

PRELIMINARY ZONING ANALYSIS

Planning Commission Hearing Date: October 2, 2018

Board of Commissioners Hearing Date: October 16, 2018

Date Distributed/Mailed Out: July 18, 2018

STAFF COMMENTS DUE DATE: August 3, 2018



Cobb County...Expect the Best!



**Cobb County Community Development Agency
Zoning Division**

1150 Powder Springs St. Marietta, Georgia 30064

Case # Z-60
Public Hearing Dates:
PC: 10-02-18
BOC: 10-16-18

SITE BACKGROUND

Applicant: Loyd Development Services

Phone: (770) 868-7591

Email: john@loyddevelopment.com

Representative Contact: Garvis L. Sams, Jr.

Phone: (770) 422-7016

Email: gsams@slhb-law.com

Titleholder: David Gregory Weaver

Property Location: East side of Kemp Ridge Road,
south of Lake Acworth Drive

Address: 3870 and 3874 Kemp Ridge Road, and
one parcel with no address

Access to Property: Kemp Ridge Road

QUICK FACTS

Commission District: 1-Weatherford

Current Zoning: R-20 (Single-family Residential)

Current use of property: Single-family houses and
undeveloped parcel

Proposed zoning: RA-5 (Single-family)

Proposed use: Single-family Subdivision

Future Land Use Designation: NAC (Neighborhood
Activity Center)

