

Z-71
(2017)



4851 WOODSTOCK ROAD
SUITE 208 DE ROSWELL, GA 30075
770.868.7591 / 1.866.319.0872

PROJECT NAME:
**THE OVERLOOK AT
HILLTOP DRIVE**
COBB COUNTY, GEORGIA

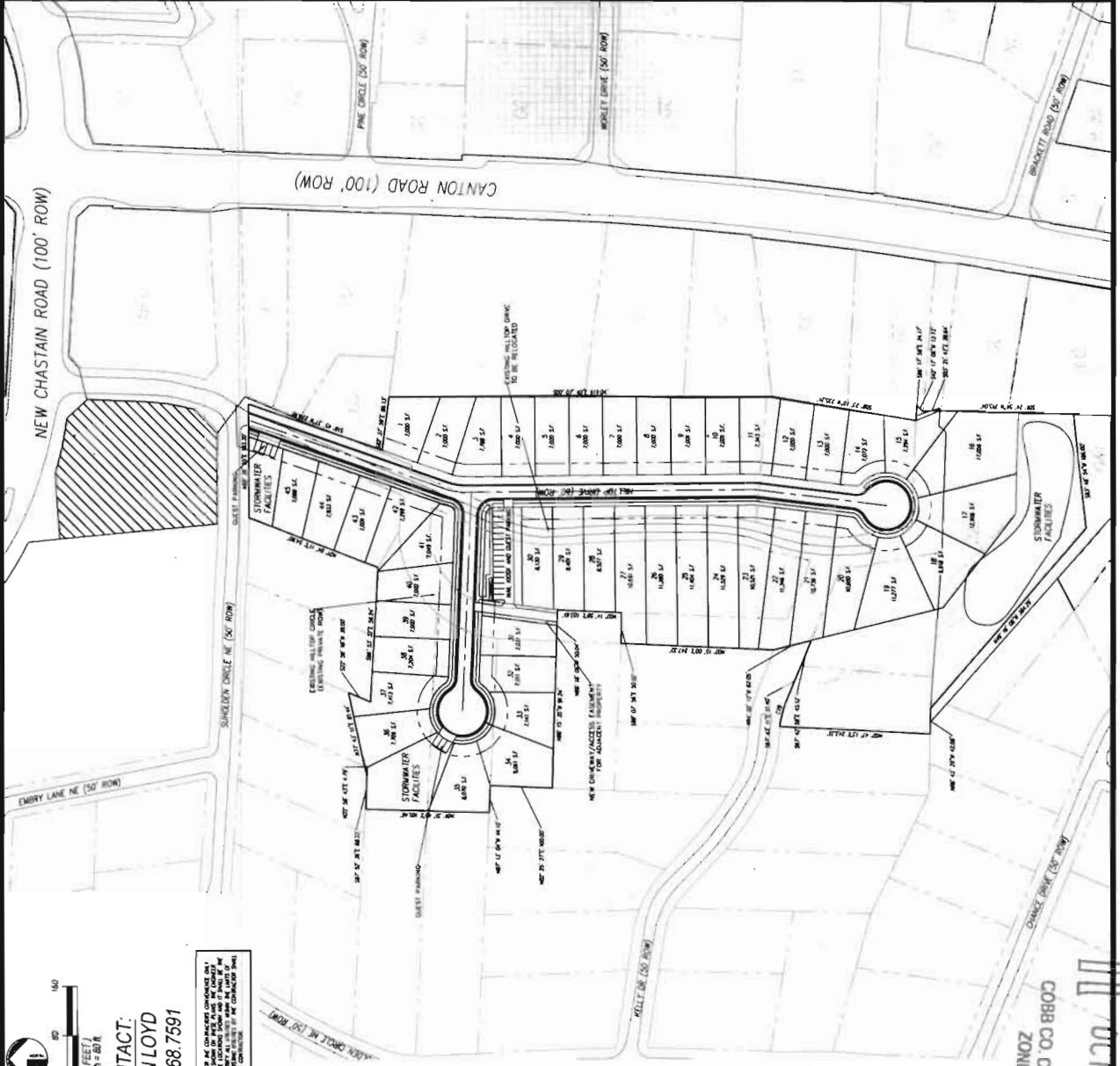


OWNER/DEVELOPER
COBB DISTRIBUTION NUMBER
EXPIRES DATE: 8.5.2017



REVISIONS
REVISION NUMBER
DATE
COMMENTS

Z.100



CONTACT:
JOHN LOYD
770.868.7591

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DEVELOPMENT SUMMARY	
ZONING	Z-71
EXISTING ZONING	RESIDENTIAL
SITE AREA	115.54 ACRES
PERMITTED USE	RESIDENTIAL
PROPOSED USE	RESIDENTIAL
MAXIMUM HEIGHT ALLOWED	N/A
MINIMUM LOT WIDTH	100.00'
MINIMUM LOT DEPTH	50.00'
MINIMUM LOT AREA	5,000.00 SQ. FT.
MINIMUM FRONT SETBACK	25.00'
MINIMUM SIDE SETBACK	10.00'
MINIMUM REAR SETBACK	10.00'
MINIMUM FRONT YIELD	20 UNITS/AC
MINIMUM SIDE YIELD	20 UNITS/AC
MINIMUM REAR YIELD	20 UNITS/AC
MINIMUM FRONT YIELD	20 UNITS/AC
MINIMUM SIDE YIELD	20 UNITS/AC
MINIMUM REAR YIELD	20 UNITS/AC



LOCATION MAP - NTS

Shaded areas delineate a "Community Activity Center" as defined in the Future Land Use Map of Cobb County

Shaded areas delineate a "Neighborhood Activity Center" as defined in the Future Land Use Map of Cobb County

REVISED

RECEIVED
AUG 19 2017

COBB CO. COMM. DEV. AGENCY
ZONING DIVISION

EXISTING INFORMATION IS BASED ON GIS
PLAN MAY CHANGE UPON RECEIPT OF SURVEY.

APPLICANT: Loyd Development Services

