

APPLICANT: CalAtlantic Group, Inc.

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REPRESENTATIVE: Parks F. Huff

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

TITLEHOLDER: THE 'TRUE VINE' EXPERIENCE FOUNDATION, INC. HANNA LAND COMPANY, INC

PROPERTY LOCATION: On the south side of Shallowford Road, west side of Johnson Ferry Road and east and west sides of Waterfront Drive, and on the east side of Waterfront Circle.

ACCESS TO PROPERTY: Shallowford Road, Johnson Ferry Road and Waterfront Circle

PHYSICAL CHARACTERISTICS TO SITE: Numerous single-family residences, some converted to office use

PETITION NO: Z-68

HEARING DATE (PC): 08-02-16

HEARING DATE (BOC): 08-16-16

PRESENT ZONING: R-20, LRO & NRC

PROPOSED ZONING: RA-6

PROPOSED USE: Townhomes and Single Family Residential

SIZE OF TRACT: 30.96 acres

DISTRICT: 16th

LAND LOT(S) 466, 467, 470, 471

PARCEL(S): Multiple Parcels in Zoning File

TAXES: PAID X **DUE** _____

COMMISSION DISTRICT: 3

CONTIGUOUS ZONING/DEVELOPMENT

NORTH: R-20, O&I/ Harmony Grove Baptist Church, Shallowford Office Park

SOUTH: R-20, NRC, NS/ Johnson Ferry Estates, McDonalds, Retail Strip Center

EAST: NRC, O&I/ Retail, Light Automotive Repair, Office

WEST: R-20/ Waterfront Subdivision

Adjacent Future Land Use:

North: Neighborhood Activity Center (NAC) and Public Institutional (PI)

Southeast: Neighborhood Activity Center (NAC)

Southwest: Neighborhood Activity Center (NAC) and Low Density Residential (LDR)

West: Low Density Residential (LDR)

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

PLANNING COMMISSION RECOMMENDATION

APPROVED _____ MOTION BY _____

REJECTED _____ SECONDED _____

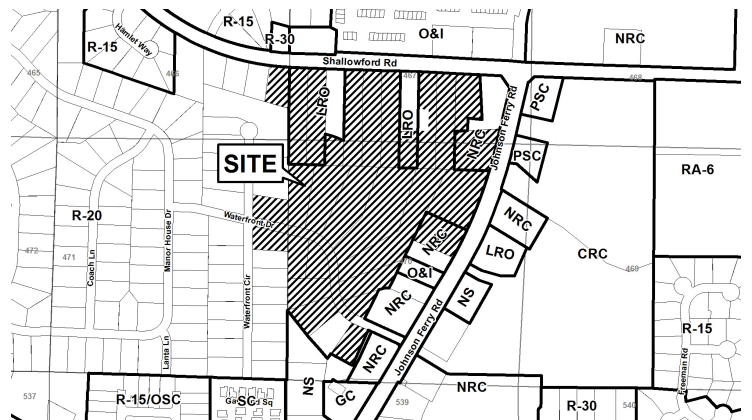
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BOARD OF COMMISSIONERS DECISION