Site Acreage: 5.45 ac

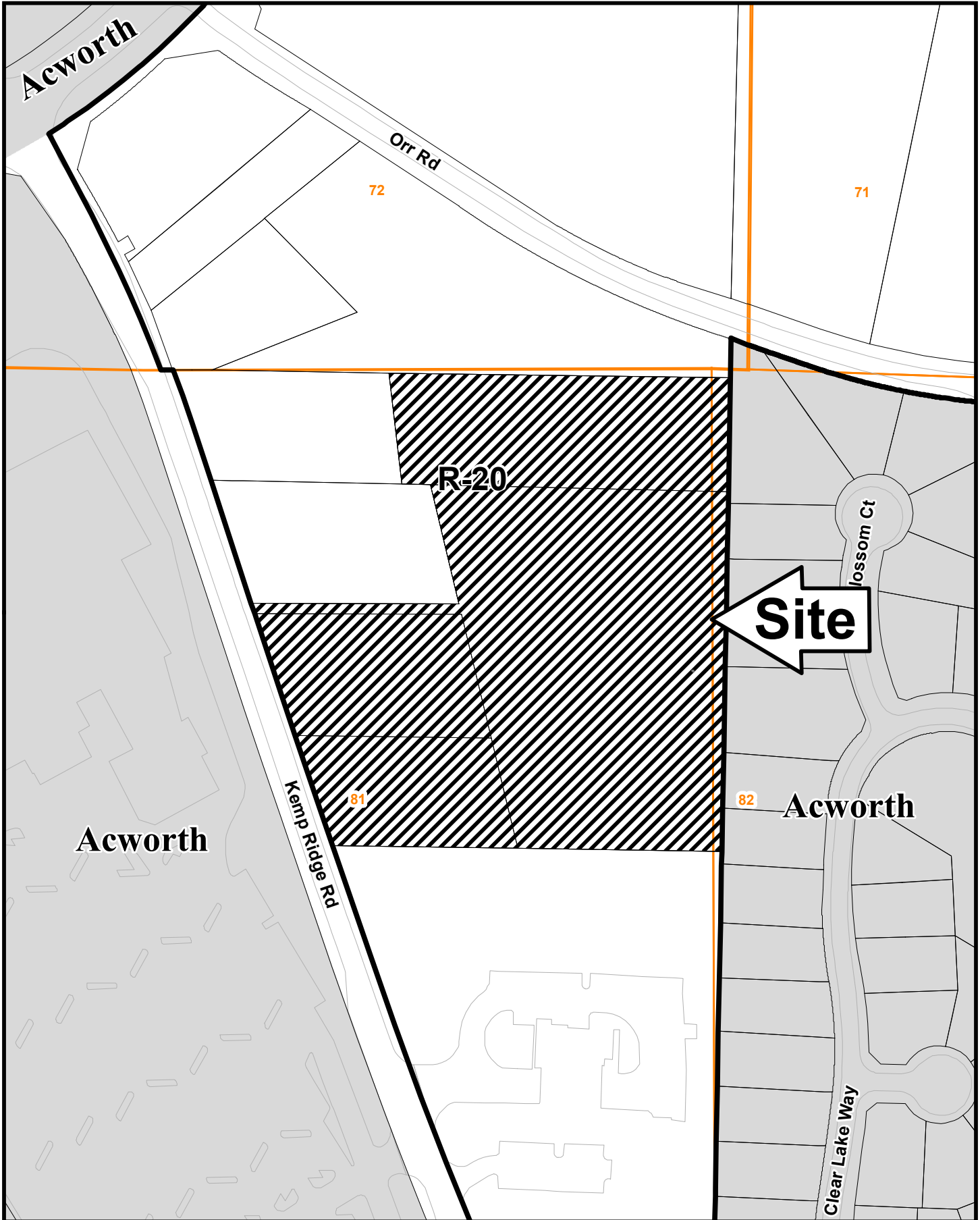
District: 20

Land Lot: 81

Parcel #: 20008100010, 20008100030, and
20008100230



Taxes Paid: Yes

Z-60 2018-GIS



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

0 100 200
Feet

 Zoning Boundary
 City Boundary

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ZONING DIVISION

Application No. z- 60

PC: Oct. 2, 2018
BOC: Oct. 16, 2018

Summary of Intent for Rezoning*

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

- a) **Proposed unit square-footage(s):** Ranging from 1,800 square feet to 2,500 square feet
 - b) **Proposed building architecture:** Traditional - renderings/elevations will be provided under separate cover.
 - c) **List all requested variances:** As shown on the site plan.
- _____

.....
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)

The subject property is zoned R-20 and denominated as Neighborhood Activity Center ("NAC") on the Comprehensive Land Use Map. The property is contiguous to the City of Acworth; to the east (Allatoona Springs Subdivision – zoned R-3) and to the west across Kemp Ridge Road (WalMart Super Center – zoned CRC). Additionally, the property is located directly north of a Cobb County Fire Station and Tag Office, and south of other Cobb County R-20 zoned properties (which are also designated as NAC).

.....
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.



Cobb County Community Development Agency
Zoning Division
1150 Powder Springs St. Marietta, Georgia 30064

Case# LUP-11
Public Hearing Dates:
PC: 10-02-18
BOC: 10-16-18

SITE BACKGROUND

Applicant: James E. McGuire

Phone: (404) 384-4777

Email: jmcg1827@bellsouth.net

Representative Contact: James E. McGuire

Phone: (404) 384-4777

Email: jmcg1827@bellsouth.net

Titleholder: James E. McGuire and Deborah S. McGuire

Property Location: South side of Lakeshore Drive,
west of Blackland Drive

Address: 3725 Lakeshore Drive

Access to Property: Lakeshore Drive

QUICK FACTS

Commission District: 2-Ott

Current Zoning: R-20 (Single-family Residential)

Current use of property: Single-family house

Proposed use: LUP Renewal - Poultry

Future Land Use Designation: LDR (Low Density Residential)

