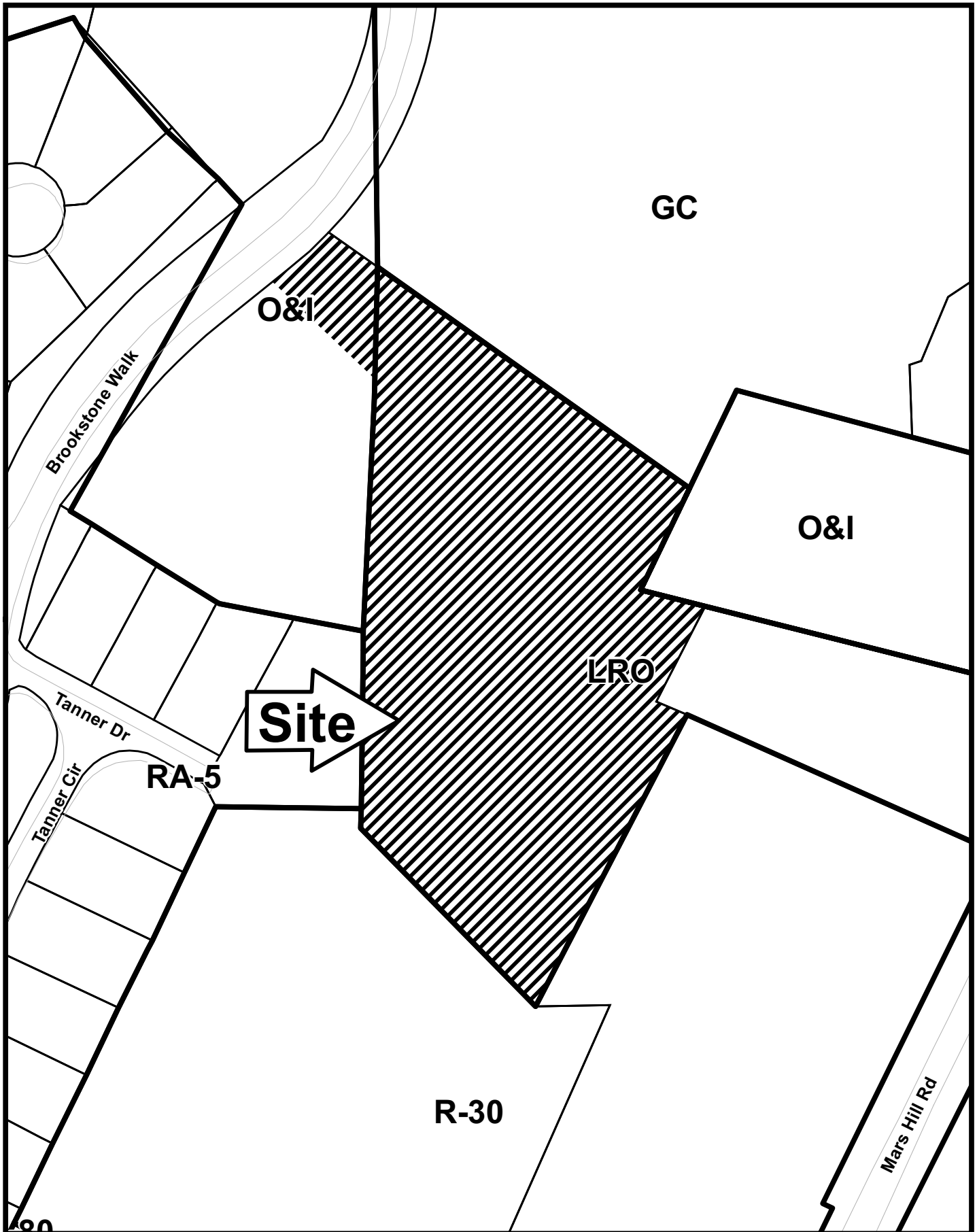


LOCATED IN L.L. 225
20th DISTRICT, 2nd SECTION
COBB COUNTY, GA.



Z-21



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

100 0 100
Feet



City Boundary
Zoning Boundary

APPLICANT: Willoughby & Sewell
Development, Ltd.

PETITION No.: Z-21

PRESENT ZONING: O&I and LRO

PETITION FOR: O&I

ZONING COMMENTS:

Staff Member Responsible: Jason A. Campbell

Land Use Plan Recommendation: Community Activity Center and Very Low Density Residential

Proposed Number of Buildings: 3

Total Square Footage of Development: 24,500

F.A.R: 0.15

Square Footage/Acre: 6,657

Parking Spaces Required: 30

Parking Spaces Provided: 30

Applicant is requesting the O&I zoning category in order to develop a 45-unit assisted living facility. The proposed development will consist of three buildings containing 15 units each. The buildings will be Craftsman style and the exterior of the buildings will be similar to the nearby Brookstone brick and stucco. Each building will provide a central living room, kitchen and dining room in addition to the individual bedroom units.