APPROVED _____ MOTION BY _____

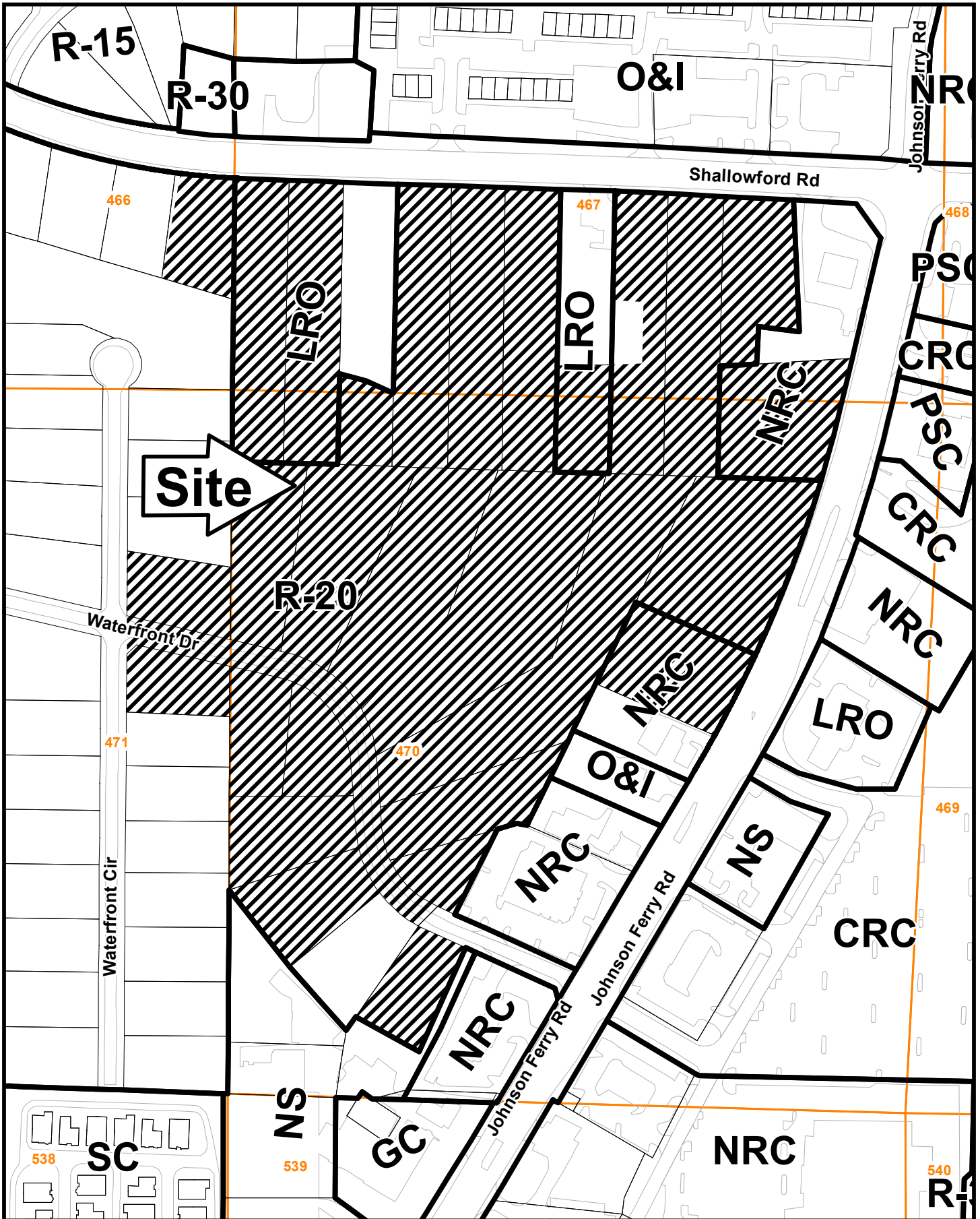
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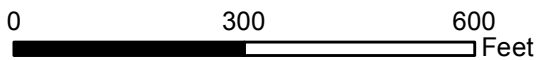


STIPULATIONS:

Z-68-2016 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: CalAtlantic Group, Inc.

PETITION NO.: Z-68

PRESENT ZONING: R-20, LRO & NRC

PETITION FOR: RA-6

ZONING COMMENTS:

Staff Member Responsible: Terry Martin, MPA

Land Use Plan Recommendation: Neighborhood Activity Center (NAC)

Proposed Number of Units: 106 **Overall Density:** 5.50 **Units/Acre**

Staff estimate for allowable # of units: 22 **Units*** **Increase of:** 84 **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 30.96 acres located at the southwest intersection of Shallowford Road and Johnson Ferry Road from the current LRO low rise office district, NRC neighborhood retail commercial district, and R-20 single-family residential district to the RA-6 single-family residential district in order to develop 106 single-family units. The proposed mixture of units is 30 single-family lots located adjacent to the existing Waterfront Subdivision which lies to the west of the project site and 76 townhomes located along Shallowford Road and more interiorly to the south of Cochran-Maddox Lake located on the site.

