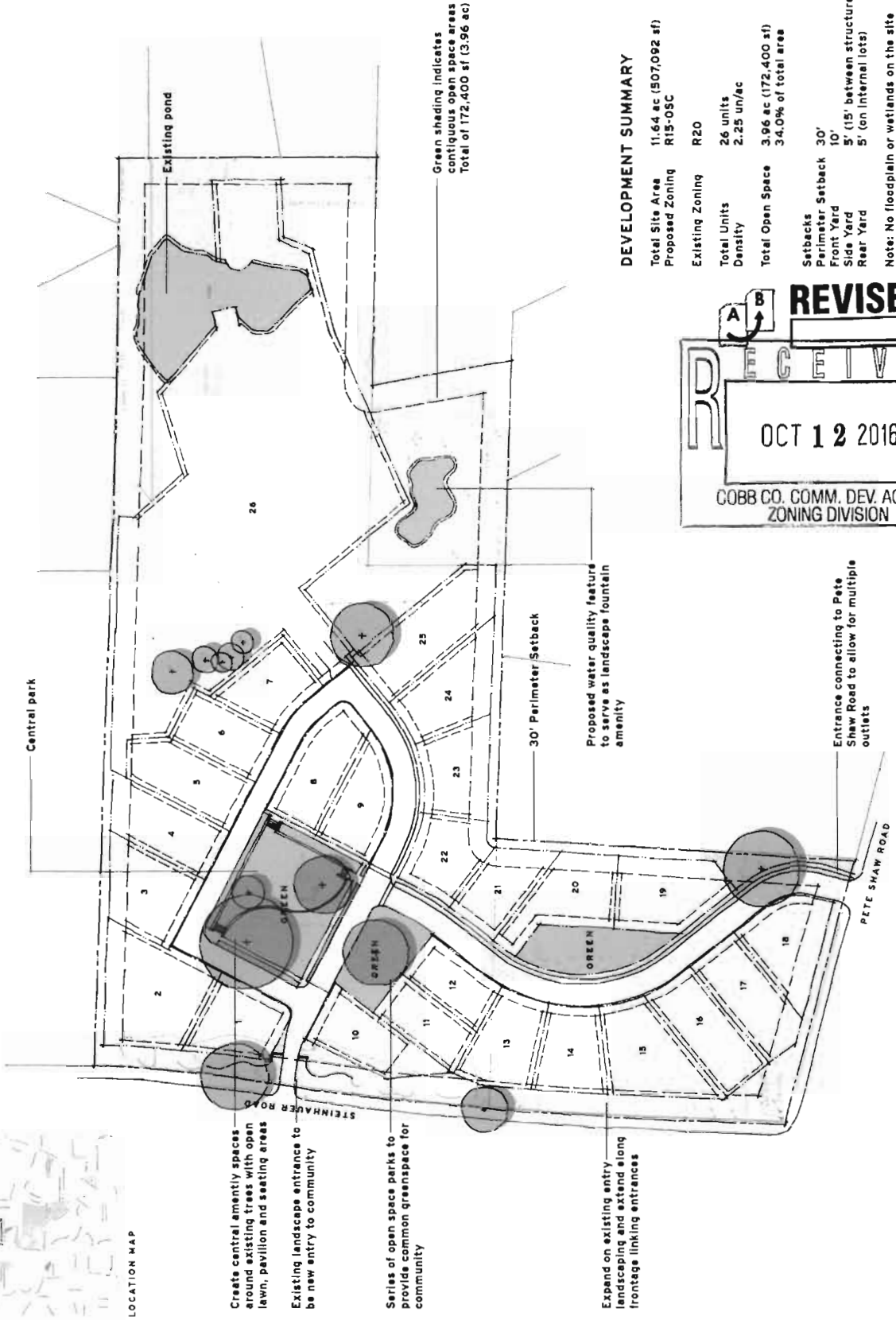


LOCATION MAP



Create central amenity spaces around existing trees with open lawn, pavilion and seating areas

Existing landscape entrance to be new entry to community

Series of open space parks to provide common greenspace for community

Expand on existing entry landscaping and extend along frontage linking entrances

REVISED

OCT 12 2016

COBB CO. COMM. DEV. AGENCY
ZONING DIVISION

RECEIVED

DEVELOPMENT SUMMARY

Total Site Area	11.64 ac (507,092 sf)
Proposed Zoning	R15-OSC
Existing Zoning	R20
Total Units	26 units
Density	2.25 un/ac
Total Open Space	3.96 ac (172,400 sf)
	34.0% of total area
Setbacks	
Perimeter Setback	30'
Front Yard	10'
Side Yard	5' (15' between structures)
Rear Yard	5' (on internal lots)

