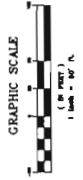


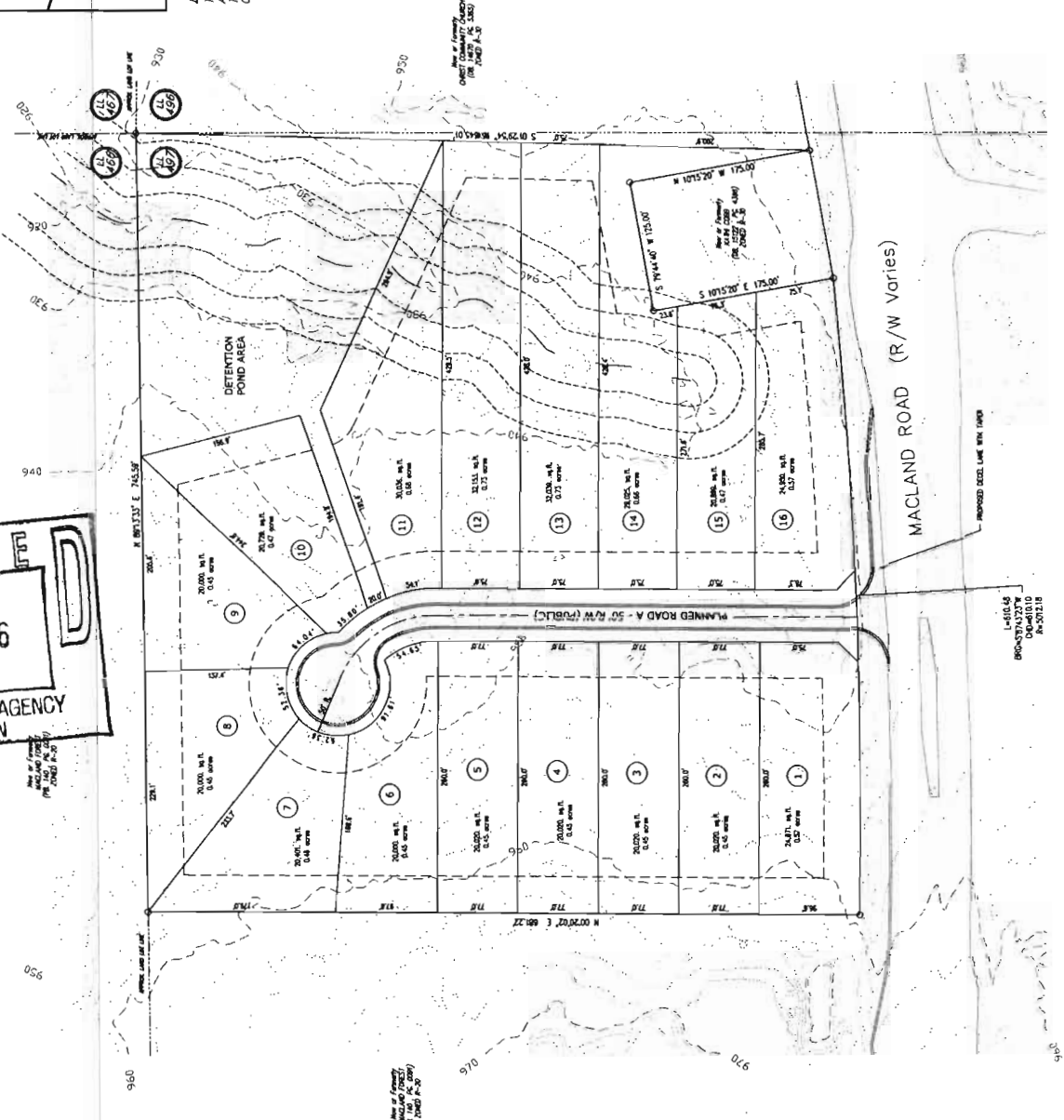
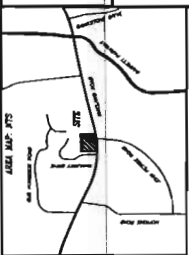
Z-51
(2016)

centerline
SURVEYING AND LAND PLANNING, INC.
1201 BRIDGE ROAD, SUITE 114, KENNESAW, GA 30144
PHONE: (770) 424-0222 FAX: (770) 424-1414

