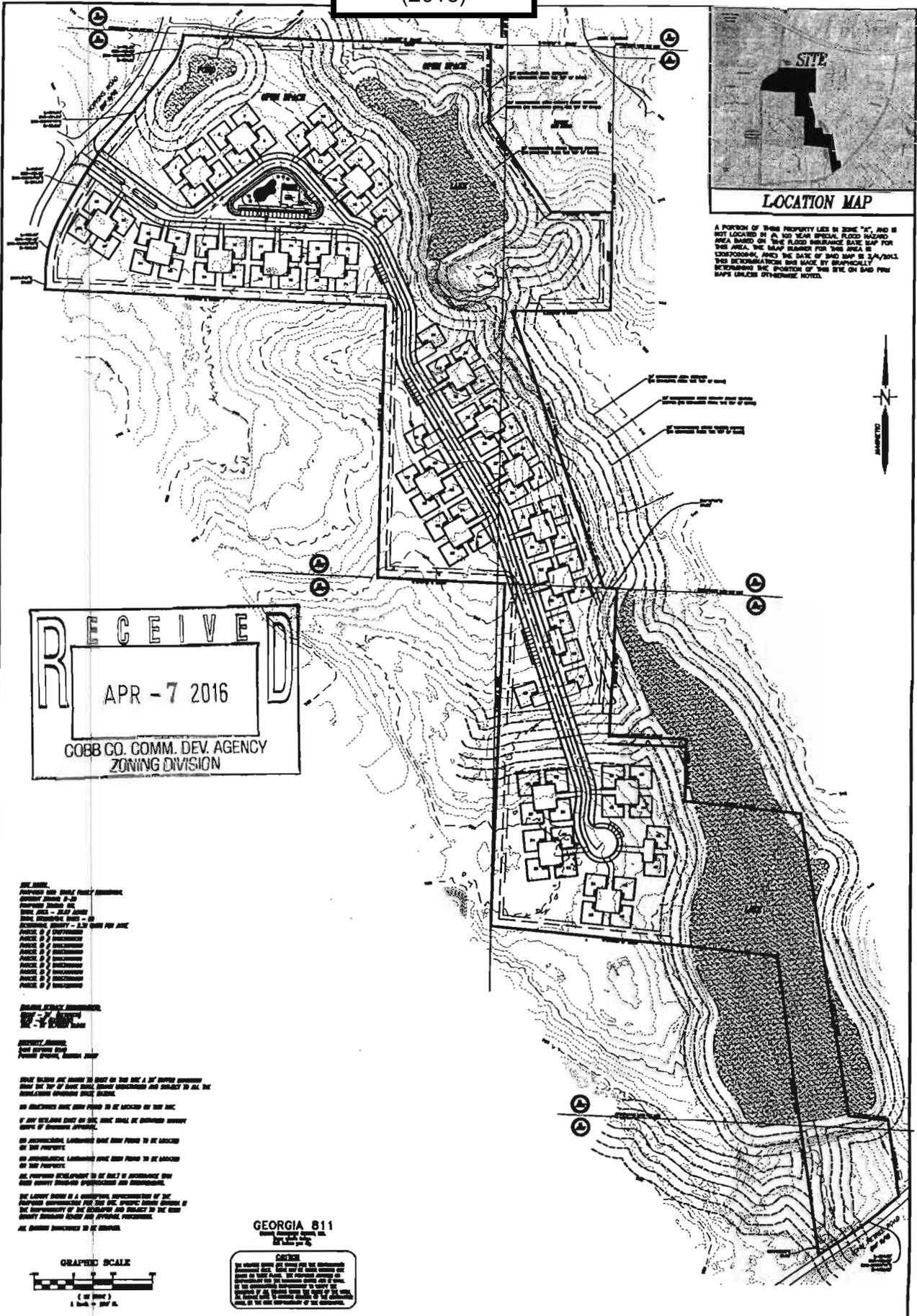


Z-50
(2016)



A PORTION OF THIS PROPERTY LIES IN ZONE "A", AND IS NOT LOCATED IN A 100 YEAR SPECIAL FLOOD HAZARD AREA BASED ON THE FLOOD INSURANCE RATE MAP FOR THIS AREA. THE MAP BLANKET FOR THIS AREA IS CROSSROADS AND THE DATE OF SAID MAP IS 3/4/2011. THIS INFORMATION WAS MADE BY GRAPHICALLY SUPERIMPOSING THE POSITION OF THIS SITE ON SAID FIRM MAPS UNLESS OTHERWISE NOTED.