The proposed single-family units will range in size from 2,800 square feet to 4,000 square feet with anticipated selling prices from \$650,000 to \$750,000 while the townhome units will range in size from 2,600 square feet to 3,800 square feet and are anticipated to sell for \$525,000 to \$650,000. The style of the homes will be traditional in architecture and have exteriors containing a mixture of brick, stone, and fiber cement siding.

As proposed, the project requires the following variances:

1. Reduce the minor side setback from the required 20 feet to 5 feet;
2. Reduce the minimum distance between buildings from the required 15 feet to 10 feet;
3. Reduce the minimum lot area from the required 6,200 sq. ft. to 5,500 sq. ft.;
4. Reduce the minimum road frontage and minimum lot width at front setback line from the required 70 feet to 50 feet; and
5. Reduce the front setback along an arterial roadway from the required 50 feet to 40 feet along Shallowford Road.

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 lot.

APPLICANT: CalAtlantic Group, Inc.

PETITION NO.: Z-68

PRESENT ZONING: R-20, LRO & NRC

PETITION FOR: RA-6

SCHOOL COMMENTS:

For areas of development accessed by Shallowford Road:

Name of School	Enrollment	Capacity Status	Portable Classrooms
Shallowford Falls Elementary	624	786	
Simpson Middle	952	865	
Lassiter High	2176	2137	

For areas of development accessed by Johnson Ferry Road:

Name of School	Enrollment	Capacity Status	Portable Classrooms
Shallowford Falls Elementary	624	786	
Hightower Trail Middle	1078	911	
Pope High	1982	1912	

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

Additional Comments:

Approval of this petition will not have a significant impact on the enrollment at these schools.

FIRE COMMENTS:

Cobb County Fire Marshal’s Office recommendations:

- Guest Parking be implemented to facilitate clear roadways for emergency vehicle response. Distribution of guest parking to be uniform throughout; cluster parking on one end of the development is not the best design for functionality.
- Reconfigure fire apparatus access roadways to provide a turnaround near the Amenity Center.

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.

Maximum slope of the access road in reference to the apparatus is 10% Front to Back and 5% Side to Side. Maximum grade of roadways leading to Fire Access roads refer to the Cobb County Development Standard Section 400: 14% for Non-Residential. Maximum angle of departure is 8.5%.

Dead-end access roads in excess of 150 feet shall be provided with a turn-around (IFC 503.2.5 2006 Edition). Cul-de-sac with or without an island: minimum 60-foot radius to outside curb, measured to inside of curb and a minimum lane width = 24 feet (Cobb County Development Standard 401.09). Single-Family cul-de-sac without island: 38-foot outside radius with island reverts to commercial dimensions. Hammerhead turn-around: total of 110 feet needed (45 feet + 20 feet wide roadway + 45 feet).

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).

APPLICANT: CalAtlantic Group, Inc.
PRESENT ZONING: R-20, LRO & NRC

PETITION NO.: Z-68
PETITION FOR: RA-6

PLANNING COMMENTS:

The applicant is requesting a rezoning from R-20, LRO and NRC to RA-6 for the purpose of townhomes and single family residential. The 30.96 acre site is located on the south side of Shallowford Road, west side of Johnson Ferry Road, and east side of Waterfront Circle.

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 Neighborhood Activity Center (NAC) and Low Density Residential (LDR) future land use category, with R-20, LRO and NRC zoning designations. The purpose of the Neighborhood Activity Center (NAC) category is to provide for areas that serve neighborhood residents and businesses. Typical land uses for these areas include small offices, limited retail and grocery stores. 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. This category presents a range of densities.

