

Z-48  
(2016)

**Kimley-Horn**  
ALPHARETTA, GEORGIA 30009  
PHONE (770) 619-4289  
WWW.KIMLEY-HORN.COM



**FORMATION**  
Development Group, LLC

**SITE PLAN**  
1032 JOHNSON FERRY ROAD  
MARIETTA, GA 30068  
EAST COBB

C2-00  
SHEET NUMBER

- SITE NOTES:**
1. THE PROPOSED BUILDING INFORMATION SYSTEM (BIS) SHALL BE INSTALLED BY THE OWNER AND MAINTAINED THROUGHOUT THE LIFE OF THE PROJECT.
  2. THE PROPOSED BUILDING INFORMATION SYSTEM (BIS) SHALL BE INSTALLED BY THE OWNER AND MAINTAINED THROUGHOUT THE LIFE OF THE PROJECT.
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  10. THE PROPOSED BUILDING INFORMATION SYSTEM (BIS) SHALL BE INSTALLED BY THE OWNER AND MAINTAINED THROUGHOUT THE LIFE OF THE PROJECT.

- ADDITIONAL NOTES:**
1. THE COBB COUNTY DEPARTMENT OF PUBLIC WORKS (DPW) SHALL BE NOTIFIED 14 DAYS PRIOR TO THE START OF CONSTRUCTION.
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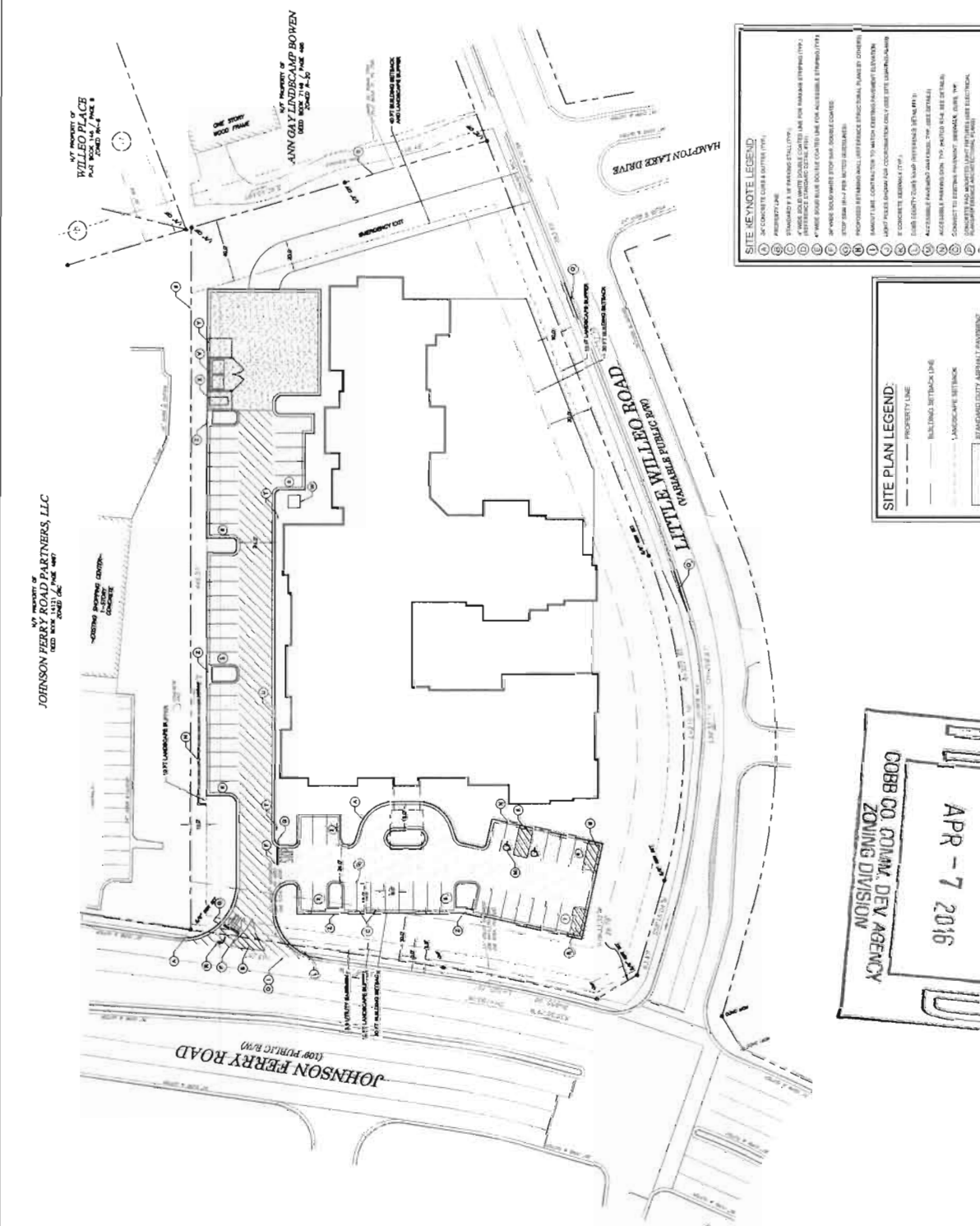
- PARKING SUMMARY:**
- PROPOSED: 100 SPACES  
EXISTING: 0 SPACES

