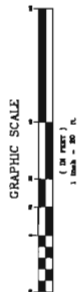
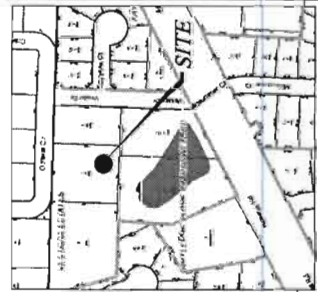


SITE PLAN FOR
Lots #1 & #2
#2964 Octavia Cir
Landlot 962 of the 16th
Marlette, Cobb County, G



Know what's below.
Call before you dig.

CAUTION

APPLICANT: Athena Associates, Inc.
PHONE#: 404-455-0774 **EMAIL:** glendabyoung@gmail.org
REPRESENTATIVE: Glenda B Young
PHONE#: 404-455-0774 **EMAIL:** glendabyoung@gmail.com
TITLEHOLDER: David M. Drawdy and Cheryl A. Drawdy

PROPERTY LOCATION: South side of Octavia Circle, west of
Vester Drive
(2964 Octavia Circle)

ACCESS TO PROPERTY: Octavia Circle

PHYSICAL CHARACTERISTICS TO SITE: Existing single-family
residence

CONTIGUOUS ZONING/DEVELOPMENT

NORTH: R-20/ Vestavia Estates
SOUTH: R-20/ Vestavia Estates
EAST: R-20/ Vestavia Estates
WEST: R-20/ Vestavia Estates

PETITION NO: Z- 38
HEARING DATE (PC): 05-03-16
HEARING DATE (BOC): 05-17-16
PRESENT ZONING: R-20
PROPOSED ZONING: R-15
PROPOSED USE: Subdivision
SIZE OF TRACT: 0.78 acre
DISTRICT: 16
LAND LOT(S): 962
PARCEL(S): 4
TAXES: PAID X **DUE** _____
COMMISSION DISTRICT: 3

Adjacent Future Land Use:

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

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

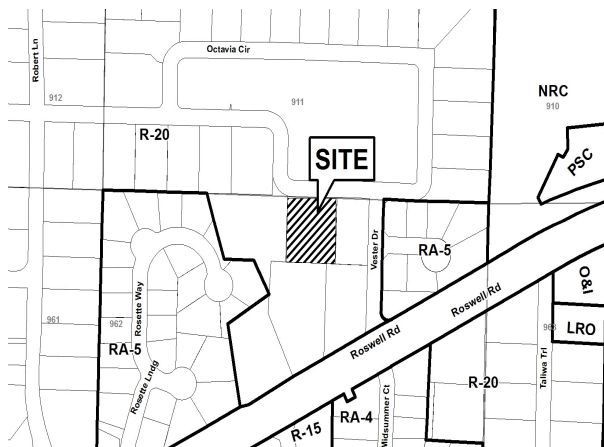
PLANNING COMMISSION RECOMMENDATION

APPROVED _____ **MOTION BY** _____
REJECTED _____ **SECONDED** _____
HELD _____ **CARRIED** _____

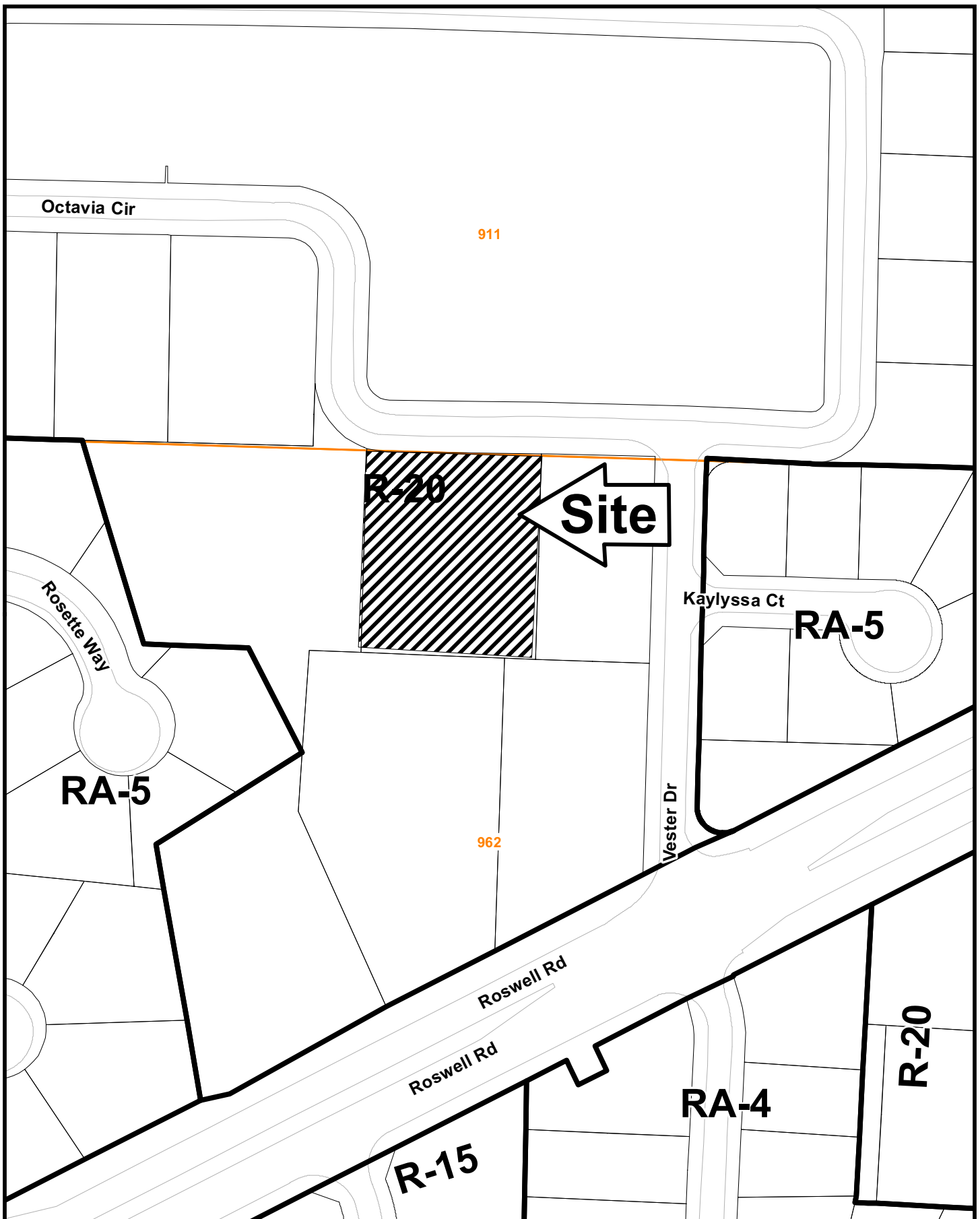
BOARD OF COMMISSIONERS DECISION

APPROVED _____ **MOTION BY** _____
REJECTED _____ **SECONDED** _____
HELD _____ **CARRIED** _____

STIPULATIONS:



Z-38



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: Athena Associates, Inc.

PETITION NO.: Z-38

PRESENT ZONING: R-20

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: 2 **Overall Density:** 2.56 **Units/Acre**

Staff estimate for allowable # of units: 1 **Units*** **Increase of:** 1 **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 from the R-20 single-family residential district to the R-15 single-family residential district in order to subdivide and develop the property for two (2) single-family residences. The lots will be 16,986 and 17,015 square feet in size and require no variances for setbacks or the like. Each of the proposed homes will be traditional in architecture and up to 3,600 square feet in size. Selling prices are anticipated to be approximately \$600,000 or more.

