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APPLICANT: E-Rock Development

PHONE#: 770-940-4505 **EMAIL:** jonathan_edwards50@yahoo.com

REPRESENTATIVE: Jonathan Edwards

PHONE#: 770-940-4505 **EMAIL:** jonathan_edwards50@yahoo.com

TITLEHOLDER: Brenda A. Edwards; Donna Goss, Guardian and

Conservator for Blaine L. Cordell and Ruby Stanley Cordell

PROPERTY LOCATION: Northeast side of Hickory Grove Road,

west of Hickory Grove Place, across from Sawnee Trail

(1700 & 1648 Hickory Grove Road).

ACCESS TO PROPERTY: Hickory Grove Road

PHYSICAL CHARACTERISTICS TO SITE: Two single-family

houses

CONTIGUOUS ZONING/DEVELOPMENT

NORTH: RA-4 and R-15/Hickory Forest

SOUTH: RA-6/Hickory Glen and Lexford

EAST: RA-4/Hickory Chase

WEST: RA-6/Hickory Glen

Adjacent Future Land Use:

North: Low Density Residential (LDR) and
Medium Density Residential (MDR)

East: Medium Density Residential (MDR)

Southwest: Medium Density Residential (MDR)

PETITION NO: Z-34

HEARING DATE (PC): 05-03-16

HEARING DATE (BOC): 05-17-16

PRESENT ZONING: R-20

PROPOSED ZONING: RA-5

PROPOSED USE: Single Family Residential

SIZE OF TRACT: 6.30 acres

DISTRICT: 20

LAND LOT(S): 54,55

PARCEL(S): 1,25

TAXES: PAID X **DUE** _____

COMMISSION DISTRICT: 3

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

PLANNING COMMISSION RECOMMENDATION

APPROVED _____ **MOTION BY** _____

REJECTED _____ **SECONDED** _____

HELD _____ **VOTE** _____

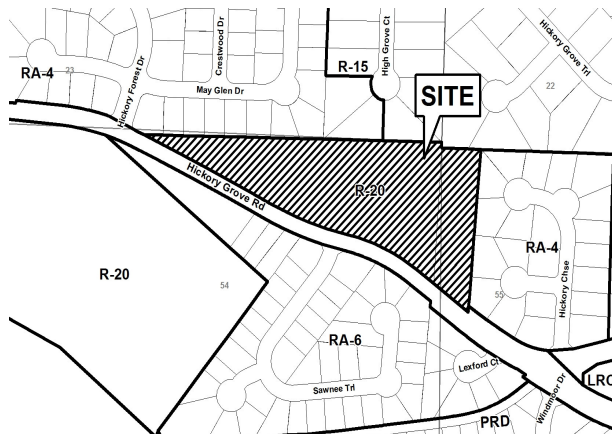
BOARD OF COMMISSIONERS DECISION

APPROVED _____ **MOTION BY** _____

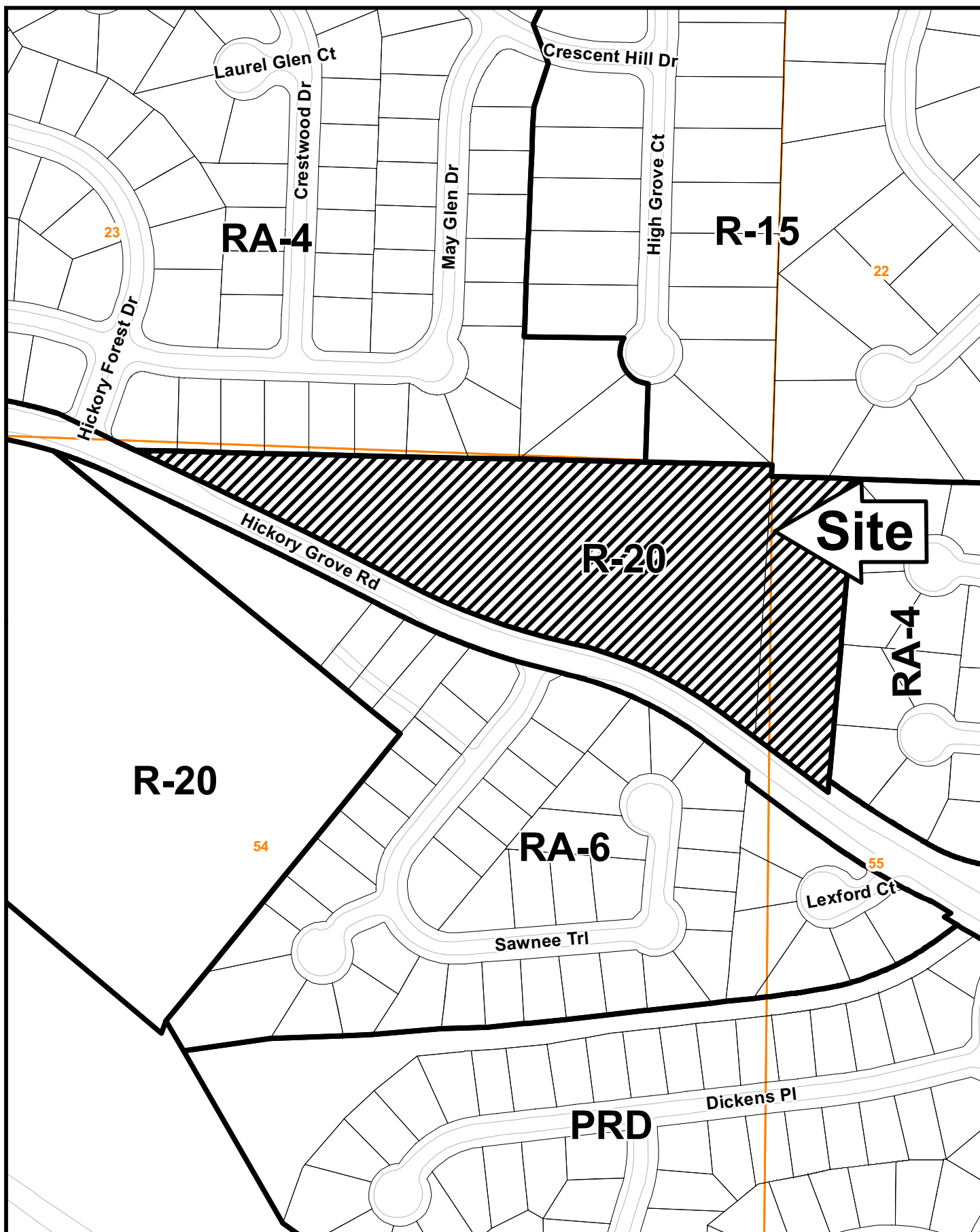
REJECTED _____ **SECONDED** _____

HELD _____ **VOTE** _____

STIPULATIONS:



Z-34



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

0 100 200
Feet

City Boundary
Zoning Boundary

APPLICANT: E-Rock Development

PETITION NO.: Z-34

PRESENT ZONING: R-20

PETITION FOR: RA-5

ZONING COMMENTS:

Staff Member Responsible: Jason A. Campbell

Land Use Plan Recommendation: Low Density Res (1-2.5 units per acre) and Medium Density Res (2.5-5 units per acre)

Proposed Number of Units: 22 **Overall Density:** 3.49 **Units/Acre**

Staff estimate for allowable # of units: 11 **Units*** **Increase of:** 11 **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 district for the purpose of developing a 22-lot single family residential subdivision. The houses will range in size from 1,800 square feet to 2,400 square feet. The architecture will be traditional, craftsman and will range in price from the mid \$200,000s to \$300,000.

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.

Site Plan Review: No comment

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PRESENT ZONING: R-20