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

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GENERAL NOTES:
1. THE LAYOUT SHOWN IS A CONCEPTUAL REPRESENTATION OF THE PROPOSED DEVELOPMENT AND DOES NOT CONSTITUTE A GUARANTEE OF THE ACCURACY OF THE INFORMATION AND SHOULD BE USED ONLY AS A GUIDE. THE DEVELOPER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS.
2. ALL DIMENSIONS SHOWN ARE IN FEET.
3. THE LAYOUT SHOWN IS A CONCEPTUAL REPRESENTATION OF THE PROPOSED DEVELOPMENT AND DOES NOT CONSTITUTE A GUARANTEE OF THE ACCURACY OF THE INFORMATION AND SHOULD BE USED ONLY AS A GUIDE. THE DEVELOPER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS.
4. ALL DIMENSIONS SHOWN ARE IN FEET.



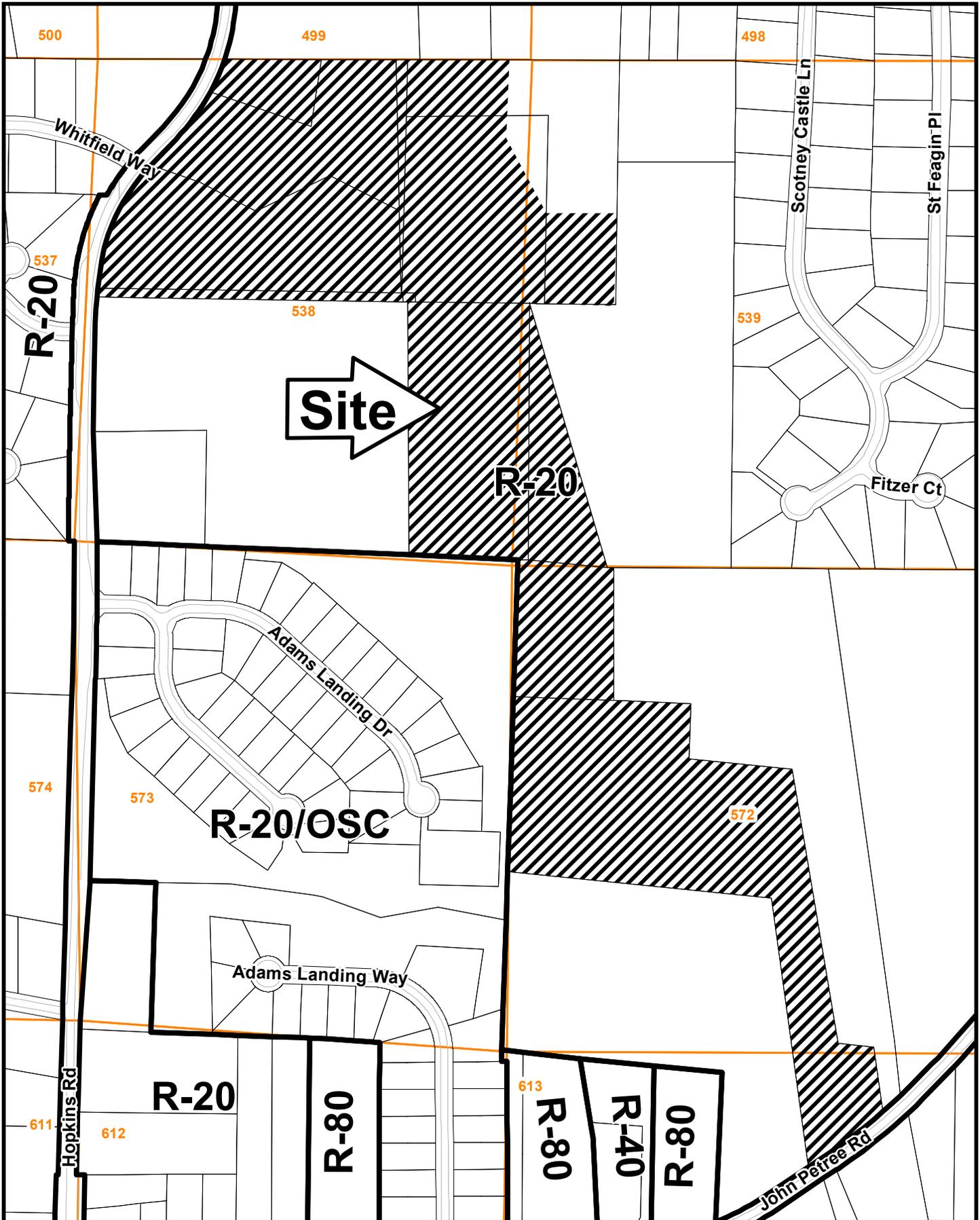
GEORGIA 811
CONCEPTUAL SITE PLAN FOR
HOPKINS ROAD

