

[illegible]

ACT AREA: 11.73 AC  
PR. ZONING: RSL  
(SENIOR LIVING)  
EX. ZONING: R-20  
SHEETS SHOWN: 60  
2 STORIES MAX  
L.P. 4.2% L/C  
0.50 FUR SHOWN  
BUILDING SETBACKS:  
FRONT

NO PORTION OF THIS PROPERTY  
WITHIN A 100' FLOOD ZONE  
ON FEMA PANEL 1387021120 (04/01/00)

THERE ARE NO KNOWN CEMETARIES,  
OR SPECIFIC TREES ON THIS  
PROPERTY.

SECONDARY SURVEYS BY OAKSONS SURVEYING  
AND VALUING & MELTON (06/01/00)

PROPOSED RESIDENCES ARE TO BE  
SINGLE FAMILY UNITS

FOUNDATION ALONG POWDER SPRING

COURT CLERK, CIVIL DIVISION

POWDER SPRINGS ROAD  
(RW VARIES)

(R/W VARIES)

**24 HR CONTACT**  
Dwayne Edde  
(770) 403-9240

**GEORGIA 811**

**ZP-01**

01/10/2010 - 41

Z-77  
(2015)

## The Reserve at Manetta

**Seven Springs**  
DEVELOPMENT

5652 Harbortown Drive  
Powder Springs, GA 30127  
Tel: 770 436 2213  
Fax: 770 436 2856

**CONTACT**  
Destiny Edde  
770.400.9240

PREPARED BY:

**VSM**

**Vaughan & Melton**  
Consulting Engineers, Inc.  
Engineering • Surveying

300 Chestnut Center Rd. Ste. 228  
Cincinnati, OH 45202  
TEL: (773) 627-2280 FAX: (773) 627-2504

VSM Contact:  
Forn with Inquiries: (618) 277-3274

KENTUCKY NORTH CAROLINA  
MISSISSIPPI OHIO  
SOUTH CAROLINA  
Tennessee TEXAS  
VIRGINIA WEST VIRGINIA

James H. Melton, P.E.  
Principal Engineer

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PREPARED FOR:  
OWNER:  
DEVELOPER:

SIGNED / SEAL

[illegible]

1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	32	33	34	35	36	37	38	39	40	41	42	43	44	45	46	47	48	49	50	51	52	53	54	55	56	57	58	59	60	61	62	63	64	65	66	67	68	69	70	71	72	73	74	75	76	77	78	79	80	81	82	83	84	85	86	87	88	89	90	91	92	93	94	95	96	97	98	99	100
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**APPLICANT:** Seven Springs Development Co., Inc.

