

Z-52
(2017)

Gaskins
ENGINEERING
PLANNING/CONSTRUCTION
CONSTRUCTION MGMT.
1775 GSKINS BLVD
MARIETTA, GA 30067
WWW.GASKINS.COM

COUNTY LINE ROAD PROPERTY
LAND LOT 229, 20TH DISTRICT,
COBB COUNTY, GEORGIA
ZONED R-20



PROJECT: FIELD
JOB NO: X999
DATE: 06/29/2017
SCALE: 1" = 100'

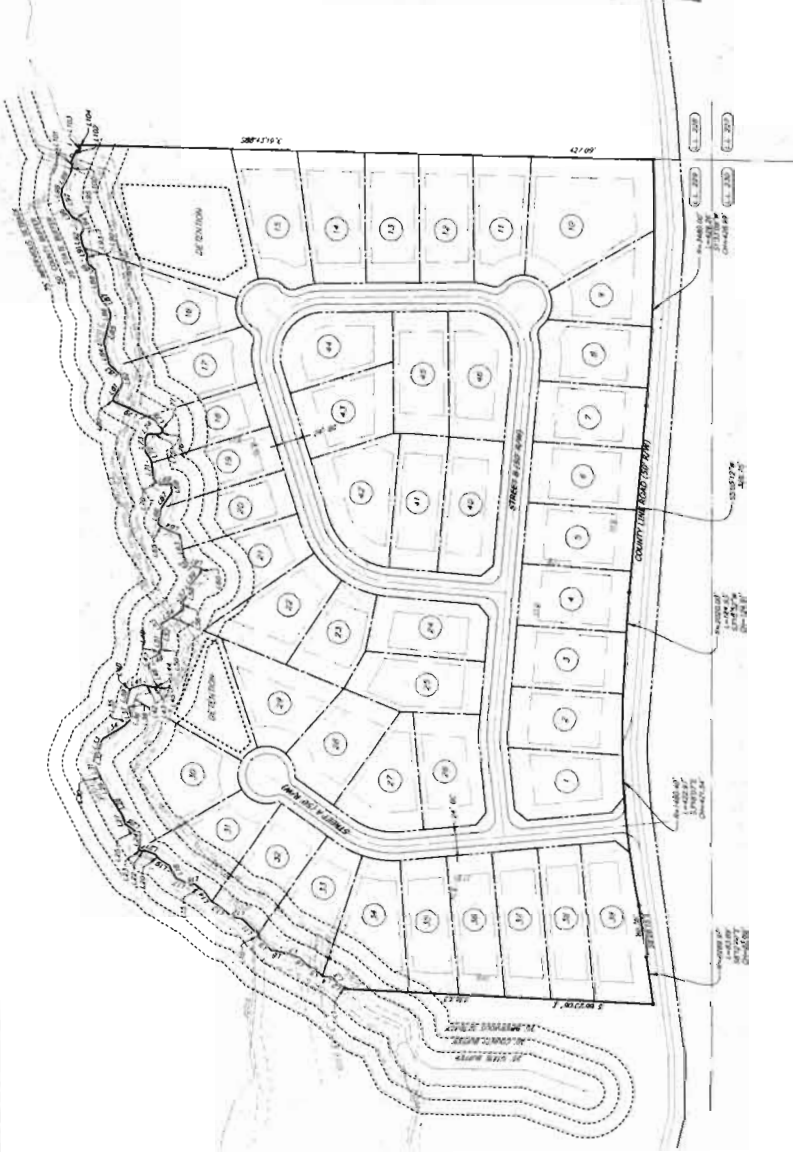
1

NOT ISSUED FOR CONSTRUCTION



GENERAL SITE NOTES:

1. TOTAL SITE AREA = 28.87 AC
2. TOTAL LOT AREA = 10.00 AC
3. TOTAL LOT AREA = 10.00 AC
4. TOTAL LOT AREA = 10.00 AC
5. TOTAL LOT AREA = 10.00 AC
6. TOTAL LOT AREA = 10.00 AC
7. TOTAL LOT AREA = 10.00 AC
8. TOTAL LOT AREA = 10.00 AC
9. TOTAL LOT AREA = 10.00 AC
10. TOTAL LOT AREA = 10.00 AC
11. TOTAL LOT AREA = 10.00 AC
12. TOTAL LOT AREA = 10.00 AC
13. TOTAL LOT AREA = 10.00 AC
14. TOTAL LOT AREA = 10.00 AC
15. TOTAL LOT AREA = 10.00 AC



