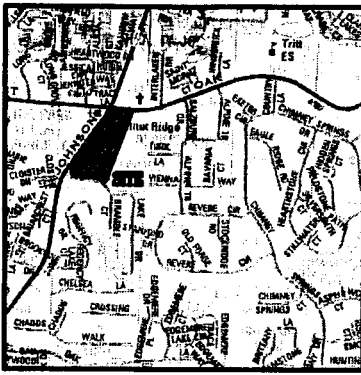


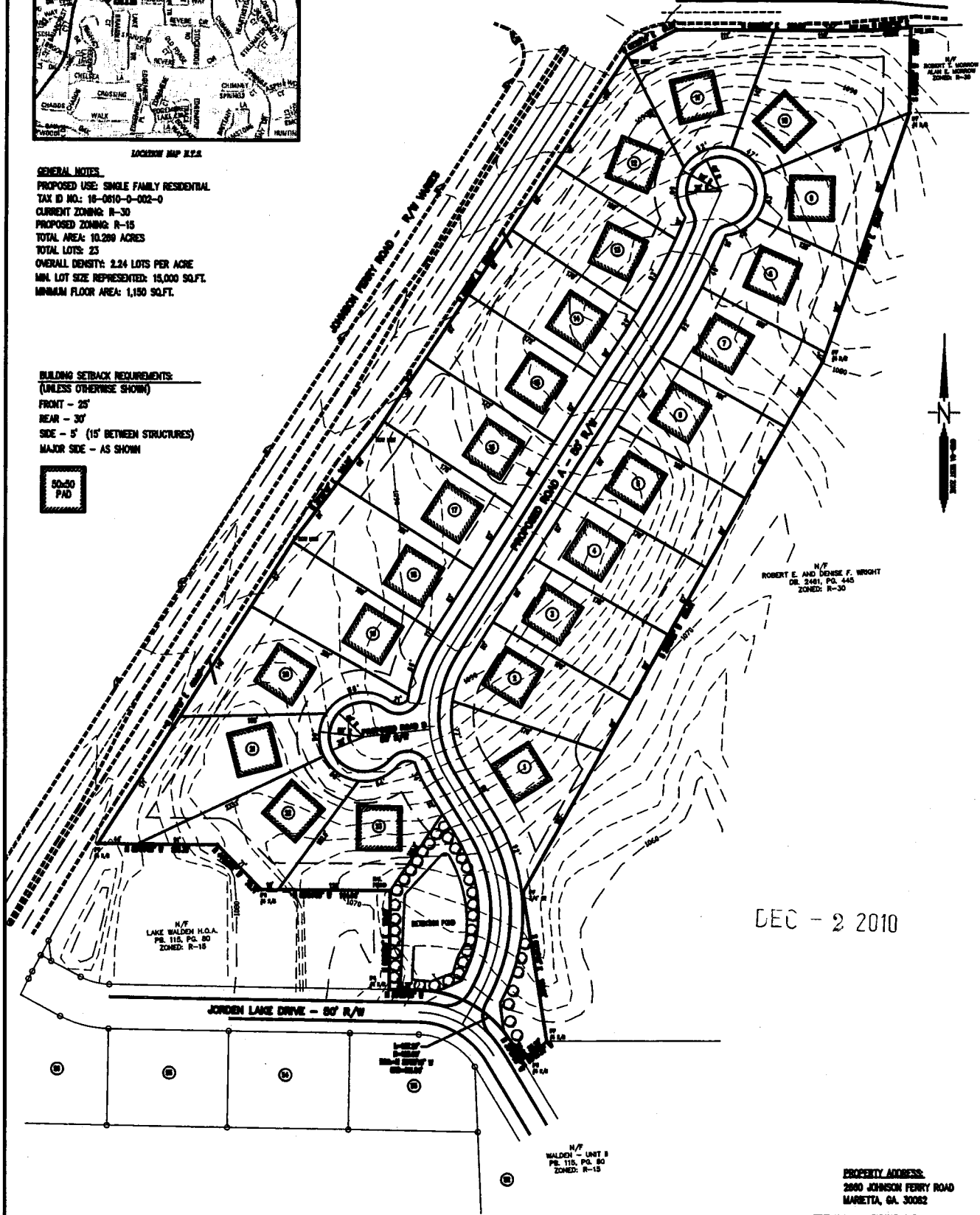
Z-5  
(2011)



LOCATION MAP R-15

**GENERAL NOTES:**  
 PROPOSED USE: SINGLE FAMILY RESIDENTIAL  
 TAX ID NO.: 16-0610-0-002-0  
 CURRENT ZONING: R-30  
 PROPOSED ZONING: R-15  
 TOTAL AREA: 10.269 ACRES  
 TOTAL LOTS: 23  
 OVERALL DENSITY: 2.24 LOTS PER ACRE  
 MIN. LOT SIZE REPRESENTED: 15,000 SQ.FT.  
 MINIMUM FLOOR AREA: 1,150 SQ.FT.

