

WOODLAWN DRIVE
A MASTER PLANNED SINGLE FAMILY DEVELOPMENT
ILUM INVESTMENT GROUP
4000 WINTER SPRING
555 PARKWAY ROAD
ALFANTA, GEORGIA 30515
PHONE: 404-550-1020
WWW.ILUM.COM

[illegible]

SCALE 1" = 40'
DATE AUGUST 24, 2010
PROJECT 16197-100

THIS SIGN IS ONLY VALID IF COUNTERS SIGN
AND 24 HRS AFTER THE ORIGINAL SIGNATURE



SITE DATA:			
PROJECT NAME	13171 ACRES		
TRACT TYPE	0.117 ACRES		
HOW MANY FLOORS PLAN AREA	3.59 ACRES		
NET LOT AREA			
ZONING		COBOL COUNTRY	
EXISTING ZONING		IN 29 FUTURE FARMER'S RESIDENTIAL	
EXISTING ZONING		IN 35 FUTURE FARMER'S RESIDENTIAL	
DENSITY CALCULATION			
TOTAL NETS PER FAMILY LOT	10.117		
TOTAL NETS PER ACRE	235 (10.117 x 23)		
DEVELOPMENT REQUIREMENTS			
MIN. LOT AREA	2.000 AC		
MIN. LOT WIDTH (PARALLEL TO FRONT DRIVEWAY)	24.00 FT		
FRONT SETBACK	33.00 FT		
SIDE SETBACK (OUTSIDE ROW)	33.00 FT		
REAR SETBACK (OUTSIDE ROW)	33.00 FT		
MIN. SIDEWALK W/ MAX. CURB (FROM WALKMAN DRIVE)	40.00 FT		
MIN. YARD	40.00 FT		

FEMA FLOOD MAP (NTS)



SITE LOCATION MAP (NTS)