LINE	TABLE	LINE	TABLE	LINE	TABLE	LINE	TABLE
1	100	1	100	1	100	1	100
2	100	2	100	2	100	2	100
3	100	3	100	3	100	3	100
4	100	4	100	4	100	4	100
5	100	5	100	5	100	5	100
6	100	6	100	6	100	6	100
7	100	7	100	7	100	7	100
8	100	8	100	8	100	8	100
9	100	9	100	9	100	9	100
10	100	10	100	10	100	10	100
11	100	11	100	11	100	11	100
12	100	12	100	12	100	12	100
13	100	13	100	13	100	13	100
14	100	14	100	14	100	14	100
15	100	15	100	15	100	15	100
16	100	16	100	16	100	16	100
17	100	17	100	17	100	17	100
18	100	18	100	18	100	18	100
19	100	19	100	19	100	19	100
20	100	20	100	20	100	20	100
21	100	21	100	21	100	21	100
22	100	22	100	22	100	22	100
23	100	23	100	23	100	23	100
24	100	24	100	24	100	24	100
25	100	25	100	25	100	25	100
26	100	26	100	26	100	26	100
27	100	27	100	27	100	27	100
28	100	28	100	28	100	28	100

APPLICANT: Century Communities of Georgia, LLC

PHONE #: (678) 533-1160 **EMAIL:** jburke@centurycommunities.com

REPRESENTATIVE: J. Kevin Moore

PHONE #: (770) 429-1499 **EMAIL:** jkem@mij.com

TITLEHOLDER: Webb-Wootten Enterprises, LLP; Cassandra B.

Wootten; Thomas D. Wootten; Bonnie E. Webb; and Paul Yarbrough

PROPERTY LOCATION: West side of County Line Road, south of
Burnt Hickory Road

ACCESS TO PROPERTY: County Line Road

PHYSICAL CHARACTERISTICS TO SITE: Single-family houses
and undeveloped acreage

PETITION NO: Z-52

HEARING DATE (PC): 09-07-17

HEARING DATE (BOC): 09-19-17

PRESENT ZONING: R-30

PROPOSED ZONING: R-20

PROPOSED USE: Single-family Residential
Subdivision

SIZE OF TRACT: 28.97 acres

DISTRICT: 20

LAND LOT(S): 229

PARCEL(S): 1,8,13,202

TAXES: PAID X **DUE** _____

COMMISSION DISTRICT: 1

CONTIGUOUS ZONING/DEVELOPMENT

NORTH: PD/Brookstone Golf Course
SOUTH: R-30/Single-family house
EAST: R-30/Single-family houses; PD/Brookstone
WEST: PD/Brookstone

Adjacent Future Land Use:
North: Rural Residential (RR)
East: Very Low Density Residential (VLDR)
South: Rural Residential (RR)
West: Rural Residential (RR)

