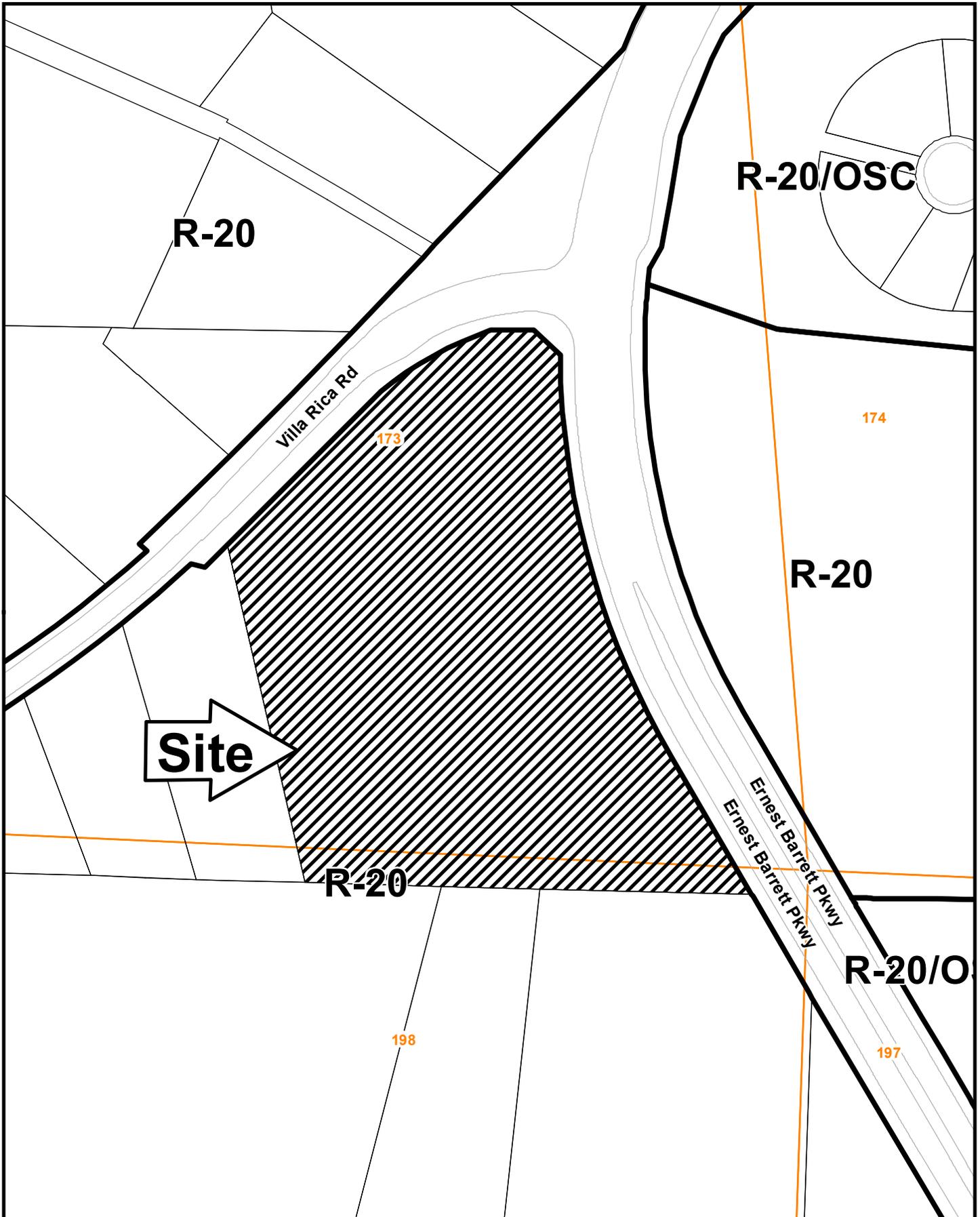






# Z-26-2017-GIS



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

0 200 400 Feet

City Boundary  
Zoning Boundary

**APPLICANT:** Green Worx, LLC

**PETITION NO.:** Z-26

**PRESENT ZONING:** R-20

**PETITION FOR:** RSL

\*\*\*\*\*

**ZONING COMMENTS:**

**Staff Member Responsible:** Jason A. Campbell

**Land Use Plan Recommendation:** Low Density Residential (1-2.5 units per acre)

**Proposed Number of Units:** 26                      **Overall Density:** 3.81                      **Units/Acre**

**Staff estimate for allowable # of units:** 11                      **Units\***                      **Increase of:** 15                      **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 RSL zoning district for the purpose of developing a 26-unit non-supportive active adult community. The houses will range in size from 2,000 to 4,000 square feet and the proposed price points will be from \$350,000 to \$385,000. The proposed site plan indicates 35-foot buffer/setback abutting more restrictive residentially zoned properties to the south and west, when the required buffer is 20 feet and the required setback is 30 feet.

