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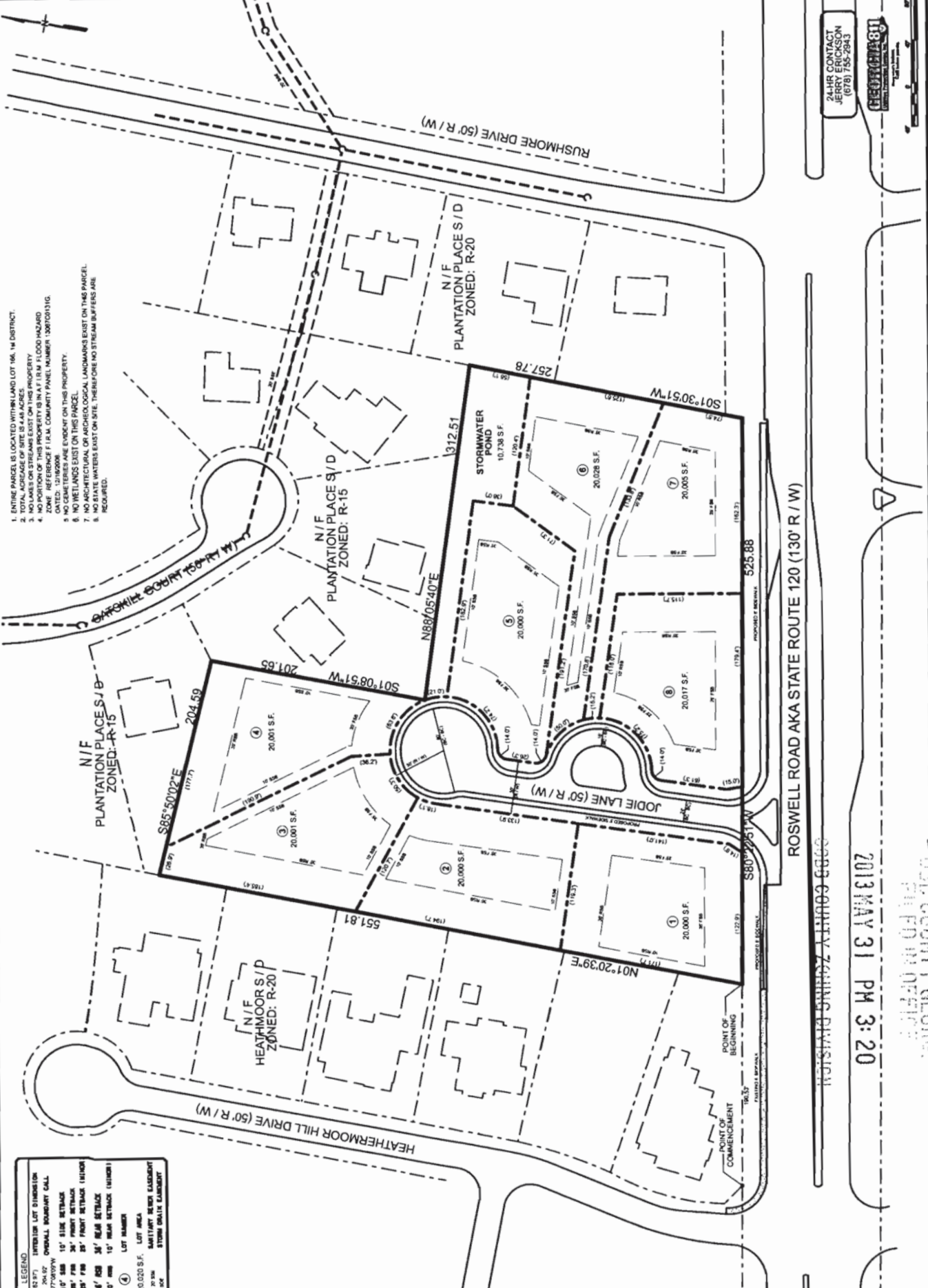
K&M Consulting Engineers, Inc.
1175 Highway 101, Suite D
Marietta, Georgia 30067
TEL: (770) 872-5888 FAX: (770) 872-1370

