

NO	DATE	MISSION POSITION	BY

DRAWN BY: EP CHECKED BY: DATE: 3-24-15 SCALE: 1" = 30' PROJECT No.: 2150023	SHEET No.: 1
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LOCATION MAP

(APPROXIMATE SCALE: 1" = 2000')

THIS PROPERTY IS NOT LOCATED WITHIN
A FEMA 100 YEAR FLOOD ZONE ACCORDING TO
COOSB COUNTY F.I.R.M. PANEL 0108 & COMMUNITY
NO. 130052. MAP DATED: MAR. 4, 2013.

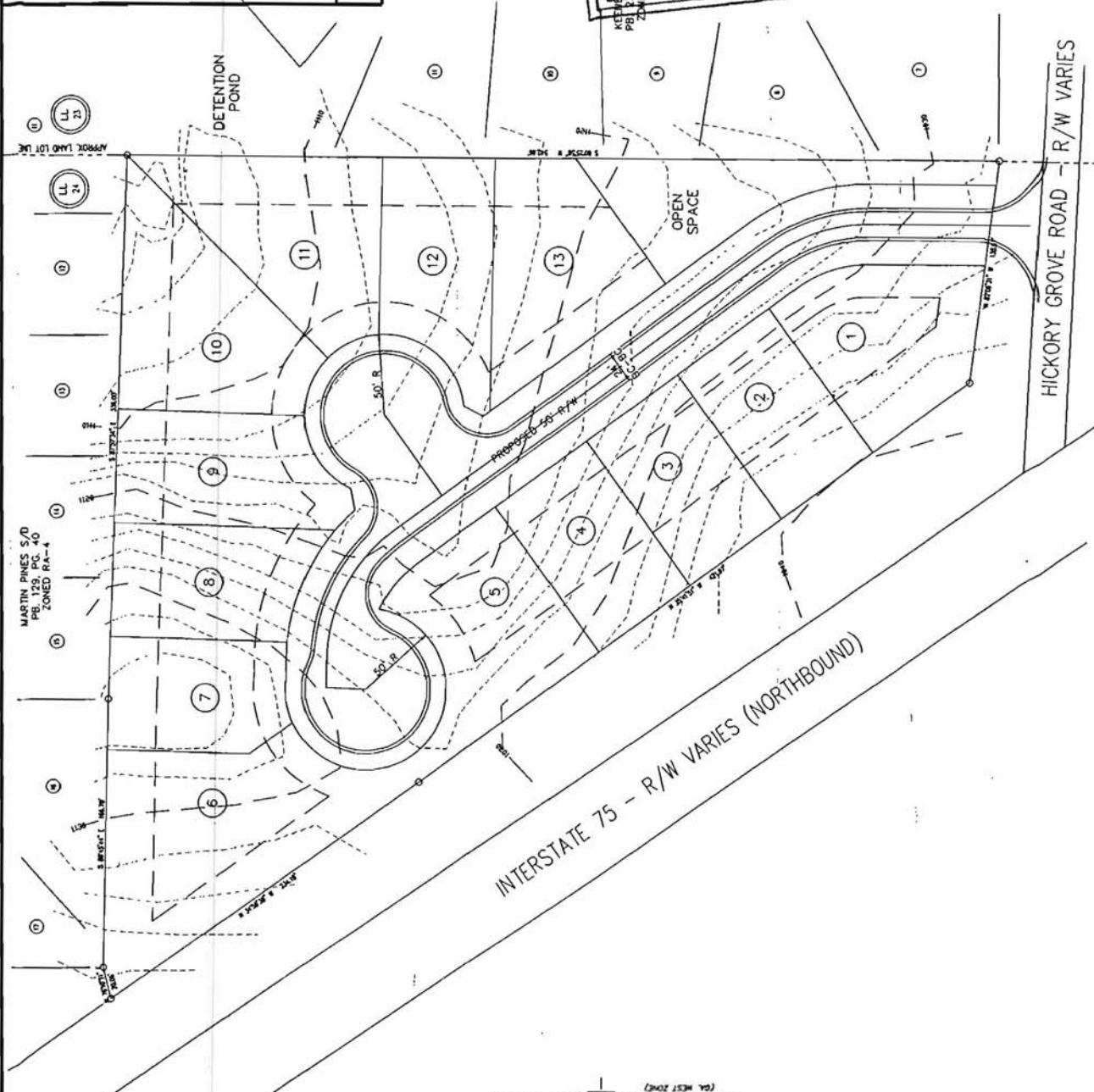
RECEIVED
APR - 2 2015
COBB CO. COMM. DEV. AGENCY
ZONING DIVISION

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CALL US FIRST!
1-800-368-7263
Toll-free 24 hours
and 7 days a week

