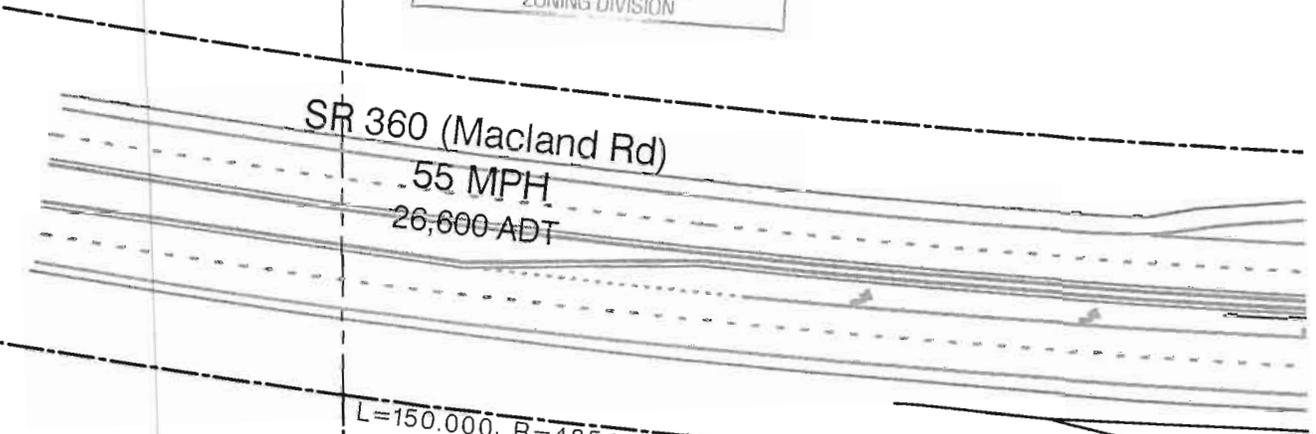
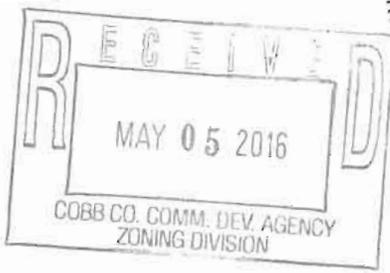


Z-59
(2016)

LAND
LOT
498

LAND
LOT
497



LOT
41

R20

$L=150.000, R=4854.631$

NS

$N01^{\circ}05'54.73''E$
145.330

$N00^{\circ}36'45.27''E$
130.000

LOT
40

R20

$S87^{\circ}45'13.63''E$
150.001

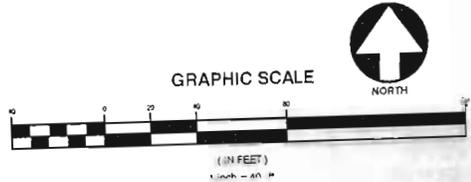
SUBJECT PROPERTY:
-3297 MACLAND ROAD (.47 ACRES)

LOT
39

R20

R20

$N01^{\circ}05'54.73''E$
313.640



APPLICANT: CCIC, INC

PHONE#: 404-610-1431 EMAIL: aamer@areng.com

REPRESENTATIVE: Mugees Khan

PHONE#: 404-610-1431 EMAIL: aamer@areng.com

TITLEHOLDER: CCIC, INC

PROPERTY LOCATION: South side of Macland Road, east of

Scotney Castle Lane, west of John Petree Road

(3297 Macland Road)

ACCESS TO PROPERTY: Macland Rd

PHYSICAL CHARACTERISTICS TO SITE: Wooded, undeveloped

PETITION NO: Z-59

HEARING DATE (PC): 07-07-16

HEARING DATE (BOC): 07-19-16

PRESENT ZONING NS

PROPOSED ZONING: R-20

PROPOSED USE: Single-family Residential

SIZE OF TRACT: 0.47 acres

DISTRICT: 19

LAND LOT(S): 497

PARCEL(S): 4

TAXES: PAID X DUE

COMMISSION DISTRICT: 4

CONTIGUOUS ZONING/DEVELOPMENT

NORTH: R-20/ Macland Forest Subdivision

SOUTH: R-20/ Wooded, undeveloped

EAST: R-20/ Wooded, undeveloped

WEST: R-20/ Vineyard Place Subdivision

Adjacent Future Land Use:

North: Very Low Density Residential (VLDR) (Across Macland Road.)