NO.	DATE	REVISION DESCRIPTION	BY



FLOOD INFORMATION:
THIS PROPERTY IS NOT LOCATED WITHIN A FLOOD OR NEAR FLOOD ZONE ACCORDING TO THE FLOOD HAZARD MAP OF COBB COUNTY (ADOPTED DATED: MARCH 4, 2013)



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

SITE NOTES:
PROPOSED USE: SINGLE FAMILY RESIDENTIAL
CURRENT ZONING: R-10
TOTAL RESIDENTIAL UNITS: 16
TOTAL AREA: 3.88 ACRES
RESIDENTIAL DENSITY: 4.12 UNITS PER ACRE

PROPERTY ADDRESS:
2300 W. MACLAN ROAD
POWDER SPRING, GA 30127

L-15148
PROJECT/LOT
DW-1010
R-30218

APPLICANT: Adventur Living LLC

PHONE#: 770-652-0044 **EMAIL:** BERNIESMITH@KW.COM

REPRESENTATIVE: Bernie Smith

PHONE#: 770-652-0044 **EMAIL:** BERNIESMITH@KW.COM

TITLEHOLDER: James Richard Gaydon; Lonie M. Barfield a/k/a

Lonnie Melba Barfield

PROPERTY LOCATION: North side of Macland Road, east of

McMurry Drive

(3204 Macland Road)

ACCESS TO PROPERTY: Macland Road

PHYSICAL CHARACTERISTICS TO SITE: Wooded acreage

PETITION NO: Z-51

HEARING DATE (PC): 06-07-16

HEARING DATE (BOC): 06-21-16

PRESENT ZONING: R-30

PROPOSED ZONING: R-20

PROPOSED USE: Residential Subdivision

SIZE OF TRACT: 9.8 acres

DISTRICT: 19

LAND LOT(S): 497

PARCEL(S): 2

TAXES: PAID X **DUE** _____

COMMISSION DISTRICT: 1

CONTIGUOUS ZONING/DEVELOPMENT

NORTH: R-20/Macland Forest

SOUTH: R-20/Wooded areage

EAST: R-30/Single-family houses

WEST: R-20/Macland Forest

Adjacent Future Land Use:

North: Very Low Density Residential (VLDR)

East: Public Institution (PI) and Very Low Density Residential (VLDR)

South: Low Density Residential (LDR)

West: Very Low Density Residential (VLDR)