CLIENT DEVELOPER:
ERICKSON DEVELOPMENT
1850 ROSWELL ROAD
MARIETTA, GA 30068
Tel: (678) 755-2843
MR. JERRY ERICKSON

Z-36 (2013)
SARAH OAKS
1157 & 1182 ROSWELL ROAD

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DATE	
REVISION	
SCALE	AS SHOWN
SHEET	1-Z



- ENTIRE PARCEL IS LOCATED WITHIN LOT 106, 104 DISTRICT.
- TOTAL ACREAGE OF SITE IS 4.48 ACRES.
- NO LAKES OR STREAMS EXIST ON THIS PROPERTY.
- NO PORTION OF THIS PROPERTY IS IN A FEMA 100 YEAR FLOOD HAZARD ZONE.
- NO PORTION OF THIS PROPERTY IS IN A FEMA 500 YEAR FLOOD HAZARD ZONE.
- NO CELESTIAL BODIES ARE EVIDENT ON THIS PROPERTY.
- NO WETLANDS EXIST ON THIS PARCEL.
- NO ARCHITECTURAL OR ARCHAEOLOGICAL LANDMARKS EXIST ON THIS PARCEL.
- NO STATE WATERS EXIST ON SITE, THEREFORE NO STREAM BUFFERS ARE REQUIRED.

LEGEND

1/2" = 1' DIMENSION
204.07' OVERALL HOUSING CALL
15' S&B 10' SIDE SETBACK
20' F&B 20' FRONT SETBACK (MINOR)
25' F&B 25' FRONT SETBACK (MINOR)
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24-HR CONTACT
JERRY ERICKSON
(678) 755-2843

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COBB COUNTY GEORGIA
PLANNING DEPARTMENT

COBB COUNTY ZONING DIVISION

APPLICANT: Vaughn & Melton
(770) 627-3590

REPRESENTATIVE: Richard Smith
(404) 694-0424

TITLEHOLDER: Sanford Smith and Marie Smith, Hardie 120, LLC

PROPERTY LOCATION: North side of Roswell Road, east of
Heathermoor Hill Drive and west of Rushmore Drive.

ACCESS TO PROPERTY: Roswell Road

PHYSICAL CHARACTERISTICS TO SITE: Single-family house
and wooded acreage

PETITION NO: Z-36

HEARING DATE (PC): 07-08-13

HEARING DATE (BOC): 07-16-13

PRESENT ZONING: R-30

PROPOSED ZONING: R-20

PROPOSED USE: Single-Family
Residential Subdivision

SIZE OF TRACT: 4.48 acres

DISTRICT: 1

LAND LOT(S): 166

PARCEL(S): 2, 4

TAXES: PAID X **DUE** _____

COMMISSION DISTRICT: 3

CONTIGUOUS ZONING/DEVELOPMENT

- NORTH:** R-15/Plantation Place Subdivision
- SOUTH:** R-30, R-20, R-15/Reverie Subdivision
- EAST:** R-20, R-15/Plantation Place Subdivision
- WEST:** R-20/Heathermoor Subdivision