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.

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: Willoughby & Sewell
Development, Ltd.
PRESENT ZONING: O&I and LRO

PETITION No.: Z-21
PETITION FOR: O&I

FIRE COMMENTS:

ACCESS: Fire apparatus access roads shall extend to within 150 feet of all portions of the facility or any portion of the exterior wall of the first floor (State Modifications IFC 503.1 2006 Edition).

All access roads shall meet the American Association of State and Highway Transportation Officials (AASHTO) design manual live load standard HS20 (75,000 lbs.) with an unobstructed width of not less than 20 feet, 25 foot inside radius, 50 foot outside turning radius and unobstructed vertical clearance of not less than 13 feet 6 inches.

Maximum slope of the access road in reference to the apparatus is 10% Front to Back and 5% Side to Side. Maximum grade of roadways leading to Fire Access roads refer to the Cobb County Development Standard Section 400: 14% for Non-Residential. Maximum angle of departure is 8.5%.

Dead-end access roads in excess of 150 feet shall be provided with a turn-around (IFC 503.2.5 2006 Edition). Cul-de-sac with or without an island: minimum 60-foot radius to outside curb, measured to inside of curb and a minimum lane width = 24 feet (Cobb County Development Standard 401.09). Single-Family cul-de-sac without island: 38-foot outside radius with island reverts to commercial dimensions. Hammerhead turn-around: total of 110 feet needed (45 feet + 20 feet wide roadway + 45 feet).

Aerial apparatus access shall be required for all structures over 30 feet in height measured from the lowest level of fire department access to the ceiling height of the highest occupied floor level. Aerial fire apparatus access roads shall be a minimum width of 24 feet maximum of 40 feet from the structure and be positioned parallel to one entire side of the building. No overhead utility and power lines shall be located within the aerial fire apparatus access. (Cobb County Development Standards 401.08.02.1)

HYDRANT: Show fire hydrants arranged to have a hydrant available for the distribution of hose to any portion of any building on premises at distances not exceeding 500 feet (driving distance). Hydrants shall be at least 40 feet from the building (steamer connection facing street) (NFPA 24-7.2.3). Fire hydrants shall be spaced not more than 500 feet apart. Hydrants shall not be connected to water lines on the positive side (discharge side) of a fire pump. Minimum 8" supply lines to all hydrants.

GATE: Gates securing fire apparatus access shall be a minimum 14 feet in clear width for a single lane and 20 feet for a double lane. Gate shall be swing or sliding type. Electric gates shall be equipped with a means of opening the gate by fire department personnel for emergency access (Knox Switch). Emergency opening devices shall be approved by the Cobb County Fire Marshal's Office. (Cobb County Development Standards 401.08.02.1)

APPLICANT Willoughby & Sewell Development Ltd.

PETITION NO. Z-021

PRESENT ZONING O&I and LRO

PETITION FOR O&I

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 W / side Brookstone Walk

Additional Comments: Master meter to be set at edge of ROW

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** 13500 **Peak=** 33750

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

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 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 Proposed 45 unit Assisted living units
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: Willoughby & Sewell Development, Ltd

PETITION NO.: Z-21

PRESENT ZONING: O&I and LRO

PETITION FOR: O&I

DRAINAGE COMMENTS

FLOOD HAZARD: ☐ YES ☒ NO ☐ POSSIBLY, NOT VERIFIED

DRAINAGE BASIN: 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 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 Lake Downstream - Brookstone.
Additional BMP's for erosion sediment controls will be required.
- ☒ Lake Study may be 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 downstream receiving system and master detention facility.

APPLICANT: Willoughby & Sewell Development, Ltd

PETITION NO.: Z-21

PRESENT ZONING: O&I and LRO

PETITION FOR: O&I

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. The proposed site receives existing runoff from the adjacent church and commercial office developments located to the east. The proposed site plan must accommodate these offsite discharges and provide adequate conveyance through the site.
2. It is the applicant's intent to provide stormwater management for this development within the existing Brookstone Master Detention Facility located downstream. An existing or revised hydrology study must be provided at plan review to verify adequate downstream detention and water quality volume is provided and that there is adequate existing system conveyance capacity to carry the site runoff to the facility.

APPLICANT: Willoughby & Sewell Development, Ltd.