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

PLANNING COMMISSION RECOMMENDATION

APPROVED _____ **MOTION BY** _____

REJECTED _____ **SECONDED** _____

HELD _____ **CARRIED** _____

BOARD OF COMMISSIONERS DECISION

APPROVED _____ **MOTION BY** _____

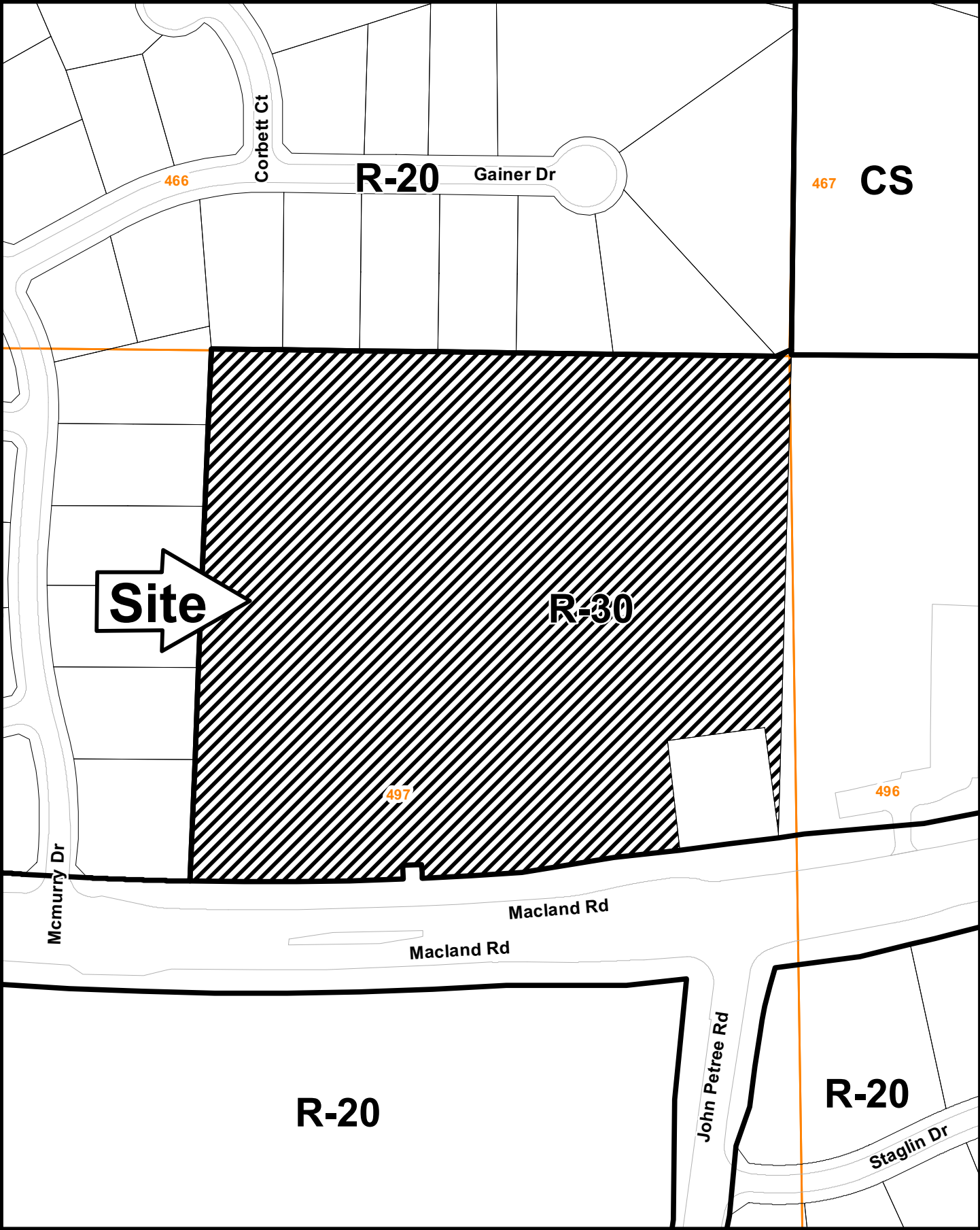
REJECTED _____ **SECONDED** _____

HELD _____ **CARRIED** _____

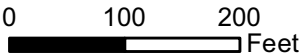
STIPULATIONS:



Z-51-2016 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: Adventur Living LLC

PETITION NO.: Z-51

PRESENT ZONING: R-30

PETITION FOR: R-20

ZONING COMMENTS:

Staff Member Responsible: Jason A. Campbell

Land Use Plan Recommendation: Very Low Density Residential (0-2 units per acre)

Proposed Number of Units: 16 **Overall Density:** 1.63 **Units/Acre**

Staff estimate for allowable # of units: 10 **Units*** **Increase of:** 6 **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 R-20 zoning district in order to develop a 16-lot single-family subdivision. The proposed minimum house size is 3,500 square feet and the prices will range from \$350,000 and higher. The architecture will be similar to the attached elevation and floorplan. The proposed lot sizes range from 20,000 square feet to 32,153 square feet.

Cemetery Preservation: No comment.

APPLICANT: Adventur Living LLC

PETITION NO.: Z-51

PRESENT ZONING: R-30

PETITION FOR: R-20

SCHOOL COMMENTS:

<u>Name of School</u>	<u>Enrollment</u>	<u>Capacity Status</u>	<u>Number of Portable Classrooms</u>
<u>Dowell Elementary</u>	<u>1001</u>	<u>985</u>	<u> </u>
<u>Elementary</u>			
<u>Tapp Middle</u>	<u>782</u>	<u>1023</u>	<u> </u>
<u>Middle</u>			
<u>McEachern High</u>	<u>2342</u>	<u>2362</u>	<u> </u>

High

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

Additional Comments: No comment.

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: Adventur Living, LLC
PRESENT ZONING: R-30

PETITION NO.: Z-51
PETITION FOR: R-20

PLANNING COMMENTS:

The applicant is requesting a rezoning from R-30 to R-20 for the purpose of residential senior living (non-supportive). The 9.8 acre site is located on the north side of Macland Road, east of McMurry 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 Very 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 very low density housing, particularly in locations which may not have basic services such as sewer, or where the existing or desired residential development pattern is zero to two (2) dwelling units per acre.