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

PLANNING COMMISSION RECOMMENDATION

APPROVED _____ **MOTION BY** _____

REJECTED _____ **SECONDED** _____

HELD _____ **CARRIED** _____

BOARD OF COMMISSIONERS DECISION

APPROVED _____ **MOTION BY** _____

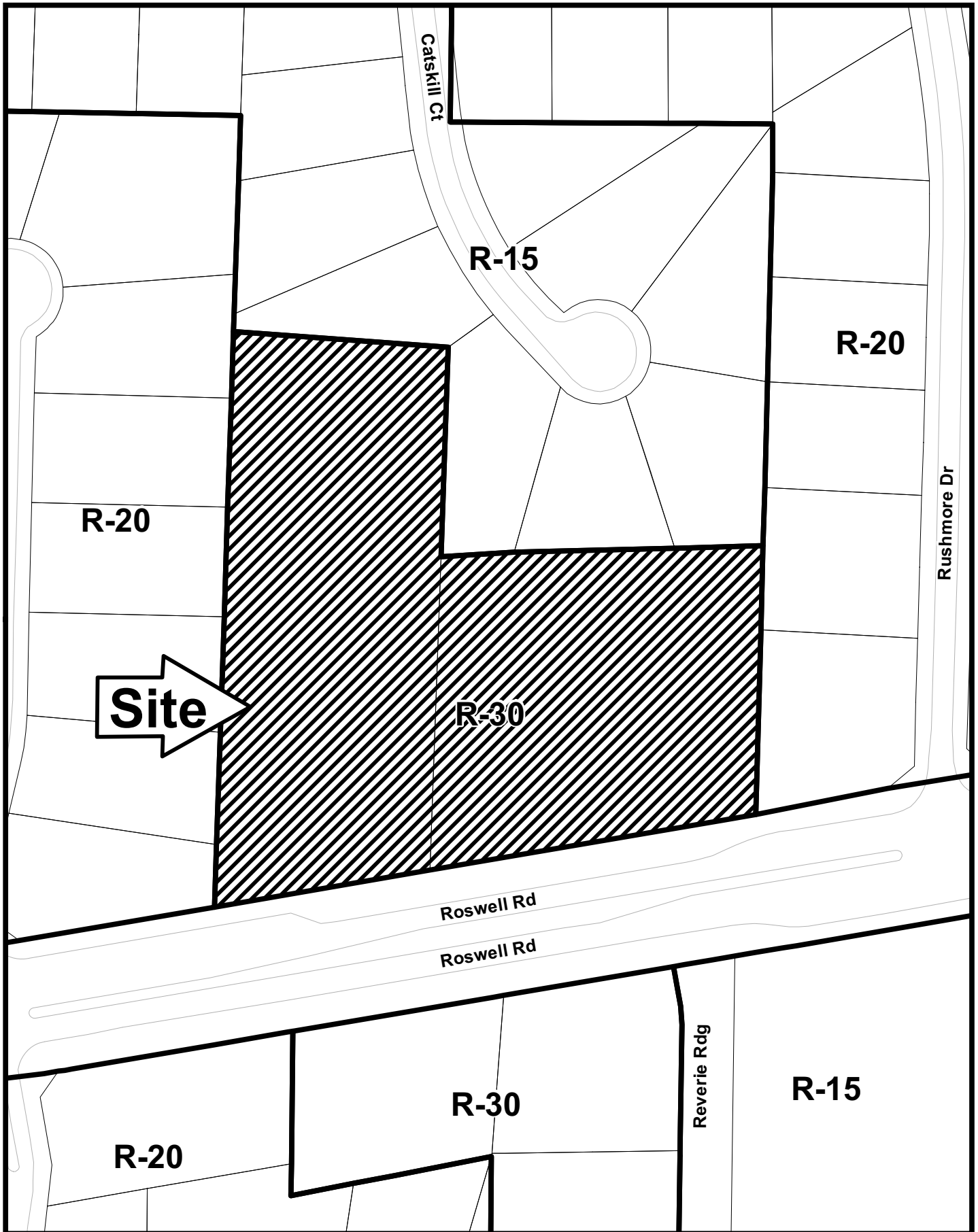
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HELD _____ **CARRIED** _____

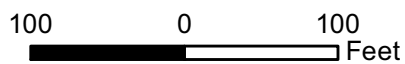
STIPULATIONS:



Z-36



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



City Boundary
Zoning Boundary

APPLICANT: Vaughn & Melton

PETITION NO.: Z-36

PRESENT ZONING: R-30

PETITION FOR: R-20

ZONING COMMENTS:

Staff Member Responsible: Jason A. Campbell

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

Proposed Number of Units: 8 **Overall Density:** 1.78 **Units/Acre**

Present Zoning Would Allow: 4 **Units** **Increase of:** 4 **Units/Lots**

Applicant is requesting the R-20 zoning category in order to develop a single-family detached subdivision. The houses will start at 4,500 square feet and will range in price from the \$800,000s. The houses will be two-story traditional consisting of masonry siding (brick, stone, etc.) on all sides at basement level and minimum three-sides masonry on upper levels. The proposed lots meet the R-20 lot size requirement of 20,000 square feet. No variances are being requested with this application.