**CONCRETE CURBS (NOTES):**

1. CONCRETE CURBS SHALL BE 4" HIGH AND 6" WIDE.
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10. CONCRETE CURBS SHALL BE 4" HIGH AND 6" WIDE.



**GEORGIA811**  
UNIVERSITY MICROFILMS INTERNATIONAL  
Call before you dig



- SITE PLAN LEGEND:**
- PROPERTY LINE
  - PAVING SETBACK LINE
  - LANDSCAPE SETBACK
  - PAVING SETBACK LINE
  - HEAVY DUTY ASPHALT PAVEMENT
  - HEAVY DUTY ASPHALT PAVEMENT
  - HEAVY DUTY CONCRETE DRIVEWAY
  - HEAVY DUTY CONCRETE DRIVEWAY

- SITE PLAN LEGEND:**
1. CONCRETE CURBS (NOTES)
  2. ASPHALT DRIVEWAYS
  3. ASPHALT DRIVEWAYS
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**RECEIVED**  
APR - 7 2016  
COBB CO. COMM. DEV. AGENCY  
ZONING DIVISION

Showing Name: K:\P\Projects\2016\1032 Johnson Ferry Road\1032 Johnson Ferry Road\_Site Plan.dwg, Date: 04/07/2016, Time: 10:00:00 AM, User: jhorne

**APPLICANT:** Formation Development Group

**PHONE#:** 770-422-7016      **EMAIL:** c/o jballi@slhb-law.com

**REPRESENTATIVE:** James A. Balli

**PHONE#:** 770-422-7016      **EMAIL:** jballi@slhb-law.com

**TITLEHOLDER:** The Homer Trust Under Trust dated October 8, 1996 and

the Item IV Trust under the last Will and Testament of Harry F. Homer, Sr.

**PROPERTY LOCATION:** Northern corner of Johnson Ferry Road  
and Little Willeo Road

**ACCESS TO PROPERTY:** Johnson Ferry Road

**PHYSICAL CHARACTERISTICS TO SITE:** Single-family house  
on wooded acreage

**CONTIGUOUS ZONING/DEVELOPMENT**

- NORTH:** R-20/Single-family house; RA-6/Willeo Place
- SOUTH:** CRC/Carwash; R-20/Johnson Ferry Baptist Church
- EAST:** R-20/Hampton Lake Subdivision; O&I/Bank
- WEST:** CRC/Retail Center

*Adjacent Future Land Use:*

- Northeast: Low Density Residential (LDR)
- Southeast: Community Activity Center (CAC) and Low Density Residential (LDR)
- Southwest Community Activity Center (CAC)
- Northwest: Community Activity Center (CAC)