Specific Area Policy Guidelines:

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

Adjacent Future Land Use:

North: Very Low Density Residential (VLDR)
East: Public Institution (PI) and Very Low Density Residential (VLDR)
South: Low Density Residential (LDR)
West: Very Low Density Residential (VLDR)

Master Plan/Corridor Study

The property is located within the boundary of the Macland Road 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 Macland Road Design Guidelines

Does the current site plan comply with the design requirements?

- Pedestrian access to buildings
 Yes No Not applicable
- Streetscape elements
 Yes No Not applicable
- Building Frontage
 Yes No Not applicable
- Parking Standard
 Yes No Not applicable

APPLICANT: Adventur Living, LLC
PRESENT ZONING: R-30

PETITION NO.: Z-51
PETITION FOR: R-20

PLANNING COMMENTS: continued

- Architecture standard
 Yes No Not applicable

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

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 Adventur Living LLC

PETITION NO. Z-051

PRESENT ZONING R-30

PETITION FOR R-20

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 / N side of Macland 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: 1,760' E in Macland Road, if elevations allow

Estimated Waste Generation (in G.P.D.): A D F= 2,560 Peak= 6,400

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

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 is also available to N/NE with easements
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: Adventur Living LLC

PETITION NO.: Z-51

PRESENT ZONING: R-30

PETITION FOR: R-20

STORMWATER MANAGEMENT COMMENTS

FLOOD HAZARD: YES NO POSSIBLY, NOT VERIFIED

DRAINAGE BASIN: Trib to Mud 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 lakes - need to keep residential buildings out of hazard.

WETLANDS: YES NO POSSIBLY, NOT VERIFIED

Location: within and adjacent to stream channels

- 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 stream.

APPLICANT: Adventur Living LLC

PETITION NO.: Z-51

PRESENT ZONING: R-30

PETITION FOR: R-20

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 parcel is located to the north of Macland Road. The site is completely wooded with average slopes ranging from approximately 2 to 15%. The entire site drains to the northeast corner where it flows through the rear of two lots within the adjacent Macland Forest Subdivision via a recorded drainage easement before discharging into the Mud Creek floodplain.
2. Since the proposed stormwater management facility will need to be located adjacent to existing residential parcels adequate landscape screening should be required.
3. The existing runoff from the Macland Road right-of-way must be accommodated through the site.

APPLICANT: Adventur Living LLC

PETITION NO.: Z-51

PRESENT ZONING: R-30

PETITION FOR: R-20

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
Macland Road	27,800	Arterial	55 mph	Georgia DOT	100'

Based on 2013 traffic counting data taken by Cobb County DOT for Macland Road.

COMMENTS AND OBSERVATIONS

Macland 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 curb, gutter, and sidewalk along the Macland Road frontage.

Recommend GDOT permits for all work along the Macland Road frontage.

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

Recommend a deceleration lane on Macland Road for the entrance.

Recommend restricting driveway on Macland Road to right-in/right-out.

STAFF RECOMMENDATIONS

Z-51 ADVENTUR LIVING, 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 conformity with the policy and intent of the *Cobb County Comprehensive Plan*, which delineates this property as being within the Very Low Density Residential (VLDR) land use category, having a density range of 0-2 units per acre. The applicant's proposal for R-20 at 1.63 units per acre is consistent with the VLDR land use category. Other zonings and densities in the area include: Vineyard Place East (zoned R-20 at 1.44 units per acre); Robinson Glen (zoned CS at 1.60 units per acre); Macland Forest (zoned R-20 at 1.62 units per acre); Double Creek (zoned R-20 at 1.66 units per acre); Vineyard Place (zoned R-20 at 1.77 units per acre); and Country Lake Unit I (zoned R-15 at 2.196 units per acre). The proposed density is in the VLDR range of 0-2 units per acre and the 1.44-2.196 units per acre range of other developments in the area.
- 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 the *Cobb County Comprehensive Plan* designation of VLDR and the densities of other developments in the area.

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. Water and Sewer Division comments and recommendations;
3. Stormwater Management Division comments and recommendations; and
4. 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-51

June 2016

Summary of Intent for Rezoning

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

- a) Proposed unit square-footage(s): 3500
- b) Proposed building architecture: Traditional
- c) Proposed selling prices(s): 350 K and HIGHER
- d) List all requested variances: NONE

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?