Site Acreage: 0.65 ac

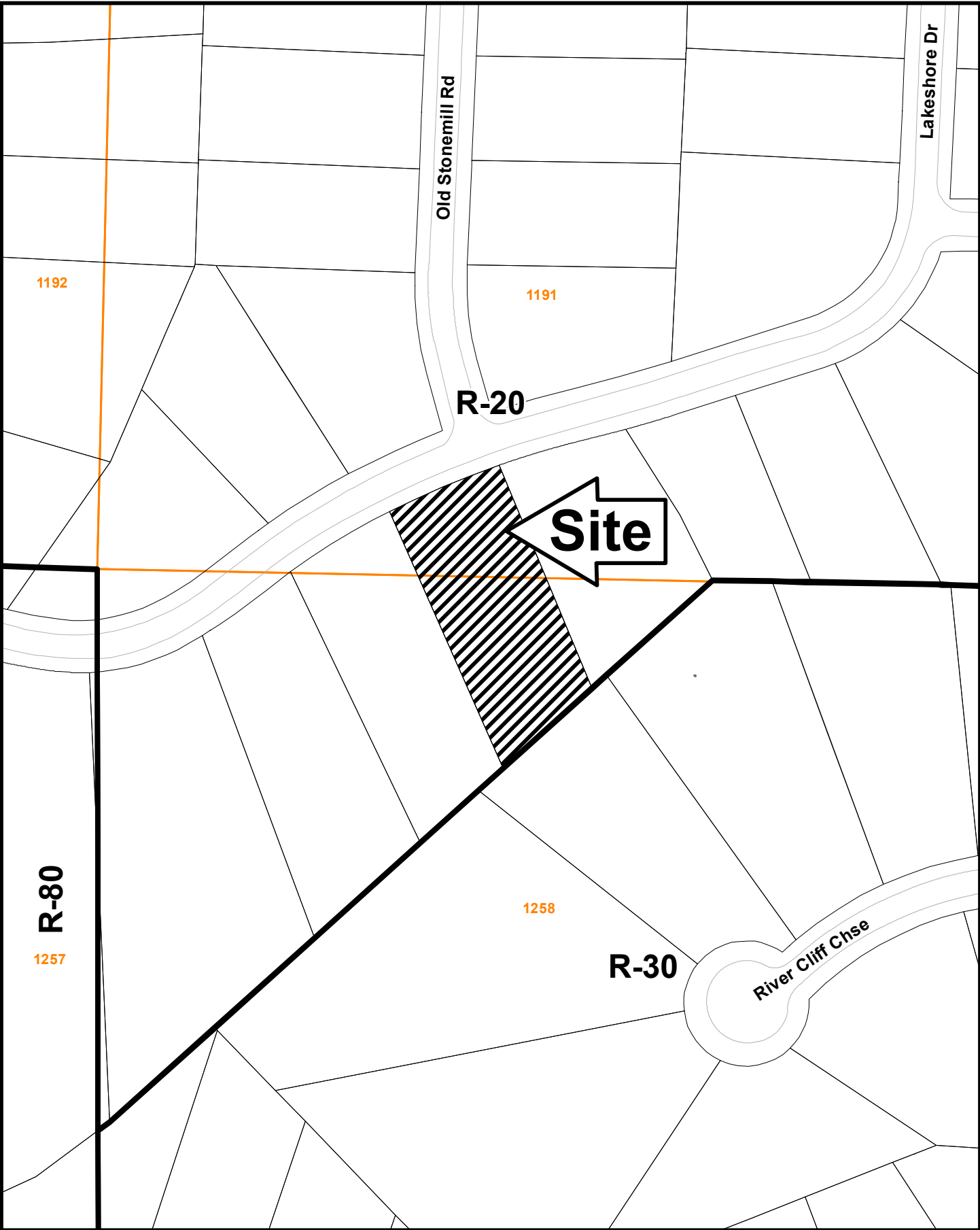
District: 16

Land Lot: 1191, 1258

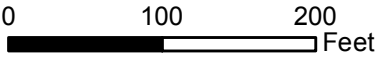
Parcel #: 16119100420

Taxes Paid: Yes

LUP-11 2018-GIS



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- Zoning Boundary
- City Boundary

LUP-11
(2018)

LAKE SHORE DRIVE

50' R/W -
24' P.W.

$N66^{\circ}48'48''E$
114.01'

487.81' TO R/W
BLACKLAND DRIVE

DRIVE

I.P.F.

E.W
HENSON

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50' E.L.

