

# SITE DATA - ZONING NOTES:

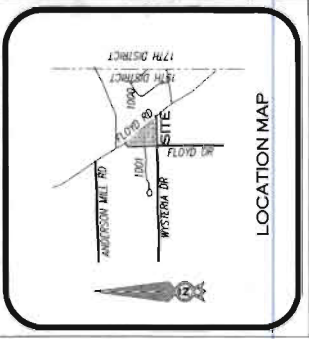
TOTAL AREA = 3.03 ACRES OR 131,987 SF  
 EXISTING ZONING - NRC & PSC  
 PROPOSED ZONING - RSL SUPPORTIVE INDEPENDENT IN NAC  
 (NAC) NEIGHBORHOOD ACTIVITY CENTER  
 PROPOSED USE - SENIOR LIVING  
 MAX ALLOWED UNITS - 200  
 PROPOSED UNITS - 104  
 RES. BUFFERS - N/A  
 FLOODPLAIN - N/A  
 CEMETERIES - N/A  
 WETLANDS - N/A  
 LAKES & STREAMS - N/A

# DISTRICT REGULATIONS - RSL SUPPORTIVE

MIN. LOT SIZE - 3.0 AC.  
 FRONT SETBACK FROM LOCAL STREET - 30'  
 SIDE YARD - 15'  
 REAR YARD - 15'  
 MAX. BUILDING COVERAGE - 50%  
 BLDG. FOOTPRINT - 37,498 SF (0.861 AC.)  
 PROP. BLDG. COVERAGE - 28%  
 MAX. FLOOR TO AREA RATIO (FAR) - 0.50  
 PROP. FAR - 0.853 (VARIANCE REQD.)  
 MAX. BLDG. HT. - 35'  
 PROP. HT. - 34'-10"  
 MAX. IMPERVIOUS AREA ALLOWED - 70%  
 PROP. IMPERVIOUS AREA - 80,856 SF or 62%

MAR - 3 2016

COBB CO. COMM. DEV. AGENCY  
 ZONING DIVISION



LINE	LENGTH	BEARING
L1	17.31'	S40°18'22"W
L2	4.38'	S07°46'51"W
L3	2.68'	N01°46'51"E
L4	8.51'	N09°40'53"E
L5	84.50'	N08°17'51"W
L6	80.53'	N20°04'27"W
L7	68.55'	N03°11'06"E
L8	104.75'	N09°50'01"W
L9	46.00'	N07°18'42"E
L10	46.02'	N77°18'42"E
L11	15.41'	N37°39'22"E
L12	37.10'	S09°46'31"E
L13	55.36'	N75°40'02"E
L14	31.91'	N07°54'49"E
L15	31.91'	N07°54'49"E
L16	68.76'	S45°00'00"E