NO.	DATE	REVISION DESCRIPTION	BY
1			

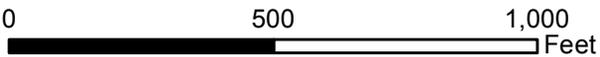
**CONCEPTUAL SITE PLAN FOR
HOPKINS ROAD**
LAND LOTS 80A, 80B, & 80C, SPICE BRIDGE, 2nd SUCCESS
COBB COUNTY, GEORGIA

centerline
Surveying and Land Planning, Inc.

Z-50-2016 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: Adventur Living LLC

PETITION NO: Z-50

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: 89 **Overall Density:** 2.36 **Units/Acre**

Staff estimate for allowable # of units: 65 **Units*** **Increase of:** 24 **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) (non-supportive) zoning district for the development of an 89-unit senior living subdivision. The units will be traditional and will range in price from \$250,000 and greater. The minimum house size will be 1,700 square feet or greater and will include architectural elements similar to the elevations and floor plans attached to this analysis. Most of the units will be arranged detached in a quad formation around a motor court. The proposed amenities include a pool, clubhouse and open space.

Cemetery Preservation: There is no significant impact on the cemetery site listed in the Cobb County Cemetery Preservation Commission’s Inventory Listing which is located in this, or adjacent land lot.

APPLICANT: Adventur Living LLC

PETITION NO.: Z-50

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:

APPLICANT: Adventur Living

PETITION NO.: Z-50

PRESENT ZONING: _____

PETITION FOR: _____

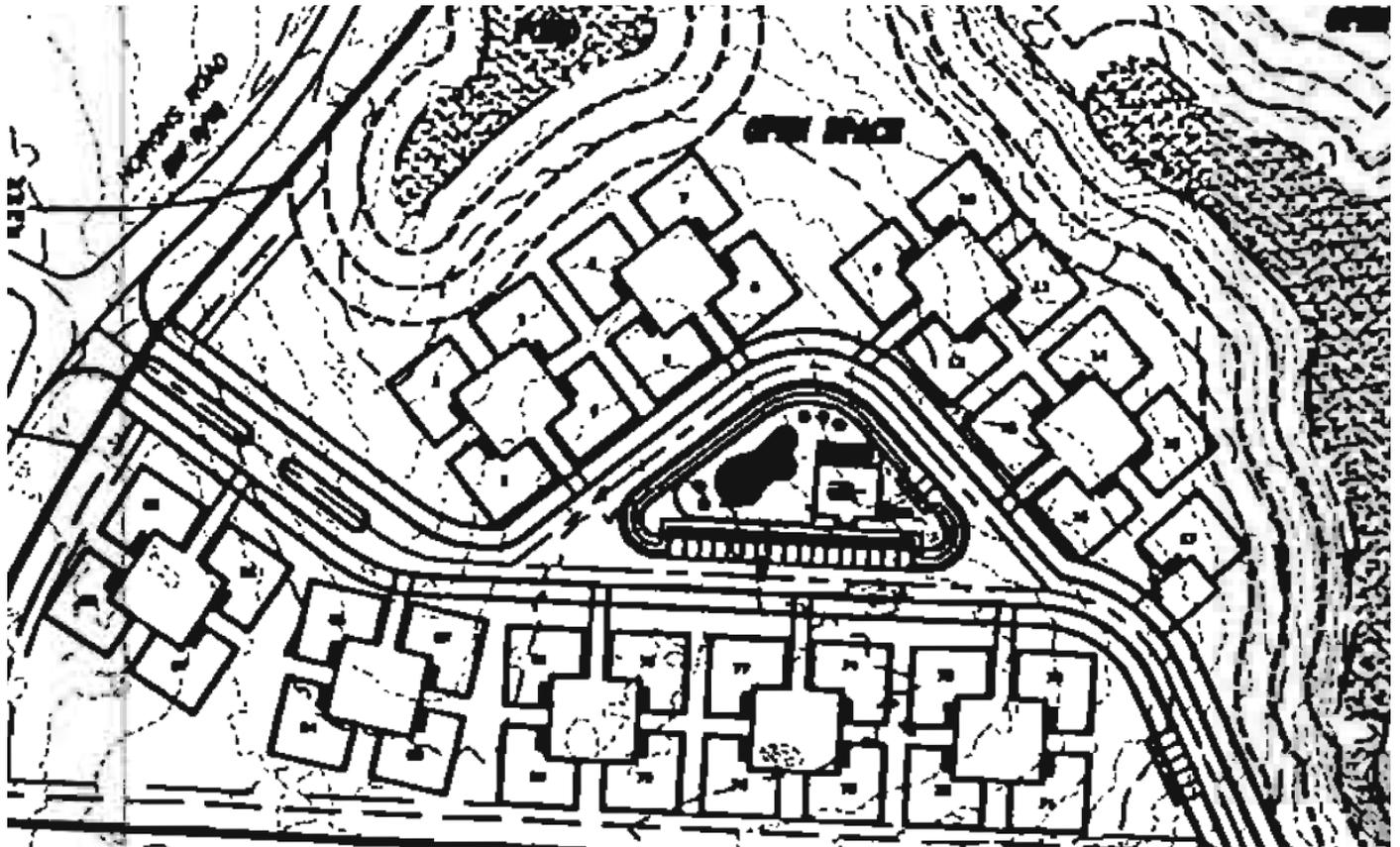
FIRE COMMENTS:

Modifications may be required to incorporate the Cobb County Fire Marshal's Office 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.

Driveways between units are required to be 20-ft to provide access to units distal to roadway.



APPLICANT: Adventur Living, LLC
PRESENT ZONING: R-20

PETITION NO.: Z-50
PETITION FOR: RSL

PLANNING COMMENTS:

The applicant is requesting a rezoning from R-20 to RSL for the purpose of residential senior living. The 37.67 acre site is located on the east side of Hopkins Road, northwest side of John Petre Road, south of Macland 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 _____ 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 partially located within the boundary of the Macland Road 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

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.

APPLICANT: Adventur Living, LLC

PETITION NO.: Z-50

PRESENT ZONING: **R-20**

PETITION FOR: RSL

PLANNING COMMENTS: continued

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 Adventur Living LLC

PETITION NO. Z-050

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): 12" DI / W side of Hopkins Rd

Additional Comments: Public water/meters if units are for-sale.

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: 1,100' S in John Petree Road

Estimated Waste Generation (in G.P.D.): A D F= 14,240 Peak= 35,600

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 On-site sewer to be public if units are for-sale
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: Adventur Living LLC

PETITION NO.: Z-50

PRESENT ZONING: R-20

PETITION FOR: RSL

STORMWATER MANAGEMENT COMMENTS

FLOOD HAZARD: YES NO POSSIBLY, NOT VERIFIED

DRAINAGE BASIN: Trib to Noses Creek FLOOD HAZARD INFO: Zone A

- 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: within and adjacent to stream channels and floodplain

- 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 Phillips Lake.
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 lake – Phillips Lake.

APPLICANT: Adventur Living LLC

PETITION NO.: Z-50

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 parcel is located adjacent to an unnamed tributary to Noses Creek. The site includes two existing lakes and a portion of a third lake located just upstream of John Petree Road. Although not indicated on the site plan the floodplain is contained within the stream buffer.
2. Stormwater management for the site is proposed to be provided within the onsite lakes. An additional stormwater facility may be required for the southern portion of the site. The existing dams will be required to be brought up to current County standards. The stormwater management report must include storage routings through all three onsite lakes as well as dam breach analyses to verify that all structures are located outside the breach zone.
3. Since this will be a private development, sufficient HOA reserves must be established to maintain the private infrastructure and open space areas including the onsite lakes.