PHONE #: (770) 868-7591 **EMAIL:** john@loyddevelopment.com

REPRESENTATIVE: Garvis L. Sams, Jr.

PHONE #: (770) 422-7016 **EMAIL:** gsams@slhb-law.com

TITLEHOLDER: Early Wendell Wood and Maudina J. Wood

(a/k/a M. Ashley Wood)

PROPERTY LOCATION: East, west and south and north sides of

Hilltop Drive and Hilltop Circle, southeast of Kelly Drive, and south

side of Suholdon Circle

ACCESS TO PROPERTY: Hilltop Drive, to be relocated Hilltop

Circle

PHYSICAL CHARACTERISTICS TO SITE: Wooded, undeveloped

and single-family residences amongst the various parcels

CONTIGUOUS ZONING/DEVELOPMENT

NORTH: LRO, R-20/ Nursing home, Addison Heights Subdivision

SOUTH: O&I, R-20/ Professional office, Addison Heights Subdivision

EAST: GC/ Various commercial users along Canton Road

WEST: R-20/ Addison Heights Subdivision

PETITION NO: Z-71

HEARING DATE (PC): 11-07-17

HEARING DATE (BOC): 11-21-17

PRESENT ZONING: O&I, R-20

PROPOSED ZONING: RA-5

PROPOSED USE: Single-family Subdivision

SIZE OF TRACT: 13.15 acres

DISTRICT: 16

LAND LOT(S): 443,494

PARCEL(S): Numerous Parcels in Zoning File

TAXES: PAID X **DUE** _____

COMMISSION DISTRICT: 3

Adjacent Future Land Use:

North: Low Density Residential (LDR),
Neighborhood Activity Center (NAC)
and Community Activity Center (CAC)
East: Community Activity Center (CAC)
South: 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** _____