PROPERTY LOCATED IN LAND LOT 1000 & 1001,  
 19TH DISTRICT, 2ND SECTION, COBB COUNTY,  
 GEORGIA

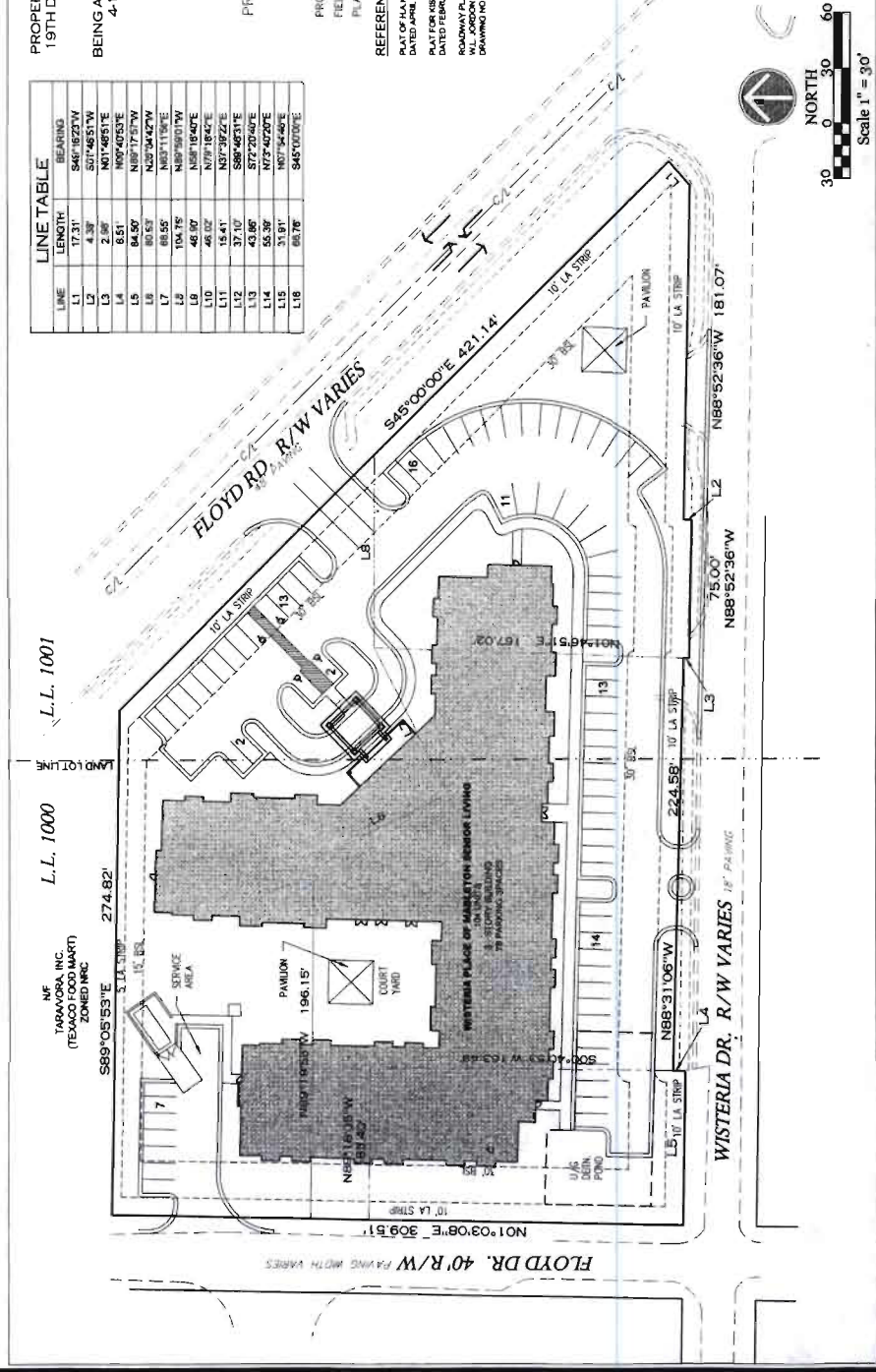
BEING A PORTIONS OF LOT 3, AND ALL OF LOTS  
 4-12 OF THE H.A.K., INC. SUBDIVISION  
 P.B. 26, PG. 73  
 AREA = 3.030 ACRES  
 (131,985 SQ. FT.)

**RUSSELLE COMPANY**  
 PROFESSIONAL LAND SURVEYORS  
 2981 POWDER SPRINGS ROAD  
 MARIETTA, GEORGIA 30064MC  
 (770) 943-5903  
 www.russellco.com

PROJ. NO. \_\_\_\_\_  
 FIELD SURVEY DATE: \_\_\_\_\_  
 PLAT DATE: 10-3-08, 1-16-09

REFERENCES:  
 PLAT OF H.A.K., INC. PREPARED BY ROY E. HODGSON, S.L.S., NO. 104  
 DATED APRIL 8, 1983 AND RECORDED IN PLAT BOOK 26, PAGE 73  
 PLAT FOR KISH VONA PREPARED BY DIVERSIFIED TECHNICAL SERVICES  
 DATED FEBRUARY 27, 1987  
 ROADWAY PLAN OF FLOYD ROAD FOR COBB COUNTY D.O.T. PREPARED BY  
 H.A.K., INC. L.A.T.D. DECEMBER 1, 1976, TOLL NO. 1716.  
 DRAWING NO. 542