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

If this rezoning request is approved, a subdivision plat revision must be recorded prior to the issuance of the building permits showing the approved lot configuration and referencing the rezoning case in the standard plat revision note. The surveyor must submit the plat to the Site Plan Review Section, Community Development Agency for review and approval prior to recording. Call 770-528-2147.

APPLICANT: Athena Associates, Inc.

PETITION NO.: Z-38

PRESENT ZONING: R-20

PETITION FOR: R-15

SCHOOL COMMENTS:

		Capacity	Number of
		Status	Portable
Name of School	Enrollment		Classrooms
East Side	1231	Over	
Elementary			
Dodgen	1251	Over	
Middle			
Walton	2710	Over	

High

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

Additional Comments:

FIRE COMMENTS:

NO 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: Athena Associates, Inc.

PETITION NO.: Z-38

PRESENT ZONING: R-20

PETITION FOR: R-15

PLANNING COMMENTS:

The applicant is requesting a rezoning from R-20 to R-15 for subdivision. The .78 acre site is located on the south side of Octavia Circle, west of Vester Drive.

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 (VLDR) future land use category, with R-30 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.

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)

East: Low Density Residential (LDR)

South: Low Density Residential (LDR)

West: Low Density Residential (LDR)

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.

APPLICANT: Athena Associates, Inc.

PETITION NO.: Z-38

PRESENT ZONING: R-20

PETITION FOR: R-15

PLANNING COMMENTS: **Continued**

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>.

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: Athena Associates, Inc.

PETITION NO.: Z-38

PRESENT ZONING: R-20

PETITION FOR: R-15

PLANNING COMMENTS: **Continued**

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 Athena Associates, Inc.

PETITION NO. Z-038

PRESENT ZONING R-20

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): 6" AC / S side of Octavia Circle

Additional Comments: Additional meter and line fee required for added lot

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: In Octavia Circle ROW

Estimated Waste Generation (in G.P.D.): A D F= 160 Peak= 400

Treatment Plant: Sutton

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: Additional sewer tap and System Development Fee (sewer fee) required for added lot

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: Athena Associates, Inc.

PETITION NO.: Z-38

PRESENT ZONING: R-20

PETITION FOR: R-15

STORMWATER MANAGEMENT COMMENTS

Subject to lot plans to be approved by Stormwater Management Division prior to permitting to insure proper drainage design and to verify that all improvements on Lot 1 are outside the stream buffer located at the southwest corner of the lot.

APPLICANT: Athena Associates, Inc.

PETITION NO.: Z-38

PRESENT ZONING: R-20

PETITION FOR: R-15

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
Octavia Circle	N/A	Local	25 mph	Cobb County	50'

COMMENTS AND OBSERVATIONS

Octavia Circle is classified as a local and according to the available information the existing right-of-way does 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.

STAFF RECOMMENDATIONS

Z-38 ATHENA ASSOCIATES, 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 request is to allow two new single-family residences in an area that is long established as residential.
- 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 request for single-family residential will not adversely affect adjacent residences. The proposal is to allow one additional lot than otherwise possible while each lot remains within 25% of the 20,000 square foot requirement of surrounding R-20 properties and much larger than lots found in nearby RA-5 subdivisions Rutledge Place on Roswell Road and Kaylyssa Park.
- 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 to be within the LDR low density residential future land use category. This request follows the guidance of this category in providing a density between 1 and 2.5 dwelling units per acre at roughly 2.56 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 request will allow one (1) additional lot than otherwise allowed under its current zoning while not reducing the proposed lots' sizes below a 25% margin of the currently required 20,000 square feet. The resulting 2.56 units per acre is in keeping with the intent of the property's LDR future land use classification

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

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

Application No. Z-38

May 2016

Summary of Intent for Rezoning

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

- a) Proposed unit square-footage(s): 3,200 to 3,600 heated sq. ft.
b) Proposed building architecture: Traditional
c) Proposed selling prices(s): Approximately \$600,000.00 +
d) List all requested variances: none
- _____



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

- 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)

- **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).
- _____