Note: No floodplain or wetlands on the site

**WAKEFIELD
BEASLEY &
ASSOCIATES**

5200 Avalon Boulevard
Atlanta, GA 30309
P (770) 209-7000
F (770) 209-7050
www.wakefieldbeasley.com



**CARLSON
MILL**

Tony Carlsson
Professional Engineer
No. 10000
P 1784031270

**Z-98
(2016)**

PREPARED FOR: CARLSON MILL
DATE: 27 SEPTEMBER 2016
PROJECT: CARLSON MILL - REVISED SITE PLAN

DESIGNED BY: WAKEFIELD BEASLEY & ASSOCIATES
DATE: 27 SEPTEMBER 2016
PROJECT: CARLSON MILL - REVISED SITE PLAN

DATE: 11 OCTOBER 2016
PROJECT: CARLSON MILL - REVISED SITE PLAN
ILLUSTRATIVE SITE PLAN

SP-3

SUBMITTED FOR ZONING

APPLICANT: Showcase Real Estate Development, LLC

PHONE# 770-235-5662 **EMAIL:** rob@blackeaglestrategies.com

REPRESENTATIVE: Rob Hosack, Black Eagle Strategies, LLC

PHONE# 770-235-5662 **EMAIL:** rob@blackeaglestrategies.com

TITLEHOLDER: 4012 STEINHAUER ROAD, LLC; John Maddox

PROPERTY LOCATION: East side of Steinhauer Road, north side of Pete Shaw Road

(3990 and 4012 Steinhauer Road; 2675 Pete Shaw Road)

ACCESS TO PROPERTY: Steinhauer Road, Pete Shaw Road

PHYSICAL CHARACTERISTICS TO SITE: Single-family houses with accessory buildings

CONTIGUOUS ZONING/DEVELOPMENT

- NORTH:** R-20/Single-family houses
- SOUTH:** R-20/Single-family houses and Lakeside at Hazelhurst Ridge
- EAST:** R-15/Arbor Bridge; R-20 Single-family houses
- WEST:** R-20/Straton Hall, single-family houses and cemetery

Adjacent Future Land Use:
 North: Low Density Residential (LDR)
 East: Low Density Residential (LDR)
 South: Low Density Residential (LDR) and Public Institutional (PI)
 West: Low Density Residential (LDR) and Public Institutional (PI)

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-98

HEARING DATE (PC): 11-01-16

HEARING DATE (BOC): 11-15-16

PRESENT ZONING: R-20

PROPOSED ZONING: R-15/OSC

PROPOSED USE: Subdivision

SIZE OF TRACT: 11.64 acre(s)

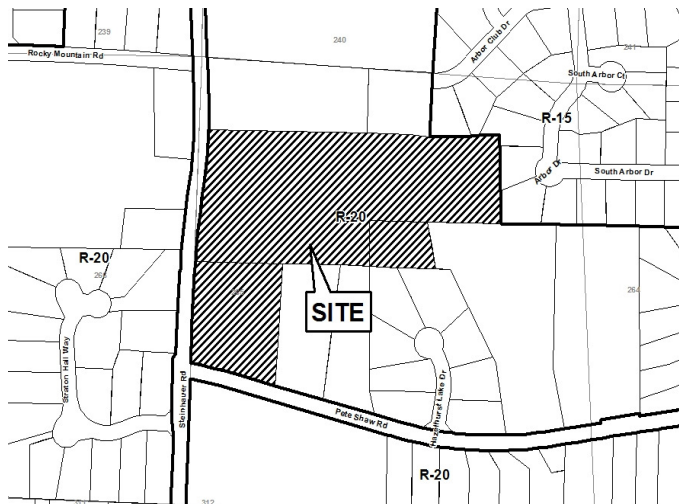
DISTRICT: 16

LAND LOT(S): 265

PARCEL(S): 4,6,13

TAXES: PAID X **DUE**

COMMISSION DISTRICT: 3



Z-98-2016 GIS



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: Showcase Real Estate Development, LLC

PETITION NO.: Z-98

PRESENT ZONING: R-20

PETITION FOR: R-15 OSC

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: 26 **Overall Density:** 2.25 **Units/Acre**

Staff estimate for allowable # of units: 20 **Units*** **Increase of:** 6 **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 R-15/Open Space Community zoning category for the purpose of developing a 26-lot open space subdivision. The proposed houses will be a minimum of 3,000 square feet. The architectural style of the houses will be luxury cottage craftsman and the prices will range from \$600,000 and up. The existing accessory structures on the center north and eastern property lines will remain and be utilized by the proposed house on Lot 26. There will be gated access to Lot 26 and pavers will be utilized on the northwest street of the subdivision.