Specific Area Policy Guidelines:

Because of the unique circumstances associated with the Johnson Ferry Road / Waterfront Drive area of the East Planning Area, the Board of Commissioners is considering the following redevelopment scenario for the Johnson ferry Estates Subdivision and the neighborhood activity center established therein:

Parcels not subject to an assemblage

- The eleven (11) parcels, from south west intersection of Johnson Ferry Road and Shallowford Road southward, with exclusive direct frontage on Johnson Ferry Road would be recommended for the NRC district and its permitted uses.
- The one parcel immediately west of the “Postel” property, southwest intersection of Johnson Ferry and Shallowford, on Shallowford Road would only be recommended for the Limited Retail Commercial (LRC) zoning district and its permitted uses.
- The nine parcels immediately west of the aforementioned LRC area on Shallowford Road just past the western land lot line of Land Lot 467 in the 16th district would only be recommended for the Low Rise Office (LRO) district and its permitted uses. The westernmost parcel shall provide a twenty-five foot (25’) landscaped buffer along the western edge upon rezoning and development.

Parcels subject to an assemblage

- The nine parcels with exclusive direct frontage on Waterfront Drive would be recommended (as part of an assemblage only) for a Neighborhood Retail Commercial (NRC) district and its permitted uses. It is very important to note that these parcels would only be entertained if all were combined together in conjunction with the four (4) parcels with exclusive direct frontage on Waterfront Drive as one rezoning application. Buffer and berm must be configured as shown on the conceptual plan contained in the Planning Division and Zoning Division Offices.

Guidelines for parcels subject to an assemblage

- All properties designated as subject to assemblage must be included in one rezoning application.
- Waterfront Drive to be addressed during the application for rezoning involving these parcels.
- The existing lake may be reconfigured to allow for better compliance and conformance with this conceptual redevelopment scenario.

PLANNING COMMENTS:

CONT.

- A minimum seventy-five (75') foot buffer with a minimum ten (10') foot high berm (on western edge of 75' buffer) will be required along western land lot line of Land Lot 470. The buffer and berm shall be designed and constructed so to shield westerly residential properties from noise and lights which may result from the development of the assemblage.
- In order to diversify land use and enhance the livability of the existing activity center vertical and horizontal mixed-use projects should be encourage along with single-family dwelling units.

Adjacent Future Land Use:

North: Neighborhood Activity Center (NAC) and Public Institutional (PI)
 Southeast: Neighborhood Activity Center (NAC)
 Southwest: Neighborhood Activity Center (NAC) and 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.

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)?

APPLICANT: CalAtlantic Group, Inc. _____

PRESENT ZONING: R-20, LRO & NRC _____

PETITION NO.: Z-68 _____

PETITION FOR: RA-6 _____

PLANNING COMMENTS:

CONT.

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 CalAtlantic Group, Inc.

PETITION NO. Z-068

PRESENT ZONING R-20,LRO,NRC

PETITION FOR RA-6

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): 16" DI / S side Shallowford Rd

Additional Comments: Also 6" CI / W side of Waterfront Circle.

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: On site

Estimated Waste Generation (in G.P.D.): A D F= 16,960 Peak= 42,400

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 Comments: Easement quitclaims and sewer relocation necessary. Sewer flow study may be requested 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.

APPLICANT: CalAtlantic Group, Inc.

PETITION NO.: Z-68

PRESENT ZONING: R-20, LRO & NRC

PETITION FOR: RA-6

STORMWATER MANAGEMENT COMMENTS

FLOOD HAZARD: YES NO POSSIBLY, NOT VERIFIED

DRAINAGE BASIN: Harmony Grove Creek FLOOD HAZARD INFO: Zone A

- 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: within footprint of original lake bed

- 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 culvert under Johnson Ferry Road.

APPLICANT: CalAtlantic Group, Inc.

PETITION NO.: Z-68

PRESENT ZONING: R-20, LRO & NRC

PETITION FOR: RA-6

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 original 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. The entire site drains to the existing Maddux Lake Dam which is located just west of Johnson Ferry Road. This dam controls runoff control from approximately 0.4 square miles of basin area. The original spillway has been modified to draw the lake down due to existing issues with the dam. The dam will need to be brought up to current Cobb County standards for permanent pool impoundments. There are two residential structures currently located within or immediately adjacent to the downstream dam embankment that must be removed.
2. All stormwater infrastructure within the townhome portion of this development will be privately maintained by the HOA.

APPLICANT: CalAtlantic Group, Inc.