**Cemetery Preservation:** No comment.

APPLICANT: Green Worx, LLC

PETITION NO.: Z-26

PRESENT ZONING: R-20

PETITION FOR: RSL

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**SCHOOL COMMENTS:**

<u>Name of School</u>	<u>Enrollment</u>	<u>Capacity Status</u>	<u>Number of Portable Classrooms</u>
<u>Elementary</u>	<u>                    </u>	<u>                    </u>	<u>                    </u>
<u>Middle</u>	<u>                    </u>	<u>                    </u>	<u>                    </u>
<u>High</u>	<u>                    </u>	<u>                    </u>	<u>                    </u>

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

**Additional Comments:** The Cobb County Board of Education has concerns about this development. Senior residential developments generally have a negative impact on tax revenue for the Cobb County School District, unlike standard residential or commercial developments, where property taxes are not exempted. We, therefore would like to express our concern to the Planning Commission and Board of Commissioners and ask that you take our concerns under consideration as you review this zoning application.

\*\*\*\*\*

**SITE PLAN REVIEW SECTION COMMENTS:**

Cobb County Zoning buffers must be fully vegetated across the full width of the buffer. The rear walls of the proposed units along the south and west property lines are approximately 10' from the buffer. This may create safety, security, and maintenance issues for the occupants of those units. This will increase the likelihood of encroachments into this buffer. Cobb County staff will be obligated to regulate this buffer in perpetuity, including the mitigation of any buffer violations. Applicant should therefore consider reducing the footprint of the units adjacent to the buffer.

**APPLICANT:** Green Worx

**PETITION NO.:** Z-26

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**FIRE COMMENTS:**

RSL- 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: Green Worx, LLC

PETITION NO.: Z-26

PRESENT ZONING: R-20

PETITION FOR: RSL

\*\*\*\*\*

**PLANNING COMMENTS:**

The applicant is requesting a rezoning from R-20 to RSL for the purpose of residential senior living (non-supportive). The 6.82 acre site is located on the southwest corner of Ernest Barrett Parkway and Villa Rica Road (985 Villa Rica 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 R-20 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. 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:

Northeast: Low Density Residential (LDR)  
South: Low Density Residential (LDR)  
Southwest: Low Density Residential (LDR)  
Northwest: 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 reviewing various county resources including historic and archeological resource surveys and documented Civil War trench maps, it is determined that a c. 1900 house is located within the project area. Due to the age and location of the structure, information about this resource and its occupants appears to have the potential to contribute significantly to the county’s public history. Staff recommends the home either be incorporated into the development or, alternately, documented if destroyed. In order to properly document this structure, its inhabitants, and the role it played in Cobb County’s history, staff requests a history of the home and its occupants (as well as archival-quality photographs of the structure, all outbuildings, and its setting) be completed by a cultural resource consultant. These materials should be submitted to the historic preservation planner.

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.

**APPLICANT: Green Worx, LLC**

**PRESENT ZONING: R-20**

**PETITION NO.: Z-26**

**PETITION FOR: RSL**

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**PLANNING COMMENTS:**

CONT.

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?
- CZ (Clear Zone)
- APZ I (Accident Potential Zone I)
- APZ II (Accident Potential Zone II)
- Bird / Wildlife Air Strike Hazard (BASH) area

APPLICANT Green Worx, LLC

PETITION NO. Z-026

PRESENT ZONING R-20

PETITION FOR RSL

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**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 / E side of Villa Rica 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.

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**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: Approx 900' E in Estates at Lakefield Manor\*\*

Estimated Waste Generation (in G.P.D.): A D F= 4,160 Peak= 10,400

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: \*\* if elevations allow

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: Green Worx, LLC

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**STORMWATER MANAGEMENT COMMENTS**

FLOOD HAZARD:  YES  NO  POSSIBLY, NOT VERIFIED

DRAINAGE BASIN: Trib to Noses 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) lake - need to keep residential buildings out of hazard.

WETLANDS:  YES  NO  POSSIBLY, NOT VERIFIED

Location:

- 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 easements required to receive concentrated discharges where none exist naturally
- Existing Lake Downstream - Pace Lake (private) at 4181 Barrett Parkway.  
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 and downstream private lakes.

APPLICANT: Green Worx, LLC

PETITION NO.: Z-26

PRESENT ZONING: R-20

PETITION FOR: RSL

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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.