**PETITION NO:** Z-48

**HEARING DATE (PC):** 06-07-16

**HEARING DATE (BOC):** 06-21-16

**PRESENT ZONING:** RSL

**PROPOSED ZONING:** RSL-Supportive

**PROPOSED USE:** Residential Senior Living-  
Supportive

**SIZE OF TRACT:** 3.16 acres

**DISTRICT:** 1

**LAND LOT(S):** 66,67

**PARCEL(S):** 5

**TAXES: PAID** X **DUE** \_\_\_\_\_

**COMMISSION DISTRICT:** 2

**OPPOSITION:** NO. OPPOSED      **PETITION NO:** \_\_\_\_\_      **SPOKESMAN** \_\_\_\_\_

**PLANNING COMMISSION RECOMMENDATION**

**APPROVED** \_\_\_\_\_ **MOTION BY** \_\_\_\_\_

**REJECTED** \_\_\_\_\_ **SECONDED** \_\_\_\_\_

**HELD** \_\_\_\_\_ **CARRIED** \_\_\_\_\_

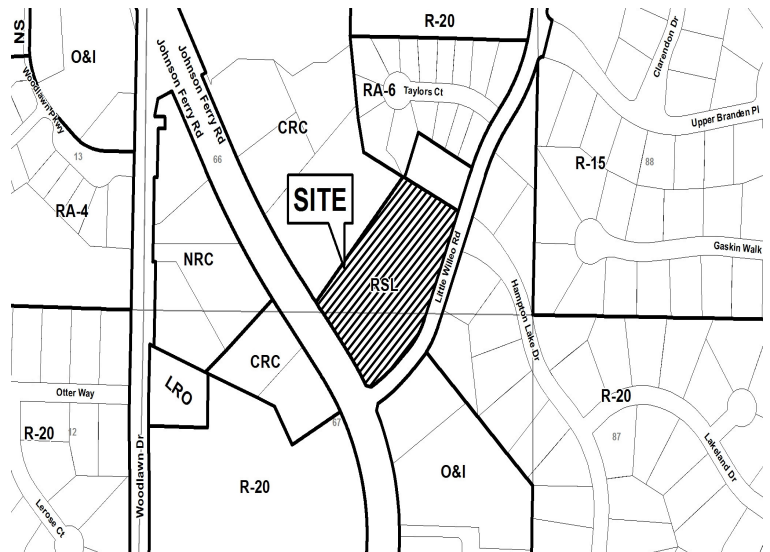
**BOARD OF COMMISSIONERS DECISION**

**APPROVED** \_\_\_\_\_ **MOTION BY** \_\_\_\_\_

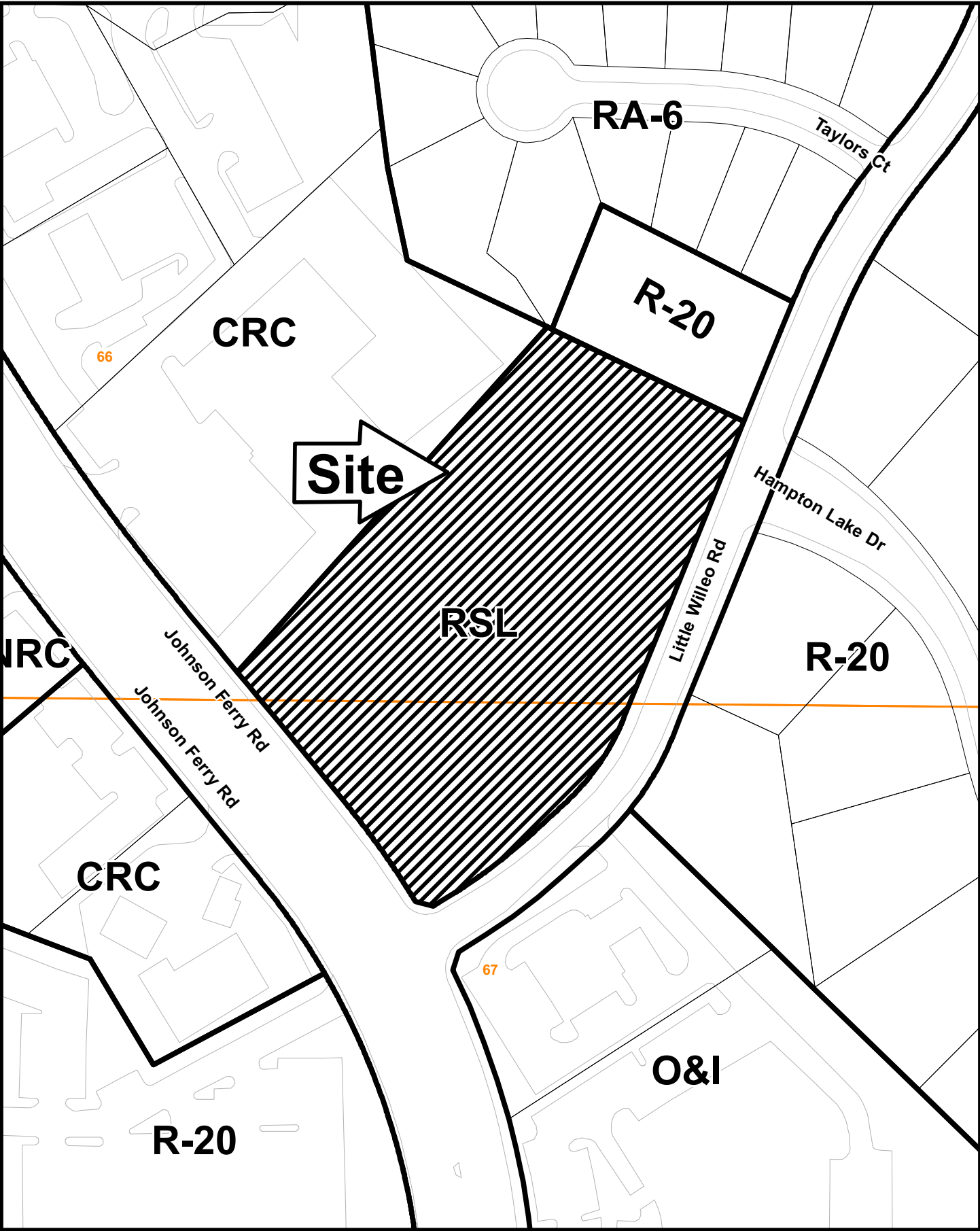
**REJECTED** \_\_\_\_\_ **SECONDED** \_\_\_\_\_

