



**APPLICANT:** Habitat for Humanity of Northwest Metro Atlanta, Inc.

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**REPRESENTATIVE:** David McGinnis

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**TITLEHOLDER:**Habitat for Humanity of Northwest Metro Atlanta, Inc.

**PETITION NO:** Z-113

**HEARING DATE (PC):** 12-06-16

**HEARING DATE (BOC):** 12-20-16

**PRESENT ZONING:** R-20

**PROPOSED ZONING:** RA-5

**PROPOSED USE:** Residential subdivision

**SIZE OF TRACT:** 7.370 acres

**DISTRICT:** 18

**LAND LOT(S):** 494, 495

**PARCEL(S):** 2, 12, 14, 16, 25

**TAXES: PAID  DUE**

**COMMISSION DISTRICT:** 4

#### **CONTIGUOUS ZONING/DEVELOPMENT**

**NORTH:** R-20/Hillcrest West

**SOUTH:** RA-5 & RA-4/Silver Creek

**EAST:** R-20/Single-family houses

**WEST:** R-20/Single-family houses and undeveloped acreage

#### ***Adjacent Future Land Use:***

Northeast: Low Density Residential (LDR) and Medium Density Residential (MDR)

Southeast: Medium Density Residential (MDR)

South: Medium Density Residential (MDR)

West: Medium Density Residential (MDR)

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

#### **PLANNING COMMISSION RECOMMENDATION**

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

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

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

#### **BOARD OF COMMISSIONERS DECISION**

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

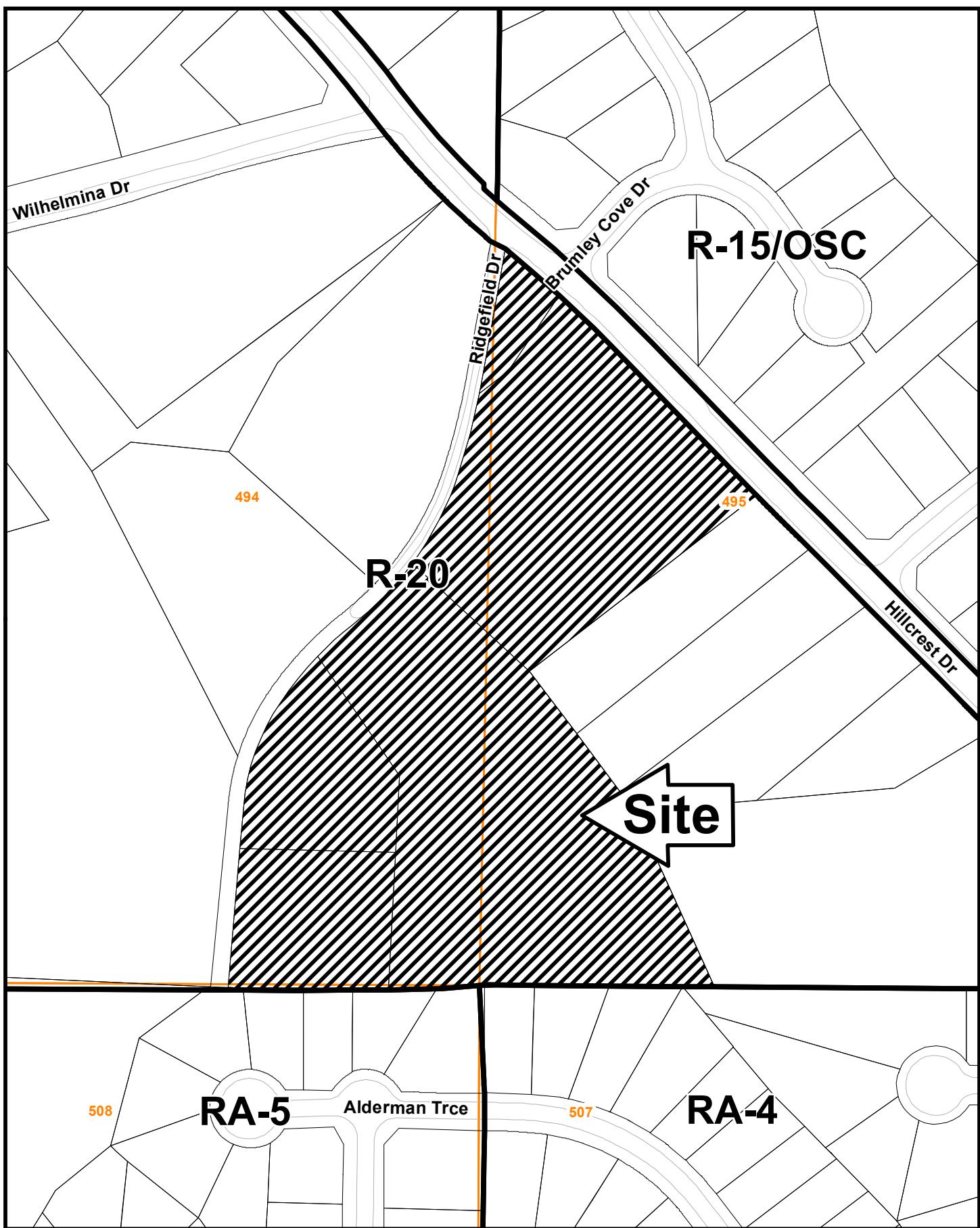
**REJECTED** \_\_\_\_\_ **SECONDED** \_\_\_\_\_