ADDITIONAL COMMENTS

1. This site is located at the southwest corner of Barrett Parkway and Villa Rica Road. The existing farmland is almost entirely cleared as pasture. Average slopes on the site are less than 10%. The entire site drains to the west to an existing culvert under Barrett Parkway.
2. Since this will be a private, gated development with private roads the stormwater system will be privately maintained by the mandatory homeowners association.

**APPLICANT:** Green Worx, LLC

**PETITION NO.:** Z-26

**PRESENT ZONING:** R-20

**PETITION FOR:** RSL

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**TRANSPORTATION COMMENTS:**

ROADWAY	ROADWAY CLASSIFICATION	SPEED LIMIT	JURISDICTIONAL CONTROL	MIN. R.O.W. REQUIREMENTS
Villa Rica Road	Major Collector	45 mph	Cobb County	80'
Ernest Barrett Parkway	Arterial	45 mph	Cobb County	100'

ROADWAY	LOCATION	AVERAGE DAILY TRIPS	LEVEL OF SERVICE
Villa Rica Road	East of Irwin Road	10,500	D
Ernest Barrett Parkway	North of Villa Rica Road	27,800	D

*Based on 2007 traffic counting data taken by Cobb County DOT for Villa Rica Road.*  
*Based on 2015AADT counting data taken by GDOT, as published on their website, for Ernest Barrett Parkway.*  
*Planning Level of Service based on available Average Daily Trips using GRTA guideline thresholds. Classification thresholds for LOS A and LOS B are not available for local roads from this data source.*  
*LOS C or D is acceptable based on GDOT Design Policy Manual criteria.*

**COMMENTS AND OBSERVATIONS**

Villa Rica Road is classified as a major collector and according to the available information the existing right-of-way does meet the minimum requirements for this classification.

Ernest Barrett Parkway 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 a deceleration lane on Villa Rica Road for the entrance.

Recommend entrance on Villa Rica Road be at least 250' from the Ernest Barrett Parkway intersection. An entrance within 250' of a signalized intersection may be subject to turn restrictions. Recommend location and design be determined during plan review, subject to Cobb County DOT approval.

Recommend curb, gutter, and sidewalk along the frontage of Villa Rica Road and Ernest Barrett Parkway.

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

Recommend access gate be at least 50' from the right-of-way.

## STAFF RECOMMENDATIONS

### **Z-26 GREEN WORX, LLC**

- A. It is Staff's opinion that the applicant's rezoning proposal will not permit a use that is suitable in view of the use and development of adjacent and nearby properties for larger-lot, single-family detached houses. The RSL code requires overall residential developments to be compatible with neighboring residential uses.
- B. It is Staff's opinion that the applicant's rezoning proposal will have an adverse effect on the usability of adjacent or nearby property. Other properties in this area are developed with larger single-family lots and subdivisions with lower densities. The proposal would be out of character with adjoining large rural lots.
- C. It is Staff's opinion that the applicant's rezoning proposal will result in a use which would cause an excessive or burdensome use of existing streets, transportation facilities and utilities. The Cobb County Board of Education has concerns that this proposal will have a negative impact on tax revenue for the Cobb County School District. These opinions 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 Low Density Residential (LDR) land use category. However, as far as RSL being permitted in LDR, densities should range from 1-2.5 units per acre. Other zonings and developments in this area include: Cheatham Hill Farms (zoned R-80 with an approximate overall density of 0.206 units per acre); Addie's Pond (zoned R-20/OSC at 1.32 units per acre); The Estates at Lakefield Manor Unit 1 (zoned R-20/OSC at 1.50 units per acre); Sandtown Park (zoned R-20 at approximately 1.63 units per acre); Paces Farm Unit I (zoned R-20 at 1.69 units per acre); and Chesterfield Subdivision (zoned R-20/OSC at 1.83 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, but at a lower density. While the RSL non-supportive category is allowed in LDR, Staff believes the proposed 3.81 units per acre is too far above the 2.5 limit of LDR.

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

1. Maximum density of 2.5 units per acre;
2. Site plan to be approved by the District Commissioner;
3. Site Plan Review Section comments and recommendations;
4. Water and Sewer Division comments and recommendations;
5. Stormwater Management Division comments and recommendations; and
6. 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.**



June  
2017

# Summary of Intent for Rezoning

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

- a) **Proposed unit square-footage(s):** 2,000 to 2,400
  - b) **Proposed building architecture:** To be provided at a later time  
Proposed Selling Price of \$ 350,000 to \$ 385,000
  - c) **List all requested variances:** None identified at this time
- \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

.....  
**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)**

Paces View neighborhood will provide elegant homes for active 55+ adults who want  
to remain in West Cobb, but want to live in a house and neighborhood that is designed and  
built specifically for their adult 55+ needs.

.....  
**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).**

Cobb Co. was issued a Right of Way Deed in 1999 along Barrett Pkwy & Villa Rica Rd.