HELD _____ **CARRIED** _____

BOARD OF COMMISSIONERS DECISION

APPROVED _____ **MOTION BY** _____

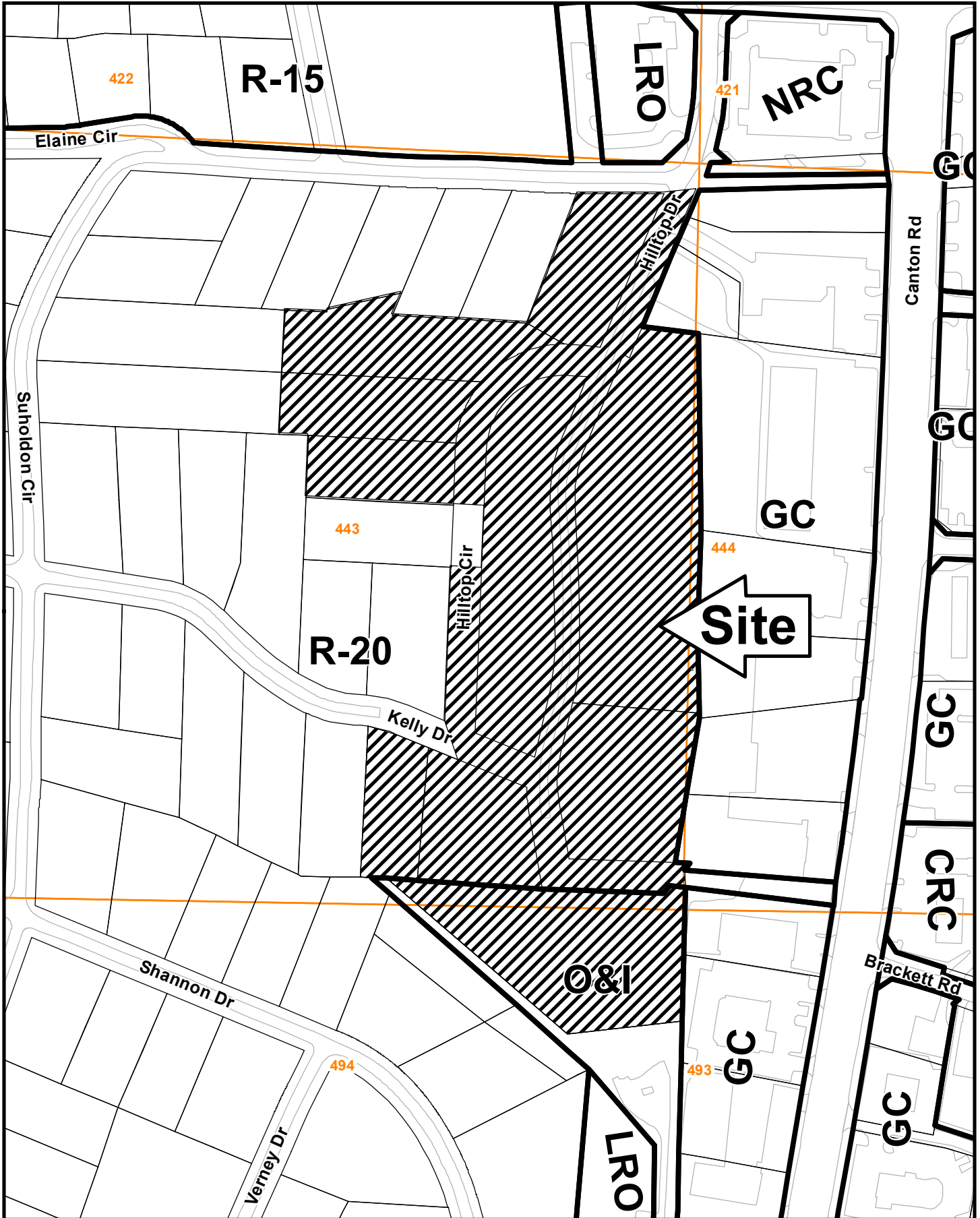
REJECTED _____ **SECONDED** _____

HELD _____ **CARRIED** _____

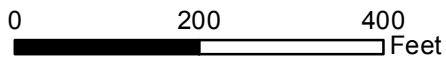
STIPULATIONS:





Z-71 2017-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: Loyd Development Services

PETITION NO.: Z-71

PRESENT ZONING: O&I, R-20

PETITION FOR: RA-5

ZONING COMMENTS:

Staff Member Responsible: Terry Martin, MPA

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

Proposed Number of Units: 45 **Overall Density:** 3.42 **Units/Acre**

Staff estimate for allowable # of units: 20 **Units*** **Increase of:** 25 **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 property from the current office and institutional (O&I) district and R-20 single-family residential district to the RA-5 single-family residential district in order to develop a 45-unit residential subdivision on 13.15 acres resulting in a density of 3.42 units per acre. The proposed homes will range from 2,000 square feet to 3,200 square feet in size and be of traditional architecture.

