

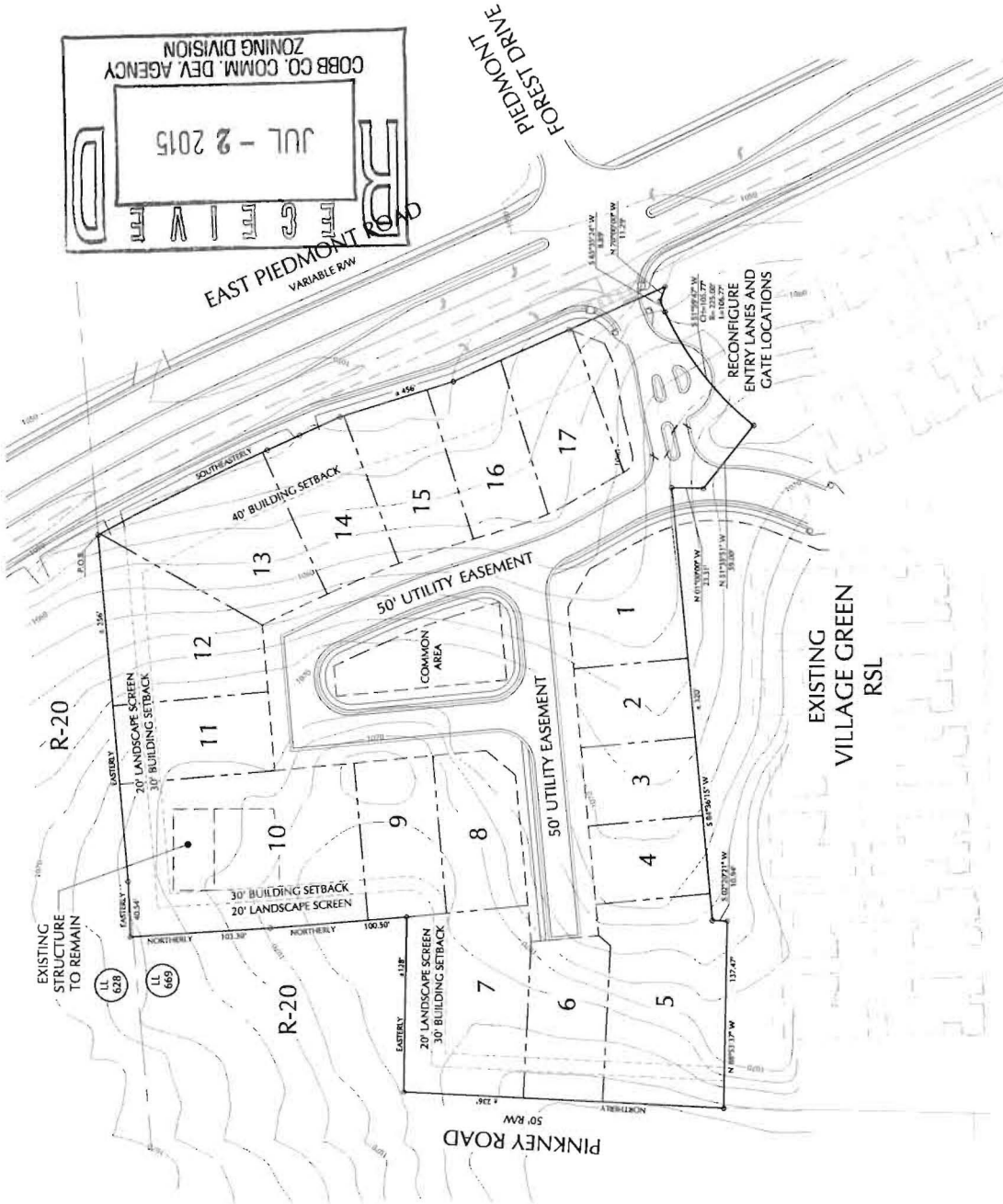


REVISIONS	
NO.	DATE
1	07/20/15
2	07/20/15
3	07/20/15
4	07/20/15
5	07/20/15
6	07/20/15
7	07/20/15
8	07/20/15
9	07/20/15
10	07/20/15

VILLAGE GREEN - ADDITION
COBB COUNTY, GEORGIA - LAND LOT 669, 16TH DISTRICT, 2ND SECTION
THOMAS H. HARRIS & ASSOCIATES
COBB COUNTY, GEORGIA

DATE: 6/20/15
JOB NO.: 15006
DWG FILE: 15006dw1
DRAWN BY: TS
CHECKED: TS
SCALE: 1"=40'
SHEET: Z-1
1 of 1

NOT Released For Construction



LOCATION MAP
N.T.S.