PETITION FOR: RA-5

SCHOOL COMMENTS:

		Capacity	Number of
		Status	Portable
Name of School	Enrollment		Classrooms
Pitner	885	Under	
Elementary			
Palmer	1019	Under	
Middle			
North Cobb	2854	Over	

High

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

Additional Comments: No comment.

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PRESENT ZONING: R-20

PETITION FOR: RA-5

FIRE COMMENTS:

Modifications may be required to incorporate the Cobb County Fire Marshal's Office comments.

GUEST PARKING: When projects contemplate less than 20 foot separation between units, guest parking shall be provided at a ratio of one-half space for each dwelling unit (1 space/ 2 units).

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PRESENT ZONING: R-20

PETITION FOR: RA-5

PLANNING COMMENTS:

The applicant is requesting a rezoning from R-20 to RA-5 for the purpose of single family residential. The 6.30 acre site is located on the northeast side of Hi9cory Grove Road, west of Hickory Grove Place, across from Sawnee Trail.

HB-489 Intergovernmental Agreement Zoning Amendment Notification:

Is the application site within one half (1/2) mile of a city boundary? ☐ Yes ☒ No
 If yes, has the city of _____ been notified? ☐ Yes ☒ No / N/A

Comprehensive Plan

The parcel is within a Low Density Residential (LDR) and Medium Density Residential (MDR) future land use categories, 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, and non supportive senior living housing that in certain circumstances may reach five (5) dwelling units per acre, depending on existing conditions such as product type and mix, structure/building height, tract size, topographic conditions, etc in order to provide compatibility with adjacent residential uses. The purpose of the Medium Density Residential (MDR) category is to provide for areas that are suitable for moderate density housing between two and one-half (2.5) and five (5) dwelling units per acre. This category presents a range of densities.

Specific Area Policy Guidelines:

There are no specific policy guidelines for this area in the Comprehensive Plan.

Adjacent Future Land Use:

North: Low Density Residential (LDR) and Medium Density Residential (MDR)
 East: Medium Density Residential (MDR)
 Southwest: Medium Density Residential (MDR)

APPLICANT: E-Rock Development

PETITION NO.: Z-34

PRESENT ZONING: R-20

PETITION FOR: RA-5

PLANNING COMMENTS: **Continued**

Master Plan/Corridor Study

The property is not located within the boundary of a Plan or 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.

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>.

