

Z-104
(2015)

Gaskins
INCORPORATED
PLANNING & ENGINEERING

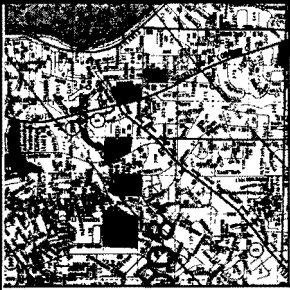
SANDTOWN ROAD TRACT
FOR TYLER CHANDLER HOMES

LAND LOT 209, 17TH DISTRICT, 2ND SECTION

PROJECT TO	FIELD BOOK
DRAWN BY	CHECKED BY
SCALE	DATE
3" = 50'	11/15/15
SHEET NUMBER	1 of 1



NOT ISSUED FOR CONSTRUCTION

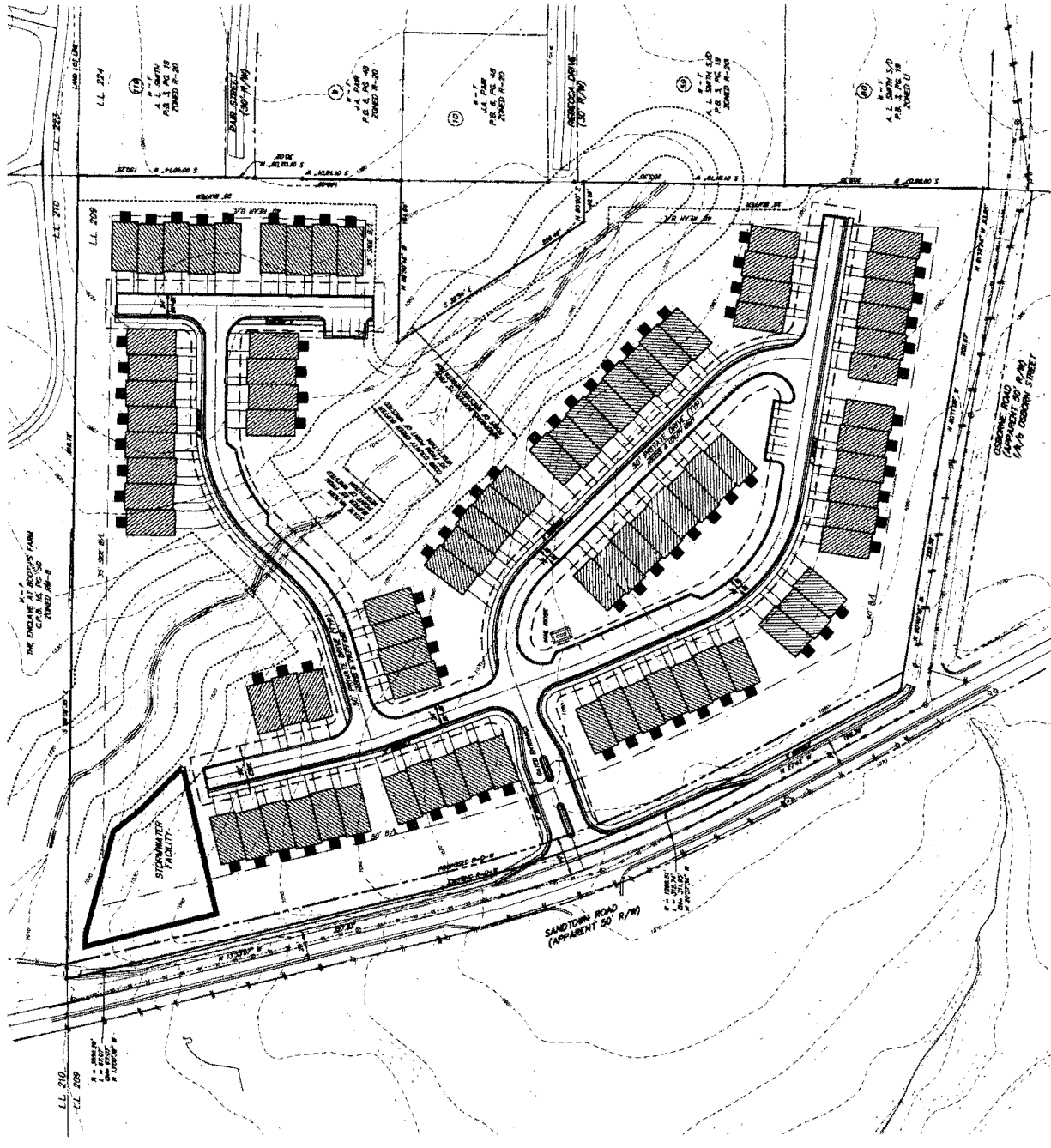
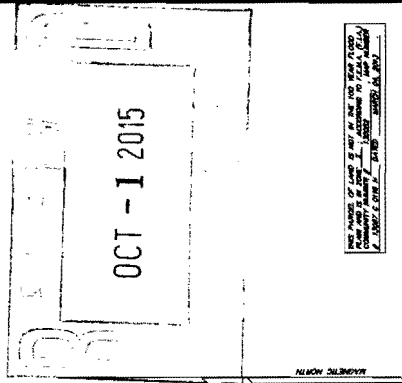