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: Showcase Real Estate Development, LLC

PETITION NO.: Z-98

PRESENT ZONING: R-20

PETITION FOR: R-15 OSC

SCHOOL COMMENTS:

<u>Name of School</u>	<u>Enrollment</u>	<u>Capacity Status</u>	<u>Number of Portable Classrooms</u>
<u>Rocky Mount Elem</u>	<u>604</u>	<u>611</u>	<u> </u>
Elementary			
<u>Simpson Middle</u>	<u>952</u>	<u>952</u>	<u> </u>
Middle			
<u>Lassiter High</u>	<u>2176</u>	<u>2176</u>	<u> </u>

High

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

Additional Comments: Approval of this petition will cause concern for Cobb County School District, as it will result in a nominal impact on the enrollment for schools already over capacity.

APPLICANT: Showcase Real Estate

PETITION NO.: Z-98

FIRE COMMENTS:

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

GUEST PARKING: When projects contemplate less than 20 foot separation between units, guest parking shall be provided at a ratio of one-half space for each dwelling unit (1 space/ 2 units).

APPLICANT: Showcase Real Estate Development, LLC

PETITION NO.: Z-98

PRESENT ZONING: R-20

PETITION FOR: R-15 / OSC

PLANNING COMMENTS:

The applicant is requesting a rezoning from R-20 to R-15, OCS for the purpose of a subdivision. The 9.33 +/- acre site is located on the east side of Steinhauer Road, north of Pete Shaw Road (3990 Steinhauer 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. 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) and Public Institutional (PI)
West: Low Density Residential (LDR) and Public Institutional (PI)

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

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 _____ 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

APPLICANT: Showcase Real Estate Development, LLC

PRESENT ZONING: R-20

PETITION NO.: Z-98

PETITION FOR: R-15 / OSC

COBB COUNTY COMMUNITY DEVELOPMENT AGENCY

Planning Division
1150 Powder Springs Street
Marietta, Georgia 30060
(770) 528-2018
Planning Staff Analysis

Z-98 Revision #2

Date: **October 12, 2016**

Contact: Philip Westbrook (770) 528-2014

Property Location: East side of Steinhauer Road, north of Pete Shaw Road

Land Lot/District: 265 / 16

Current Zoning: R-20

Proposed Use: R-15 OSC

Total Area: 11.64 acres

Floodplain/Wetland Area/Cemetery: 0

Net Buildable Area: 11.64

Base Density Allowed: 2.1 upa

Base Density Allowed w/Bonus: 2.25 upa

Proposed Lots: 26

Net Density: 2.23

Future Land Use: Low Density Residential (1 to 2.5 upa)

Open Space Requirement: 3.5 acres or 30%; for bonus 3.8 acres or 33%

Open Space Proposed: 3.96 acres or 34%

Percentage of Open Space within Floodplain, Wetlands, & Lakes:

Setbacks:

Front: 10'

Rear: 25' (Lots 2-4, 10, 17-25)

Side: 5' (15' between structures)

NOTE: Open Space community overlay plans are approved as site plan specific

Comments:

1. A Conservation Easement must be recorded in the mandatory subdivision covenants and with Cobb Superior Court, thereby protecting the "Open Space" from development in perpetuity as owned by the mandatory Home Owners Association. Conservation Easement application must be submitted to the Planning Division before final plat approval.

Recommendations:

2. Provide stipulation letter

3. For all lots contiguous to open space staff recommends including a deed during sale of homes so that future lot owners are aware that commonly owned open space exists adjacent to their property and cannot be built on.

APPLICANT Showcase Real Estate Development, LLC

PETITION NO. Z-098

PRESENT ZONING R-20

PETITION FOR R-15/OSC

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 Steinhauer Rd.