PETITION NO.: Z-68

PRESENT ZONING: R-20, LRO & NRC

PETITION FOR: RA-6

TRANSPORTATION COMMENTS:

ROADWAY	AVERAGE DAILY TRIPS	ROADWAY CLASSIFICATION	SPEED LIMIT	JURISDICTIONAL CONTROL	MIN. R.O.W. REQUIREMENTS
Shallowford Road	25,000	Arterial	45 mph	Cobb County	100'
Johnson Ferry Road	30,800	Arterial	45 mph	Cobb County	100'
Waterfront Circle	N/A	Local	25 mph	Cobb County	50'
Waterfront Drive	N/A	Local	25 mph	Cobb County	50'

*Based on 2007 traffic counting data taken by Cobb County DOT for Shallowford Road.
Based on 2010 traffic counting data taken by Cobb County DOT for Johnson Ferry Road.*

COMMENTS AND OBSERVATIONS

Shallowford 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.

Johnson Ferry 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.

Waterfront 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.

Waterfront Drive 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.

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 south side of Shallowford Road, a minimum of 50' from the roadway centerline.

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 west side of Johnson Ferry Road, a minimum of 50' from the roadway centerline.

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

Recommend deceleration lanes for entrances on Shallowford Road.

APPLICANT: CalAtlantic Group, Inc.

PETITION NO.: Z-68

PRESENT ZONING: R-20, LRO & NRC

PETITION FOR: RA-6

Recommend public roads to end in cul-de-sacs.

Recommend private streets be constructed to the Cobb County Standard Specifications.

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

STAFF RECOMMENDATIONS

Z-68 CALATLANTIC GROUP, INC.

- A. It is Staff's opinion that the applicant's rezoning proposal will permit a use that is not suitable in view of the use and development of adjacent and nearby properties. The proposal for townhouse units along Shallowford Road may not be the best transition between uses of varying intensity in the manner in which they are proposed to be interspersed between existing LRO low rise office properties. The townhomes located interiorly to the site, between existing commercial uses along Johnson Ferry Road and the proposed single-family lots, may serve as a transition between those uses however, the proposed single-family lots, themselves, are too small and numerous and thus out of character with the adjacent residential properties in Waterfront Subdivision while providing no landscape buffer otherwise required by the Code.
- B. It is Staff's opinion that the applicant's rezoning proposal may have an adverse effect on the usability of adjacent or nearby property. The proposed townhomes along Shallowford Road, in the manner in which they are proposed to be placed in between existing LRO parcels, will result in too many residents accessing that arterial roadway via numerous curb cuts as opposed to a potentially more unified assemblage that may be possible under a different development scenario.

Also, those single-family residential lots proposed along the southwestern portion of the project adjacent to the existing Waterfront Subdivision are in no way in keeping with the RA-6 district's stated intent of residentially compatible uses that are "designed and built to ensure intensity and density compatibility with adjacent single-family detached dwellings." This is demonstrated by the requested variances for these lots including reduced setbacks, lot width, and lot size. By way of example, 3070 Waterfront Circle, a lot within the existing Waterfront Subdivision abutting the proposed development, being a half acre lot, will be bordered by at least five (5) lots in sizes ranging from 5,669 sq. ft. to no more than 6,656 sq. ft. under the proposed plan. Likewise, 3100 Waterfront Circle, similarly situated, will also be bordered by five (5) lots as small as 25% of its size. Of note, while not specifically requested by the applicant, the Code-required 10 foot landscape buffer between these proposed lots and existing residential properties is not shown.

- C. It is Staff's opinion that the applicant's rezoning proposal may 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. Staff is concerned about all the residential curb cuts along Shallowford Road.
- D. It is Staff's opinion that the applicant's rezoning proposal is not in conformity with the policy and intent of the *Cobb County Comprehensive Plan* which delineates this property to be within the NAC neighborhood activity center future land use category. While the Code calls for the RA-6 district to be located within the RAC regional activity center, in which the subject property is not, the *Plan* specifically identifies the Johnson Ferry Road/Waterfront Drive area for a redevelopment scenario following the neighborhood activity center established therein. In particular, it recognizes that the properties along Shallowford Road are ideally situated to provide LRO district uses, transitioning from the commercial uses at the corner of Shallowford Road and Johnson Ferry Road. Also, the *Plan* identifies those nine parcels with exclusive direct frontage on Waterfront Drive, as part of an assemblage only, as potential for rezoning to the NRC district when a substantial (75 foot buffer and 10 foot berm) buffer is provided along the western edge to shield existing residential properties beyond. The current proposal does not represent such a unified proposal.