LOCATION MAP 1" = 2000'

SITE DATA:
 MESSAGE 15.46
 EXISTING ZONING - R-20
 PROPOSED ZONING - R-20
 PROPOSED USE - RESIDENTIAL TOWNHOMES
 PROPOSED UNITS - 86 (70%50' UNITS)
 PROPOSED UNITS - 16 (20%30' UNITS)
 GUEST PARKING PROVIDED - 31 SPACES

PERMETER SETBACKS:
 40' - FROM SANDTOWN ROAD
 35' - ALONG NORTHERN PROPERTY LINE
 40' - ALONG EASTERN PROPERTY LINE
BUILDING SETBACKS:
 20' MIN SETBACK FROM EITHER CURB OR SIDEWALK
 25' BUFFER ALONG EASTERN PROPERTY LINE
 20' BUFFER ALONG WESTERN PROPERTY LINE
 20' BUFFER ALONG NORTHERN PROPERTY LINE
 20' BUFFER ALONG SOUTHERN PROPERTY LINE

NOTES:
 1. PROGRAMMING AND STREAM INFORMATION PROVIDED BY CDBG
 2. COUNTY GIS
 3. PROPOSED RIGHT-OF-WAY REDUCTION OF 15' ALONG SANDTOWN ROAD FRONTAGE TO PROVIDE 40' FROM CENTRALINE
 4. ALL DIMENSIONS ARE IN FEET UNLESS OTHERWISE NOTED
 5. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED
 6. ALL DIMENSIONS ARE TO CENTERLINE UNLESS OTHERWISE NOTED
 7. FOUND ON THIS SITE
 8. NO METALS EAST ON THIS SITE



APPLICANT: Tyler Chandler Homes, Inc.

PHONE#: (404) 921-0240 **EMAIL:** whiott@tylerchandlerhomes.com

REPRESENTATIVE: J. Kevin Moore

PHONE#: (770) 429-1499 **EMAIL:** jkm@mijs.com

TITLEHOLDER: Estate of Thomas Eugene Holbrook

PROPERTY LOCATION: Northeast corner of Sandtown Road and Osborne Road, and at the western terminus of Pair Street

ACCESS TO PROPERTY: Sandtown Road

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

CONTIGUOUS ZONING/DEVELOPMENT

- NORTH:** RM-8/The Enclave at Booths Farm
- SOUTH:** R-20/Single-family house
- EAST:** R-20/J.A. Pair and A.L. Smith Subdivisions
- WEST:** R-20/Single-family houses and City of Marietta (Sandtown Village)

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:

PETITION NO.: Z-104

HEARING DATE (PC): 12-01-15

HEARING DATE (BOC): 12-15-15

PRESENT ZONING R-20

PROPOSED ZONING: RM-8

PROPOSED USE: Attached Residential

SIZE OF TRACT: 13.46 acres

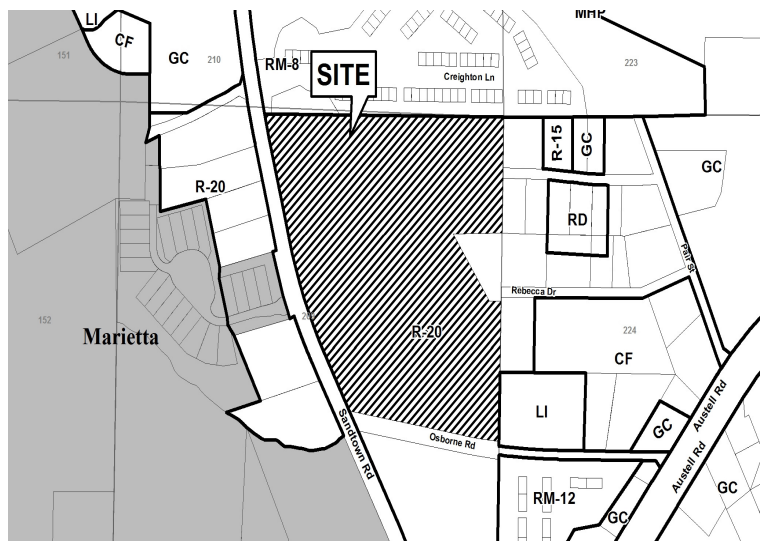
DISTRICT: 17

LAND LOT(S): 209

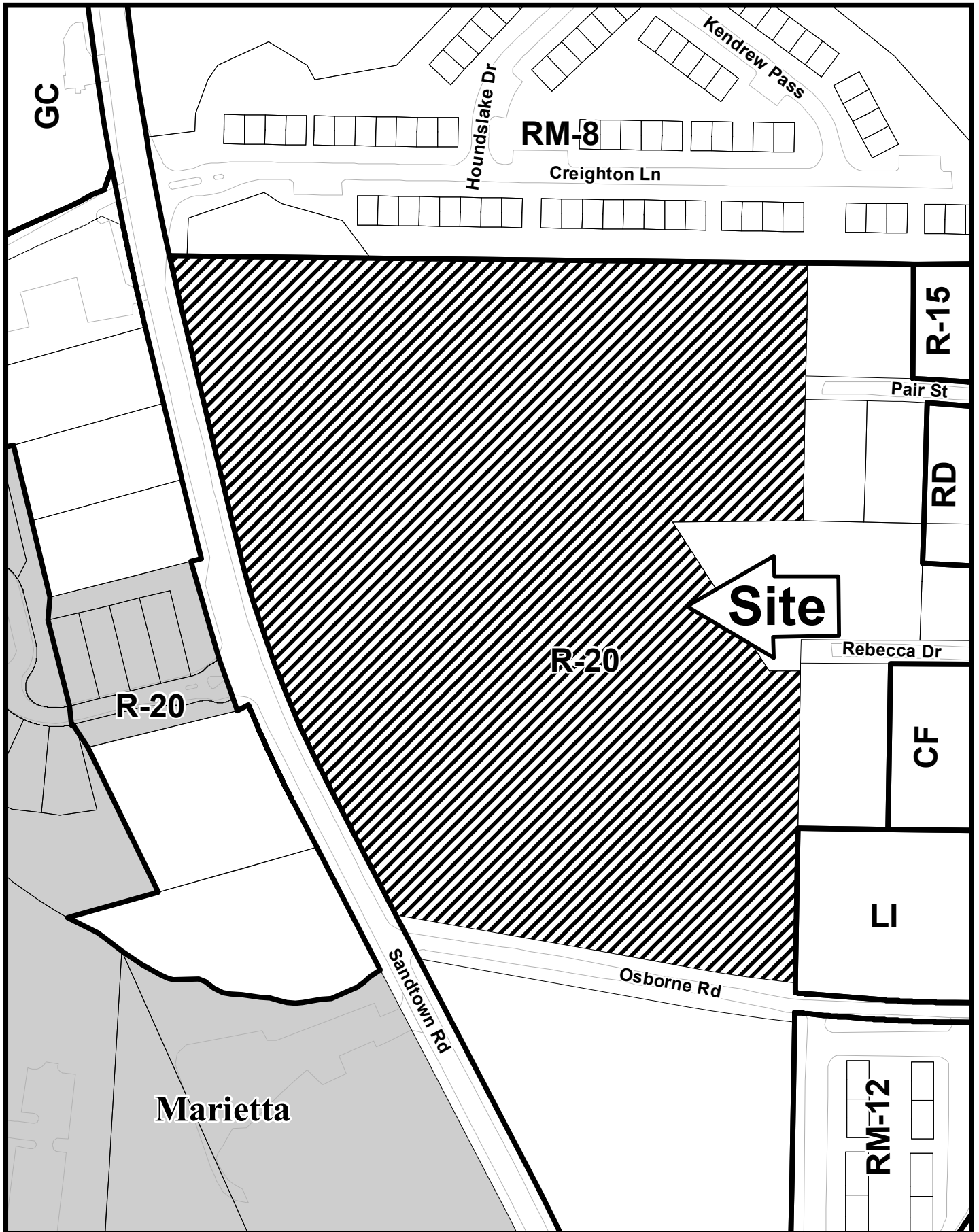
PARCEL(S): 1

TAXES: PAID X **DUE**

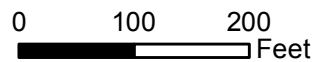
COMMISSION DISTRICT: 1





Z-104



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



-  City Boundary
-  Zoning Boundary

APPLICANT: Tyler Chandler Homes, Inc.

PETITION NO.: Z-104

PRESENT ZONING: R-20

PETITION FOR: RM-8

ZONING COMMENTS:

Staff Member Responsible: Jason A. Campbell

Land Use Plan Recommendation: Medium Density Residential (2.5-5 units per acre)

Proposed Number of Units: 86 **Overall Density:** 6.39 **Units/Acre**

Staff estimate for allowable # of units: 23 **Units*** **Increase of:** 63 **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 RM-8 zoning district for the purpose of an 86-unit attached residential development. The unit sizes will range from 1,800 square feet and greater. The units will be traditional as indicated on the attached rendering. The applicant is requesting private streets for the development. The only access is proposed for Sandtown Road.

Cemetery Preservation:

No Comment.

SCHOOL COMMENTS:

<u>Name of School</u>	<u>Student Capacity</u>	<u>Student Enrollment</u>	<u>Capacity Status</u>
Fair Oaks	816	944	128 over enrollment