**HELD** \_\_\_\_\_ **CARRIED** \_\_\_\_\_

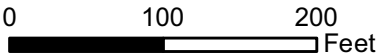
**STIPULATIONS:**





# Z-48-2016 GIS



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



-  City Boundary
-  Zoning Boundary

**APPLICANT:** Formation Development Group

**PETITION NO.:** Z-48

**PRESENT ZONING:** RSL

**PETITION FOR:** RSL-Supportive

\*\*\*\*\*

**ZONING COMMENTS:**

**Staff Member Responsible:** Jason A. Campbell

**Land Use Plan Recommendation:** Community Activity Center (CAC)

**Proposed Number of Buildings:** 1      **Total Square Footage of Development:** 84,353

**F.A.R.:** 0.612      **Square Footage/Acre:** 26,693.98

**Parking Spaces Required:** 70      **Parking Spaces Provided:** 55

Applicant is requesting the Residential Senior Living (RSL) zoning district for the development of a 94-unit supportive senior living facility. The building will be three stories, scaling down in size west toward Hampton Lake. The proposed architecture will include brick, stone, and a mixture of shake, lap and metal accents. There will be 25 daily employees. There will be no access to Little Willeo Road, except for emergency access.

The proposal may require a contemporaneous variance in order to waive the 35-foot height limitation for RSL (supportive) in a Community Activity Center where the building will be three stories tall. The proposed site plan will also require a contemporaneous variance to waive the number of required parking spaces (calculated at .75 spaces x 94 units) from 70 to 55.

**Cemetery Preservation:** No comment.

**APPLICANT:** Formation Development Group

**PETITION NO.:** Z-48

**PRESENT ZONING:** RSL

**PETITION FOR:** RSL-Supportive

\*\*\*\*\*

**SCHOOL COMMENTS:** No comment.

<u>Name of School</u>	<u>Enrollment</u>	<u>Capacity Status</u>	<u>Number of Portable Classrooms</u>
Elementary			
Middle			
High			

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

**Additional Comments:**

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**APPLICANT:** Formation Development Group

