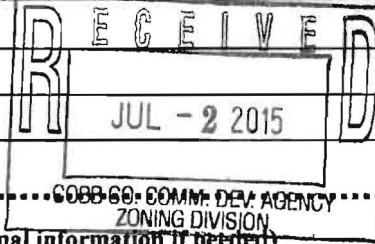
Application No. Z-82

Sept. 2015

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): 2,200 square foot minimum
b) Proposed building architecture: Traditional
c) Proposed selling prices(s): \$260's to low \$300'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)

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