**LEGEND**  
 CORNER MONUMENTATION  
 ● IPS = CORNER SET WITH A 1/2" STEEL  
 REINFORCING ROD  
 ○ CORNER FOUND  
 △ UNMONUMENTED CORNER  
 ○ CORNER TO BE SET WHEN  
 CONVEYANCE IS MADE  
 --- X --- FENCE LINE  
 PR = STEEL REINFORCING ROD  
 OTF = OPEN TOP WATER PIPE  
 CTP = CRIMPED TOP WATER PIPE  
 PP = POWER POLE  
 CL = CENTERLINE  
 L.L.L. = LAND LOT LINE  
 R.W. = RIGHT OF WAY  
 W = WATER MAIN  
 O = OVERHEAD POWER LINE  
 S = SANITARY SEWER MAIN  
 INF = NOW OR FORMERLY OWNED BY  
 NSAB = NAIL SET AT BASE



Z-39  
 (2016)

WISTERIA PLACE  
 OF MABLETON  
 COBB COUNTY, GEORGIA

REZONING PLAN

NO.	REVISION	DATE

PROJECT NO. 11-30  
 ON LAMAR RD  
 JACKSONVILLE  
 JACKSONVILLE  
 JACKSONVILLE  
 DATE: 8-8-14

RZ-1

**APPLICANT:** Beverly J. Searles Foundation, Inc.  
**PHONE#:** 404-808-3828 **EMAIL:** dwrussel@gmail.com  
**REPRESENTATIVE:** Parks F. Huff  
**PHONE#:** 770-422-7016 **EMAIL:** phuff@slhb-law.com  
**TITLEHOLDER:** Bel Air Car Wash, LLC

**PROPERTY LOCATION:** Northwest corner of Floyd Road and  
Wisteria Drive, east side of Floyd Drive  
(4426 & 4436 Floyd Road).

**ACCESS TO PROPERTY:** Floyd Road, Wisteria Drive and Floyd  
Drive

**PHYSICAL CHARACTERISTICS TO SITE:** Oil change business,  
restaurant and carwash

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

**NORTH:** NRC/Convenience store with fuel sales  
**SOUTH:** R-20/Hayes Subdivision and Concord Baptist Church  
**EAST:** R-20/Single-family houses; NRC/Landscape business  
**WEST:** RM-8/Concord Trails Townhomes

**PETITION NO:** Z-39  
**HEARING DATE (PC):** 05-03-16  
**HEARING DATE (BOC):** 05-17-16  
**PRESENT ZONING:** PSC & NRC  
**PROPOSED ZONING:** RSL- Supportive  
**PROPOSED USE:** Senior Living-Supportive  
**SIZE OF TRACT:** 3.030 acres  
**DISTRICT:** 19  
**LAND LOT(S):** 1000,1001  
**PARCEL(S):** 11,43  
**TAXES: PAID** X **DUE** \_\_\_\_\_  
**COMMISSION DISTRICT:** 4

#### *Adjacent Future Land Use:*

North: Neighborhood Activity Center (NAC)  
Northeast: Neighborhood Activity Center (NAC) and Low Density Residential (LDR)  
South: Low Density Residential (LDR)