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

#### **STIPULATIONS:**



# Z-113-2016 GIS



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

0 100 200 Feet

City Boundary  
Zoning Boundary

**APPLICANT:** Habitat for Humanity of Northwest Metro Atlanta, Inc. **PETITION NO.:** Z-113

**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:** 25      **Overall Density:** 3.39      **Units/Acre**

**Staff estimate for allowable # of units:** 12      **Units\***      **Increase of:** 13      **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 the RA-5 zoning district for the purpose of developing a 25-lot single-family subdivision. The houses will be one-story traditional, similar to the attached photos of houses in some of the applicant's other developments.

The proposed site plan will require a contemporaneous variance to waive the rear setback from the required 40 feet to 20 feet (the lots along Hillcrest Drive will continue to have a 40-foot rear setback).

**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.

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**SCHOOL COMMENTS:**

Name of School	Enrollment	Capacity	Portable Classrooms
Riverside Prim	642	527	
Riverside Inter	1260	973	
<b>Elementary</b>			
Lindley 6 <sup>th</sup> Acad	521	708	
Lindley (7-8)	1145	1046	
<b>Middle</b>			
Pebblebrook	2524	1862	

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.

## **FIRE COMMENTS:**

**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).

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**PRESENT ZONING: R-20**

**PETITION FOR: RA-5**

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**PLANNING COMMENTS:**

The applicant is requesting a rezoning from R-20 to RA-5 for the purpose of a residential subdivision. The 7.370 acre site is located on the southwest side of Hillcrest Drive at Brumley Cove Drive, and on the east and south sides of Ridgefield 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-30 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:**

Northeast: Low Density Residential (LDR) and Medium Density Residential (MDR)  
Southeast: Medium Density Residential (MDR)  
South: Medium Density Residential (MDR)  
West: Medium Density Residential (MDR)

**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 South Cobb 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

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**PRESENT ZONING: R-20**

**PETITION FOR: RA-5**

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**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 Habitat for Humanity of NW Metro Atl

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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): 6" DI / E side of Ridgefield Drive

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: Hillcrest Dr ROW, 120' W of SW corner of development

Estimated Waste Generation (in G.P.D.): A D F= 4,000 Peak= 10,000

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: Sewer easement likely required to serve southern lots. Northern lots may be served via Hillcrest Drive, depending on final elevations

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.

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**STORMWATER MANAGEMENT COMMENTS**

FLOOD HAZARD:  YES  NO  POSSIBLY, NOT VERIFIED

DRAINAGE BASIN: **Unnamed Trib to Chattahoochee River**      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: **within and adjacent to stream channel**

- 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 channel and culvert at Alderman Trace.