APPLICANT: Adventur Living LLC

PETITION NO.: Z-50

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
Hopkins Road	1,800	Major Collector	35 mph	Cobb County	80'
John Petree Road	3,400	Minor Collector	35 mph	Cobb County	60'

*Based on 2011 traffic counting data taken by Cobb County DOT for Hopkins Road.
Based on 2011 traffic counting data taken by Cobb County DOT for John Petree Road.*

COMMENTS AND OBSERVATIONS

Hopkins 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.

John Petree Road is classified as a minor collector 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 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 Hopkins Road, a minimum of 40' from the roadway centerline.

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 north side of John Petree Road, a minimum of 30' from the roadway centerline.

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

Recommend curb, gutter, and sidewalk along the Hopkins Road frontage.

Recommend proposed gate to meet Cobb County Development Standards.

Recommend curb and gutter along both sides and sidewalk along one side of proposed development roadway.

Recommend a left turn lane and a deceleration lane on Hopkins Road for the entrance.

STAFF RECOMMENDATIONS

Z-50 ADVENTUR LIVING, LLC

- A. It is Staff's opinion that the applicant's rezoning proposal may permit a use that is suitable in view of the use and development of adjacent and nearby properties. Other properties in this area are zoned and developed for single-family subdivisions and houses on individual lots.
- B. It is Staff's opinion that the applicant's rezoning proposal may not have an adverse affect on the usability of adjacent or nearby property. The proposed development has a density that is just over the range of some of the other single-family residential subdivisions in the 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 being in the Low Density Residential (LDR) land use category having a density range of 1-2.5 units per acre. The proposed RSL (non-supportive) development has a density of 2.36 units per acre, within the range for LDR, but slightly over one of the higher densities in the area. Other zonings and densities in the area include: Beaver Creek Landing (zoned R-15 at approximately 1.40 units per acre); Westwood (zoned R-20 at 1.43 units per acre); Vineyard Place East (zoned R-20 at 1.44 units per acre); Adams Landing Unit II (zoned R-20/OSC at 1.77 units per acre); Vineyard Place (zoned R-20 at 1.77 units per acre); Meadow at Miller's Pond (zoned R-20/OSC at 1.88 units per acre); Macland Breeze (zoned R-20 at approximately 1.90 units per acre); Beaver Creek Crossing Unit I (zoned R-15 at approximately 2.01 units per acre); and Petree Meadows (zoned R-15 at 2.30 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. The RSL (non-supportive) zoning district is allowed in the CAC land use category. The proposed density of 2.36 units per acre is within the LDR range and is slightly over the 2.30 units per acre density of one of the subdivisions in the area.

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

1. Site plan received by the Zoning Division on April 7, 2016, with the District Commissioner approving minor modifications;
2. Fire Department comments and recommendations;
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 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.

Application No. Z-50

June 2016

Summary of Intent for Rezoning

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

- a) Proposed unit square-footage(s): 1700 SQ. FT. & Greater
- b) Proposed building architecture: Traditional
- c) Proposed selling prices(s): 250K AND Greater
- d) List all requested variances: _____

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

- a) Proposed use(s): N/A
- b) Proposed building architecture: _____
- c) Proposed hours/days of operation: _____
- d) List all requested variances: _____