**PHONE#:** (770) 439-2213 **EMAIL:** \_\_\_\_\_

**REPRESENTATIVE:** John H. Moore

**PHONE#:** (770) 499-1499 **EMAIL:** jmoore@mijs.com

**TITLEHOLDER:** Charles C. Tinsley, Sr.

**PROPERTY LOCATION:** Southeast side of Powder Springs Road,  
south of Pair Road.

**ACCESS TO PROPERTY:** Powder Springs Road

**PHYSICAL CHARACTERISTICS TO SITE:** \_\_\_\_\_

#### **CONTIGUOUS ZONING/DEVELOPMENT**

**NORTH:** R-20/Undeveloped; NRC/Retail Center and RA-5/Residential

**SOUTH:** R-15/Eagle Point Subdivision; R-20/Single-family house

**EAST:** R-15/Eagle Point Subdivision

**WEST:** NS/Former daycare; NS and R-20/Undeveloped

**PETITION NO:** Z-77

**HEARING DATE (PC):** 08-04-15

**HEARING DATE (BOC):** 08-18-15

**PRESENT ZONING:** R-20

**PROPOSED ZONING:** RSL

**PROPOSED USE:** Residential Senior Living  
(Nonsupportive)

**SIZE OF TRACT:** 11.73 acres

**DISTRICT:** 19

**LAND LOT(S):** 694, 695

**PARCEL(S):** 7

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

**COMMISSION DISTRICT:** 4

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

#### **PLANNING COMMISSION RECOMMENDATION**

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

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

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

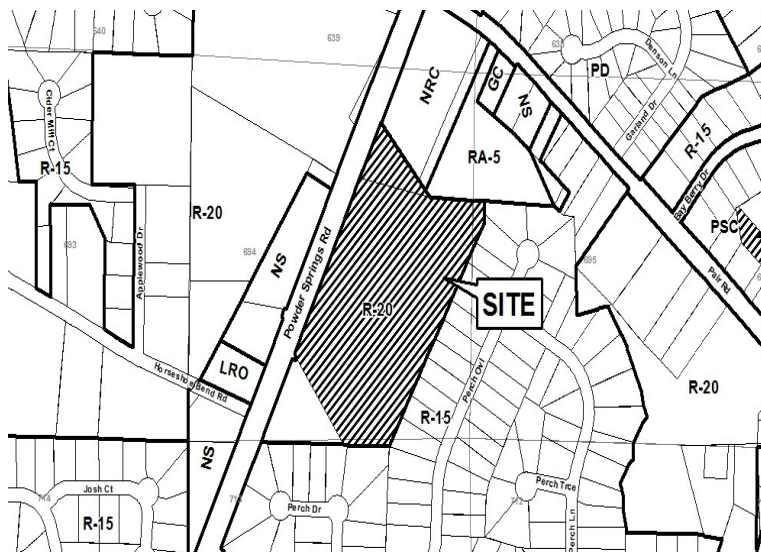
#### **BOARD OF COMMISSIONERS DECISION**

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

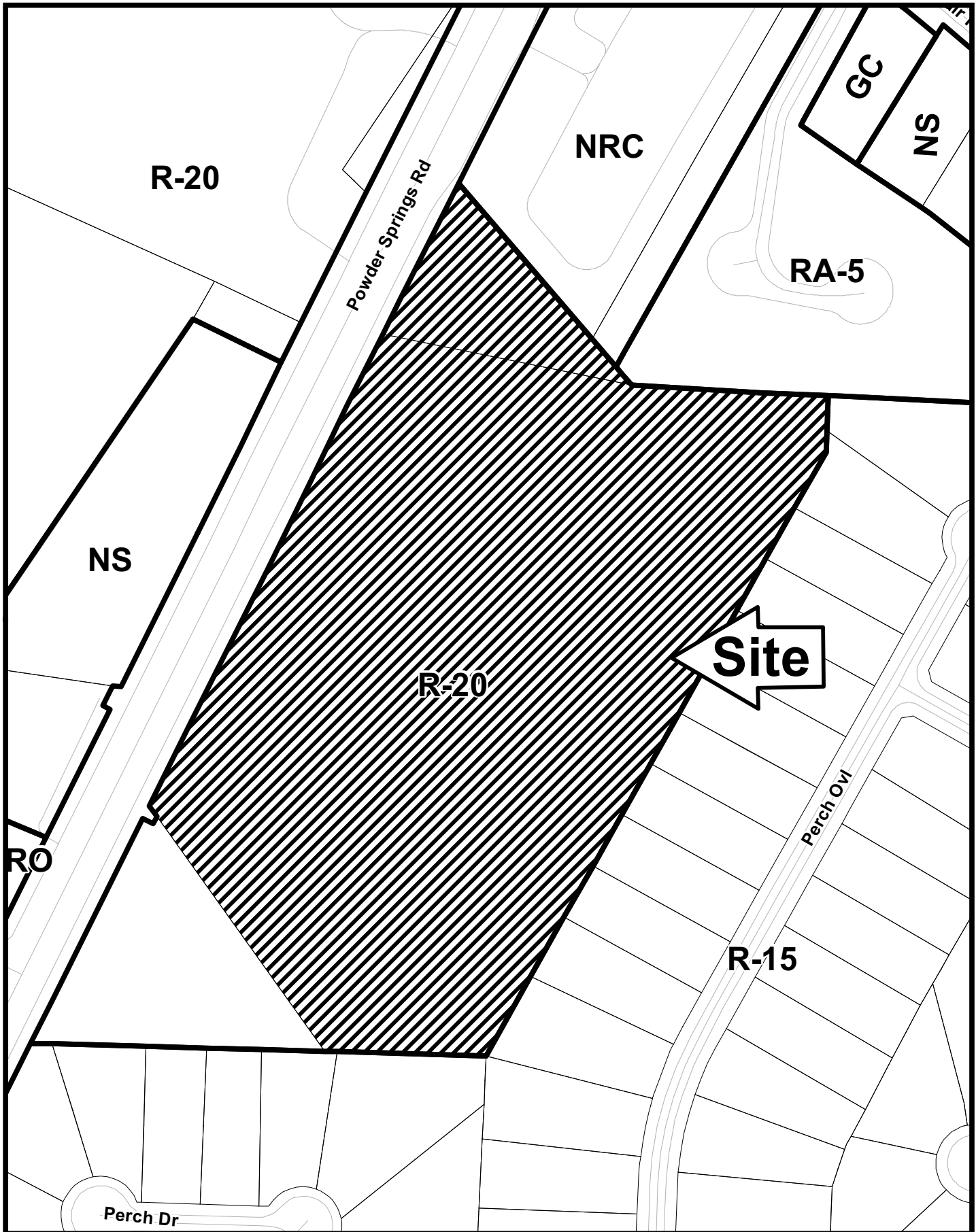
**REJECTED** \_\_\_\_\_ **SECONDED** \_\_\_\_\_