SUMMARY

SITE AREA 4.5 AC
EXISTING ZONING R-20
PROPOSED ZONING RSL
PROPOSED UNITS 17
DENSITY 3.78 U/AC

DEVELOPMENT STANDARDS

MINIMUM TRACT SIZE 3.0 ACRES
MAXIMUM DENSITY 5.0 UNITS/AC
MINIMUM SETBACKS 30'
ADJACENT TO RESIDENTIAL 20'
ADJACENT TO PUBLIC RW 15'
MINIMUM BETWEEN BUILDINGS

NOTES:

- Stormwater detention to be handled with improvements to existing facility within Village Green development to the south if possible. Alternate plan is to place stormwater storage underground in common area within this parcel.
- All internal streets are to be private.
- Property will be subject to Village Green mandatory owners association.
- According to FIRM Panel #13067C0063H, dated 11-2-12, no portion of this property is within the 100 year flood zone.
- No archeological or historical features are known to exist on this site.
- No cemetery is known to exist on this site.
- No stream is known to exist on this site.
- No wetlands are known to exist on this site.
- Boundary information source: Survey by A.O. Carille dated 1984-05-08, Cobb County GIS & Gaskins
- Surveying plans for Village Green.
- Topographic information source: Cobb County GIS mapping

APPLICANT: Thomas Homes & Communities, LLC
PHONE#: (678) 898-3000 **EMAIL:** thomascommunities@gmail.com
REPRESENTATIVE: J. Kevin Moore
PHONE#: (770) 429-1499 **EMAIL:** jkm@mijs.com
TITLEHOLDER: David J. Weise

PETITION NO: Z-84
HEARING DATE (PC): 09-01-15
HEARING DATE (BOC): 09-15-15
PRESENT ZONING: R-20

PROPERTY LOCATION: West side of East Piedmont Road, and on
the east side of Pinkney Drive
(2411 East Piedmont Road).

PROPOSED ZONING: RSL

PROPOSED USE: Residential Senior Living

ACCESS TO PROPERTY: East Piedmont Road

SIZE OF TRACT: 4.5 acres

DISTRICT: 16

PHYSICAL CHARACTERISTICS TO SITE: Single-family house
and detached garage

LAND LOT(S): 669

PARCEL(S): 29

TAXES: PAID X **DUE** _____

CONTIGUOUS ZONING/DEVELOPMENT

COMMISSION DISTRICT: 3

NORTH: R-20/Single-family houses
SOUTH: RSL/Village Green at East Cobb
EAST: R-20/Piedmont Forest Subdivision
WEST: R-20/Single-family houses; WP Addison Subdiv;
Sandy Plains Estates

Adjacent Future Land Use

North: Low Density Residential (**LDR**)
East: Low Density Residential (**LDR**), Park/
Recreation/Conservation (**PRC**) - across East
Piedmont Road
South: Low Density Residential (**LDR**)
West: Low Density Residential (**LDR**)