Elementary Griffin	1,046	1,196	150 over enrollment
Middle Osborne	2,062	1,999	63 under enrollment

High

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

Additional Comments:

Approval of this petition could severely and adversely impact the enrollment at Fair Oaks Elementary School and Griffin Middle School, as these schools are significantly over capacity at this time.

APPLICANT: Tyler Chandler Homes, Inc.

PETITION NO.: Z-104

PRESENT ZONING: R-20

PETITION FOR: RM-8

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.

PLANNING COMMENTS:

The applicant is requesting a rezoning from R-20 to RM-8 for the purpose of attached residential. The 13.46 acre site is located on the northeast corner of Sandtown Road and Osborne Road.

HB-489 Intergovernmental Agreement Zoning Amendment Notification:

Is the application site within one half (1/2) mile of a city boundary? Yes No
If yes, has the city of Marietta been notified? Yes No / N/A

Comprehensive Plan

The parcel is within a Medium Density Residential (MDR) future land use category, with R-20 zoning designation. The purpose of the Medium Density Residential (MDR) category is to provide for areas that are suitable for moderate density housing between two and one-half (2.5) and five (5) dwelling units per acre. This category presents a range of densities

Specific Area Policy Guidelines:

There are no specific policy guidelines for this area in the Comprehensive Plan.