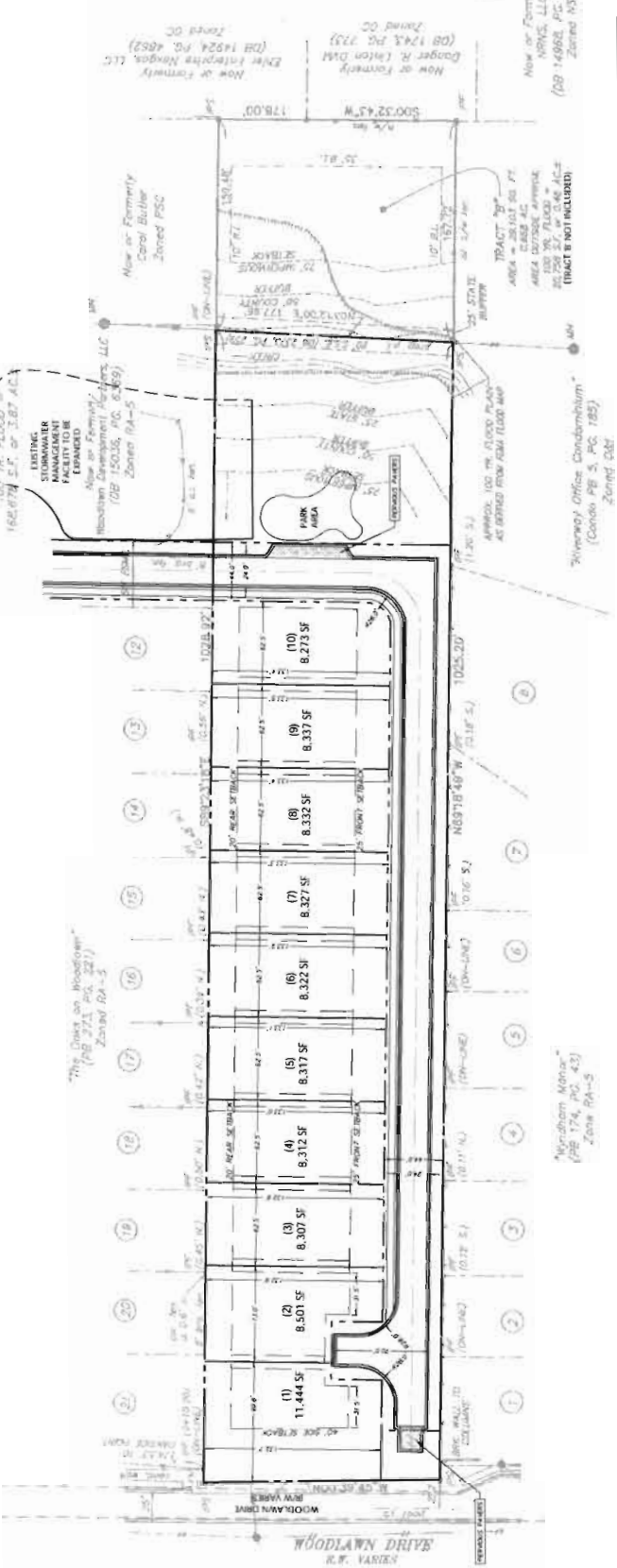


SEP 26 2016

CUBB CO. COMM. DEV. AGENCY
ZONING DIVISION

REVISED

TOTAL AREA = 182,127 SQ. FT.
4.181 ACRES



24 HOUR CONTACT:
CRAIG MORRIS @ 404-509-4762

APPLICANT: JLM Investment Group
PHONE# 770-422-7016 **EMAIL:** jballi@slhb-law.com
REPRESENTATIVE: James A. Balli, Esq.
PHONE# 770-422-7016 **EMAIL:** jballi@slhb.com
TITLEHOLDER: The Estate of James G. Hindman

PROPERTY LOCATION: East side of Woodlawn Drive, south of
Lower Roswell Road
(550 Woodlawn Drive)

ACCESS TO PROPERTY: Woodlawn Drive

PHYSICAL CHARACTERISTICS TO SITE: Single-family house

CONTIGUOUS ZONING/DEVELOPMENT

NORTH: RA-5/The Oaks on Woodlawn
SOUTH: RA-5/Wyndham Manor
EAST: GC/Offices; BP Convenience Store & Oil Change
WEST: R-20/Wooded/Single-family and
Cobb County Water Authority

PETITION NO: Z-94
HEARING DATE (PC): 11-01-16
HEARING DATE (BOC): 11-15-16
PRESENT ZONING: R-20
PROPOSED ZONING: RA-5
PROPOSED USE: Residential
SIZE OF TRACT: 3.513 acres
DISTRICT: 1
LAND LOT(S): 70
PARCEL(S): 5
TAXES: PAID X **DUE** _____
COMMISSION DISTRICT: 2

Adjacent Future Land Use:

North: Medium Density Residential (MDR)
East: Community Activity Center (CAC)
South: Medium Density Residential (MDR)
and Community Activity Center (CAC)
West: Medium Density Residential (MDR) and
Transportation / Communications / Utility
(TCU)