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

PLANNING COMMISSION RECOMMENDATION

APPROVED _____ **MOTION BY** _____

REJECTED _____ **SECONDED** _____

HELD _____ **CARRIED** _____

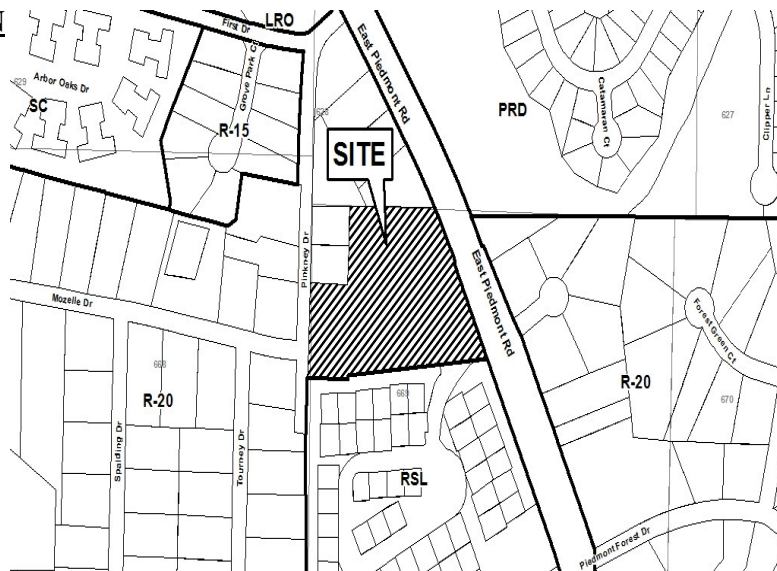
BOARD OF COMMISSIONERS DECISION

APPROVED _____ **MOTION BY** _____

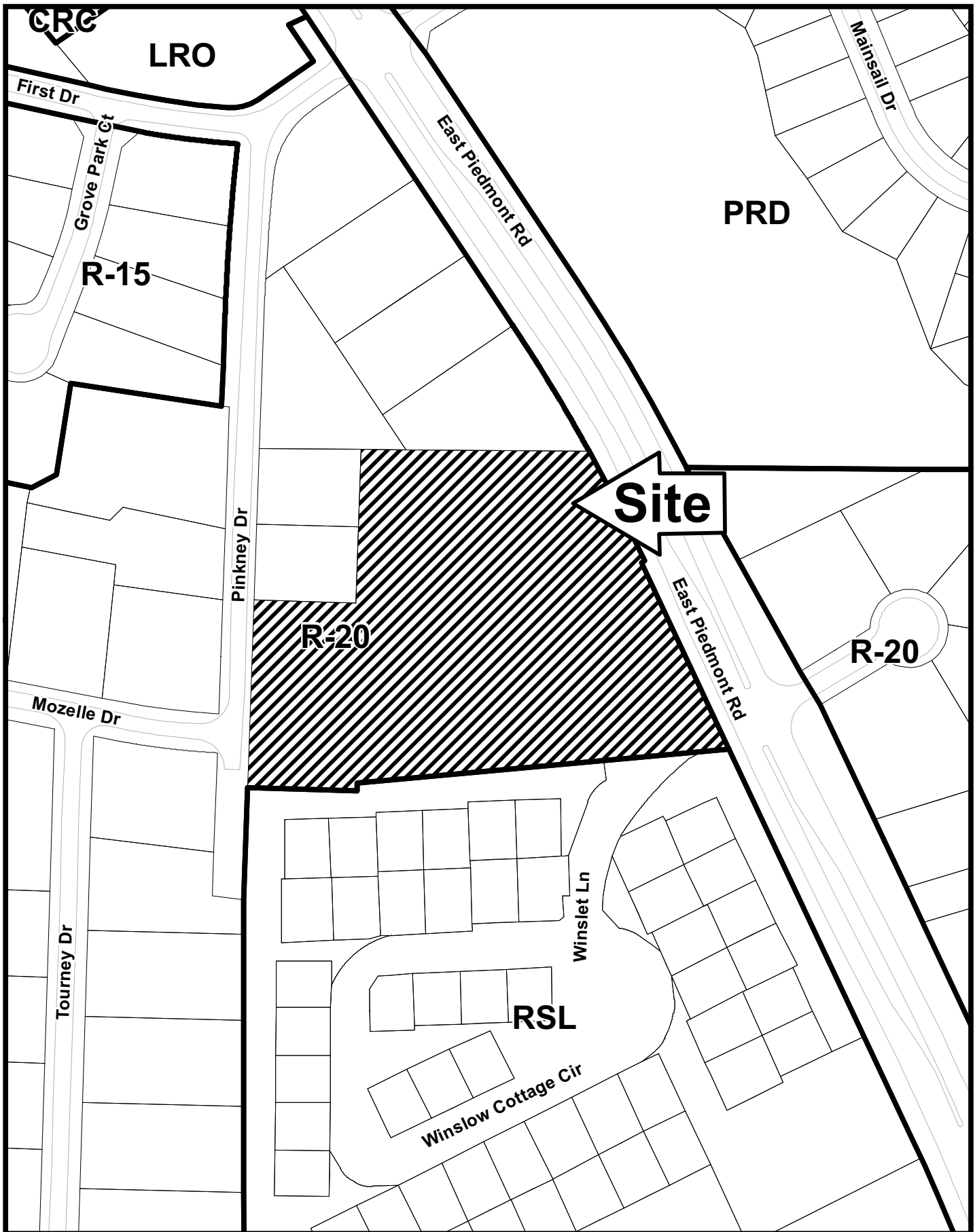
REJECTED _____ **SECONDED** _____

HELD _____ **CARRIED** _____

STIPULATIONS:



Z-84



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: Thomas Homes & Communities, LLC

PETITION NO.: Z-84

PRESENT ZONING: R-20

PETITION FOR: RSL

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: 17 **Overall Density:** 3.78 **Units/Acre**

Staff estimate for allowable # of units: 7 **Units*** **Increase of:** 10 **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 district for the purpose of an addition to the existing RSL (Village Green) abutting to the south. The existing Village Green was rezoned in 2013 as Z-59. The units will range from 1,800 square feet and greater and will have traditional architecture. The price range for the units will be \$295,000 and greater.

The applicant is requesting a contemporaneous variance to waive the side setbacks from 15 feet to six feet between structures. This was also part of the existing Village Green zoning from 2013.

Cemetery Preservation:

No comment.