Adjacent Future Land Use:

North: High Density Residential (HDR)
East: Community Activity Center (CAC)
South: Public Institutional (PI)
West: Medium Density Residential (MDR) and City of Marietta

Master Plan/Corridor Study

The property is not located within the boundary of a Plan or Corridor Study.

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.

APPLICANT: Tyler Chandler Homes, Inc.

PETITION NO.: Z-104

PRESENT ZONING: R-20

PETITION FOR: RM-8

PLANNING COMMENTS: **Continued**

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 Smyrna-Osborne 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>.

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 Tyler Chandler Homes

PETITION NO. Z-104

PRESENT ZONING R-20

PETITION FOR RM-8

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): 10" AC / W side of Sandtown Road

Additional Comments: Master meter to be set at edge of ROW. Private sub-meters required by Code

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: Sandtown Road ROW

Estimated Waste Generation (in G.P.D.): A D F= 13,760 Peak= 34,400

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

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: 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: Tyler Chandler Homes, Inc.

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PRESENT ZONING: R-20

PETITION FOR: RM-8

STORMWATER MANAGEMENT COMMENTS

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 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 downstream culvert under Creighton Lane.

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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

APPLICANT: Tyler Chandler Homes, Inc.

PETITION NO.: Z-104

PRESENT ZONING: R-20

PETITION FOR: RM-8

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
Sandtown Road	12,200	Major Collector	35 mph	Cobb County	80'
Osborne Road	N/A	Local	25 mph	Cobb County	50'

Based on [2006] traffic counting data taken by Cobb County DOT for Sandtown Road.

COMMENTS AND OBSERVATIONS

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

Osborne Road 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 meet all Cobb County Development Standards and Ordinances related to project improvements.

Recommend applicant consider entering into a development agreement pursuant of 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 Sandtown Road, a minimum of 40' from the roadway centerline.

Recommend curb, gutter, and sidewalk along the Sandtown Road and Osborne Road frontages.

Recommend the proposed gate meet Cobb County Development Standards.

As necessitated by this development, recommend Sandtown Road access include deceleration lane and left turn lane. Recommend design be determined during plan review, subject to Cobb County DOT approval.

Recommend no access to Osborne Road.

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

STAFF RECOMMENDATIONS

Z-104 TYLER CHANDLER HOMES, INC.

- 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 abutting property to the north is also zoned RM-8 for townhouse-style condominiums at a density of 7.41 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. There are other properties similarly zoned and developed 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, or utilities. This opinion can be supported by the departmental comments contained in this analysis. However, the school system has noted that certain schools may be over capacity.
- D. It is Staff's opinion that the applicant's rezoning proposal is not in conformity with the policy and intent of the *Cobb County Comprehensive Plan*, which delineates this property as being within the Medium Density Residential (MDR) land use category, having a density range of 2.5-5 units per acre. The proposed density of 6.39 units per acre is over the MDR range. However, the RM-8 property to the north (The Enclave at Booths Farm) is developed at 7.41 units per acre.
- 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, but at 5 units per acre, consistent with the *Cobb County Comprehensive Plan* designation of MDR, having a range of 2.5-5 units per acre. The RM-8 zoning category is compatible with and can be developed in conformity with the MDR land use designation.

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

- Board of Commissioners to approve final site plan, with the District Commissioner to approve minor modifications;
- Maximum of five units per acre;
- 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 O.C.G.A. §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.

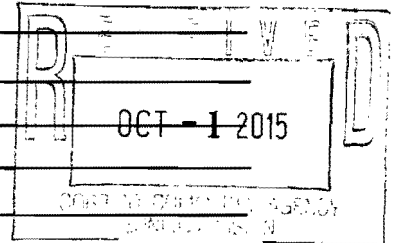
Summary of Intent for Rezoning*

.....
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): \$180,000s and greater
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)