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

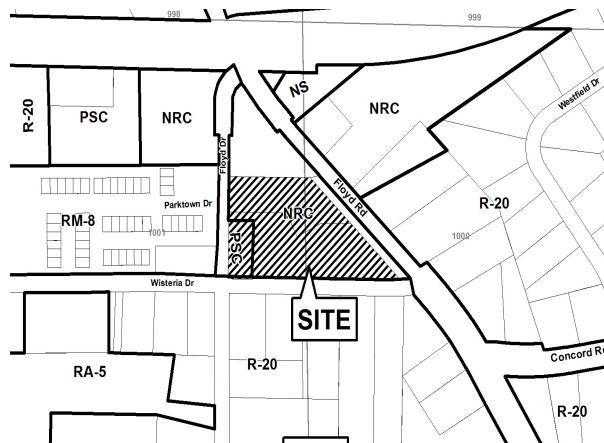
#### **PLANNING COMMISSION RECOMMENDATION**

**APPROVED** \_\_\_\_\_ **MOTION BY** \_\_\_\_\_  
**REJECTED** \_\_\_\_\_ **SECONDED** \_\_\_\_\_  
**HELD** \_\_\_\_\_ **CARRIED** \_\_\_\_\_

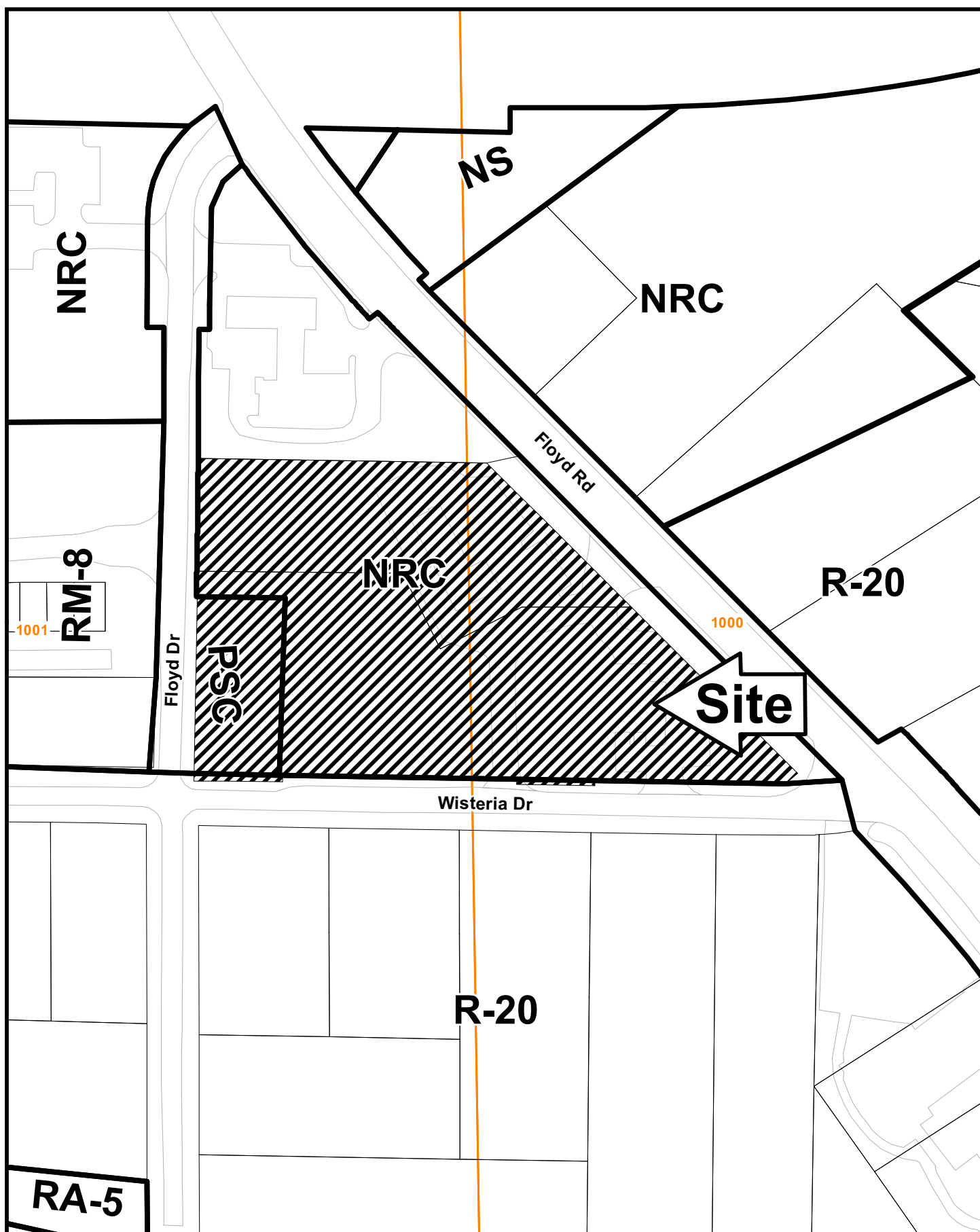
#### **BOARD OF COMMISSIONERS DECISION**