Cemetery Preservation: No comment.

APPLICANT: Vaughn & Melton

PETITION NO.: Z-36

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>
Timber Ridge	600	Over	
Elementary Dodgen	1,188	Over	
Middle Walton	2,636	Over	

High

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

Additional Comments:

FIRE COMMENTS:

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).

APPLICANT: Vaughn & Melton

PETITION NO.: Z-36

PRESENT ZONING: R-30

PETITION FOR: R-20

PLANNING COMMENTS:

The applicant is requesting a rezoning from R-30 to R-20 for purpose of a residential single-family residential subdivision. The 4.48 acre site is located on the north side of Roswell Road, east of Heathermoor Hill Drive and west of Rushmore Drive.

Comprehensive Plan

The parcel is within a Low Density Residential (LDR) future land use category, with R-30 zoning designation. The purpose of the Low Density Residential (LDR) category is to provide for areas that are suitable for low density housing between one (1) and two and one-half (2.5) dwelling units per acre. This category presents a range of densities.

Master Plan/Corridor Study

Not applicable.

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?

APPLICANT Vaughn & Melton

PETITION NO. Z-036

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): **8" DI / N side of Roswell Road**

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: **160' N with easements**

Estimated Waste Generation (in G.P.D.): **A D F 1280 Peak= 3200**

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

Drv 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 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: Vaughn & Melton

PETITION NO.: Z-36

PRESENT ZONING: R-30

PETITION FOR: R-20

STORMWATER MANAGEMENT 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 Lake Downstream-
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 increased volume of runoff generated by the proposed project on receiving storm system (Rushmore Drive culvert).

APPLICANT: Vaughn & Melton

PETITION NO.: Z-36

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.

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 located just north of Roswell Road and is bounded on the north and east by Plantation Place Subdivision and on the west by Heathermoor Subdivision. Slopes on the site are relatively mild averaging approximately 10%. The majority of the site (2/3) drains to the east into the Plantation Place Subdivision. The remaining third drains to the Roswell Road R/W.
2. Adequate drainage swales and easements will need to be provided along the eastern property lines of lots 4, 6 & 7 to direct site runoff to the proposed detention pond.
3. The proposed stormwater management facility is located at the low point of the site at the northeast corner. The 20-foot access to the pond must be cleared to allow adequate maintenance access to the pond. Any screening that might be requested would need to be outside this access pathway.
4. It appears that the lowest floor of the next downstream house (#2255 Rushmore Dr) may be located below the low point of Rushmore Drive. This must be verified at Plan Review and may require additional detention be provided so that the increase in runoff volume does not have an adverse impact on this structure.

APPLICANT: Vaughn & Melon

PETITION NO.: Z-36

PRESENT ZONING: R-30

PETITION FOR: R-20

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
Roswell Road	24,570	Arterial	45 mph	Cobb County	100'

Based on 2011 traffic counting data taken by Cobb DOT (Roswell Road)

COMMENTS AND OBSERVATIONS

Roswell Road is classified as an arterial and according to the available information the existing right-of-way does meet the minimum requirements for this classification.

RECOMMENDATIONS

Recommend curb, gutter, and wide sidewalk along the Roswell Road frontage.

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

Recommend removing and closing driveway apron along Roswell Road frontage that development renders unnecessary.

Recommend removing landscape area from the center of the development roadway.

Recommend GDOT permits for all work that encroaches upon State right-of-way.