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

PLANNING COMMISSION RECOMMENDATION

APPROVED _____ **MOTION BY** _____

REJECTED _____ **SECONDED** _____

HELD _____ **CARRIED** _____

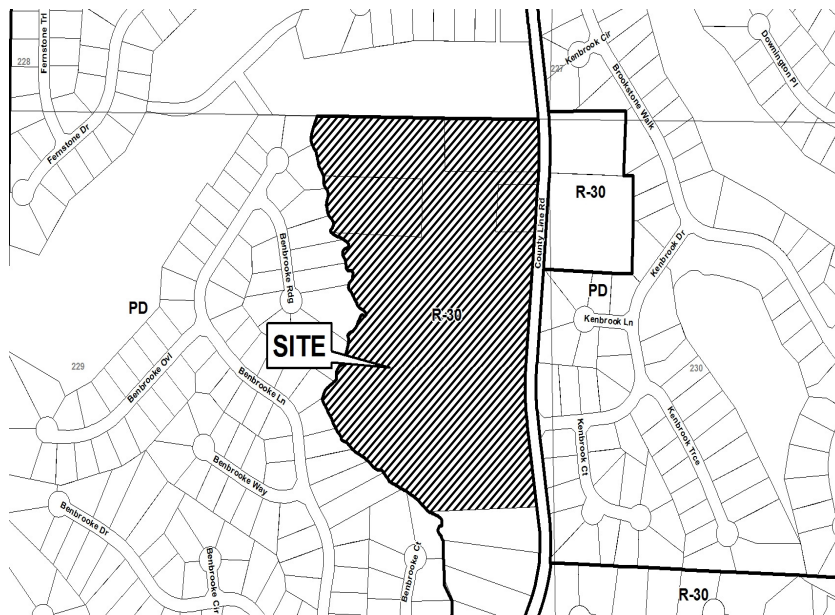
BOARD OF COMMISSIONERS DECISION

APPROVED _____ **MOTION BY** _____

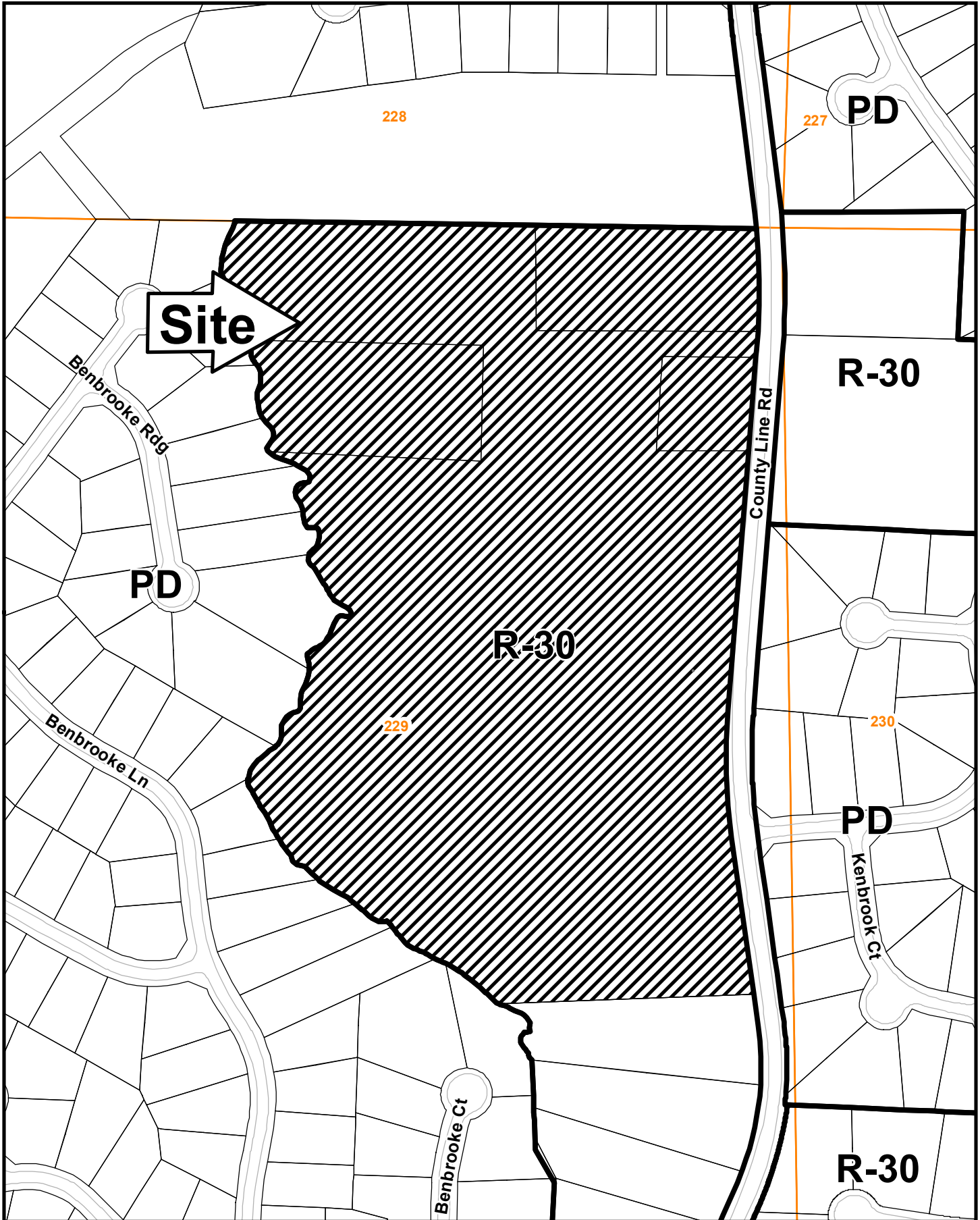
REJECTED _____ **SECONDED** _____

HELD _____ **CARRIED** _____

STIPULATIONS:



Z-52 2017-GIS



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

0 300 600 Feet

City Boundary
Zoning Boundary

APPLICANT: Century Communities of Georgia, LLC

PETITION NO.: Z-52

PRESENT ZONING: R-30

PETITION FOR: R-20

ZONING COMMENTS:

Staff Member Responsible: Jason A. Campbell

Land Use Plan Recommendation: Rural Residential (RR)

Proposed Number of Units: 46 **Overall Density:** 1.58 **Units/Acre**

Staff estimate for allowable # of units: 31 **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 R-20 zoning district for the purpose of developing a 46-lot, single-family residential subdivision. The houses will range in size from 2,000 to 4,000 square feet. The homes will be traditional single-family, detached homes with exteriors comprised of brick, stone, stacked stone, hardi-plank, and combinations thereof.