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

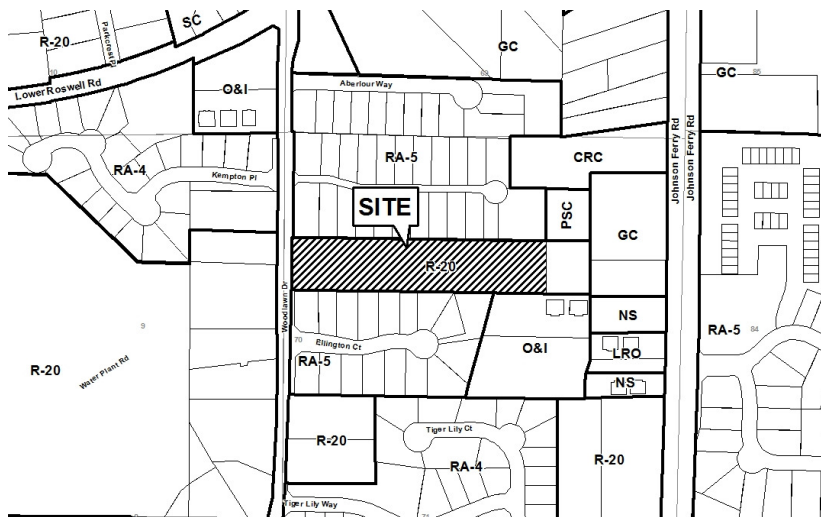
PLANNING COMMISSION RECOMMENDATION

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

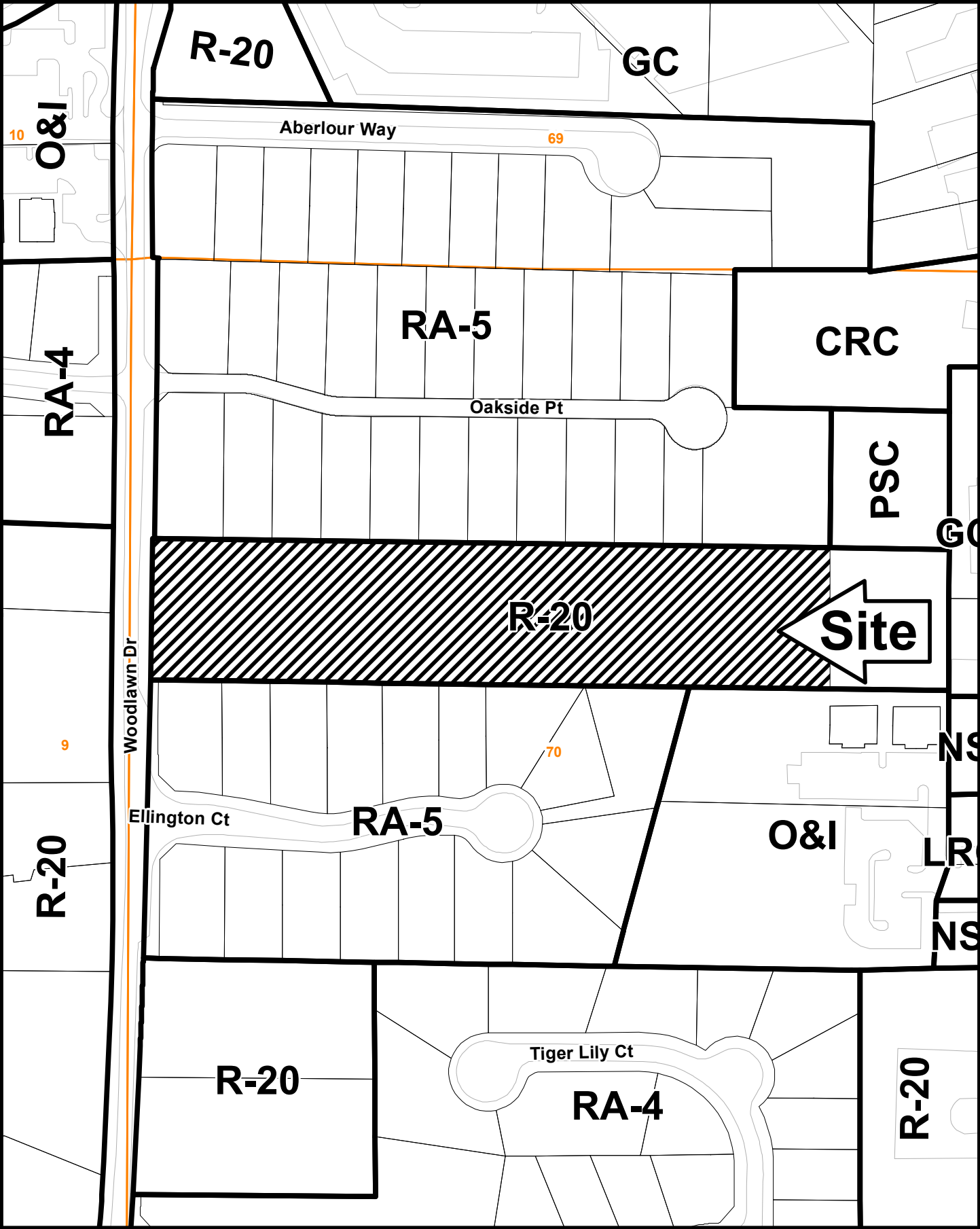
BOARD OF COMMISSIONERS DECISION

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

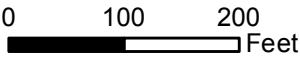
STIPULATIONS:



Z-94-2016 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: JLM Investment Group

PETITION NO.: Z-94

PRESENT ZONING: R-20

PETITION FOR: RA-5

ZONING COMMENTS:

Staff Member Responsible: Jason A. Campbell

Land Use Plan Recommendation: Medium Density Residential (2.5-5 units per acre)

Proposed Number of Units: 10 Overall Density: 2.85 Units/Acre

Staff estimate for allowable # of units: 5 Units* Increase of: 5 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 RA-5 zoning district for the purpose of developing a 10-lot, single-family subdivision. The proposed houses will be 3,000 to 4,000+ square feet and will consist of four-sided architecture. The price ranges will be from \$900,000 to \$1.1 million and up.

The proposed site plan will require a contemporaneous variance to waive the rear setback from the required 40 feet to 20 feet.

Cemetery Preservation: There is no significant impact on the cemetery site listed in the Cobb County Cemetery Preservation Commission’s Inventory Listing which is located in this, or adjacent land lot.

APPLICANT: JLM Investment Group

PETITION NO.: Z-94

PRESENT ZONING: R-20

PETITION FOR: RA-5

SCHOOL COMMENTS:

Name of School	Enrollment	Capacity Status	Number of Portable Classrooms
Sope Creek Elementary	1108	1113	
Elementary Dickerson Middle	1279	1086	
Middle Walton High	2710	2362	
High			

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

Additional Comments: Approval of this petition will cause concern for Cobb County School District, as it will result in a nominal impact on the enrollment for schools already over capacity.

APPLICANT: JLM Investment Group

PETITION NO.: Z-94

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: JLM Investment Group
PRESENT ZONING: R-20

PETITION NO.: Z-94
PETITION FOR: RA-5

PLANNING COMMENTS:

The applicant is requesting a rezoning from R-20 to RA-5 for the purpose of residential. The 3.513 acre site is located on the east side of Woodlawn Drive, south of Lower Roswell Road (550 Woodlawn 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 Medium Density Residential (MDR) future land use category, with R-20 zoning designation. The purpose of the Medium Density Residential (MDR) category is to provide for areas that are suitable for moderate density housing, between two and one-half (2.5) and five (5) 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: Medium Density Residential (MDR)
East: Community Activity Center (CAC)
South: Medium Density Residential (MDR) and Community Activity Center (CAC)
West: Medium Density Residential (MDR) and Transportation / Communications / Utility (TCU)

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

APPLICANT: JLM Investment Group

PRESENT ZONING: R-20

PETITION NO.: Z-94

PETITION FOR: RA-5

PLANNING COMMENTS:

CONT.

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 JLM Investment Group

PETITION NO. Z-094

PRESENT ZONING R-20

PETITION FOR RA-5

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 Woodlawn Dr.

Additional Comments: Water to be dedicated to Cobb County. If connecting to Oaks on Woodlawn, dedication of existing private water main must be evaluated.