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PETITION NO.: Z-34

PRESENT ZONING: R-20

PETITION FOR: RA-5

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

Is the property within the Dobbins Airfield Safety Zone?

☐ Yes ☒ No

If so, which particular safety zone is this property within?

☐ CZ (Clear Zone) ☐ APZ I (Accident Potential Zone I)

☐ APZ II (Accident Potential Zone II)

☐ Bird / Wildlife Air Strike Hazard (BASH) area

APPLICANT E-Rock Development

PETITION NO. Z-034

PRESENT ZONING R-20

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): 12" DI / S side of Hickory Grove 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: Across Hickory Grove Road at western side of development

Estimated Waste Generation (in G.P.D.): A D F= 3,520 Peak= 8,800

Treatment Plant: Noonday

Plant Capacity: ☒ Available ☐ Not Available

Line Capacity: ☒ Available ☐ Not Available

Projected Plant Availability: ☒ 0 - 5 years ☐ 5 - 10 years ☐ over 10 years

Dry 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: Will be assessed the \$1,500 per acre Clark Creek Special Assessment Area fee at Plan Review

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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PRESENT ZONING: R-20

PETITION FOR: RA-5

STORMWATER MANAGEMENT COMMENTS

FLOOD HAZARD: ☐ YES ☒ NO ☐ POSSIBLY, NOT VERIFIED

DRAINAGE BASIN: Proctor Creek (S) / Clark Creek(N) 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 systems.
- ☒ 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 system.

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PRESENT ZONING: R-20

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. This tract is located north of Hickory Grove Road just east of the intersection with Hickory Forest Drive. The site currently contains two residences and is a mixture of wooded and open lawn areas. Average slopes on the site are mild and range from approximately 5 to 10%. The majority of the site drains to the west to an existing headwall and pipe system that flows into and through the adjacent Hickory Forest Subdivision. A small portion of the northeast corner of the site sheet-flows to the north into several existing lots within Hickory Forest and Hickory Grove Subdivision. The southeast corner of the site drains to an existing culvert under Hickory Grove Road into and through The Hickory Glen Subdivision to the south.
2. A drainage easement will likely be required along the rear of lots 6-15 to direct site runoff from these lots to the proposed detention pond location.

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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
Hickory Grove Road	19,350	Arterial	35 mph	Cobb County	100'

Based on 2014 traffic counting data taken by Cobb County DOT for Hickory Grove Road.

COMMENTS AND OBSERVATIONS

Hickory Grove Road is classified as an arterial 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 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 north side of Hickory Grove Road, a minimum of 50' from the roadway centerline.

Recommend a deceleration lane on Hickory Grove Road for the entrance.

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

Recommend a no access easement along the lots that border Hickory Grove Road.

STAFF RECOMMENDATIONS

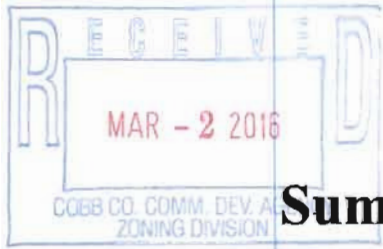
Z-34 E-ROCK DEVELOPMENT, LLC

- 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. Other properties in the area are similarly zoned with 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. 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 partial conformity with the policy and intent of the *Cobb County Comprehensive Plan*, which delineates this property as being in the Low Density Residential (LDR), having densities ranging from 1-2.5 units per acre and Medium Density Residential (MDR), having densities ranging from 2.5-5 units per acre. The eastern portion of the subject property is MDR and the remainder is in LDR. The zonings and densities for other developments in the area include: Hickory Grove North, Unit 3 (zoned R-15 at 2.163 units per acre); Hickory Forest Phase 1, Unit 3 (zoned R-15 and RA-4 at approximately 3.25 units per acre); Hickory Chase (zoned RA-4 at 3.38 units per acre); Hickory Forest, Phase 1, Unit 2 (zoned RA-4 at approximately 4.166 units per acre); and Hickory Glen (zoned RA-6 at 4.56 units per acre). Applicant's request for RA-5 at 3.49 units per acre is within the range of other developments in the area; however, most of the subject property is located in LDR on the *Cobb County Comprehensive Plan* and the eastern portion is in MDR. The proposal is over the LDR range of 1-2.5 units per acre and is well within the MDR range of 2.5-5 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. The applicant's proposal is consistent with most of the contiguous developments along this section of Hickory Grove Road.

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

1. Site plan received by the Zoning Division on March 2, 2016, with the District Commissioner approving minor modifications;
2. Fire Department comments and recommendations;
3. Water and Sewer Division comments and recommendations;
4. Stormwater Management Division comments and recommendations;
5. Department of Transportation comments and recommendations; and
6. 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-34

May 2016

Summary of Intent for Rezoning

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

- a) Proposed unit square-footage(s): 1800 - 2400
b) Proposed building architecture: Traditional / Craftsman
c) Proposed selling prices(s): Mid 200,000 to 300,000
d) List all requested variances: 5' to 15' between Structures

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 operation: _____
d) List all requested variances: _____

Part 3. Other Pertinent Information (List or attach additional information if needed)

None at this time.

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 at this time