RAILROAD
TIES APPROX.
.5' OVER LINE



(2)

(1)

$N27^{\circ}33'W$
267.19'

20' SMALL
SEWER
EASE.

$S25^{\circ}45'25''E$
221.80'

M.H.

APPROXIMATE FLOOD
PLAIN FROM SUBDV. PLAT

BRANCH 20' P.E.
112.89'
 $S43^{\circ}26'47''W$

I.P.S.

I.P.F.



David W. Lynah

Survey For:
JAMES E. MCGUIRE
Lot 1 Block A Unit 1
Subdivision STURBRIDGE HEIGHTS
Land Lot 1191/1258.16 District, 2ND
SECT., COBB County Georgia
Scale: 1" = 40' Date M&E. G, 1981

D. W. Lynah Surveyors

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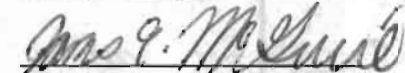
COBB CO. COMM. DEV. AGENCY
ZONING DIVISION

Application No. LVP-11

Hearing Date: 10-16-18

Applicant's information for requesting backyard chickens

1. How many hens do you propose (no male birds allowed)? 4
2. Can you comply with the County Code Sec-134-94(4)(a-i) below? YES NO


Signature

James E. McGuire
Print Name

County Code adopted by the Board of Commissioners March 22, 2016:

Sec. 134-94 (5) Poultry on less than two acres subject to the following minimum requirements:

- a. There shall be a maximum ratio of one poultry per 5,000 square feet of lot area on any lot less than two acres;
- b. Only hens are kept on the property;
- c. The poultry shall be kept/maintained within a fenced area to the rear of the house;
- d. Coops, or other buildings used for the poultry shall be located at least 30 feet off any property line. Coops are considered an accessory structure and all conditions for accessory structures in that zoning district shall also apply. Where a conflict exists, this section shall control;
- e. The owner(s) of the poultry shall keep the property maintained in a fashion that eliminates the potential negative effects resulting from the poultry, including but not limited to, odors, pollution, noise, insects, rodents and other wild animals;
- f. The poultry shall not cause a nuisance, as defined by state law;
- g. The slaughter of any hen on site is prohibited;
- h. The fee for the land use permit for backyard poultry shall be \$75.00 with renewal fees being \$50.00; and
- i. The duration of any land use permit approved for poultry as pets or food source shall not exceed two years, renewable for up to two-year terms thereafter.
- j. At least two weeks prior to the hearing before the planning commission, applicant shall notify all contiguous property owners in writing.



Case # OSC-01-2018

Public Hearing Dates:

PC: 10-02-18

BOC: 10-16-18

**Cobb County Community Development Agency
Zoning Division**

1150 Powder Springs St. Marietta, Georgia 30064

SITE BACKGROUND

Applicant: Province Homes, LLC

Phone: (770) 509-7009

Email: Not provided

Representative Contact: J. Kevin Moore

Phone: (770) 429-1499

Email: jkm@mijis.com

Titleholder: Wardlyn Mills Bassler and Wanda
Mills Rademacher

Property Location: North side of Luther Ward
Road, and on the northwest and southeast sides
of Midway Road

Address: 4349 Luther Ward Road

Access to Property: Luther Ward Road

QUICK FACTS

Commission District: 1-Weatherford

Current Zoning: R-20 (Single-family Residential)

Current use of property: Undeveloped

Proposed zoning: R-20/OSC (Open Space
Community)

Proposed use: Single-family Subdivision

Future Land Use Designation: VLDR (Very Low
Density Residential)