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, eastern side of property

Estimated Waste Generation (in G.P.D.): A D F= 1,600 Peak= 4,000

Treatment Plant: Sutton

Plant Capacity: ☒ Available ☐ Not Available

Line Capacity: ☒ Available ☐ Not Available

Projected Plant Availability: ☒ 0 - 5 years ☐ 5 - 10 years ☐ over 10 years

Dry Sewers Required: ☐ Yes ☒ No

Off-site Easements Required: ☐ Yes* ☒ No *If off-site easements are required, Developer must submit easements to CCWS for review/approval as to form and stipulations prior to the execution of easements by the property owners. All easement acquisitions are the responsibility of the Developer

Flow Test Required: ☐ Yes ☒ No

Letter of Allocation issued: ☐ Yes ☒ No

Septic Tank Recommended by this Department: ☐ Yes ☒ No

Subject to Health Department Approval: ☐ Yes ☒ No

Additional Sewer to be dedicated to Cobb County
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: JLM Investment Group

PETITION NO.: Z-94

PRESENT ZONING: R-20

PETITION FOR: RA-5

STORMWATER MANAGEMENT COMMENTS

FLOOD HAZARD: ☒ YES ☐ NO ☐ POSSIBLY, NOT VERIFIED

DRAINAGE BASIN: Powers 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: along stream and associated buffer

- ☐ 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 receiving stream.

APPLICANT: JLM Investment Group

PETITION NO.: Z-94

PRESENT ZONING: R-20

PETITION FOR: RA-5

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. Stormwater management for this development is proposed to utilize an expansion of the existing stormwater management facility that currently serves the adjacent Oaks on Woodlawn development to the north. Modification of the existing facility will be required to provide adequate detention and water quality for this development. An agreement from the HOA will be required to allow the modification as well as provide for sharing of future maintenance costs.

APPLICANT: JLM Investment Group

PETITION NO.: Z-94

PRESENT ZONING: R-20

PETITION FOR: RA-5

TRANSPORTATION COMMENTS:

ROADWAY	AVERAGE DAILY TRIPS	ROADWAY CLASSIFICATION	SPEED LIMIT	JURISDICTIONAL CONTROL	MIN. R.O.W. REQUIREMENTS
Woodlawn Drive	5,500	Minor Collector	35 mph	Cobb County	60'

Based on 2009 traffic counting data taken by Cobb County DOT for Woodlawn Drive.

COMMENTS AND OBSERVATIONS

Woodlawn Drive 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.

RECOMMENDATIONS

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 east side of Woodlawn Drive, a minimum of 30' from the roadway centerline.

Recommend applicant be required to meet all Cobb County Development Standards and Ordinances related to project improvements.

Recommend curb, gutter, and sidewalk along the Woodlawn Drive frontage.

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

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

Recommend necessary easements be acquired before development occurs.

STAFF RECOMMENDATIONS

Z-94 JLM INVESTMENT GROUP

- 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 this 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. Nearby properties are zoned for single-family developments that include RA-4, RA-5 and GC.
- 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 Medium Density Residential (MDR) land use category, having densities ranging from 2.5-5 units per acre. The applicant's proposed RA-5 zoning category and the proposed density of 2.85 units per acre are compatible with the MDR land use designation. Other developments in the area include: Wyndham Manor (zoned RA-5 at approximately 3.04 units per acre); The Oaks on Woodlawn (zoned RA-5 at 3.19 units per acre); and Woodlawn Park (zoned RA-4 at 3.78 units per acre).
- E. It is Staff's opinion that there are existing and changing conditions affecting the use and development of the property which give supporting grounds for approving the applicant's rezoning proposal. The applicant's proposal for RA-5 at 2.85 units per acre is consistent with the *Cobb County Comprehensive Plan*. The abutting subdivisions to the north and south are also zoned RA-5 and the proposed plan is consistent with 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 September 26, 2016, with the District Commissioner approving minor modifications;
2. Variance requested in the Zoning Comments section;
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. 2-94
Nov. 2016

Summary of Intent for Rezoning

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

- a) Proposed unit square-footage(s): 3,000 sq. ft. to 4,000 sq. ft and up
b) Proposed building architecture: Four sided architecture
c) Proposed selling prices(s): \$900,000 to 1.1 million and up
d) List all requested variances: Site plan specific (see site plan)
- _____

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

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

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

.....
Part 4. Is any of the property included on the proposed site plan owned by the Local, State, or Federal Government?

(Please list all Right-of-Ways, Government owned lots, County owned parcels and/or remnants, etc., and attach a plat clearly showing where these properties are located).

No.