**BUILDING SETBACK REQUIREMENTS:**  
 (UNLESS OTHERWISE SHOWN)  
 FRONT - 25'  
 REAR - 30'  
 SIDE - 5' (15' BETWEEN STRUCTURES)  
 MAJOR SIDE - AS SHOWN



DEC - 2 2010

N/W  
 ROBERT E. AND DENISE F. WRIGHT  
 DL 2481, PG. 445  
 ZONED: R-30

N/W  
 LAKE WALDEN H.O.A.  
 PG. 115, PG. 80  
 ZONED: R-15

N/W  
 WALDEN - UNIT B  
 PG. 115, PG. 80  
 ZONED: R-15

**PROPERTY ADDRESS:**  
 2880 JOHNSON FERRY ROAD  
 MARIETTA, GA. 30062

**TOTAL AREA**  
 10.269 Acres

NO.	DATE	REVISION DESCRIPTION	BY
1			

BOUNDARY SURVEY WITH CONCEPT PLAN FOR:  
**THE ESTATES AT WALDEN**  
 LAND LOT 610, 10th DISTRICT, 2nd SECTION  
 COBB COUNTY, GEORGIA

**Centerline Surveying Systems, Inc.**  
 1301 SHELLON ROAD, SUITE 1810, KENNESAW, GA. 30144  
 PHONE: (770) 424-0086 FAX: (770) 424-8899



**APPLICANT:** Brooks Chadwick Capital, LLC  
(404) 281-4554

**REPRESENTATIVE:** Moore Ingram Johnson & Steele, LLP  
John H. Moore (770) 429-1499

**TITLEHOLDER:** JF Development Partners, LLC

**PROPERTY LOCATION:** At the southeast intersection of  
Johnson Ferry Road and Post Oak Tritt Road, and on the north side  
of Jordan Lake Drive.

**ACCESS TO PROPERTY:** Jordan Lake Drive

**PHYSICAL CHARACTERISTICS TO SITE:** Wooded

**PETITION NO:** Z-5

**HEARING DATE (PC):** 02-01-11

**HEARING DATE (BOC):** 02-15-11

**PRESENT ZONING:** R-30

**PROPOSED ZONING:** R-15

**PROPOSED USE:** Single-family  
Residential

**SIZE OF TRACT:** 10.269 acres

**DISTRICT:** 16

**LAND LOT(S):** 610

**PARCEL(S):** 2

**TAXES: PAID** X **DUE** \_\_\_\_\_

**COMMISSION DISTRICT:** 3

**CONTIGUOUS ZONING/DEVELOPMENT**

- NORTH:** O&I/ office park
- SOUTH:** R-15/ Walden subdivision
- EAST:** R-30/ Single family house on large lot
- WEST:** R-20/ Church, Wright Center