Cemetery Preservation: No comment.

APPLICANT: Century Communities of Georgia, LLC

PETITION NO.: Z-52

PRESENT ZONING: R-30

PETITION FOR: R-20

SCHOOL COMMENTS:

<u>Name of School</u>	<u>Enrollment</u>	<u>Capacity Status</u>	<u>Number of Portable Classrooms</u>
<u>Ford Elementary</u>	<u>794</u>	<u>805</u>	<u> </u>
<u>Elementary Durham Middle</u>	<u>1064</u>	<u>1046</u>	<u> </u>
<u>Middle Harrison High</u>	<u>2046</u>	<u>2587</u>	<u> </u>

High

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

Additional Comments:

Approval of this petition will not have an impact on the enrollment at Cobb County schools.

APPLICANT: Century Communities of Georgia, LLC

PETITION NO.: Z-52

PRESENT ZONING: R-30

PETITION FOR: R-20

FIRE COMMENTS:

NO COMMENTS: After analyzing the information presented for a Preliminary Review, the Cobb County Fire Marshal's Office is confident that all other items can be addressed during the Plan Review Stage.

APPLICANT: Century Communications of Georgia, LLC

PETITION NO.: Z-52

PRESENT ZONING: R-30

PETITION FOR: R-20

PLANNING COMMENTS:

The applicant is requesting a rezoning from R-30 to R-20 for the purpose of a single-family residential subdivision. The 28.97 acre site is located on the west side of County Line Road, south of Burnt Hickory 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 Rural Residential (RR) future land use category, with R-30 zoning designation. The purpose of the Rural Residential (RR) category is to provide for areas that are suitable for Cobb County’s lowest density housing development. Such areas include those difficult to sewer, furthest from major activity centers, public services, and transportation corridors, or have particular sensitive environment features or scenic value. The Rural Residential category provides for development that is zero (0) to one (1) unit per acre.

Specific Area Policy Guidelines:

There are no specific policy guidelines for this area in the Comprehensive Plan.

Adjacent Future Land Use:

North: Rural Residential (RR)
East: Very Low Density Residential (VLDR)
South: Rural Residential (RR)
West: Rural Residential (RR)

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. 1890 house (1499 County Line Road) 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 they 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?

APPLICANT: Century Communications of Georgia, LLC

PETITION NO.: Z-52

PRESENT ZONING: R-30

PETITION FOR: R-20

PLANNING COMMENTS:

CONT.

Incentive Zones

Is the property within an Opportunity Zone? Yes No

The Opportunity Zone is an incentive that provides \$3,500 tax credit per job in eligible areas if two or more jobs are being created. This incentive is available for new or existing businesses.

Is the property within an Enterprise Zone? Yes No

The _____ Enterprise Zone is an incentive that provides tax abatements and other economic incentives for qualifying businesses locating or expanding within designated areas for new jobs and capital investments.

Is the property eligible for incentives through the Commercial and Industrial Property Rehabilitation Program? Yes No

The Commercial and Industrial Property Rehabilitation Program is an incentive that provides a reduction in ad valorem property taxes for qualifying redevelopment in eligible areas.

For more information on incentives, please call the Community Development Agency, Planning Division at 770.528.2018 or find information online at <http://economic.cobbcountyga.gov>.

Special Districts

Is this property within the Cumberland Special District #1 (hotel/motel fee)?

Yes No

Is this property within the Cumberland Special District #2 (ad valorem tax)?

Yes No

Is this property within the Six Flags Special Service District?

Yes No

Is the property within the:

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

APPLICANT Century Communities of Georgia, LLC

PETITION NO. Z-052

PRESENT ZONING R-30

PETITION FOR R-20

WATER COMMENTS:

NOTE: Comments reflect only what facilities were in existence at the time of this review.