**PETITION NO.:** Z-48

**PRESENT ZONING:** RSL

**PETITION FOR:** RSL-Supportive

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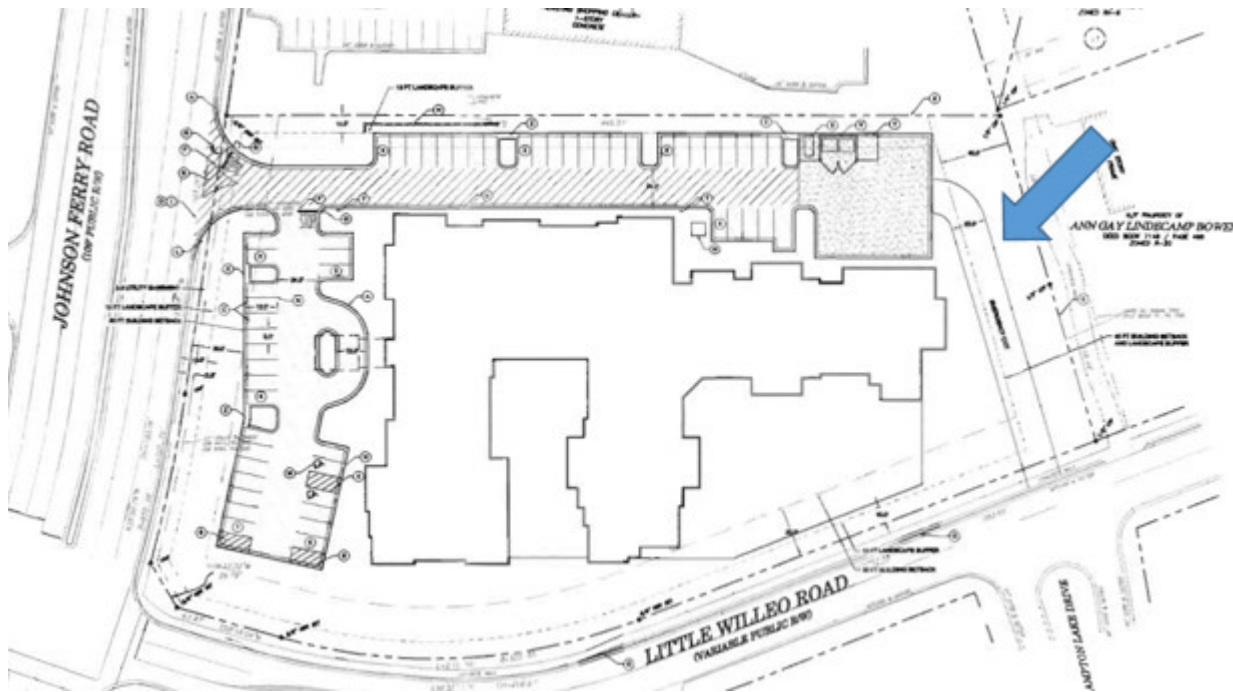
**FIRE COMMENTS:**

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

**ACCESS:** Fire apparatus access roads shall extend to within 150 feet of all portions of the facility or any portion of the exterior wall of the first floor (State Modifications IFC 503.1 2006 Edition).

All access roads shall meet the American Association of State and Highway Transportation Officials (AASHTO) design manual live load standard HS20 (75,000 lbs.) with an unobstructed width of not less than 20 feet, 25 foot inside radius, 50 foot outside turning radius and unobstructed vertical clearance of not less than 13 feet 6 inches.

Grass is not an acceptable fire lane surface material.



APPLICANT: Formation Development Group  
PRESENT ZONING: RSL

PETITION NO.: Z-48  
PETITION FOR: RSL-Supportive

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**PLANNING COMMENTS:**

The applicant is requesting a rezoning from RSL to RSL-Supportive for the purpose of residential senior living (supportive). The 3.16 acre site is located on the northern corner of Johnson Ferry Road and Little Willeo Road.

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 Community Activity Center (CAC) future land use category, with RSL 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. 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:

- Northeast: Low Density Residential (LDR)
- Southeast: Community Activity Center (CAC) and Low Density Residential (LDR)
- Southwest: Community Activity Center (CAC)
- Northwest: Community Activity Center (CAC)

Master Plan/Corridor Study

The property is located within the boundary of the Johnson Ferry Urban Plan.

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.