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

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STAFF RECOMMENDATIONS

Z-36 VAUGHN & MELTON

- 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 similarly zoned with 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. The proposed development yields a density of 1.78 units per acre, the same as the abutting subdivision to the west. The proposed rezoning will allow four lots more than what the current zoning will allow.
- 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 the Low Density Residential (LDR) land use category, with densities ranging from 1-2.5 units per acre. The proposed development is for a density of 1.78 units per acre. Densities in this area range from 1.18 units per acre (The Reverie, zoned R-30, R-20 and R-15); to 1.32 units per acre (Brookshyre Manor, zoned R-20); to approximately 1.70 and 1.77 units per acre (Plantation Place, zoned R-15 and R-20); to 1.78 units per acre (Heathermoor Subdivision, zoned R-20).
- 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. Other properties in the area have been developed at R-20 with similar densities. Applicant's request proposes R-20 with all lots meeting R-20 requirements, which is similar to development of other R-20 subdivisions along this section of Roswell Road.

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

- Revised site plan received by the Zoning Division on May 31, 2013, with the District Commissioner approving minor modifications;
- Fire Department comments and recommendations;
- 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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COBB COUNTY GEORGIA
FILED IN OFFICE

Application No. Z-36

July 2013

2013 MAY -2 PM 3: 38

COBB COUNTY ZONING DIVISION
Summary of Intent for Rezoning

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

- a) Proposed unit square-footage(s): 20,000 s.f. lot area
- b) Proposed building architecture: 2 STORY TRADITIONAL SINGLE FAMILY
- c) Proposed selling prices(s): \$800,000
- d) List all requested variances: NONE

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

- a) Proposed use(s): _____
- 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)

Proposed houses will be masonry (brick, stone, etc.) product on all sides at basement level, and minimum 3 sides masonry on upper levels.

.....
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

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June 20, 2013

**Mr. Jason Campbell,
Cobb County Zoning Division
Community Development Agency
1150 Powder Springs Road, Suite 400
Marietta, Georgia 30064**



Re: Sarah Oaks (No. Z-36)

Dear Mr. Campbell:

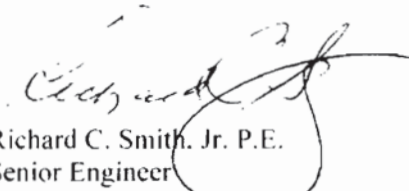
As you are aware, this firm represents Erickson Development and the two property owners (Sanford and Marie Smith, and Thomas Hardie) concerning the above-captioned Zoning Application. Below is a list of stipulations relating to the property concerning the rezoning request. These stipulations are based on discussions with you, Ms. Christi Trombetti of the Cobb County Planning Commission, and representatives of the East Cobb Civic Association.

Zoning Stipulations:

1. The proposed houses will be four-sided masonry at the basement level, and minimum three-sided masonry above the basement level.
2. The proposed houses will be minimum of 3,500 square feet of heated area.
3. The project will incorporate a landscape berm (minimum 3' above edge of roadway pavement elevation) along the Roswell Road frontage. Landscape area to contain plantings of a similar nature as existing at the Heathermoor subdivision entrance to the west, and transition to a sodded lawn type area similar to the Plantation Place subdivision entrance located at the eastern edge of the project frontage.
4. Subdivision entrance sign to be constructed of masonry materials, and located outside of right-of-way.
5. A 10 foot undisturbed buffer will be provided next to adjacent properties except where the stormwater facility and proposed sewer service is located.
6. Five foot wide sidewalk to be installed along proposed street. Six foot wide sidewalk to be installed along Roswell Road.
7. Compliance with Cobb County Stormwater Division regulations.
8. Compliance with Cobb County Site Plan Review Division regulations.
9. Compliance with Cobb County Fire Department regulations.

Please review the stipulations and feel free to contact me for clarification, additional information, or for revisions.

Sincerely,


Richard C. Smith, Jr. P.E.
Senior Engineer