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

**STIPULATIONS:**



# Z-77



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

0 100 200  
Feet



City Boundary  
Zoning Boundary

**APPLICANT:** Seven Springs Development Co., Inc.

**PETITION NO.:** Z-77

**PRESENT ZONING:** R-20

**PETITION FOR:** RSL

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**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:** 50 **Overall Density:** 4.26 **Units/Acre**

**Staff estimate for allowable # of units:** 20 **Units\*** **Increase of:** 30 **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 Residential Senior Living (RSL) zoning category for the development of a nonsupportive senior living gated community. The homes will range in size from 1,600 square feet to 2,300 square feet and the architecture will be in the Craftsman style. The homes will range in price from \$220,000 to \$300,000. The units will be detached and the development will utilize private streets and alleys. Instead of the required 20-foot landscape buffer adjacent to more restrictive residentially zoned properties, the proposed site plan indicates a 40-landscape buffer.

**Cemetery Preservation:** No comment.

**APPLICANT:** Seven Springs Development Co., Inc.

**PETITION NO.:** Z-77

**PRESENT ZONING:** R-20

**PETITION FOR:** RSL

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**SCHOOL COMMENTS:**

		Capacity	Number of
Name of School	Enrollment	Status	Portable
			Classrooms
_____	_____	_____	_____
Elementary			
_____	_____	_____	_____
Middle			
_____	_____	_____	_____

**High**

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

**Additional Comments:**

\*\*\*\*\*

**FIRE COMMENTS:**

After analyzing the information presented for a Preliminary Review, the Cobb County Fire Marshal’s Office is confident that all other items can be addressed during the Plan Review Stage.

**APPLICANT:** Seven Springs Development Co., Inc.

**PETITION NO.:** Z-77

**PRESENT ZONING:** R-20

**PETITION FOR:** RSL

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**PLANNING COMMENTS:**

The applicant is requesting a rezoning from R-20 to RSL for purpose of Residential Senior Living use (Non-supportive). The 11.73 acre site is located at the southeast side of Powder Springs Road, south of Pair Road

Comprehensive Plan

The parcels are within Neighborhood Activity Center (**NAC**) and Low Density Residential (**LDR**) future land use category, with R-20 zoning designations. The purpose of the NAC category is to provide for areas that serve neighborhood residents and businesses. Typical land uses for these areas include small offices, limited retail and grocery stores. The purpose of the 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.

Adjacent Future Land Use

North: Neighborhood Activity Center (**NAC**)

East: Low Density Residential (**LDR**)

South: Low Density Residential (**LDR**)

West: Neighborhood Activity Center (**NAC**), Public/Institutional (**PI**) - across Powder Springs Road

Master Plan/Corridor Study

N/A

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 N/A

Does the current site plan comply with the design requirements? N/A

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

**APPLICANT:** Seven Springs Development Co., Inc.

**PETITION NO.:** Z-77

**PRESENT ZONING:** R-20

**PETITION FOR:** RSL

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**PLANNING COMMENTS:**      **Continued**

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>.

*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 Seven Springs Development Co., Inc.

PETITION NO. Z-077

PRESENT ZONING R-20

PETITION FOR RSL

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**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 / E side of Powder Springs Rd

Additional Comments: If private streets, CCWS requires master water meter

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.

