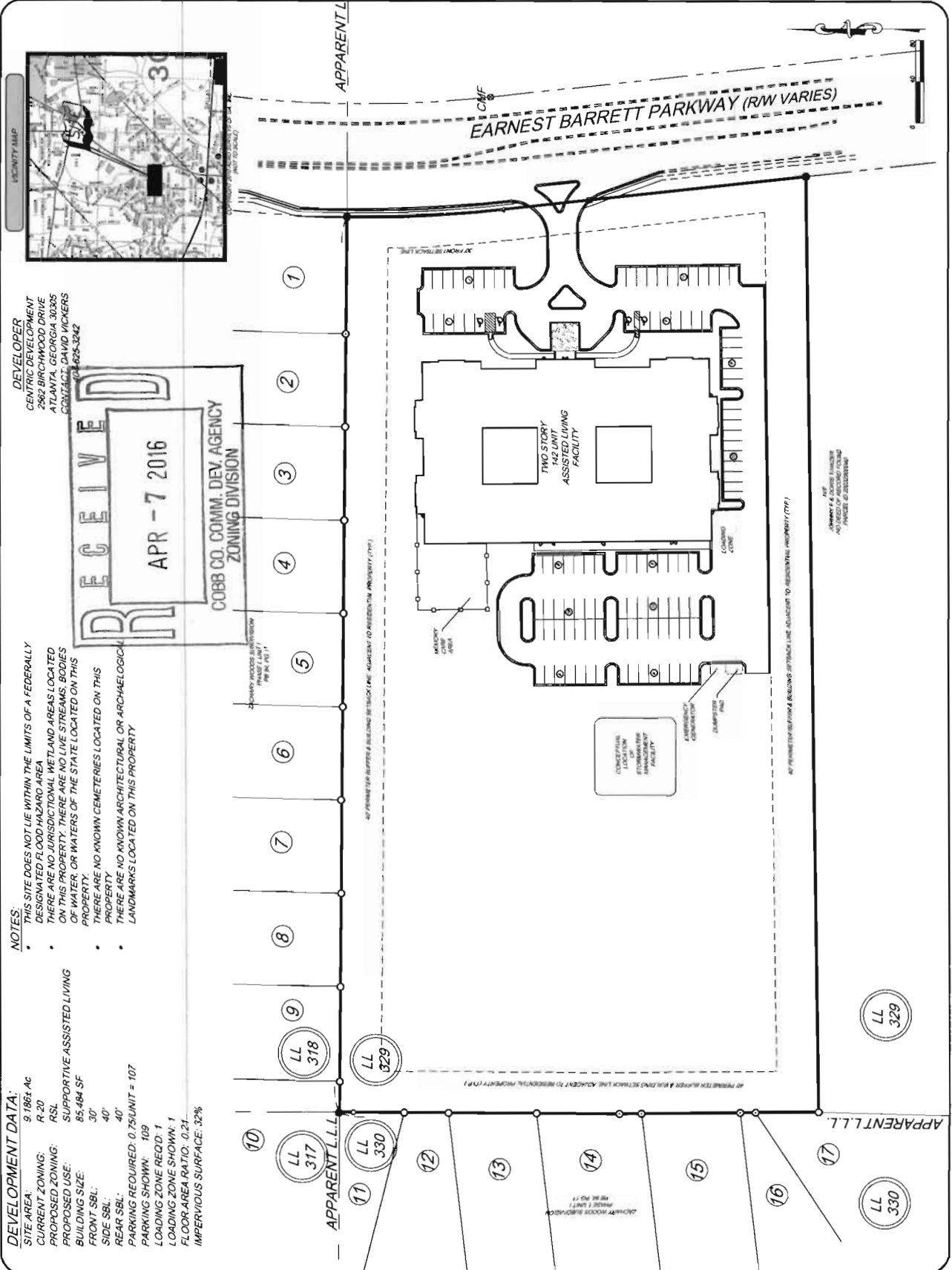


Z-52
(2016)

BRICKMONT - BARRETT PARKWAY
 LL 329, 20TH DISTRICT, 2ND SECTION
 COBB COUNTY, GEORGIA
 CENTRIC DEVELOPMENT
 2562 BIRCHWOOD DRIVE
 ATLANTA, GEORGIA 30305
 CONTACT: DAVID VICKERS
 404-825-3242