**APPROVED** \_\_\_\_\_ **MOTION BY** \_\_\_\_\_  
**REJECTED** \_\_\_\_\_ **SECONDED** \_\_\_\_\_  
**HELD** \_\_\_\_\_ **CARRIED** \_\_\_\_\_

**STIPULATIONS:**



# Z-39



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:** Beverly J. Searles Foundation, Inc.

**PETITION NO.:** Z-39

**PRESENT ZONING:** PSC & NRC

**PETITION FOR:** RSL- Supportive

\*\*\*\*\*

**ZONING COMMENTS:**

**Staff Member Responsible:** Jason A. Campbell

**Land Use Plan Recommendation:** Neighborhood Activity Center (NAC)

**Proposed Number of Units:** 104      **Overall Density:** 34.32      **Units/Acre**

**Staff estimate for allowable # of units:** 0 **Units\***      **Increase of:** 104 **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 zoning district for the purpose of developing a 104-unit supportive/independent, age-restricted senior living facility. The facility will operate 24 hours per day, seven days per week and will provide utilities, entertainment, shuttles to malls and church, and there will be activities on site. The building will be three stories (34'-10" – maximum for RSL supportive in a NAC is 35 feet) and architectural renderings are forthcoming.

The applicant will require a contemporaneous variance to waive the maximum floor area ratio (FAR) from the allowed 0.50, for properties in a neighborhood activity center, to 0.82.

**Cemetery Preservation:** No comments.

**APPLICANT:** Beverly J. Searles Foundation, Inc.

**PETITION NO.:** Z-39

**PRESENT ZONING:** PSC & NRC

**PETITION FOR:** RSL- Supportive

\*\*\*\*\*

SCHOOL COMMENTS:

No comments

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

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

**Additional Comments:**

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**APPLICANT:** Beverly J. Searles Foundation, Inc.

**PETITION NO.:** Z-39

**PRESENT ZONING:** NRC

**PETITION FOR:** RSL

\*\*\*\*\*

**FIRE COMMENTS:**

NO 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:** Beverly J. Searles Foundation, Inc.

**PETITION NO.:** Z-39

**PRESENT ZONING:** PSC & NRC

**PETITION FOR:** RSL- Supportive

\*\*\*\*\*

**PLANNING COMMENTS:**

The applicant is requesting a rezoning from PSC and NRC to RLS-Supportive for the purpose of senior living-supportive. The 3.030 acre site is located on the northwest corner of Floyd Road and Wisteria Drive, east of Floyd Drive.

*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 \_\_\_\_\_ been notified? ☐ Yes ☒ No / N/A

*Comprehensive Plan*

The parcel is within a Neighborhood Activity Center (NAC) future land use category, with NRC and PSC zoning designations. The purpose of the Neighborhood Activity Center (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.

*Specific Area Policy Guidelines:*

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

*Adjacent Future Land Use:*

North: Neighborhood Activity Center (NAC)  
Northeast: Neighborhood Activity Center (NAC) and Low Density Residential (LDR)  
South: Low Density Residential (LDR)  
West: Neighborhood Activity Center (NAC)

*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.