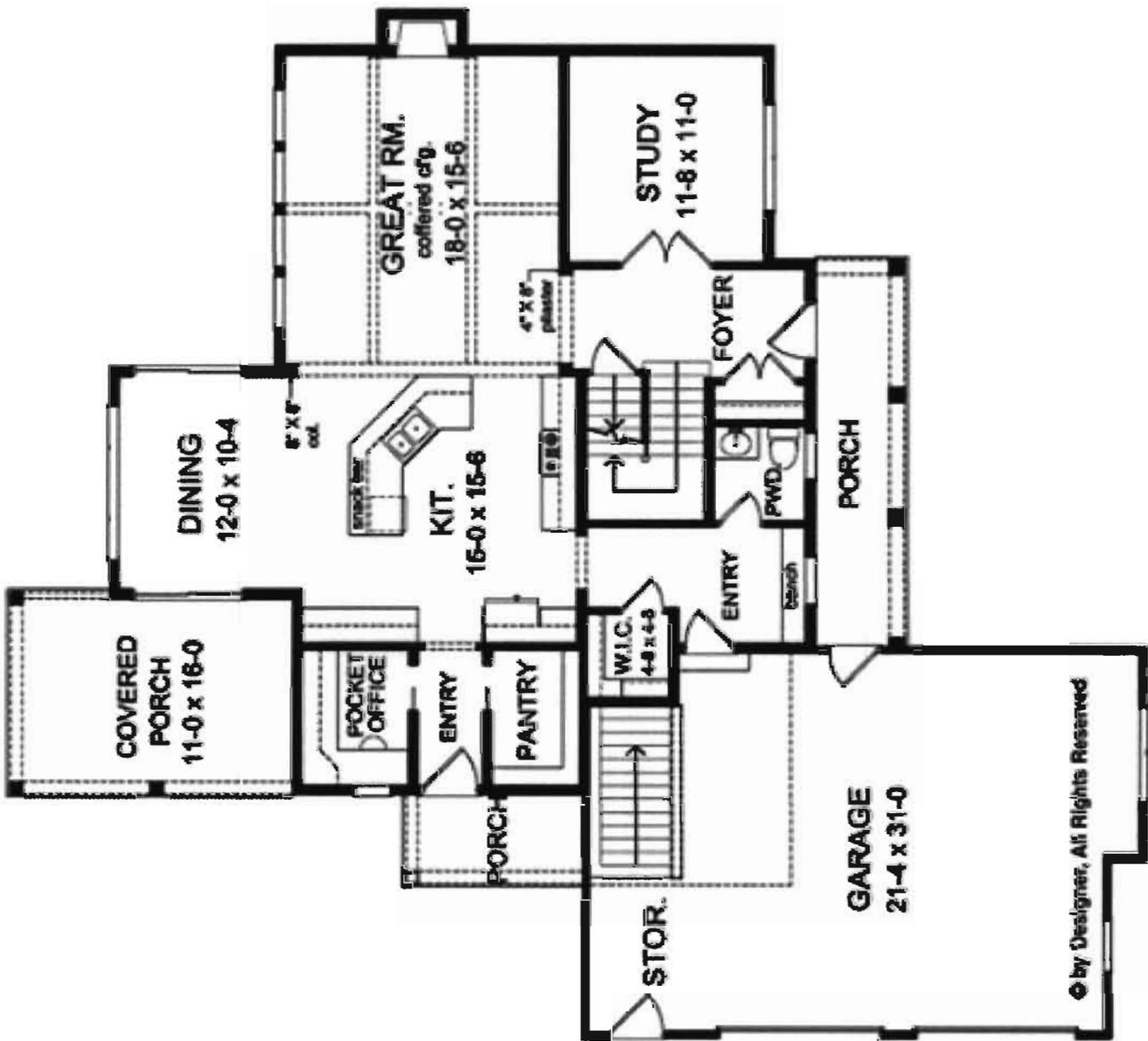
Part 3. Other Pertinent Information (List or attach additional information if needed)

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).

SEE ATTACHED EXHIBIT "B"
APPLICANT SPECIFICALLY RESERVES THE RIGHT TO AMEND ANY INFORMATION SET FORTH
IN SUMMARY OF INTENT, OR ANY PORTION OF THE APPLICATION FOR REZONING, AT ANY
TIME DURING THE REZONING PROCESS.





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2 Bedroom
2 Bathroom
Optional 3rd