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

**PLANNING COMMISSION RECOMMENDATION**

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

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

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

**BOARD OF COMMISSIONERS DECISION**

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

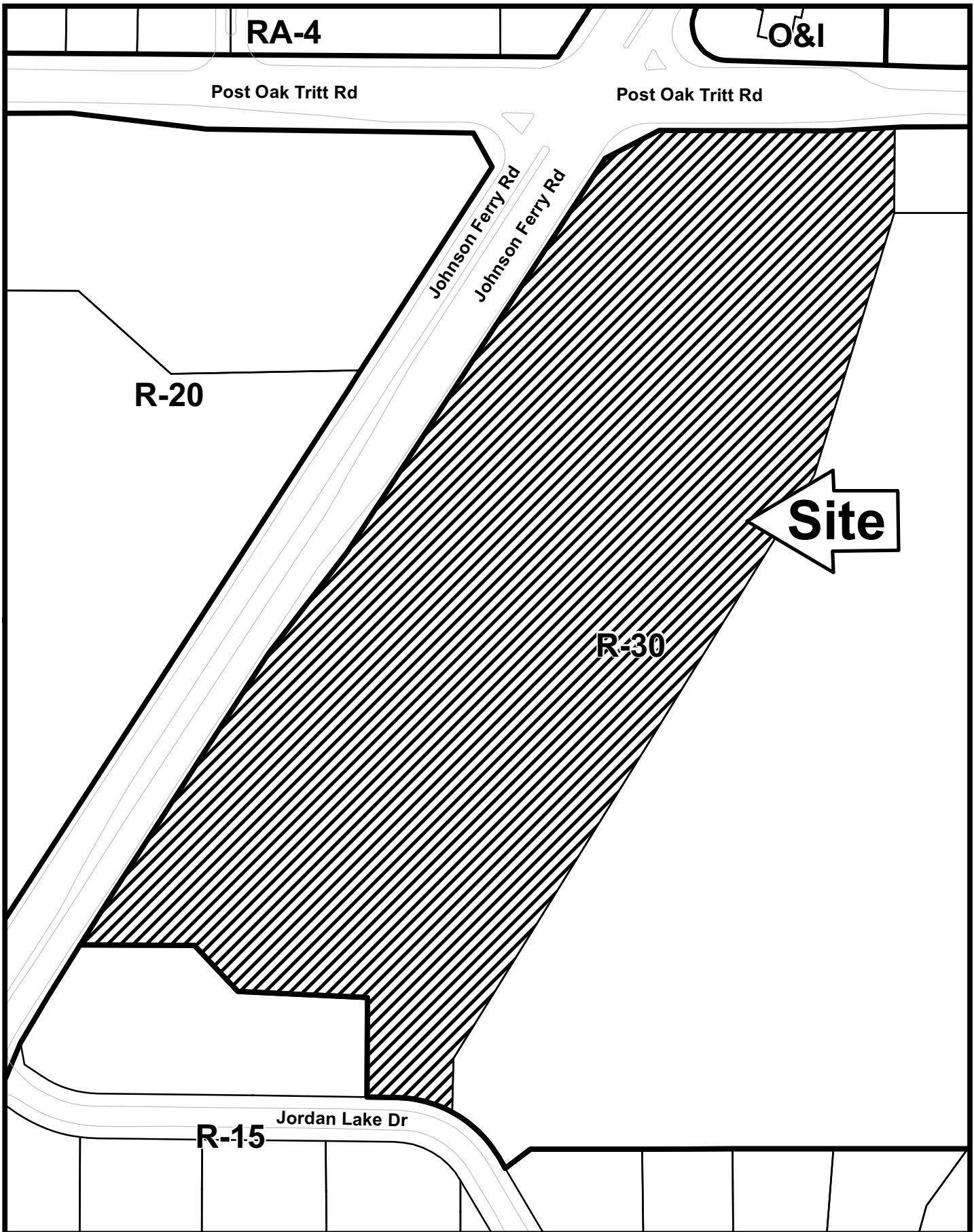
**REJECTED** \_\_\_\_\_ **SECONDED** \_\_\_\_\_

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

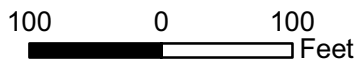
**STIPULATIONS:**





# Z-5



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



-  City Boundary
-  Zoning Boundary

**APPLICANT:** Brooks Chadwick Capital, LLC

**PETITION NO.:** Z-5

**PRESENT ZONING:** R-30

**PETITION FOR:** R-15

\*\*\*\*\*

**ZONING COMMENTS:** \_\_\_\_\_ **Staff Member Responsible:** Jason Campbell

**Land Use Plan Recommendation:** Low Density Residential

**Proposed Number of Units:** 23 **Overall Density:** 2.23 **Units/Acre**

**Present Zoning Would Allow:** 12 Units **Increase of:** 11 **Units/Lots**

The applicant is requesting the R-15 zoning district to develop a single family detached subdivision. The homes would be traditional in styling with a mixture of brick, stone, cedar shake, or hardiplank. The homes would be a minimum of 3,000 square feet in size and would start selling for \$400,000. The applicant is requesting contemporaneous variances on the front setback (from 35 feet to 25 feet), and to reduce the side setback from 10 feet to 5 feet (with 15 feet between houses).

**Historic Preservation:** No comments.

**Cemetery Preservation:** No comments.

**Fire Department Comments:**

Fire Hydrant

Commercial: Fire hydrant within 500 feet of most remote part of structure.