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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 site is located just south of Hillcrest Drive and east of Ridgefield Drive. The site is wooded with slopes ranging from approximately 5% near the ridgelines to 50% within the ravine that runs through the center of the site. The stream that traverses the site is identified on the County's Stream Buffer Map as having a 50-foot undisturbed buffer. This will need to be verified since it will dictate the location of the proposed stormwater management facility. It will also impact the viability of lots 10, 11 & 18.

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**TRANSPORTATION COMMENTS:**

ROADWAY	AVERAGE DAILY TRIPS	ROADWAY CLASSIFICATION	SPEED LIMIT	JURISDICTIONAL CONTROL	MIN. R.O.W. REQUIREMENTS
Hillcrest Drive	3,900	Major Collector	35 mph	Cobb County	80'
Ridgefield Drive	N/A	Local	25 mph	Cobb County	50'

*Based on 2016 traffic counting data taken by Cobb County DOT for Hillcrest Drive.*

## **COMMENTS AND OBSERVATIONS**

Hillcrest Drive is classified as a major collector and according to the available information the existing right-of-way does not meet the minimum requirements for this classification.

Ridgefield Drive is classified as a local 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 south side of Hillcrest Drive, a minimum of 40' 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 east side of Ridgefield Drive, a minimum of 25' from the roadway centerline.

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

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

Recommend curb, gutter, and sidewalk along the frontage of Ridgefield Drive and Hillcrest Drive.

Ridgefield Drive is a substandard street. Recommend improving Ridgefield Drive from along the frontage to the intersection with Hillcrest Drive to comply with Cobb County Standards.

Recommend a no access easement along the Hillcrest Drive frontage.

Recommend development street either directly align or have an offset of a minimum of 125 feet from Brumley Cove Drive per Development Standard 401.10.

## **STAFF RECOMMENDATIONS**

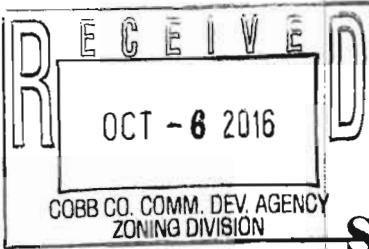
### **Z-113 HABITAT FOR HUMANITY OF NORTH METRO ATLANTA, INC.**

- 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. Other developments in the area are zoned R-20, R-15, R-15/OSC, RA-4 and RA-5.
- 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. Other properties in this area have similar densities.
- 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 property is abutted to the south by RA-4 and RA-5. The proposed RA-5 zoning district and density of 3.39 units per acre are compatible with the MDR land use category. Other developments in the area include: Hillcrest West (zoned R-15/OSC at 1.45 units per acre); Hillcrest East (zoned R-15/OSC at 1.76 units per acre); Silver Creek, Unit III (zoned RA-5 at 3.3 units per acre); and Silver Creek, Unit V (zoned RA-4 at 3.61 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 3.39 units per acre is consistent with the *Cobb County Comprehensive Plan*. The abutting properties to the south are zoned RA-4 and RA-5.

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

1. Site plan received by the Zoning Division on October 6, 2016, with the District Commissioner approving minor modifications;
2. Variance mentioned 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. 002-113

Dec. 2016

## Summary of Intent for Rezoning

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

- a) Proposed unit square-footage(s): minimum 7,000 square foot lots
- b) Proposed building architecture: One story traditional homes
- c) Proposed selling prices(s): \_\_\_\_\_
- d) List all requested variances: Rear building line - South side - 20 feet  
\_\_\_\_\_  
\_\_\_\_\_

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)