DRAFTING INFORMATION	
DATE OF REVISION	
SCALE	1" = 100'
DATE	
REVISIONS	
NO.	DESCRIPTION
1	CONCEPTUAL SITE PLAN
C-1.0	



DEVELOPMENT DATA:
 SITE AREA: 9.186± Ac
 CURRENT ZONING: R-20
 PROPOSED ZONING: RSL
 PROPOSED USE: SUPPORTIVE ASSISTED LIVING
 BUILDING SIZE: 85,484 SF
 FRONT SBL: 30'
 SIDE SBL: 40'
 REAR SBL: 40'
 PARKING REQUIRED: 0.75/UNIT = 107
 PARKING SHOWN: 109
 LOADING ZONE REQ'D: 1
 LOADING ZONE SHOWN: 1
 FLOOR AREA RATIO: 0.21
 IMPERVIOUS SURFACE: 32%

NOTES:
 • THIS SITE DOES NOT LIE WITHIN THE LIMITS OF A FEDERALLY DESIGNATED FLOOD HAZARD AREA
 • THERE ARE NO JURISDICTIONAL WETLAND AREAS LOCATED ON THIS PROPERTY. THERE ARE NO LIVE STREAMS, BODIES OF WATER, OR WATERS OF THE STATE LOCATED ON THIS PROPERTY.
 • THERE ARE NO KNOWN CEMETERIES LOCATED ON THIS PROPERTY
 • THERE ARE NO KNOWN ARCHITECTURAL OR ARCHAEOLOGICAL LANDMARKS LOCATED ON THIS PROPERTY

RECEIVED
 APR -7 2016
 COBB CO. COMM. DEV. AGENCY
 ZONING DIVISION

DEVELOPER
 CENTRIC DEVELOPMENT
 2562 BIRCHWOOD DRIVE
 ATLANTA, GEORGIA 30305
 CONTACT: DAVID VICKERS
 404-825-3242



APPLICANT: Centric Development, LLC

PHONE#: 770-422-7016 **EMAIL:** phuff@slhb-law.com

REPRESENTATIVE: Parks F. Huff

PHONE#: 770-422-7016 **EMAIL:** phuff@slhb-law.com

TITLEHOLDER: Kim Dang Nguyen; Thong Trong Truong; Katie M. Lee, Kull Curry Brown

PROPERTY LOCATION: West side of Ernest Barrett Parkway, south of Zachary Woods Drive, north of Dallas Highway (3292, 3312 and 3322 Ernest Barrett Parkway)

ACCESS TO PROPERTY: Ernest Barrett Parkway

PHYSICAL CHARACTERISTICS TO SITE: Three (3) existing, single-family residences

PETITION NO: Z-52

HEARING DATE (PC): 06-07-16

HEARING DATE (BOC): 06-21-16

PRESENT ZONING: R-20

PROPOSED ZONING: RSL-Supportive

PROPOSED USE: Residential Senior Living (Supportive)

SIZE OF TRACT: 9.186 acres

DISTRICT: 20

LAND LOT(S): 329

PARCEL(S): 1,2

TAXES: PAID X **DUE** _____

COMMISSION DISTRICT: 1

CONTIGUOUS ZONING/DEVELOPMENT

NORTH: R-15/ Zachary Woods Subdivision

SOUTH: R-20/ Single-family residence

EAST: R-20/ Single-family residence, vacant lot

WEST: R-15/ Zachary Woods Subdivision

Adjacent Future Land Use:

North: Low Density Residential (LDR)

East: Low Density Residential (LDR)