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 VOTE

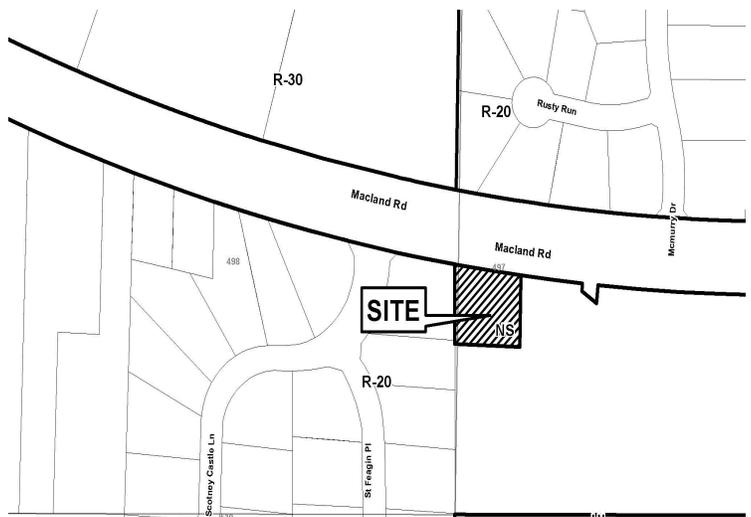
BOARD OF COMMISSIONERS DECISION

APPROVED MOTION BY

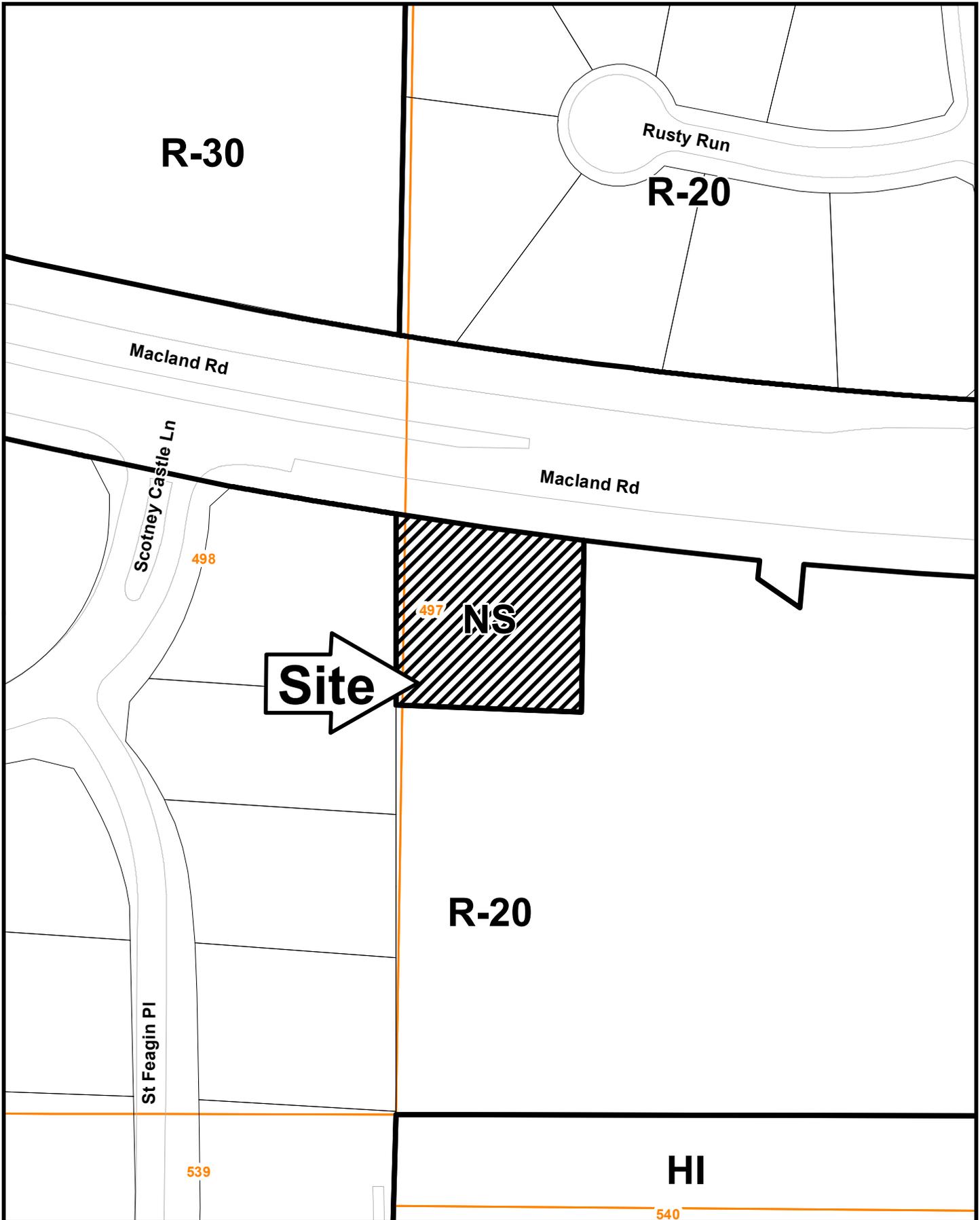
REJECTED SECONDED

HELD VOTE

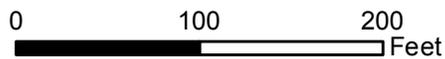
STIPULATIONS:



Z-59-2016 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: CCIC, INC

PETITION NO.: Z-59

PRESENT ZONING: NS

PETITION FOR: R-20

ZONING COMMENTS:

Staff Member Responsible: Terry Martin, MPA

Land Use Plan Recommendation: LDR Low Density Residential

Proposed Number of Units: 0 **Overall Density:** 0 **Units/Acre**

Staff estimate for allowable # of units: 1 **Units*** **Increase of:** 0 **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 of the subject 0.47 acres from its current NS neighborhood shopping district to R-20 single-family residential district. The applicant has no immediate intentions to develop the property but simply wishes it to match the surrounding properties' residential zoning.