Z-68 CALATLANTIC GROUP, INC. (Continued)

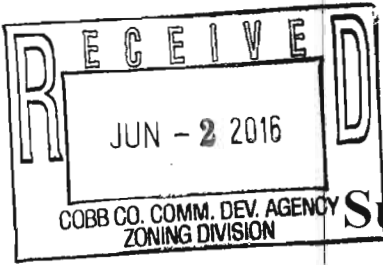
- E. It is Staff's opinion that there are existing and changing conditions affecting the use and development of the property which give supporting grounds for partially approving/deleting the applicant's rezoning proposal. That portion of the current proposal north of the lake and along Shallowford Road should not be approved to the RA-6 district as requested and either rezoned to the LRO category called for by the *Comprehensive Plan* or left until it is brought back for such purpose. This is due to the incongruity between the numerous proposed townhomes and the existing LRO uses present adjacent to them.

The remaining portion of the request, south of the lake and lying between the existing commercial uses along Johnson Ferry Road and Waterfront Drive, if not presented as envisioned by the *Plan*, may be considered for residential zoning in a manner more consistent with the Code. In this manner, due to the property's location within the NAC and not RAC, and in an effort to avoid the many requested variances, this portion of the application may be rezoned to the RA-5 district. This district would provide for less density (maximum 5 upa vs. 6 upa) and efforts can be made to better blend the proposed lots with the existing, adjacent lots of Waterfront Subdivision as required by the Code. With a plan that details a reduction in the number of lots backing up to existing homes in Waterfront and that provides the Code-required landscape buffer, Staff believes a quality, compatible development of this portion of the property is possible.

Based on the above analysis, Staff recommends **DELETING TO RA-5** subject to the following conditions:

1. Parcels along Shallowford Road to be deleted from this approval, with remaining property along Johnson Ferry Road and Waterfront Drive to be approved to RA-5 single-family residential district;
2. District Commissioner to approve final site plan;
3. No variances from RA-5 district regulations (full lot size, setbacks and buffers to be followed);
4. No more than two (2) lots within the proposed development to abut an existing, more restrictively zoned residential property (i.e. Waterfront Subdivision) and the lots addressed as 3080 and 3090 Waterfront Circle to remain single lots with one house per lot;
5. Fire Department comments and recommendations;
6. Sewer and Water Division comments and recommendations;
7. Stormwater Management Division comments and recommendations;
8. Department of Transportation comments and recommendations; and
9. 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-68
PC: August 2, 2016
BOC: August 16, 2016

Summary of Intent for Rezoning*

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

- a) **Proposed unit square-footage(s):** Single family units - 2800 to 4000+sf; Townhome units - 2600 to 3800 sf
- b) **Proposed building architecture:** Traditional style architecture with exteriors containing a mix of brick, stone and fiber cement siding.
- c) **Proposed selling prices(s):** Townhomes - \$525,000 to \$650,000; Single family units - \$650,000 to \$750,000
- d) **List all requested variances:** 1) Reduce single family side setback to 5 feet; 2) Reduce single family building separation to 10 feet; 3) Reduce single family minimum lot area to 5,500 square feet;
4) Reduce single family minimum lot width to 50 feet; 5) Reduce setback adjacent to Shallowford Road from 50 feet to 40 feet.

.....
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)

All parcels, except 3080 and 3090 Waterfront Circle, are located within area designated as Neighborhood Activity Center on Cobb County's Future Land Use Map. Additionally, the subject property contains parcels zoned LRO and NRC.

.....
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.

* The Applicant specifically reserves the right to amend any information set forth in this Summary of Intent for Rezoning, or any other portion of the Application for Rezoning, at any time during the rezoning process.