APPLICANT: Formation Development Group

PETITION NO.: Z-48

PRESENT ZONING: RSL

PETITION FOR: RSL-Supportive

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**PLANNING COMMENTS:** 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

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 Formation Development Group

PETITION NO. Z-048

PRESENT ZONING RSL

PETITION FOR RSL-supportive

\*\*\*\*\*

**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 / E side of Johnson Ferry 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: Hampton Lake Dr at Little Willeo Rd

Estimated Waste Generation (in G.P.D.): A D F= 4,950 Peak= 12,375

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

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 Sewer also available in Willeo Place S/D, with new easement and acceptance of existing  
Comments: sewer line

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: Formation Development Group**

**PETITION NO.: Z-48**

**PRESENT ZONING: RSL**

**PETITION FOR: RSL-Supportive**

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**STORMWATER MANAGEMENT COMMENTS**

**FLOOD HAZARD:**  YES  NO  POSSIBLY, NOT VERIFIED

**DRAINAGE BASIN: Bishop 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 system.

APPLICANT: Formation Development Group

PETITION NO.: Z-48

PRESENT ZONING: RSL

PETITION FOR: RSL-Supportive

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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 tract is located at the northeast corner of Johnson Ferry and Little Willeo Roads. The existing site is wooded with average slopes of 2 to 15%. The majority of the site is drains to the northwest into and through the adjacent commercial development to the north. Approximately 0.8 acres drains to the northeast into the right-of-way of Little Willeo Road.
2. Stormwater management will be located underground beneath the parking area. The system must be designed not to exceed the capacity of the downstream receiving system.

**APPLICANT: Formation Development Group**

**PETITION NO.: Z-48**

**PRESENT ZONING: RSL**

**PETITION FOR: RSL-Supportive**

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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
Little Willeo Road	4,600	Minor Collector	35 mph	Cobb County	60'
Johnson Ferry Road	51,800	Arterial	40 mph	Cobb County	100'

*Based on 2009 traffic counting data taken by Cobb County DOT for Little Willeo Road.*

*Based on 2009 traffic counting data taken by Cobb County DOT for Johnson Ferry Road.*

**COMMENTS AND OBSERVATIONS**

Little Willeo 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.

Johnson Ferry Road is classified as an arterial 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.

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 Little Willeo Road, a minimum of 30' from the roadway centerline.

Recommend a deceleration lane on Johnson Ferry Road for the entrance.

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## STAFF RECOMMENDATIONS

### **Z-48 FORMATION DEVELOPMENT GROUP**

- A. It is Staff's opinion that the applicant's rezoning proposal may permit a use that is suitable in view of the use and development of adjacent and nearby properties. Other properties in the area are zoned and developed for single-family residential, retail, office and institutional uses.
- B. It is Staff's opinion that the applicant's rezoning proposal may not have an adverse effect on the usability of adjacent or nearby property. The proposed development will continue the transition between higher intensity commercial uses and residential uses.
- 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 in the Community Activity Center (CAC) land use category. The requested zoning district of RSL (supportive) is compatible with the CAC land use category. This residential use is also designed to function as a cut-off for non-residential uses within an activity center and a transitional use to residential uses adjoining activity centers. Properties north of the subject property are in the CAC land use category and properties to the north and east are in Low Density Residential (LDR).
- 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 proposed use is permitted under the requested RSL (supportive) zoning district and the CAC land use designation. The height of the building steps down in intensity as you move away from the intersection. Additionally, there is no access to Little Willeo Road, except for emergency access.

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

1. Site plan received by the Zoning Division on April 7, 2016, with the District Commissioner approving minor modifications;
2. Variances mentioned in the Zoning Comments;
3. Fire Department comments and recommendations;
4. Water and Sewer Division comments and recommendations;
5. Stormwater Management Division comments and recommendations;
6. Department of Transportation comments and recommendations; and
7. 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.**

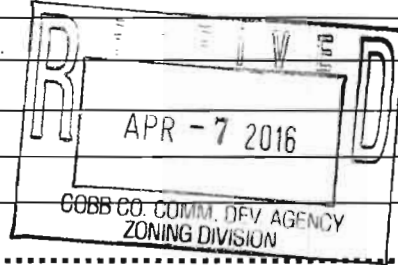
Application No. Z-48

June 2016

# Summary of Intent for Rezoning

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

- a) Proposed unit square-footage(s): \_\_\_\_\_
- b) Proposed building architecture: Brick, Stone, Mixture of Shake, Lap and Metal Accents
- c) Proposed selling prices(s): \_\_\_\_\_
- d) List all requested variances: See Site Plan, TBD.