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** _____

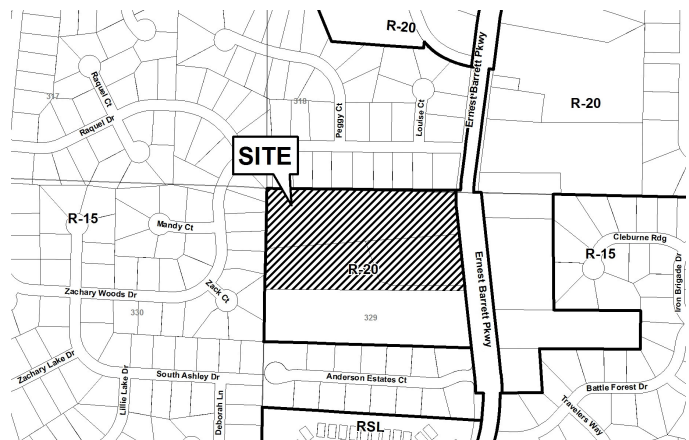
BOARD OF COMMISSIONERS DECISION

APPROVED _____ **MOTION BY** _____

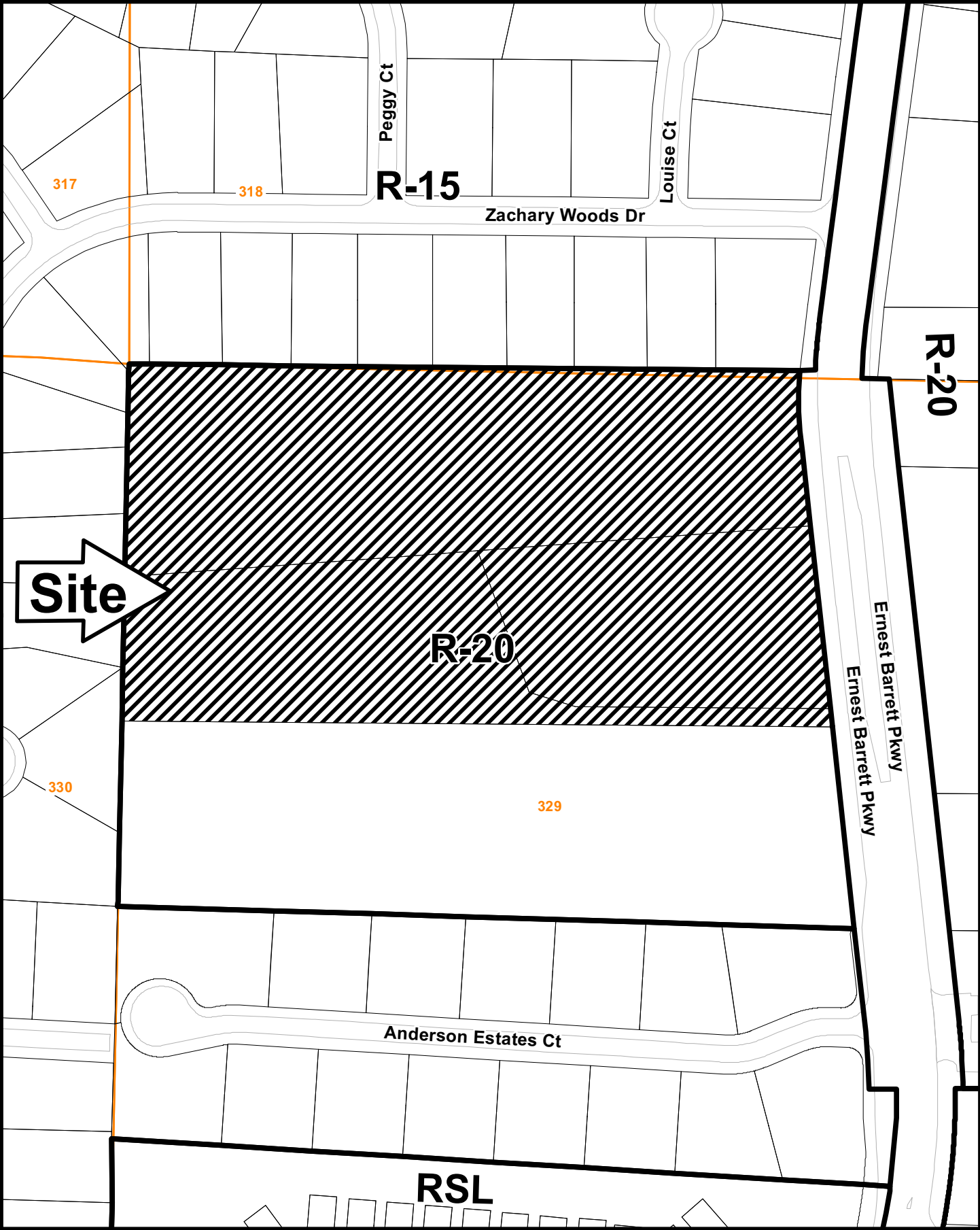
REJECTED _____ **SECONDED** _____

HELD _____ **CARRIED** _____

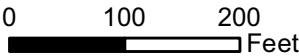
STIPULATIONS:





Z-52-2016 GIS



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



-  City Boundary
-  Zoning Boundary

APPLICANT: Centric Development, LLC

PETITION NO.: Z-52

PRESENT ZONING: R-20

PETITION FOR: RSL-Supportive

ZONING COMMENTS:

Staff Member Responsible: Terry Martin, MPA

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

Proposed Number of Units: 142 **Overall Density:** 15.46 **Units/Acre**

Staff estimate for allowable # of units: 16 **Units*** **Increase of:** 0 **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.

The applicant is requesting a rezoning from the current R-20 single-family residential district to the RSL residential senior living – supportive residential facilities district in order to develop an 84,484 square foot senior living facility with a memory care component. The two-story building will be of stacked stone and wood construction. There will be 79 employees working shifts to provide supportive care to the residents 24 hours per day, seven (7) days a week.

The proposal provides for the Code-required 40 foot perimeter buffer where adjacent to other residential properties but will require the following variance as presented:

1. Allowance of 142 units in the Low Density Residential future land use category over the maximum 100 units when located in the otherwise permitted Neighborhood Activity Center category;
2. Allow supportive RSL in Low Density Residential.

Cemetery Preservation: No comment.

APPLICANT: Centric Development, LLC

PETITION NO.: Z-52

PRESENT ZONING: R-20

PETITION FOR: RSL-Supportive

SCHOOL COMMENTS:

<u>Name of School</u>	<u>Enrollment</u>	<u>Capacity Status</u>	<u>Number of Portable Classrooms</u>
<u>Elementary</u>	<u> </u>	<u> </u>	<u> </u>
<u>Middle</u>	<u> </u>	<u> </u>	<u> </u>
<u>High</u>	<u> </u>	<u> </u>	<u> </u>

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

Additional Comments:

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: Centric Development, LLC
PRESENT ZONING: R-20

PETITION NO.: Z-52
PETITION FOR: RSL - Supportive

PLANNING COMMENTS:

The applicant is requesting a rezoning from R-20 to RSL - Supportive for the purpose of a residential senior living facility (Supportive). The 9.186 acre site is located on the west side of Earnest Barrett Parkway, south of Zachary Woods Drive, north of Dallas Highway.

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 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, and non supportive senior living housing that in certain circumstances may reach five (5) dwelling units per acre, depending on existing conditions such as product type and mix, structure/building height, tract size, topographic conditions, etc in order to provide compatibility with adjacent residential uses. 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: Low Density Residential (LDR)
East: Low Density Residential (LDR)
South: Low Density Residential (LDR)
West: Low Density Residential (LDR)

Master Plan/Corridor Study

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

Historic Preservation

It has been determined that the project area is in the immediate vicinity of documented Civil War trenches. In order to determine if any significant Civil War features are located within the project area, an archeological field survey performed by a cultural resource professional should be considered. This survey, if completed, should be submitted to the historic preservation planner. Based on the determination of either the presence or absence of potentially significant features, further recommendations (such as buffers, fencing, interpretive signage, etc.) shall be made by staff.

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?

APPLICANT: Centric Development, LLC

PETITION NO.: Z-52

PRESENT ZONING: R-20

PETITION FOR: RSL - Supportive

PLANNING COMMENTS: continued

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>.

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

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 Centric Development, LLC

PETITION NO. Z-052

PRESENT ZONING R-20

PETITION FOR RSL-Supportive

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 Ernest Barrett Pkwy

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: 400' S in Ernest Barrett Pkwy

Estimated Waste Generation (in G.P.D.): A D F= 7,300 Peak= 18,250

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 capacity 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: Centric Development, LLC

PETITION NO.: Z-52

PRESENT ZONING: R-20

PETITION FOR: RSL Supportive

STORMWATER MANAGEMENT COMMENTS

FLOOD HAZARD: YES NO POSSIBLY, NOT VERIFIED

DRAINAGE BASIN: Noses 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 lakes - 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. Allowable design discharges may be limited by existing downstream conveyance capacity.