*Design Guidelines*

**APPLICANT:** Beverly J. Searles Foundation, Inc.

**PETITION NO.:** Z-39

**PRESENT ZONING:** PSC & NRC

**PETITION FOR:** RSL- Supportive

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

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 South Cobb 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:** Beverly J. Searles Foundation, Inc.

**PETITION NO.:** Z-39

**PRESENT ZONING:** PSC & NRC

**PETITION FOR:** RSL- Supportive

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PLANNING COMMENTS:

Continued

Is the property within the Dobbins Airfield Safety Zone?

☐ Yes      ☒ No

If so, which particular safety zone is this property within?

☐ CZ (Clear Zone)                      ☐ APZ I (Accident Potential Zone I)

☐ APZ II (Accident Potential Zone II)

☐ Bird / Wildlife Air Strike Hazard (BASH) area

APPLICANT Beverly J Searles Foundation, Inc.

PETITION NO. Z-039

PRESENT ZONING PSC & NRC

PETITION FOR RSL Supportive

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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 / W side of Floyd Road

Additional Comments: Master meter (units are for-rent)

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: Along Frontage of Floyd Road

Estimated Waste Generation (in G.P.D.): A D F= 12,480 Peak= 31,200

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

Dry 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 Sewer flow study may be required at Plan Review 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: Beverly J. Searles Foundation, Inc.

PETITION NO.: Z-39

PRESENT ZONING: PSC & NRC

PETITION FOR: RSL -Supportive

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**STORMWATER MANAGEMENT COMMENTS**

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

DRAINAGE BASIN: Buttermilk 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 receiving system including the detention pond within the Concord Trails Townhomes development to the west.

APPLICANT: Beverly J. Searles Foundation, Inc.

PETITION NO.: Z-39

PRESENT ZONING: PSC & NRC

PETITION FOR: RSL -Supportive

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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. This site is located at the northwest intersection of Floyd Road and Wisteria Drive just south of the Silver Comet Trail. The parcel is bounded by Floyd Road to the east, Wisteria Drive to the south, Floyd Drive to the west and a Texaco Food Mart to the north. The site is almost flat and drains to the southwest down the Wisteria Drive right-of-way. There are potential issues with this existing system that will need to be resolved during Plan Review to verify adequate conveyance.

**APPLICANT: Beverly J. Searles Foundation, Inc.**

**PETITION NO.: Z-39**

**PRESENT ZONING: PSC & NRC**

**PETITION FOR: RSL-Supportive**

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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
Floyd Road	35,200	Arterial	40 mph	Cobb County	100'
Floyd Drive	N/A	Local	25 mph	Cobb County	50'
Wisteria Drive	N/A	Local	25 mph	Cobb County	50'

*Based on 2007 traffic counting data taken by Cobb County DOT for Floyd Road.*

**COMMENTS AND OBSERVATIONS**

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

Floyd Drive 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.

Wisteria Drive 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 be required to meet all Cobb County Development Standards and Ordinances related to project improvements.

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 west side of Floyd Road, a minimum of 50' from the roadway centerline.

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 Floyd Drive, a minimum of 25' from the roadway centerline.

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 north side of Wisteria Drive, a minimum of 25' from the roadway centerline.

Recommend curb, gutter, and sidewalk along Floyd Drive and Wisteria Drive.

Recommend applicant coordinate with Cobb County DOT prior to development plan approval to ensure compatibility with the proposed trail project.

## **STAFF RECOMMENDATIONS**

### **Z-39 BEVERLY J. SEARLES FOUNDATION, 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. Adjacent and nearby properties are developed for single-family, retail and institutional uses.
- 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 continue the transition between higher intensity commercial uses and residential uses.
- 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 being in the Neighborhood Activity Center (NAC) land use category. The requested zoning district of RSL (Supportive) is compatible with the NAC land use category. This residential use is also designed to function as a cut-off for non-residential uses within an activity center and a transitional use to residential uses adjoining activity centers. The property to the north is also in a NAC and the property to the south is in the Low Density Residential (LDR) land use category.
- 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 use is permitted under the requested RSL (Supportive) zoning district and the NAC land use designation.