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

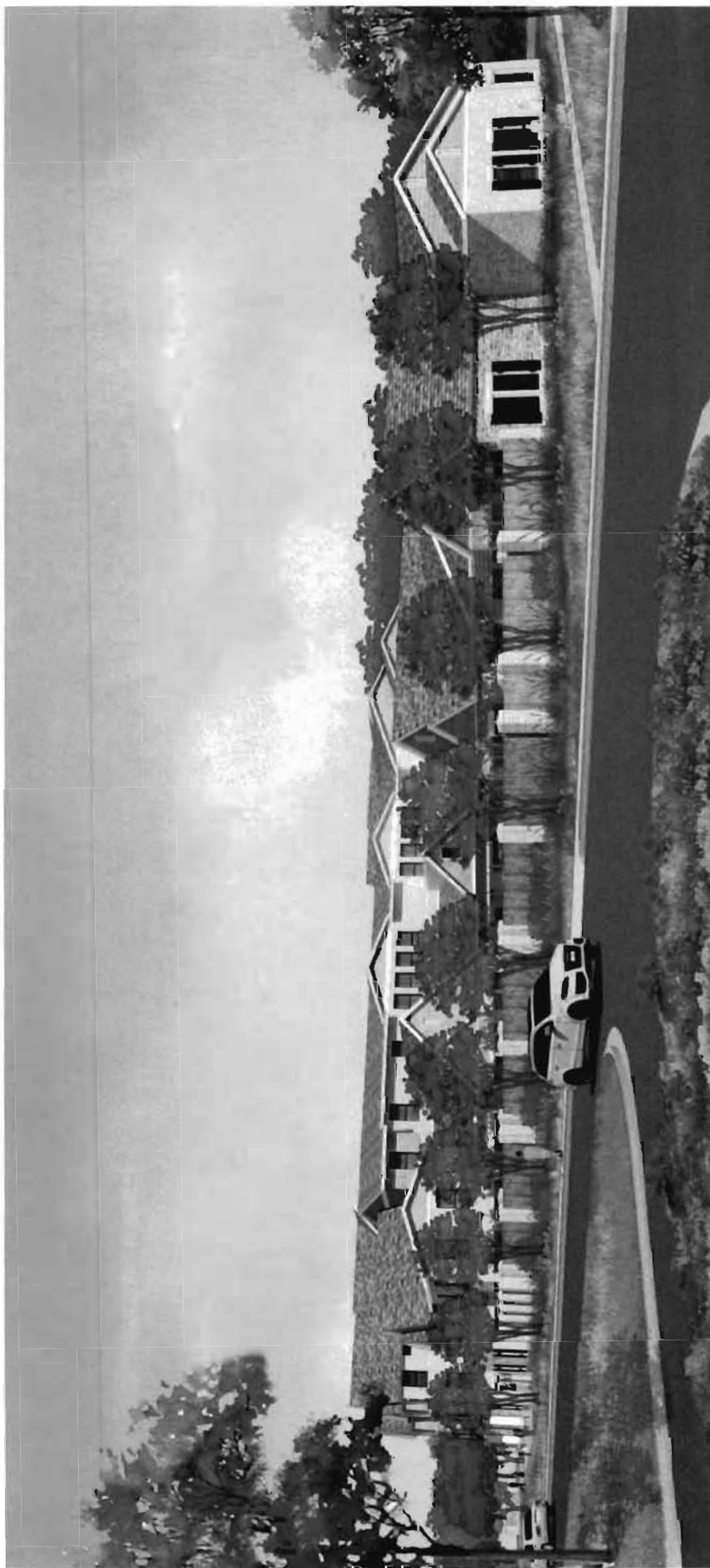
- a) Proposed use(s): \_\_\_\_\_
- b) Proposed building architecture: \_\_\_\_\_
- c) Proposed hours/days of operation: \_\_\_\_\_
- d) List all requested variances: \_\_\_\_\_

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

No entrance or exit on Little Willeo Rd., transitioning height from 3 stories to 1 story.  
 Residential Senior Living Supportive with no impact on traffic as residents will not have automobiles.  
 No construction traffic or parking on Little Willeo Rd.

.....  
**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).** No.