APPLICANT: Centric Development, LLC

PETITION NO.: Z-52

PRESENT ZONING: R-20

PETITION FOR: RSL Supportive

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 parcel is located to the east of Ernest Barrett Parkway. The majority of the site is wooded with average slopes ranging from 5 to 15%. Approximately 2/3 of the site drains to the east to the Ernest Barrett Parkway right-of-way. The remaining third drains to the northwest into the Zachary Woods Subdivision. This portion of the site is proposed to remain undisturbed.

APPLICANT: Centric Development, LLC

PETITION NO.: Z-52

PRESENT ZONING: R-20

PETITION FOR: RSL-Supportive

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
Ernest Barrett Parkway	37,300	Arterial	45 mph	Cobb County	100'

Based on 2008 traffic counting data taken by Cobb County DOT for Ernest Barrett Parkway.

COMMENTS AND OBSERVATIONS

Ernest Barrett Parkway 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 a deceleration lane on Ernest Barrett Parkway for the entrance.

Recommend removing the driveway aprons along Ernest Barrett Parkway that development renders unnecessary.

STAFF RECOMMENDATIONS

Z-52 CENTRIC DEVELOPMENT, LLC

- A. It is Staff's opinion that the applicant's rezoning proposal will not permit a use that is suitable in view of the use and development of adjacent and nearby properties. Nearby and immediately adjacent properties are developed for single-family residential uses including subdivisions with densities complying with their LDR low density residential future land use category – Zachary Woods to the north and west (approx. 2.12 upa) and Anderson Estates south of the property (2.5 upa). Immediately adjacent to the south of the subject property is a single-family residence on 5.2 acres.
- B. It is Staff's opinion that the applicant's rezoning proposal will have an adverse affect on the usability of adjacent or nearby property. Institutional uses such as the proposed two-story senior care facility are out of character with other single-family residential uses. While the applicant proposes the Code-required buffering around the perimeter and is keeping the facility pushed forward within the site, the use itself is more intense than the surrounding neighborhoods. This is evidenced by the requirements of the Code including the aforementioned buffering.
- 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 not in conformity with the policy and intent of the *Cobb County Comprehensive Plan* which delineates this site to be LDR low density residential. The Code envisions RSL senior living facilities of the supportive type proposed to be located within regional activity centers, community activity centers, or neighborhood activity centers in order to act as a “cut-off” for non-residential uses found within these activity centers and to serve as a transition to residential uses adjoining activity centers. Rather, the subject property is within a residential area removed from the nearest activity center. The *Plan* calls for this type of LDR property to be developed for low density housing of between 1-2.5 units per acre or even non supportive senior living housing that may reach up to five (5) units per acre while providing compatibility with adjacent residential uses.
- 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 denying the applicant's rezoning proposal. The proposed development is of the supportive senior facility type that is incompatible with the property’s future land use designation of LDR low density residential, encouraged to be within either a regional activity, community activity, or neighborhood activity center. The proposed development, while providing for the Code-required buffers, is of a more intense use than surrounding single-family uses and developments with its 84,484 square foot two-story facility and the proposed 142 units is considerably over the Code-allowed 100 units even if the property were located within a NAC neighborhood activity center.

Based on the above analysis, Staff recommends **DENIAL**.

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-59

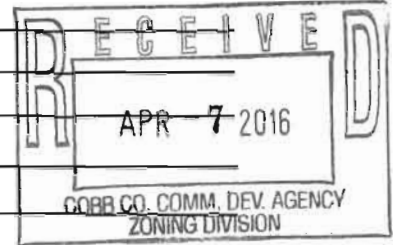
PC: 6-7-2016

BOC: 6-21-2016

Summary of Intent for Rezoning *

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

- a) Proposed unit square-footage(s): N/A
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): Residential Senior Living - Supportive
b) Proposed building architecture: 2-story, stacked stone and wood
c) Proposed hours/days of operation: 24 hours per day, 7 days per week
d) List all requested variances: None known at this time

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

Centric proposes an approximately 85,484 square foot two-story Supportive Residential Senior Living Facility with memory care component. Access will be via a driveway directly onto Ernest Barrett Parkway. The state of the art facility will provide a convenient location for aging Cobb seniors to go where they can remain close to friends and family.

.....
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.

* The 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.