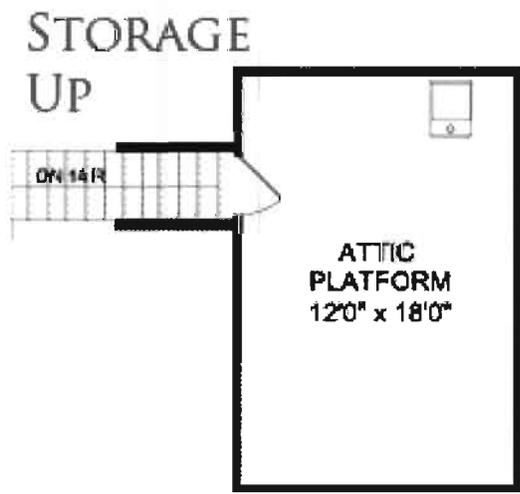
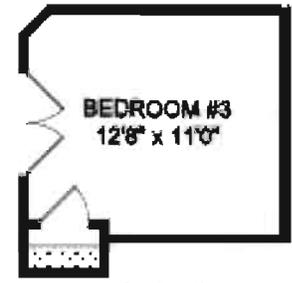
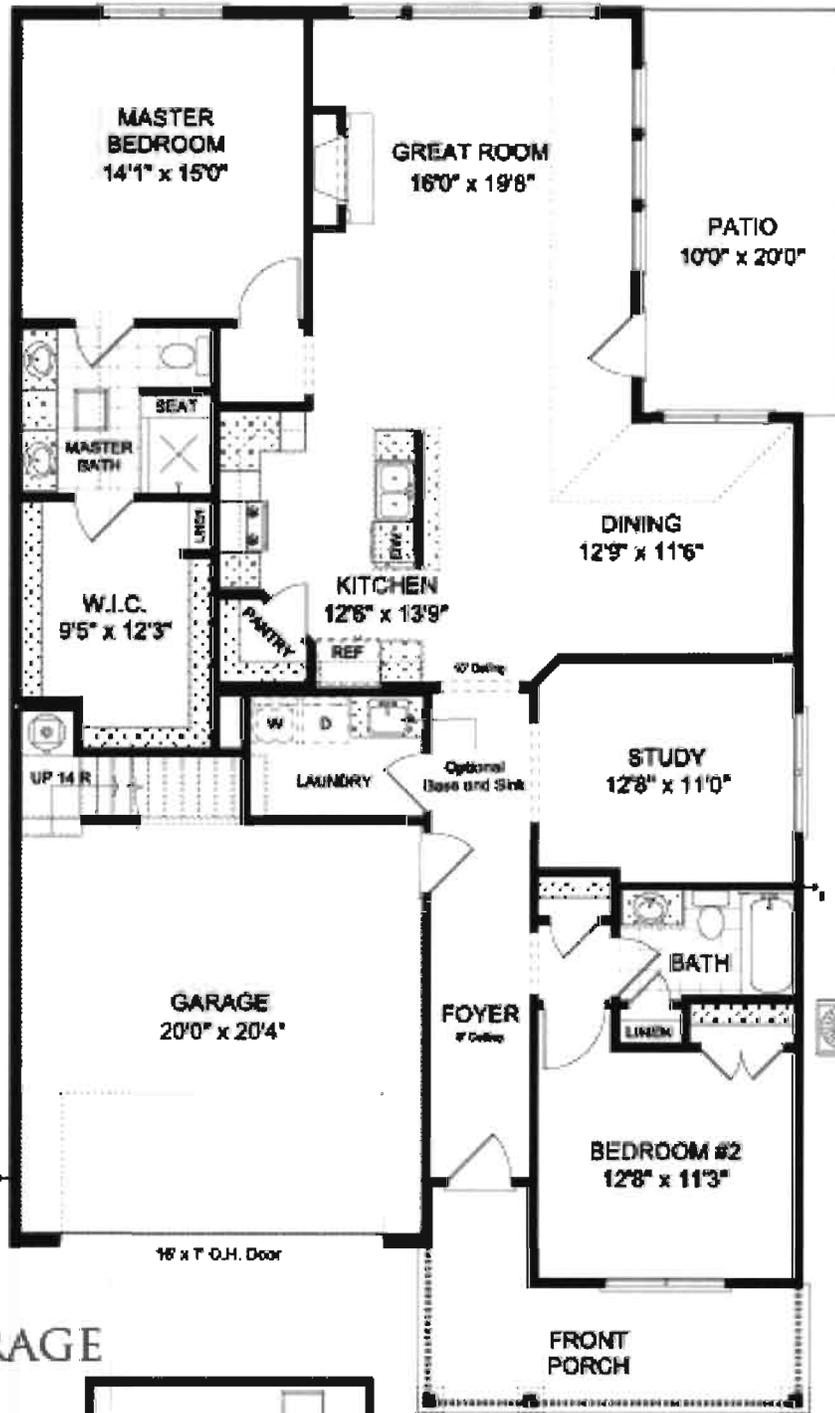
Bedroom
Optional
Sunroom
Optional Rear
Covered or

Screened Porch
2-Car Garage

Build From *270,000*
1,762 A/C SF

BASIC PLAN FOR HOPKINS

4/



HADLEY-A HEATED - 1762 SF

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