Available at Development: Yes No

Fire Flow Test Required: Yes No

Size / Location of Existing Water Main(s): 12" DI / E side of County Line Road

Additional Comments: Dev Stds call for secondary feed when more than 40 lots

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= 7,360 Peak= 18,400

Treatment Plant: Northwest

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 flow test may be required of developer's design professional at Plan Review
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: Century Communities of Georgia, LLC

PETITION NO.: Z-52

PRESENT ZONING: R-30

PETITION FOR: R-20

STORMWATER MANAGEMENT COMMENTS

FLOOD HAZARD: YES NO POSSIBLY, NOT VERIFIED

DRAINAGE BASIN: Little Allatoona 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 Brookstone Lake #5.
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 any increased volume of runoff generated by the proposed project on receiving stream.

APPLICANT: Century Communities of Georgia, LLC

PETITION NO.: Z-52

PRESENT ZONING: R-30

PETITION FOR: R-20

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 on the west side of County Line Road. The entire site drains to the west into an existing stream that flows north into and through the adjacent Brookstone PD development. The site is predominately wooded with average slopes ranging from 5 to 30%.
2. Stormwater management for the site will be provided by two onsite detention ponds located at the natural discharge points for the site.
3. As indicated in the Downstream Conditions comments above, there is an existing lake located approximately 1000 feet downstream. A pre- and post-development sediment study will be required to document any sediment impacts to the lake.

APPLICANT: Century Communities of Georgia, LLC

PETITION NO.: Z-52

PRESENT ZONING: R-30

PETITION FOR: R-20

TRANSPORTATION COMMENTS:

ROADWAY	ROADWAY CLASSIFICATION	SPEED LIMIT	JURISDICTIONAL CONTROL	MIN. R.O.W. REQUIREMENTS
County Line Road	Minor Collector	35 mph	Cobb County	60'

ROADWAY	LOCATION	AVERAGE DAILY TRIPS	LEVEL OF SERVICE
County Line Road	North of Kenbrook Drive	3,000	C

*Based on 2012 traffic counting data taken by Cobb County DOT for County Line Road.
 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

County Line Road 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 west side of County Line Road, 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 County Line Road frontage.

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

Recommend development entrance directly align with the entrance to Kenbrook Drive.

As necessitated by this development, recommend County Line Road access include deceleration lane and left turn lane. Recommend location and design be determined during plan review, subject to Cobb County DOT approval.

STAFF RECOMMENDATIONS

Z-52 CENTURY COMMUNITIES OF GEORGIA, LLC

- 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 zoned for single-family residential uses at 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. Other zonings in this area for single-family residential development include R-30, R-20, PRD and PD. Other developments and zonings in the area include: The Lake at Victoria Falls, Unit II (zoned R-30 at 1.03 units per acre); Battleford Plantation, Phase One (zoned R-20, at approximately 1.70 units per acre); Brookstone P.D. 1 Unit X (zoned PD at 1.75 units per acre); Brookstone P.D. 1, Unit XIV (zoned PD at 2.34 units per acre); and Brookstone PD I Unit 10 Phase 1 (zoned PD at 2.09 units per acre). Those subdivisions are in VLDR (0-2 units per acre) and RR (0-1 unit per acre).
- 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 not in conformity with the policy and intent of the *Cobb County Comprehensive Plan*, which delineates this property as being within the Rural Residential (RR) land use category, having a density range of 0-1 unit per acre. The applicant's proposal is for 1.58 units per acre, which is out of the 0-1 RR range. The RR land use category includes properties difficult to sewer, furthest from major activity centers, public services, and transportation corridors, or have particular sensitive environment features or scenic values. It should be noted that the Board of Commissioners, in making land use decisions, use the future land use map as a guide in the decision making process, but there are circumstances when decisions will be made that are contrary to this document based upon a change in market conditions, information unbeknownst to staff/community in the preparation of this document, or some other condition.
- 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 proposed density of 1.58 units per acre is in the range of densities of other subdivisions in the area. The applicant's proposal would be consistent with, and compatible with other residential subdivisions in the area.

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

1. Site plan received July 6, 2017, with District Commissioner approving minor modifications;
2. Water and Sewer Division comments and recommendations;
3. Stormwater Management Division comments and recommendations;
4. Department of Transportation comments and recommendations; and
5. 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.

Summary of Intent for Rezoning*

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

- a) Proposed unit square-footage(s): 2,000 - 4,000 square feet
- b) Proposed building architecture: Traditional Single-Family, Detached Homes with exteriors comprised of brick, stone, stacked stone, hardi-plank, and combinations thereof
- c) List all requested variances: None known at this time



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

- a) Proposed use(s): Not Applicable
- b) Proposed building architecture: Not Applicable
- c) Proposed hours/days of operation: Not Applicable
- d) List all requested variances: Not Applicable

.....
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).
None known at this time.

*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.