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**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: Approx 240' S in Perch Drive

Estimated Waste Generation (in G.P.D.): A D F= 8,000 Peak= 20,000

Treatment Plant: South Cobb

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 Comments: Applicant should be aware that sewer fees for entire development collected at time of master water meter purchase

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: Seven Springs Development Co., Inc.

PETITION NO.: Z-77

PRESENT ZONING: R-20

PETITION FOR: RSL

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<b>STORMWATER MANAGEMENT COMMENTS</b>
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FLOOD HAZARD: ☐ YES ☒ NO ☐ POSSIBLY, NOT VERIFIED

DRAINAGE BASIN: Olley 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 downstream receiving culverts and detention pond within Eagle Point S/D.

APPLICANT: Seven Springs Development Co., Inc.

PETITION NO.: Z-77

PRESENT ZONING: R-20

PETITION FOR: RSL

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<b>STORMWATER MANAGEMENT COMMENTS – Continued</b>
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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 this site drains to the south into and through the Eagle Point Subdivision. To limit offsite bypass of runoff a drainage easement will be required along the rear of lots 8-22.
2. The southern detention facility must be tied directly to the existing downstream system within Eagle Point S/D and subject to the capacity of that system.

**APPLICANT:** Seven Springs Development Co., Inc.

**PETITION NO.:** Z-77

**PRESENT ZONING:** R-20

**PETITION FOR:** RSL

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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
Powder Springs Road	26,100	Arterial	45 mph	Cobb County	100'

*Based on 2008 traffic counting data taken by Cobb County DOT for Powder Springs Road*

**COMMENTS AND OBSERVATIONS**

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

Recommend replacing disturbed curb, gutter, and sidewalk along the Powder Springs Road frontage.

Recommend deceleration lane for the Powder Springs Road access.

Recommend private streets be constructed to the Cobb County Standard Specifications.

Recommend the proposed gate meet Cobb County Development Standards.

## **STAFF RECOMMENDATIONS**

### **Z-77 SEVEN SPRINGS DEVELOPMENT CO., INC.**

- A. It is Staff's opinion that the applicant's rezoning proposal may not permit a use that is suitable in view of the use and development of adjacent and nearby properties. Properties in the area contain a mixture of single-family residential developments, commercial and institutional uses.
- B. It is Staff's opinion that the applicant's rezoning proposal may have an adverse affect on the usability of adjacent or nearby property. Other residential properties in the area are developed for single-family homes on larger lots at lower densities than the proposed 4.26 units per acre.
- C. It is Staff's opinion that the applicant's rezoning proposal may 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 as being in the Low Density Residential (LDR) land use category having a density range of 1-2.5 units per acre. The proposed RSL nonsupportive request is allowed in LDR, but RSL developments in LDR are to be compatible with neighboring residential uses. Other developments in the area include: Eagle Point Subdivision (zoned R-15 at 2.20 units per acre); Eagle Point – Unit Two (zoned R-15 at 2.27 units per acre); Applewood Estates (zoned R-15 at 2.44 units per acre); and Horseshoe Village Unit 1 (zoned PD at 3.50 units per acre). Additionally, there is commercially zoned property to the north and west. This could serve as a step down in intensity.
- 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 area contains a mixture of residential and commercial uses. The applicant's proposal would be a reasonable transition in intensity.

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

- Site plan received June 4, 2015, with the District Commissioner approving minor modifications;
- Water and Sewer Division comments and recommendations;
- Stormwater Management Division comments and recommendations; and
- 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- 77  
August (2015)

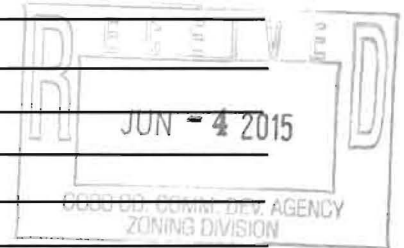
## Summary of Intent for Rezoning\*

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

- a) Proposed unit square-footage(s): 1,600 - 2,300 square feet
- b) Proposed building architecture: Craftsman
- c) Proposed selling prices(s): \$220-\$300,000
- d) List all requested variances: None known at this time
- \_\_\_\_\_
- \_\_\_\_\_
- \_\_\_\_\_

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

- a) Proposed use(s): Not Applicable
- 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)

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

.....  
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 the Summary of Intent for Rezoning, or any other portion of the Application for Rezoning, at any time during the rezoning process.