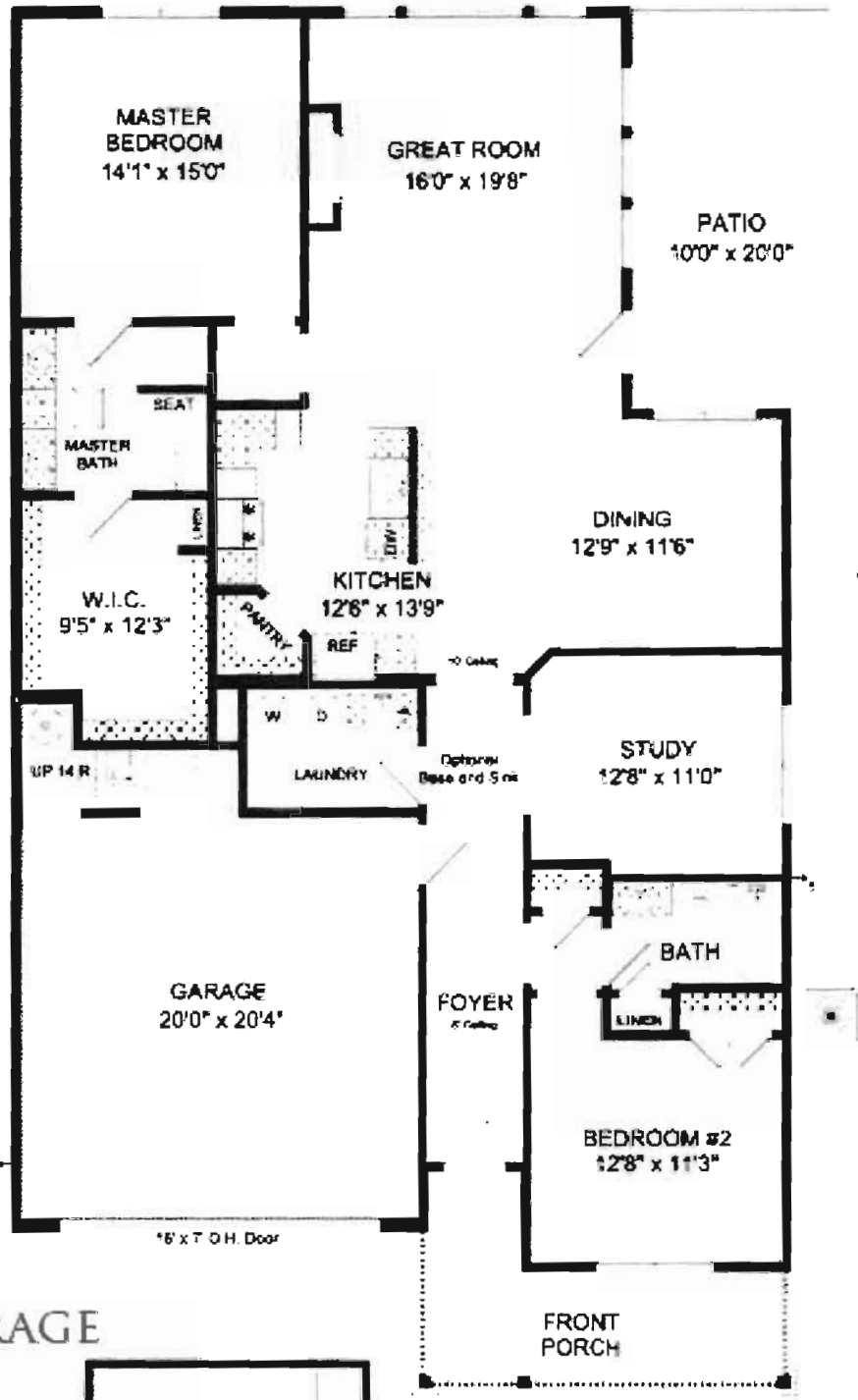
(Please list all Right-of-Ways, Government owned lots, County owned parcels and/or remnants, etc., and attach a plat clearly showing where these properties are located). NONE KNOWN AT THIS TIME.

*** APPLICANT SPECIFICALLY RESERVES THE RIGHT TO AMEND ANY INFORMATION SET FORTH IN THE SUMMARY OF INTENT, OR ANY PORTION OF THE APPLICATION FOR REZONING, AT ANY TIME DURING THE REZONING PROCESS.**

Z-51 (2016)
Elevation and
Floor Plan



Z-51 (2016)
Elevation and
Floor Plan



Optional Bedroom/Closet

STORAGE UP

DN 14 R