The applicant’s plan envisages the realignment of Hilltop Drive as well as the relocation and abandonment of portions of Hilltop Circle. As a result of this relocation and abandonment of portions of Hilltop Circle and due to the exclusion of the parcel at 3229 Hilltop Circle, a concurrent variance should be considered for this property whether as part of this application or as a later variance application due to that parcel no longer having the Code-required 75 feet of public road frontage.

Otherwise, the applicant’s plan demonstrates the need for the following concurrent variances:

1. Waiver of the minimum lot size to allow three (3) lots under 7,000 square feet in size (lot 37 – 6,892, 38 – 6,867, 39 – 6,859);
2. Waive the minimum lot width at the front setback line as well as required public road frontage from the required 75 feet for exterior lots to approximately to as low as 54 feet for lots 43, 44, and 45;
3. Waive the rear setbacks from the required 40 feet for exterior lots to 20 feet; and
4. Waive the front setbacks from the required 25 feet for interior lots to 20 feet.

Though the applicant’s proposal does not indicate the Code-required 10-foot landscape buffer that should be placed along the proposed community’s western edge where it abuts more restrictive residential zoning, a variance is not appropriate as there is ample room to provide such buffering if required as part of a Board of Commissioners approval.

The portion of the property in a Neighborhood Activity Center is the O&I zoned property. All the other property is in Low Density Residential.

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: Loyd Development Services

PETITION NO.: Z-71

PRESENT ZONING: O&I, R-20

PETITION FOR: RA-5

SCHOOL COMMENTS:

<u>Name of School</u>	<u>Enrollment</u>	<u>Capacity Status</u>	<u>Number of Portable Classrooms</u>
<u>Blackwell</u>	<u>726</u>	<u>771</u>	<u> </u>
Elementary			
<u>Daniel</u>	<u>991</u>	<u>1046</u>	<u> </u>
Middle			
<u>Sprayberry</u>	<u>1693</u>	<u>2062</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 these schools.

APPLICANT: Loyd Development Services

PETITION NO.: Z-71

PRESENT ZONING: O&I, R-20

PETITION FOR: RA-5

FIRE COMMENTS:

Modifications may be required to incorporate the Cobb County Fire Marshal's Office 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).

APPLICANT: Loyd Development Service
PRESENT ZONING: O&I & R-20

PETITION NO.: Z-71
PETITION FOR: RA-5

PLANNING COMMENTS:

The applicant is requesting a rezoning from O&I and R-20 to RA-5 for the purpose of a single family subdivision. The 13.15 acre site is located on the east, west and south and north sides of Hilltop Drive and Hilltop Circle, southeast of Kelly Drive, and south side of Suholdon 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 the Low Density Residential (LDR) future land use category, with R-20 zoning designation and the Neighborhood Activity Center (NAC) future land use category, with O&I zoning designation. The purpose of the Low Density Residential (LDR) category is to provide for areas that are suitable for low density housing between 1 to 2.5 dwelling units per acre. 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.

Specific Area Policy Guidelines:

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

Adjacent Future Land Use:

North: Low Density Residential (LDR), Neighborhood Activity Center (NAC) and Community Activity Center (CAC)
East: Community Activity Center (CAC)
South: Neighborhood Activity Center (NAC) and Low Density Residential (LDR)
West: Low Density Residential (LDR)

Master Plan/Corridor Study

The southernmost parcel in the Community Activity Center (CAC) future land use category and the O&I zoning designation of the subject property is located within the boundary of the Canton Road 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

APPLICANT: Loyd Development Service

PRESENT ZONING: O&I & R-20

PETITION NO.: Z-71

PETITION FOR: RA-5

PLANNING COMMENTS:

CONT.

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.org>.

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 Loyd Development Services

PETITION NO. Z-071

PRESENT ZONING O&I, 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 / S side of Suholden Circle

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: Kelly Drive ROW

Estimated Waste Generation (in G.P.D.): A D F= 7,200 Peak= 18,000

Treatment Plant: Noontday

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 capacity study may be required 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.