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

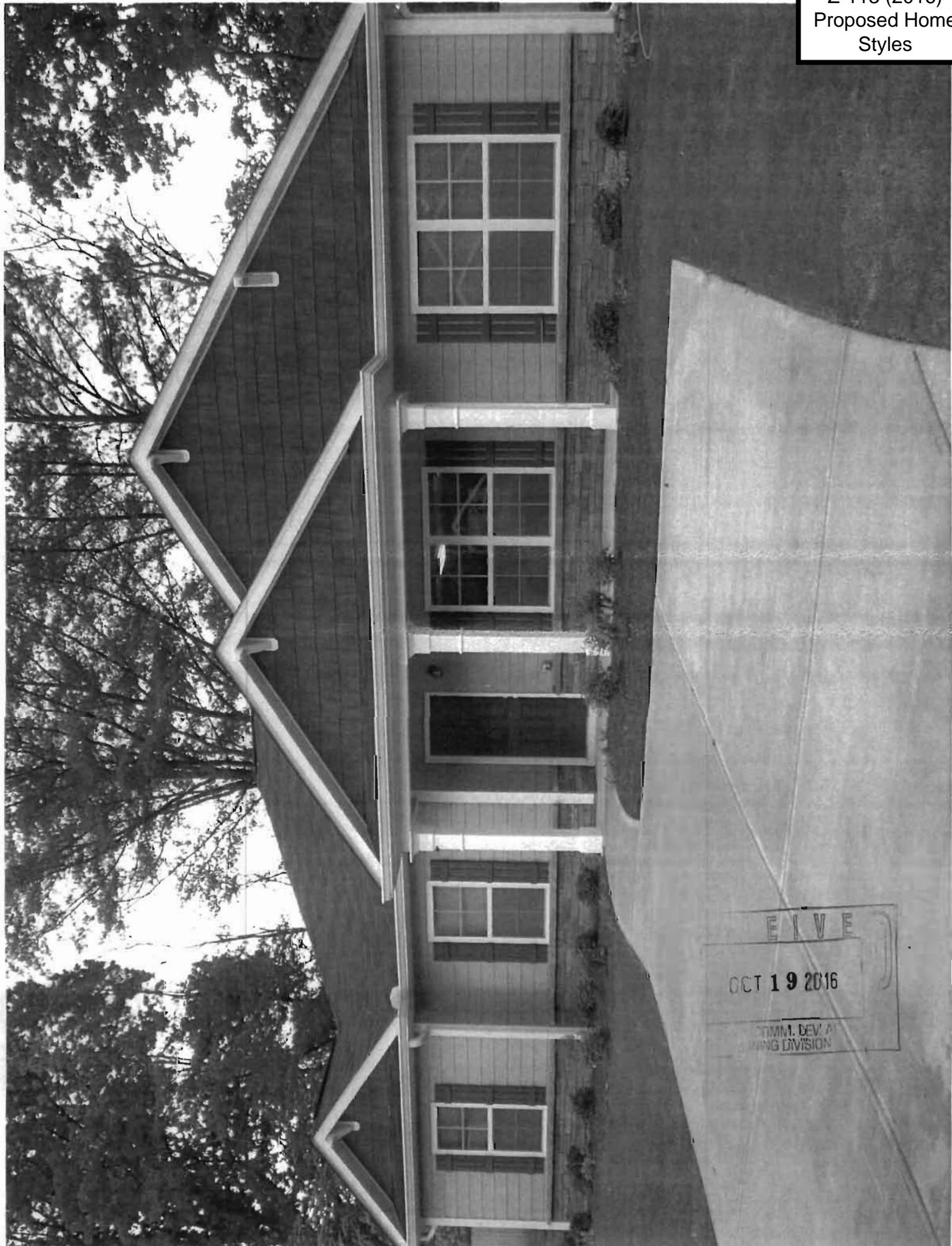
Part 4. Is any of the property included on the proposed site plan owned by the Local, State, or Federal Government?

(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.)

N/A







Z-113 (2016)  
Proposed Home  
Styles



Z-113 (2016)  
Proposed Home  
Styles



RECEIVED  
OCT 19 2016  
CORB CO. ZONING DIVISION

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OCT 19 2016  
DEB CO. COMM. DEV. AGENCY  
ZONING DIVISION