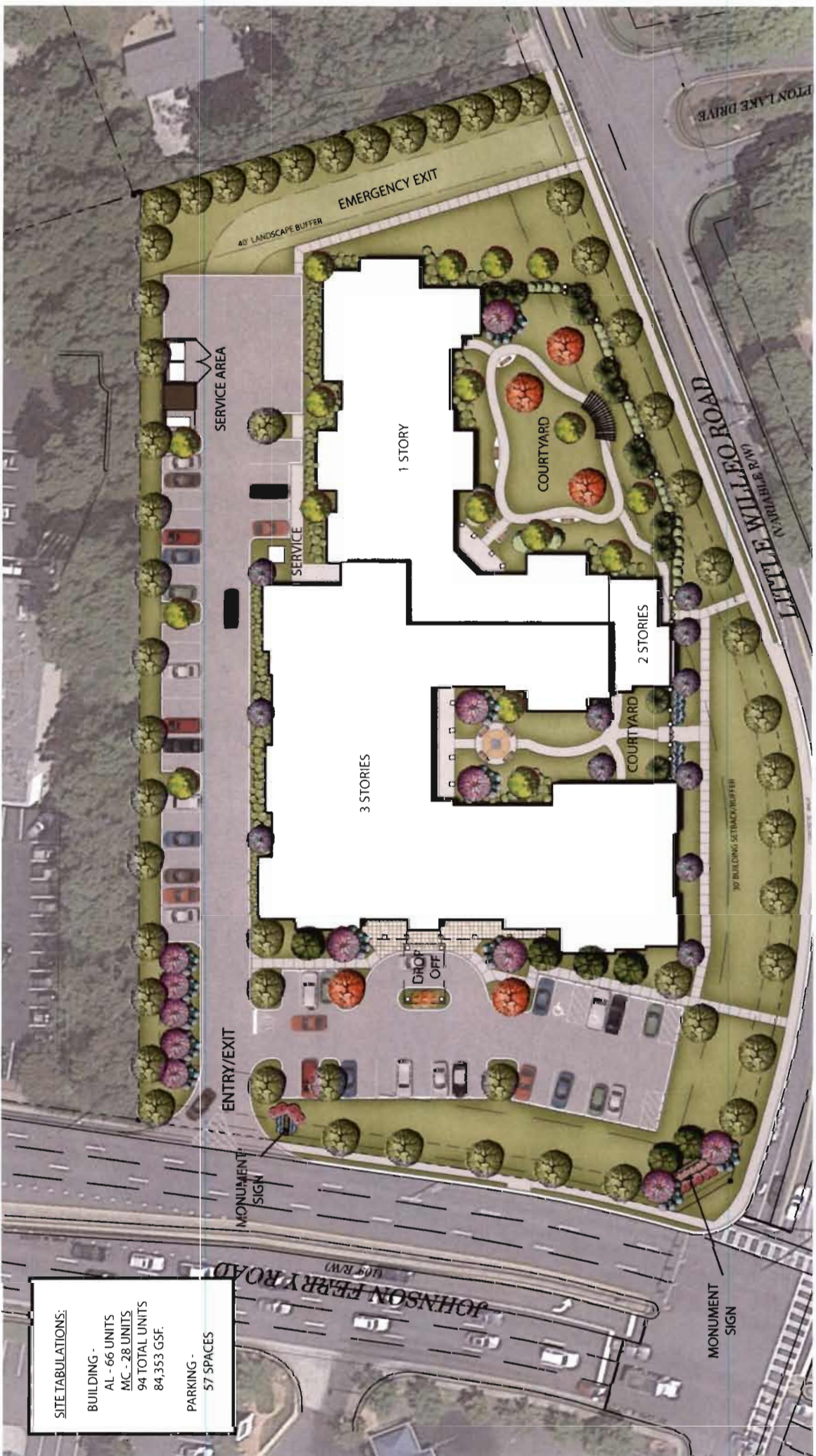
NORTHEAST PERSPECTIVE

SOLANA EAST COBE  
ZONING SUBMITTAL | 04.07.2016 | Senior Living

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ZONING DIVISION



CONCEPTUAL SITE PLAN  
 SOLANA EAST COBB  
 ZONING SUBMITTAL | 04.07.2016 | Senior Living



**SITE TABULATIONS:**

<b>BUILDING -</b>	
AL - 66 UNITS	
MC - 28 UNITS	
94 TOTAL UNITS	
84,353 GSF	
<b>PARKING -</b>	
57 SPACES	

**RECEIVED**  
 APR - 7 2016  
 COBB CO. COMM. DEV. AGENCY  
 ZONING DIVISION