 NO ALCOHOL AND DRIVING

THE HIGHEST LEVEL OF PROTECTION FOR THE CONSUMER-
CONTRACTOR RELATIONSHIP. NO ONE ELSE CAN TAKE THIS
STAND. NO ONE ELSE CAN BE SO COMMITTED TO THE
CONSUMER. THAT'S WHY WE'VE MADE IT OUR POLICY
TO BE RESPONSIBLE FOR THE LUCKLESS SITUATIONS
THAT ARE CAUSED BY THE CONSUMER'S NEGLIGENCE.
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NEGLIGENCE. WE'VE MADE IT OUR POLICY TO BE
RESPONSIBLE FOR THE LUCKLESS SITUATIONS THAT
ARE CAUSED BY THE CONTRACTOR'S NEGLIGENCE.

GRAPHIC SCALE
(IN FEET)
1 inch = 100 ft.



SITE ADDRESS:
2010 HICKORY GROVE ROAD
ACWORTH GA. 30102

APPLICANT/DEVELOPER:
E-ROCK DEVELOPMENT, LLC
2731 HHS ROAD
MARIETTA, GEORGIA 30066

24 HOUR CONTACT:
JON EDWARDS
770-940-4505

SITE INFO:	BUILDING CHARACTERISTICS:
PROPOSED USE: SINGLE FAMILY RESIDENTIAL	FLOOR - 3 rd
PROPOSED ZONE: RA-3	REAR - 3 rd
CURRENT ZONING: R-30	WALL - 4 th FLOOR
TOTAL FLOOR AREA - 6,007 SQ. FT.	MAJOR SIDE - 2 nd
TOTAL LOT AREA - 6,007 ACRES	
TOTAL LOTS - 13	
LOT DENSITY: 33 LOTS PER ACRE	
MEASURED LOT SIZE: 7,000 SQ. FT.	
MIN. LOT WIDTH: 70'	

APPLICANT: E-Rock Development, LLC

PETITION NO: Z-62

PHONE#: (770) 940-4505 **EMAIL:** Jonathan_Edwards50@yahoo.com

HEARING DATE (PC): 06-02-15

REPRESENTATIVE: Jonathan E. Edwards

HEARING DATE (BOC): 06-16-15

PHONE#: (770) 940-4505 **EMAIL:** Jonathan_Edwards50@yahoo.com

PRESENT ZONING: R-20

TITLEHOLDER: Estate of Frances M. Cottrell

PROPOSED ZONING: RA-5

PROPERTY LOCATION: North side of Hickory Grove Road, east of I-75, west of Hamby Road.