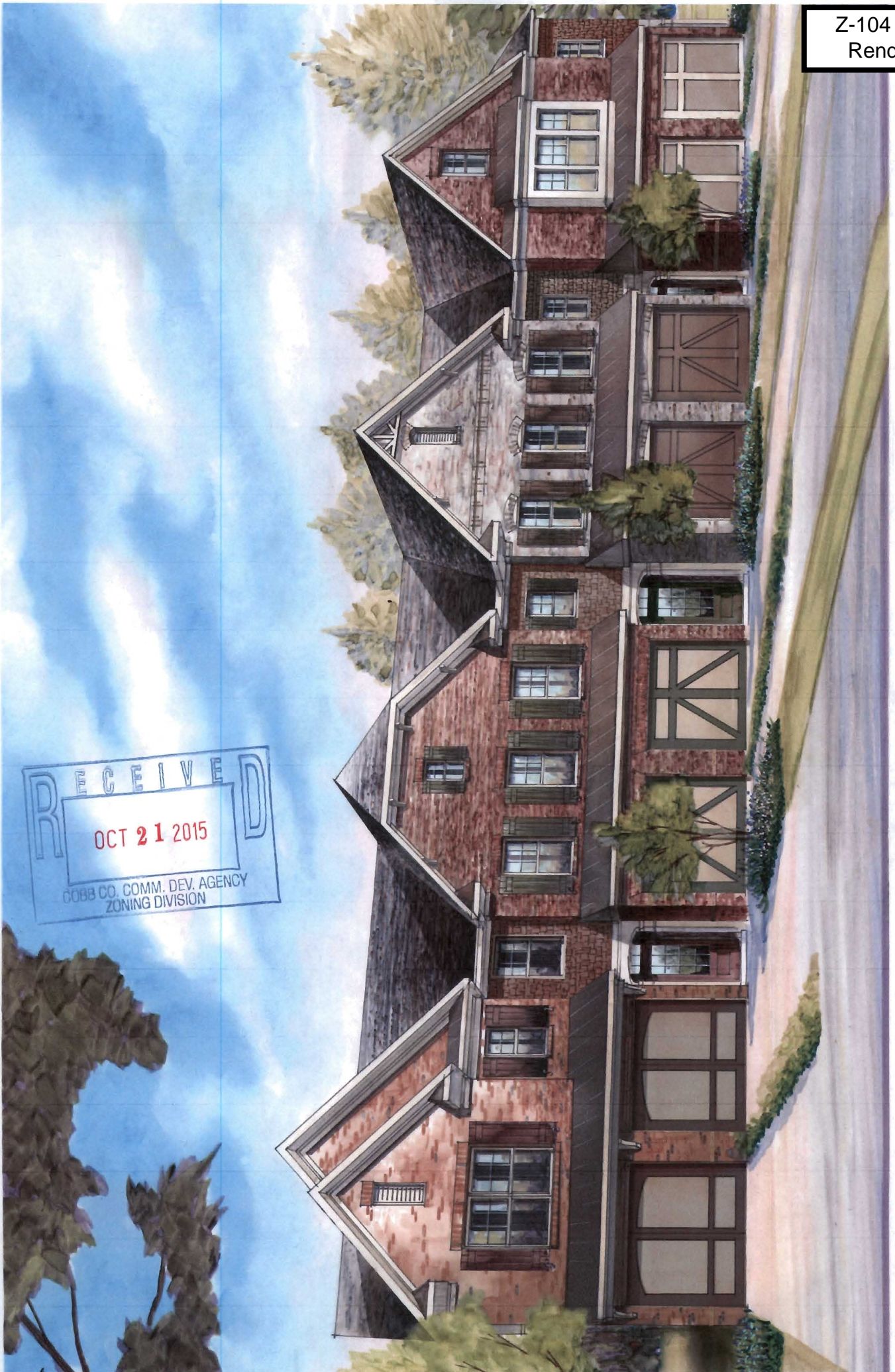
.....
Part 4. Is any of the property included on the proposed site plan owned by the Local, State, or Federal Government?

(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.**

Z-104 (2015)
Rendering



RECEIVED
OCT 21 2015
COBB CO. COMM. DEV. AGENCY
ZONING DIVISION