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

1. Site plan received by the Zoning Division on March 3, 2016, with the District Commissioner approving minor modifications;
2. Variance mentioned in the Zoning Comments;
3. Water and Sewer Division comments and recommendations;
4. Stormwater Management Division comments and recommendations;
5. Department of Transportation comments and recommendations; and
6. Owner/developer to enter into a Development Agreement pursuant to O.C.G.A. §36-71-13 for dedication of system improvement 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.**



Application No. Z-39  
PC Hearing: May 1, 2016  
BOC Hearing: May 17, 2016

## Summary of Intent for Rezoning \*

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

- a) Proposed unit square-footage(s): \_\_\_\_\_  
b) Proposed building architecture: \_\_\_\_\_  
c) Proposed selling prices(s): \_\_\_\_\_  
d) List all requested variances: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

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

- a) Proposed use(s): Supportive/Independent Age-Restricted Senior Community  
b) Proposed building architecture: Architectural Renderings will be provided during the zoning process.  
c) Proposed hours/days of operation: 24-7 Senior Living Community  
d) List all requested variances: 1) Allow a FAR of .853 instead of .5  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

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

This proposed use will function as a transitional use between existing commercial and residential uses.  
\_\_\_\_\_  
\_\_\_\_\_

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

MAR - 3 2016

**ZONING IMPACT STATEMENT FOR THE REZONING**  
**APPLICATION OF BEVERLY J. SEARLES FOUNDATION, INC.**

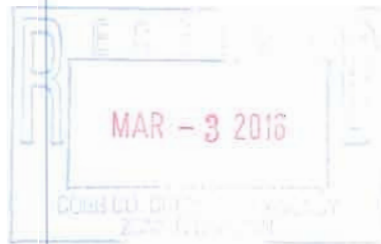
COMES NOW, the BEVERLY J. SEARLES FOUNDATION, INC., and,  
pursuant to §134-121(a)(7) of the Cobb County Zoning Ordinance, files this Zoning  
Impact Statement, as follows:

- A. The proposed use is suitable in relation to development along the Floyd Road Corridor and is suitable given the fact that the proposed RSL Supportive use is a downzoning of the existing PSC and NRC zonings and is a transitional residential use at the intersection of Floyd Road and Wisteria Drive. The property is within a Neighborhood Activity Center and the senior residential community will be a more compatible use with the surrounding residential communities.
- B. The zoning proposal will have no adverse effect or impact upon the existing uses or usability of adjacent or nearby properties with the subject property. The property is adjacent to the north with various commercial uses and across Floyd Road from an active landscape supply business. Residential uses are across Wisteria Drive and Floyd Road.
- C. The subject property to be affected by the zoning proposal has no reasonable economic use as currently zoned in that the fair market value of same falls below the range of values of similarly zoned and situated properties with equivalent utility.
- D. The zoning proposal will have no adverse impact upon the existing County infrastructure including, but not limited to, existing streets, transportation facilities, utilities or schools. The senior community will not add any school children but will be paying school taxes because the corporate owner of the property will not be entitled to an age based homestead exemption.



- E. The zoning proposal is located within a Neighborhood Activity Center ("NAC") Future Land Use Category and is adjacent to predominantly commercially zoned properties to the north. There are several residentially zoned properties in the immediate area around the subject property.
- F. There is no substantial relationship between the existing zoning classifications of PSC and NRC which limits the property in terms of its present utilization and the public health, safety and general welfare. Additionally, considered in the context of development along this area of Floyd Road; there are no established land use planning principles or political considerations which would vitiate the zoning proposal.

Respectfully submitted, this the 3 day of Mar 2016.



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By: 

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