Site Acreage: 29.09 ac

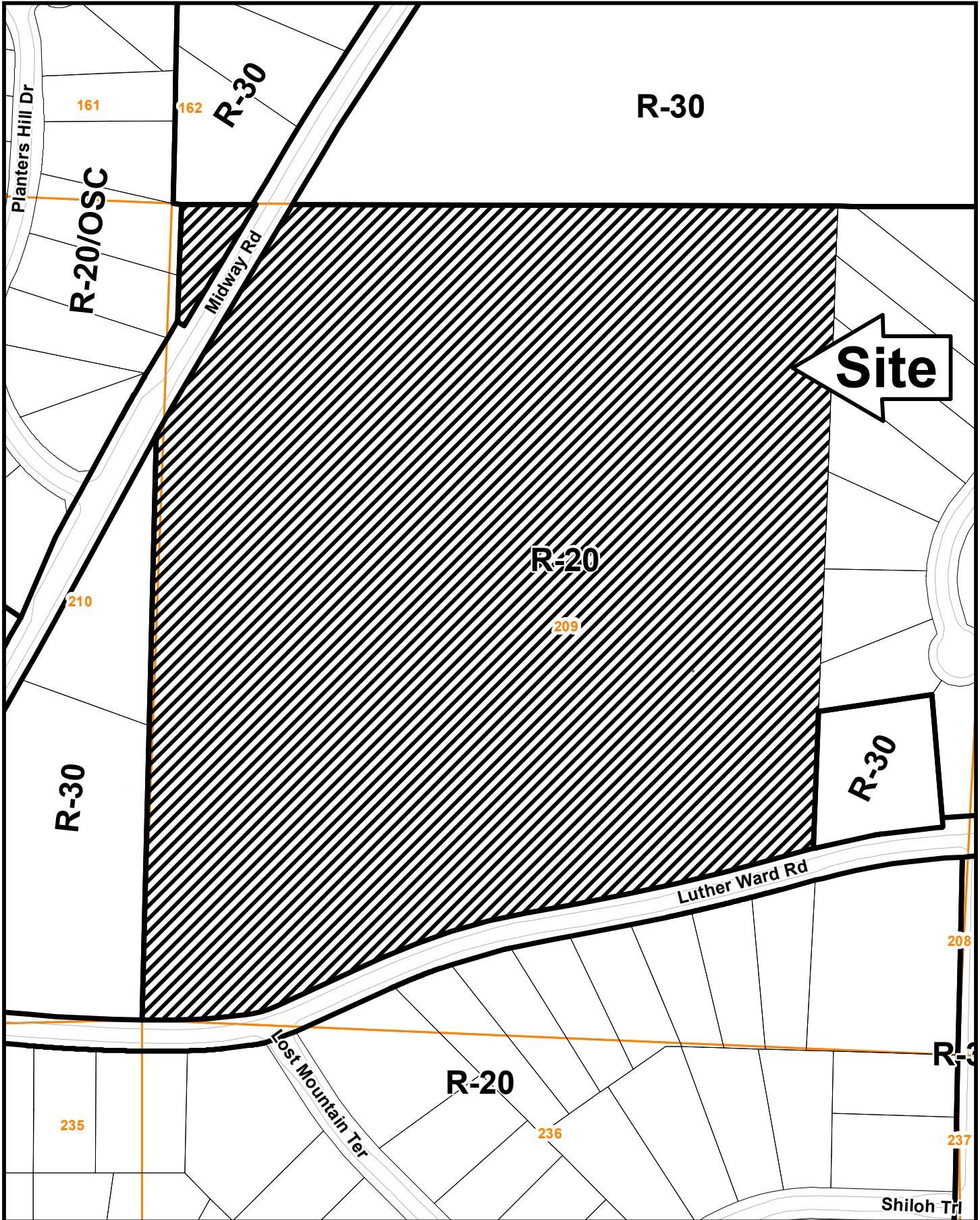
District: 19

Land Lot: 209

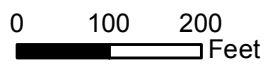
Parcel #: 19020900020