PROPOSED USE: Single-Family Residential

ACCESS TO PROPERTY: Hickory Grove Road

SIZE OF TRACT: 4.067 acres

PHYSICAL CHARACTERISTICS TO SITE: Existing house on

DISTRICT: 20

wooded lot

LAND LOT(S): 24

PARCEL(S): 18

TAXES: PAID X **DUE**

CONTIGUOUS ZONING/DEVELOPMENT

COMMISSION DISTRICT: 3

NORTH: RA-4/Hamby Hills Subdivision

SOUTH: R-20/Single-family houses

EAST: RA-5/Keeneland Subdivision

WEST: Interstate 75

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

PLANNING COMMISSION RECOMMENDATION

APPROVED **MOTION BY**

REJECTED **SECONDED**

HELD **CARRIED**

BOARD OF COMMISSIONERS DECISION

APPROVED **MOTION BY**

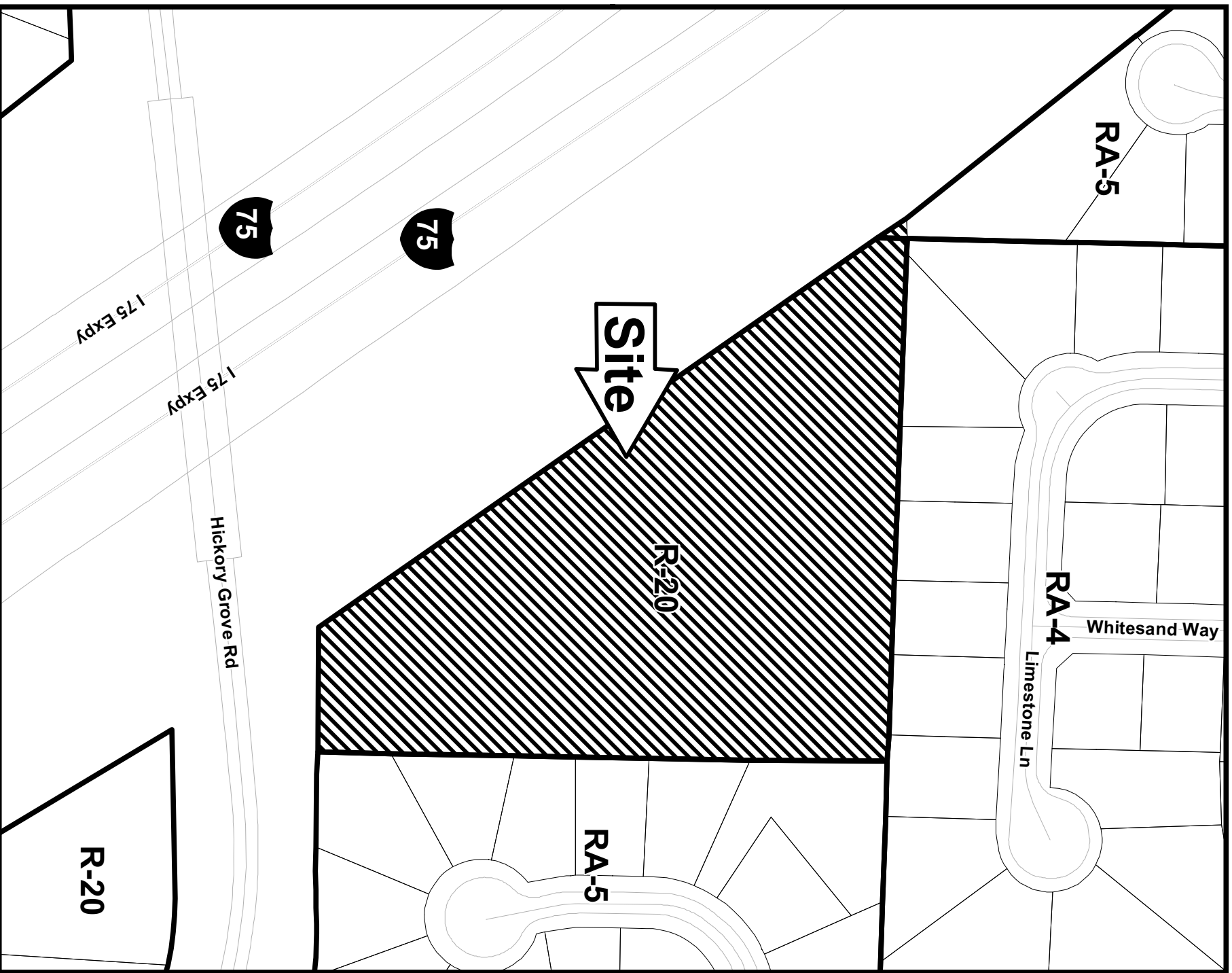
REJECTED **SECONDED**

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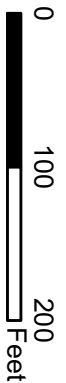
STIPULATIONS:



Z-62



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



City Boundary
Zoning Boundary

APPLICANT: E-Rock Development, LLC

PETITION NO.: Z-62

PRESENT ZONING: R-20

PETITION FOR: RA-5

ZONING COMMENTS:

Staff Member Responsible: Kim Waketfield

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

Proposed Number of Units: 13 **Overall Density:** 3.2 **Units/Acre**

Staff estimate for allowable # of units: 7 **Units*** **Increase of:** 6 **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.

Applicant is requesting the RA-5 zoning category for the development of a residential subdivision. The homes would be traditional in style with a minimum of 1800 square feet. The houses will range in price from \$180,000 to \$220,000.

The proposed site plan indicates the following contemporaneous variance:

1. Reduce the rear setbacks on lots 6-13 from the required 40 feet to 30 feet.

Cemetery Preservation: No comment.

APPLICANT: E-Rock Development, LLC **PETITION NO.:** Z-62

PRESENT ZONING: R-20 **PETITION FOR:** RA-5

SCHOOL COMMENTS:

Name of School	Enrollment	Number of	
		Capacity	Portable Classrooms
Pitner	868	Under	
Elementary Palmer	1,030	Under	
Middle North Cobb	2,856	Over	

High

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

Additional Comments:

FIRE COMMENTS:

GUEST PARKING: When projects contemplate less than 20 foot separation between units, guest parking shall be provided or the streets shall be labeled as a fire lane.

APPLICANT: E-Rock Development, LLC

PETITION NO.: Z-62

PRESENT ZONING: R-20

PETITION FOR: RA-5

PLANNING COMMENTS:

The applicant is requesting a rezoning from R-20 to RA-5 for purpose of single family residential. The 4.067 acre site is located on the north side of Hickory Grove Road, east of I-75, west of Hamby Road.

Comprehensive Plan

The parcel is within a Low Density Residential (**LDR**) future land use category, with R-20 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?