APPLICANT: Thomas Homes & Communities, LLC

PETITION NO.: Z-84

PRESENT ZONING: R-20

PETITION FOR: RSL

SCHOOL COMMENTS:

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

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

Additional Comments:

FIRE COMMENTS:

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)

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: Thomas Homes & Communities, LLC

PETITION NO.: Z-84

PRESENT ZONING: R-20

PETITION FOR: RSL

PLANNING COMMENTS:

The applicant is requesting a rezoning from R-20 to RSL for purpose of the residential senior living. The 4.5 acre site is located on the west side of East Piedmont Road, and on the east side of Pinkney Drive (2411 East Piedmont 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.

Adjacent Future Land Use

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

East: Low Density Residential (**LDR**), Park/Recreation/Conservation (**PRC**) – across East Piedmont Road

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

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

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.

APPLICANT: Thomas Homes & Communities, LLC

PETITION NO.: Z-84

PRESENT ZONING: R-20

PETITION FOR: RSL

PLANNING COMMENTS: **Continued**

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>.

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 Thomas Homes & Communities, LLC

PETITION NO. Z-084

PRESENT ZONING R-20

PETITION FOR RSL

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 of East Piedmont Road

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.

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: In East Piedmont Rd ROW at property frontage

Estimated Waste Generation (in G.P.D.): A D F= 2720 Peak= 6800

Treatment Plant: Sutton

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: Thomas Homes & Communities, LLC

PETITION NO.: Z-84

PRESENT ZONING: R-20

PETITION FOR: RSL

STORMWATER MANAGEMENT COMMENTS

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

DRAINAGE BASIN: Sewell Mill 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 existing Village Green detention pond and culvert under East Piedmont Road.

APPLICANT: Thomas Homes & Communities, LLC

PETITION NO.: Z-84

PRESENT ZONING: R-20

PETITION FOR: RSL

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 development is an expansion of the existing adjacent Village Green RSL located immediately to the south. The developer is proposing to utilize the existing detention pond to provide stormwater management for this new phase. Verification of adequate capacity must be provided at Plan Review.

APPLICANT: Thomas Homes & Communities, LLC

PETITION NO.: Z-84

PRESENT ZONING: R-20

PETITION FOR: RSL

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
East Piedmont Road	19,500	Arterial	45 mph	Cobb County	100'
Pinkney Drive	N/A	Local	25 mph	Cobb County	50'

Based on 2010 traffic counting data taken by Cobb DOT (East Piedmont Road)

COMMENTS AND OBSERVATIONS

East Piedmont 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.

Pinkney Road is classified as a local and according to the available information the existing right-of-way does not meet the minimum requirements for this classification.

RECOMMENDATIONS

Recommend applicant consider entering into a development agreement pursuant to 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 Pinkney Drive, a minimum of 25' from the roadway centerline.

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

Recommend the proposed gate meet Cobb County Development Standards.

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

STAFF RECOMMENDATIONS

Z-84 THOMAS HOMES & COMMUNITIES, 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. Other nearby properties are developed as single-family residential subdivisions with lower densities than the applicant's proposal.
- 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. Applicant's proposal for a non-supportive RSL development is consistent with the other uses in this 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 as Low Density Residential (LDR) for properties having a density range of 1-2.5 units per acre. The area contains a range of densities and housing options.
- 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. Applicant's proposal is consistent with *Cobb County Comprehensive Plan* for the LDR category. The proposed development of 3.78 units per acre is at a higher density than other developments in the area. However, this is an infill development that is another phase of the applicant's current development.

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

- Site plan received July 2, 2015, with the District Commissioner approving minor modifications;
- Detached units;
- Fire Department comments and recommendations;
- Water and Sewer Division comments and recommendations;
- Stormwater Management Division comments and recommendations;
- Department of Transportation comments and recommendations; and
- Owner/developer to enter into a Development Agreement pursuant to §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.

Summary of Intent for Rezoning*

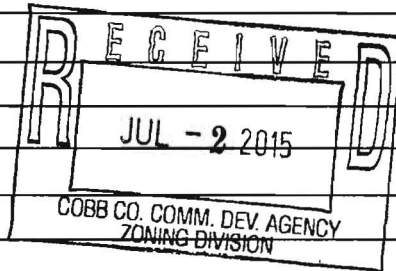
.....
Part 1. Residential Rezoning Information (attach additional information if needed)

- a) Proposed unit square-footage(s): Minimum 1,800 square feet, and greater
b) Proposed building architecture: Traditional
c) Proposed selling prices(s): \$295,000, and greater
d) List all requested variances: Waiver of side setbacks from 15 feet
to 6 feet between structures.

.....
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)

None at this time

.....
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.