Cemetery Preservation: No comment.

APPLICANT: CCIC, INC

PETITION NO.: Z-59

PRESENT ZONING: NS

PETITION FOR: R-20

SCHOOL COMMENTS:

Name of School	Enrollment	Capacity Status	Number of Portable Classrooms
_____	_____	_____	_____
Elementary			
_____	_____	_____	_____
Middle			
_____	_____	_____	_____
High			

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

Additional Comments:

APPLICANT: CCIC, INC

PETITION NO.: Z-59

PRESENT ZONING: NS

PETITION FOR: R-20

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: **CCIC, Inc.**

PETITION NO.: **Z-59**

PRESENT ZONING: **NS**

PETITION FOR: **R-20**

PLANNING COMMENTS:

The applicant is requesting a rezoning from NS to R-20 with stipulations for the purpose of single family residential. The .47 acre site is located on the south side of Macland Road, east of Scotney Castle Lane, west of John Petree 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 Low Density Residential (LDR) future land use category, with NS 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:

North: Very Low Density Residential (VLDR) (Across Macland Road.)
East: Low Density Residential (LDR)
South: Low Density Residential (LDR)
West: Low Density Residential (LDR)

Master Plan/Corridor Study

The property is located within the boundary of the Macland Road Study 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 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

APPLICANT: CCIC, Inc.
PRESENT ZONING: NS

PETITION NO.: Z-59
PETITION FOR: R-20

PLANNING COMMENTS:

Continued

- Parking Standard
 Yes No Not applicable

- Architecture standard
 Yes No Not applicable

YES *indicates applicant has met the corresponding issue.*
NO *indicates applicant has not met the corresponding issue and/or there is not enough information provided.*
N/A *indicates issue is 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 CCIC, Inc

PETITION NO. Z-059

PRESENT ZONING NS

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): 8" DI / S side of Macland 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: 1,600' SE w/easements

Estimated Waste Generation (in G.P.D.): A D F= 160 Peak= 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 Comments: Lot may be too small (less than 1/2 acre) for septic consideration by Environmental Health Dept.

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: CCIC, Inc.

PETITION NO.: Z-59

PRESENT ZONING: NS

PETITION FOR: R-20

STORMWATER MANAGEMENT COMMENTS

No comment.

APPLICANT: CCIC, Inc _____

PETITION NO.: Z-59 _____

PRESENT ZONING: NS _____

PETITION FOR: R-20 _____

TRANSPORTATION COMMENTS:

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 that encroaches upon State right-of-way.

STAFF RECOMMENDATIONS

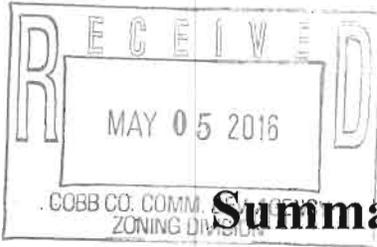
Z-59 CCIC, INC

- 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, if approved, would result in the property being zoned for residential development similar to immediately adjacent properties.
- B. It is Staff's opinion that the applicant's rezoning proposal will not have an adverse effect on the usability of adjacent or nearby property. The applicant has expressed no immediate intentions to develop 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, 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*. Located within an area delineated as LDR low density residential, the request would allow for the *Plan's* forecasted density of 1 to 2.5 dwelling units per acre with one (1) home being allowed on the existing half acre lot (though the applicant has expressed no immediate plans to build).
- 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 would allow the property's zoning to match that of immediately adjacent properties and provide for a consistent residential corridor along Macland Road. Though the applicant has indicated no immediate plans to build on the site, the rezoning would allow one (1), single home on the half acre lot. This would be consistent with other surrounding single-family residential development.

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

1. Fire Department comments and recommendations;
2. Stormwater Management Division comments and recommendations;
3. Water and Sewer 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-59

July 2016

Summary of Intent for Rezoning

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

- a) Proposed unit square-footage(s): Not Known
- b) Proposed building architecture: Not Known
- c) Proposed selling prices(s): Unknown
- d) List all requested variances: None

.....
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)

THE PROPERTY IS TOO SMALL (0.47 ACRES) TO BE USED AS CURRENTLY ZONED (NS). IT IS SURROUNDED BY R-20 ZONED PROPERTIES. NO IMMEDIATE DEVELOPMENT PLANNED.

.....
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