Taxes Paid: Yes

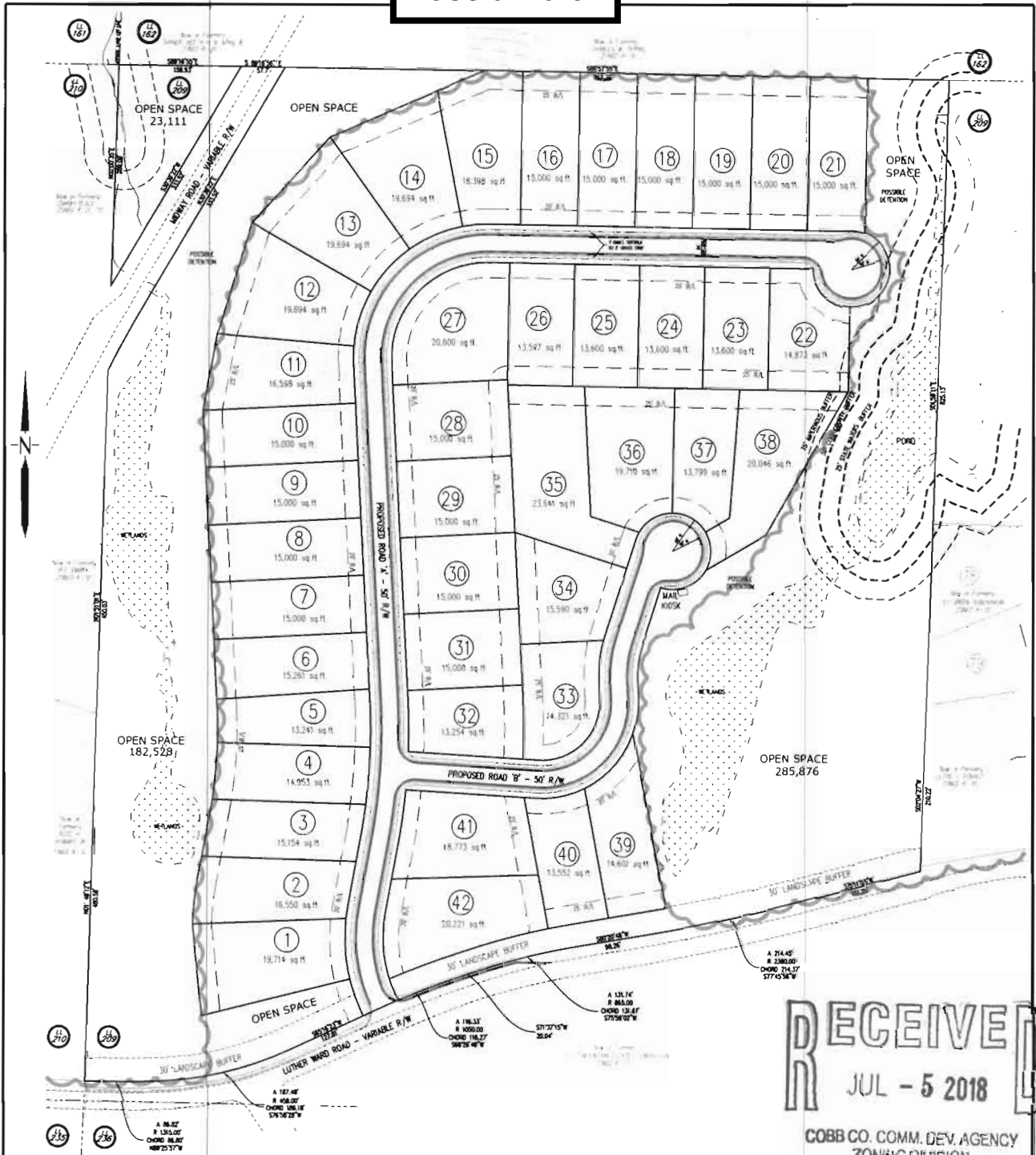
OSC-01 2018-GIS



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-  Site
-  Zoning Boundary
-  City Boundary