PETITION NO.: Z-21

PRESENT ZONING: O & I and LRO

PETITION FOR: O & I

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
Brookstone Walk	1700	Local	25 mph	Cobb County	50'

Based on 2007 traffic counting data taken by Cobb County DOT (Brookstone Walk)

COMMENTS AND OBSERVATIONS

Brookstone Walk 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

Recommend applicant be required to relocate speed hump on Brookstone Walk and coordinate with Cobb County DOT prior to development plan approval to ensure proper placement of relocated speed hump on Brookstone Walk.

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

STAFF RECOMMENDATIONS

Z-21 WILLOUGHBY & SEWELL DEVELOPMENT, LTD.

- 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 the area have office, institutional and retail uses.
- 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 subject property will be accessed adjoining an existing preschool facility and will bordered primarily by an office complex, retail center, church and some single-family residential. Applicant's site plan indicates the required landscape screening buffer abutting residentially zoned property.
- 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 area to be within the Community Activity Center and Very Low Density Residential land use categories. The portion of the property in the Very Low Density Residential category is currently zoned O&I and will only be used as the access point.
- 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 majority of the subject property is compatible with the *Cobb County Comprehensive Plan*, which delineates this property to be within the Community Activity Center category. The area contains a mixture of residential and office/institutional uses.

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

- Subject to the site plan received by the Zoning Division on April 7, 2011, with the District Commissioner approving minor modifications;
- Water and Sewer comments and recommendations;
- Stormwater Management Division comments and recommendations; and
- DOT 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.

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Summary of Intent for Rezoning^{*}

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

- a) Proposed unit square-footage(s): _____
- b) Proposed building architecture: _____
- c) Proposed selling prices(s): _____
- d) List all requested variances: _____
- _____
- _____
- _____

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

- a) Proposed use(s): Assisted Living Facility
- b) Proposed building architecture: Craftsman Style Architecture
- c) Proposed hours/days of operation: Monday-Sunday; Twenty-Four hours per day
- d) List all requested variances: None known at this time
- _____
- _____
- _____

.....
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). No.

*Applicant specifically reserves the right to amend any information set forth herein at any time during the rezoning process.

ATTACHMENT TO APPLICATION FOR REZONING



Application No.: Z- 21 (2011)
Hearing Dates: June 7, 2011
June 21, 2011

IMPACT ANALYSIS STATEMENT

Applicant: Willoughby & Sewell Development, Ltd.
Property Owners: Willoughby & Sewell Development, Ltd. and
Brookstone Investments, Ltd., L.P.

Analysis of impact of the proposed rezoning with respect to the following:

- (a) Applicant and Property Owners are seeking rezoning of an approximately 3.68 acre tract from the existing zoning categories of Office and Institutional ("OI") and Low Rise Office ("LRO") to the proposed zoning category of Office and Institutional ("OI") for the development of an assisted living facility. The property is located on the southeasterly side of Brookstone Walk, southwesterly from the intersection of Brookstone Drive and Brookstone Walk, Land Lot 225, 20th District, 2nd Section (hereinafter referred to as the "Property" or the "Subject Property"). The Property was contained within the acquisition of a larger tract of property by Applicant a number of years ago. The larger tract has been divided and developed into various phases and types of the residential Brookstone communities; as well as various parcels for commercial development. Surrounding the Subject Property are properties zoned to various categories and uses (i.e., Office and Institutional (daycare facility); General Commercial (shopping center); Low Rise Office (office); R-30 (church and residential uses); and RA-5). Therefore, rezoning the Subject Property to the proposed OI zoning classification would permit a use of the Property which is compatible to the uses of adjacent and surrounding properties as well as consistent with prior zoning approvals of said properties. Additionally, the proposed assisted living facility would provide a quality service to the families within the Brookstone community who have aging parents and relatives who desire to be located nearby.
- (b) This zoning proposal will have no adverse effect on the existing use or usability of adjacent or nearby property. The proposed development will have minimal, if any, impact on surrounding properties as it currently is zoned to a commercial classification. If approved and developed according to the request, the adjacent and nearby property owners should benefit in higher land values. Cobb County will benefit in increased revenue.
- (c) The property as zoned does have a reasonable economic use; however, the proposed zoning would allow for a higher and better use.

- (d) This zoning proposal will not cause excessive or burdensome use of existing streets, transportation facilities, utilities, or schools. Commercial developments have almost no effect on schools, and minimal effect on utilities and transportation facilities. The improved roadways in the area can accommodate the minimal increase traffic the proposed development may bring without burdensome effects.
- (e) The zoning proposal is in conformity with the Land Use Map of Cobb County, Georgia.
- (f) Due to the economic climate, the needs and uses available for development of properties have changed. The development of an assisted living facility within the area will provide a quality, much-needed service to the residents of the Brookstone community , and to the northwest Cobb County community.