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

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.gov>.

APPLICANT: E-Rock Development, LLC **PETITION NO.:** Z-62

PRESENT ZONING: R-20 **PETITION FOR:** RA-5

PLANNING COMMENTS: (Continued)

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

APPLICANT E-Rock Development

PETITION NO. Z-062

PRESENT ZONING 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): 12" DI / S side of Hickory Grove Rd

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: On site at NE corner of property

Estimated Waste Generation (in G.P.D.): A D F= 2.080

Peak= 5.200

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

Dry Sewers Required:

☐ Yes

☒ No

Off-site Easements Required:

☐ Yes*

☒ No

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 Applicant should be made aware that this is in the Clark Creek Special Assessment Area
Comments: (\$1,500 per acre) in addition to standard water and sewer fees.

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 EFD discharge requirements.

APPLICANT: E-Rock Development, LLC

PETITION NO.: Z-62

PRESENT ZONING: R-20

PETITION FOR: RA-5

STORMWATER MANAGEMENT COMMENTS

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

DRAINAGE BASIN: Clark 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 CONDITIONS

☐ 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 downstream receiving system in Hamby Hills S/D.

APPLICANT: E-Rock Development, LLC

PETITION NO.: Z-62

PRESENT ZONING: R-20

PETITION FOR: RA-5

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. The majority of the subject parcel drains to the northeast corner into and through an existing drainage easement within Hamby Hills S/D. There is an existing detention within the adjacent Keeneland S/D to the east that already discharges to this existing discharge point. The applicant is proposing to create a combined stormwater management facility that will serve both developments by expanding the existing pond into the rear of Lots 10 & 11. A revised plan will be needed to show the revised layout of those two lots.

APPLICANT: E-Rock Development, LLC **PETITION NO.: Z-62**

PRESENT ZONING: R-20 **PETITION FOR: RA-5**

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
Hickory Grove Road	19,350	Arterial	35 mph	Cobb County	100'

Based on 2014 traffic counting data taken by Cobb DOT (Hickory Grove Road)

COMMENTS AND OBSERVATIONS

Hickory Grove 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 a deceleration lane on Hickory Grove Road for the entrance.

Recommend replacing disturbed curb, gutter, and sidewalk along the Hickory Grove Road frontage.

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

Recommend applicant coordinate with Georgia DOT prior to development plan approval to ensure compatibility with the Northwest Corridor I-75/I-575 Project.

Recommend applicant verify that minimum intersection sight distance is available for Hickory Grove Road access and if it is not, implement remedial measures, subject to the Department's approval, to achieve the minimum requirement of 390'.

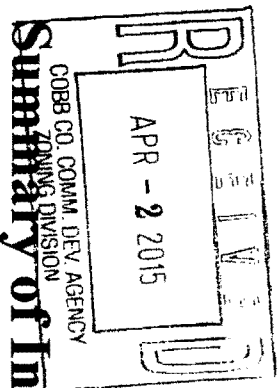
Recommend applicant be required to meet all Cobb County Development Standards and Ordinances related to project improvements.

STAFF RECOMMENDATIONS

Z-62 E-ROCK DEVELOPMENT, 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 requested development will result in a density of 3.2 units per acre that is within the range of adjacent subdivisions such as Keeneland to the east (3.4 units per acre) and Hamby Hills to the north (3.5 units per acre).
- 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 will be similar in density to the existing, adjacent neighborhoods.
- 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*. Although the development is located within an area that is delineated as LDR low density residential on the future land use map, it is surrounded by MDR medium residential developments. The proposed development's density of 3.2 units per acre falls in line with all the surrounding developments.
- 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 proposed development's density of 3.2 units per acre is similar to adjacent subdivisions such as Keeneland to the east (3.4 units per acre) and Hamby Hills to the north (3.5 units per acre).
- Based on the above analysis, Staff recommends **APPROVAL** subject to the following conditions:
- Site plan received by the Zoning Division on April 2, 2015, with the District Commissioner approving minor modifications;
 - Fire Department comments and recommendations;
 - Water and Sewer Department comments and recommendations;
 - Stormwater Management Division comments and recommendations;
 - Department of Transportation 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.



Application No. Z-62
June
2015

Summary of Intent for Rezoning

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

- a) Proposed unit square-footage(s): 1800 SF
- b) Proposed building architecture: Traditional
- c) Proposed selling prices(s): 180 to 220k
- d) List all requested variances: None

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

- a) Proposed use(s): N/A
- b) Proposed building architecture: N/A
- c) Proposed hours/days of operation: N/A
- d) List all requested variances: N/A

Part 3. Other Pertinent Information (List or attach additional information if needed)

None

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