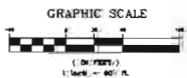


SITE DESIGN NOTES
 PROPOSED USE SINGLE FAMILY RESIDENTIAL
 CURRENT ZONING - R-20
 PROPOSED ZONING - R-20 OSC
 TOTAL AREA: 29.09 ACRES
 LOTS DEPICTED - 42 UNITS
 DENSITY ALLOWED FOR R20 OSC - 1.75 U/A
 DENSITY PROPOSED - 1.44 U/A
 MINIMUM LOT SIZE PER ZONING ORD. - 13,000 SF
 MINIMUM WIDTH AT FRONT SETBACK - 75' (50' FOR CUL DE SAC)
 AVERAGE LOT SIZE CONCEPTUALLY PLANNED - 16,103
 TOTAL OPEN SPACE AREA RECD. 10.18 ACRES (35%)
 TOTAL OPEN SPACE AREA PROPOSED - 10.86 ACRES (37.3%)
 PERCENTAGE OF OPEN SPACE IN WETLANDS - 2.1 ACRES (19.3%)

* LOT AREAS LISTED ARE SHOWN IN ORDER TO PROVIDE DATA FOR CONCEPTUAL OSC PLANNING. FINAL DESIGNED LOTS MAY VARY IN AREA SLIGHTLY IN ORDER TO ACCOMMODATE SPECIFIC DESIGN NEEDS.

NET BUILDING AREA CALCULATIONS:
 GROSS AREA - 29.09 ACRES
 LESS FLOOD PLAIN & WETLANDS (2.1 ACS)
 GROSS AREA 29.09 - 2.1 ACRES = 26.99 NET BUILDABLE AREA

PROPOSED BUILDING SETBACKS:
 FRONT - 20'
 REAR - 25'
 SIDE - 7.5' (MIN. 20 FT BETWEEN STRUCTURES)



BOUNDARY TAKEN FROM SURVEY PREPARED BY WATTS & BROWNING ENGINEERING, INC. DATED 4/13/2006
 TOPOGRAPHIC INFORMATION BASED ON COBB GIS DATA
 WETLANDS DELINEATED BY CAMP BELU ENVIRONMENTAL FOR WATTS & BROWNING ENGINEERING, INC.

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NO.	DATE	REVISION DESCRIPTION	BY

REZONING PLAN FOR
MIDWAY ROAD TRACT
 LAND LOT 209, 19TH DISTRICT, 2ND SECTION
 COBB COUNTY, GEORGIA

centerline
 Surveying and Land Planning, Inc.
 1100 SHILOH ROAD, SUITE 100, KENNESAW, GA 30144
 PHONE: 770-424-2222 FAX: 770-424-2222

DATE OF WORK	
PROJECT NO.	
SCALE	
PROJECT NAME	
DRAWN BY	
CHECKED BY	
DATE	
SHEET NO.	1

ATTACHMENT TO APPLICATION FOR OPEN SPACE COMMUNITY ("OSC")

Application No.: OSC-2018- OSC-01-2018
Hearing Dates: October 2, 2018
October 16, 2018



Applicant: Province Homes, LLC
Titleholders: Wardlyn Mills Bassler and
Wanda Mills Rademacher

NARRATIVE SITE ANALYSIS OF PROPOSED OSC DEVELOPMENT

The proposed R-20/OSC development is designed for a maximum of forty-two (42) single-family homes; as well as, areas of planned recreation amenities and viable passive amenities through the formation of consolidated open space. This plan design is accomplished through implementation of the OSC planning guidelines. The proposed OSC plan creates 10.86 acres of open space, accommodating streams, a pond, and wetlands which traverse the Subject Property. The OSC plan allows for open space area along Midway Road and Luther Ward Road which preserves the setting along the roadways by placing the residences internally within the development. The plan accomplishes permanent use, preservation, and upkeep of the open space areas by the future owners. Additionally, the buffering of open space areas along the property lines will further mitigate any impact to established and neighboring properties.

The planned R-20/OSC development takes into consideration adjacent residential tracts which are zoned R-20 and R-30. Utilizing an OSC plan for development, the proposal limits building area and establishes significant green space.

The Applicant believes that utilization of the OSC requirements creates a better overall plan for development; as well as, a better quality of life for future homeowners; and, adjacent homeowners as well.