APPLICANT Brooks Chadwick Capital, LLC

PETITION NO. Z-005

PRESENT ZONING R-30

PETITION FOR R-15

\*\*\*\*\*

**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 Johnson Ferry*

Additional Comments: Also 6" DI S / side Jordan Lake Dr

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: *At site in Jordan Lake Dr*

Estimated Waste Generation (in G.P.D.): **A D F** 9200 **Peak=** 23000

Treatment Plant: **Big Creek**

Plant Capacity:  Available  Not Available

Line Capacity:  Available  Not Available

Projected Plant Availability:  0 - 5 years  5 - 10 years  over 10 years

Drw 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 ans 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 extension by developer required to upper property line  
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: Brooks Chadwick Capital, LLC

PETITION NO.: Z-5

PRESENT ZONING: R-30

PETITION FOR: R-15

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**DRAINAGE COMMENTS**

FLOOD HAZARD:  YES  NO  POSSIBLY, NOT VERIFIED

DRAINAGE BASIN: **Willeo 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 CONDITION

- 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 Lakes Downstream – **Wright Lake and Walden Lake.**  
Additional BMP's for erosion sediment controls will be required.
- Lake Study needed to document sediment levels for two downstream lakes.
- 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 system as well at two private lakes.**

**APPLICANT: Brooks Chadwick Capital, LLC**

**PETITION NO.: Z-5**

**PRESENT ZONING: R-30**

**PETITION FOR: R-15**

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DRAINAGE 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 divided into two separate basins. The northern two-thirds of the site drains to the east through the adjacent Wright parcel and private lake before flowing into the Walden Subdivision. The southern third of the site discharges directly into the Walden Subdivision through an existing pipe culvert located near the southeast corner the site. The allowable discharge for the proposed detention facility must be based on the existing basin area at this discharge point.
2. Due to existing drainage issues within the Walden Subdivision, uncontrolled bypass runoff must be limited. As a minimum, all front yards and front roof areas for lots 1-9 must be drained to the street or otherwise directed to the proposed detention pond.
3. If reinforced concrete walls are used for the detention pond, adequate landscape screening and/or decorative facing of the walls should be required.
4. As indicated in the downstream conditions comments, pre- and post-sediment surveys will be required for the two lakes located just downstream of this development – one located on the adjacent Wright property and Walden Lake within the Walden Subdivision. Downstream routings will also be required for both of these lakes as part of the downstream analysis to verify no adverse hydrologic impacts.

**APPLICANT: Brooks Chadwick Capital, LLC**

**PETITION NO.: Z-5**

**PRESENT ZONING: R-30**

**PETITION FOR: R-15**

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**TRANSPORTATION COMMENTS**

The following comments and recommendations are based on field investigation and office review of the subject rezoning case:

ROADWAY	AVERAGE DAILY TRIPS	ROADWAY CLASSIFICATION	SPEED LIMIT	JURISDICTIONAL CONTROL	MIN. R.O.W. REQUIREMENTS
Jordan Lake Drive	N/A	Local	25 mph	Cobb County	50'
Johnson Ferry Road	35700	Arterial	45 mph	Cobb County	100'
Post Oak Tritt Road	8000	Major Collector	35 mph	Cobb County	80'

*Based on 2006 traffic counting data taken by Cobb County DOT (Johnson Ferry Road).  
Based on 2010 traffic counting data taken by Cobb County DOT (Post Oak Tritt Road).*

**COMMENTS AND OBSERVATIONS**

Jordan Lake Drive is classified as a local and according to the available information the existing right-of-way does meet the minimum requirements for this classification.

**RECOMMENDATIONS**

Johnson Ferry 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. Recommend applicant consider entering into a development agreement pursuant of 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 Johnson Ferry Road, a minimum of 50' from the roadway centerline.

Post Oak Tritt Road 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. Recommend applicant consider entering into a development agreement pursuant of 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 Post Oak Tritt Road, a minimum of 40' from the roadway centerline.

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



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## STAFF RECOMMENDATIONS

### **Z-5 BROOKS CHADWICK CAPITAL, 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. The applicant's single family detached residential use would be compatible to other single family detached uses in the area.
- 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. The area contains a mixture of zoning districts, including R-15, R-20, R-30, RA-4, R-12, PRD and O&I. The applicant's proposal would be consistent with other development in the area.
- 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 to be within a Low Density Residential Land Use Category with densities ranging from 1 to 2.5 units per acre. The proposed density is 2.23 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 applicants proposal is consistent with, and compatible to the residential development on adjacent and nearby properties. The applicant's proposal is consistent with the Cobb County Comprehensive Plan, which delineates this property to be within a Low Density Residential area. Staff is not supportive of the variances and would suggest all R-15 zoning criteria be met.

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

- Site plan received by the Zoning Division December 2, 2010, without any variances granted;
- District Commissioner approve the final site plan;
- Maximum impervious surface per lot not be exceeded, with site layout of every lot approved by Stormwater Management;
- District Commissioner approve house architecture;
- Fire Department comments;
- Water and Sewer comments;
- Stormwater Management comments;
- Cobb D.O.T. comments; and
- 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.**