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: On site

Estimated Waste Generation (in G.P.D.): A D F= 4,160 Peak= 10,400

Treatment Plant: Noontday

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 Comments: Relocation of existing sewer may be necessary, depending on final lot layout.

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: Showcase Real Estate Development, LLC

PETITION NO.: Z-98

PRESENT ZONING: R-20

PETITION FOR: R-15/OSC

STORMWATER MANAGEMENT COMMENTS

FLOOD HAZARD: YES NO POSSIBLY, NOT VERIFIED

DRAINAGE BASIN: Trickum 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: within and adjacent to existing onsite lake.

- 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 including existing culvert at South Arbor Drive.

APPLICANT: Showcase Real Estate Development, LLC

PETITION NO.: Z-98

PRESENT ZONING: R-20

PETITION FOR: R-15/OSC

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 site is located at the northeast intersection of Steinhauer and Pete Shaw Roads. The majority of the site drains to an existing 1/4 acre lake that is located at the northeast corner of the parcel. The site is a mixture of open and wooded areas with average slopes ranging from 5 to 10%.
2. The existing on-site lake must be brought up to current County standards. All stormwater infrastructure located outside the public right-of-way or within the open space area will be privately maintained.

APPLICANT: Showcase Real Estate Development LLC

PETITION NO.: Z-98

PRESENT ZONING: R-20

PETITION FOR: R-15/ OSC

TRANSPORTATION COMMENTS:

ROADWAY	AVERAGE DAILY TRIPS	ROADWAY CLASSIFICATION	SPEED LIMIT	JURISDICTIONAL CONTROL	MIN. R.O.W. REQUIREMENTS
Steinhauer Road	2,750	Minor Collector	35 mph	Cobb County	60'
Pete Shaw Road	2,300	Minor Collector	30 mph	Cobb County	60'

*Based on 2016 traffic counting data taken by Cobb County DOT for Steinhauer Road.
Based on 2011 traffic counting data taken by Cobb County DOT for Pete Shaw Road.*

COMMENTS AND OBSERVATIONS

Steinhauer 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.

Pete Shaw 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 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 Steinhauer Road, a minimum of 30' 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 Pete Shaw Road, a minimum of 30' from the roadway centerline.

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

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

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

Recommend entrance on Pete Shaw Road be a minimum of 250 feet from the intersection of Steinhauer Road. .

STAFF RECOMMENDATIONS

Z-98 SHOWCASE REAL ESTATE DEVELOPMENT, 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 R-20 and R-15 for single-family subdivisions and houses. Also, Lassiter High School is on the other side of Pete Shaw Road.
- 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 density is similar to some of the subdivisions in this area.
- C. It is Staff's opinion that the applicant's rezoning proposal will not result in a use which would cause an excessive or burdensome use of existing streets, transportation facilities, utilities, or schools. This opinion can be supported by the departmental comments contained in this analysis.
- D. It is Staff's opinion that the applicant's rezoning proposal is in conformity with the policy and intent of the *Cobb County Comprehensive Plan*, which delineates this property as being in the Low Density Residential (LDR) land use category, having densities ranging from 1-2.5 units per acre. The requested R-15/OSC zoning category and the proposed density of 2.25 units per acre are compatible with the LDR land use designation. Other developments in the area include: Straton Hall (zoned R-20 at 1.71 units per acre); Hazelhurst Ridge (zoned R-20 at 1.84 units per acre); and Arbor Bridge Unit 2 (zoned R-15 at 2.17 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 applicant's single family detached use would be consistent with other subdivisions in the area. The applicant's proposed use would be compatible with adjacent and nearby properties.

Based on the above analysis, Staff recommends APPROVAL to the R-15 OSC zoning district subject to the following conditions:

1. Site plan received by the Zoning Division October 12, 2016, with the District Commissioner approving minor modifications;
2. Planning Division comments;
3. Fire Department comments and recommendations;
4. Water and Sewer Division comments and recommendations;
5. Stormwater Management Division comments and recommendations;
6. Department of Transportation comments and recommendations; and
7. 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. 2-98

Nov. 2014

Summary of Intent for Rezoning

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

- a) Proposed unit square-footage(s): Minimum 3,000 square feet
- b) Proposed building architecture: Luxury Cottage Craftsmen
- c) Proposed selling prices(s): \$600,000 and up
- d) List all requested variances: 25 foot exterior rear setback versus 30 foot (Lots 3,4,19-25)

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

- a) Proposed use(s): _____
- 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).

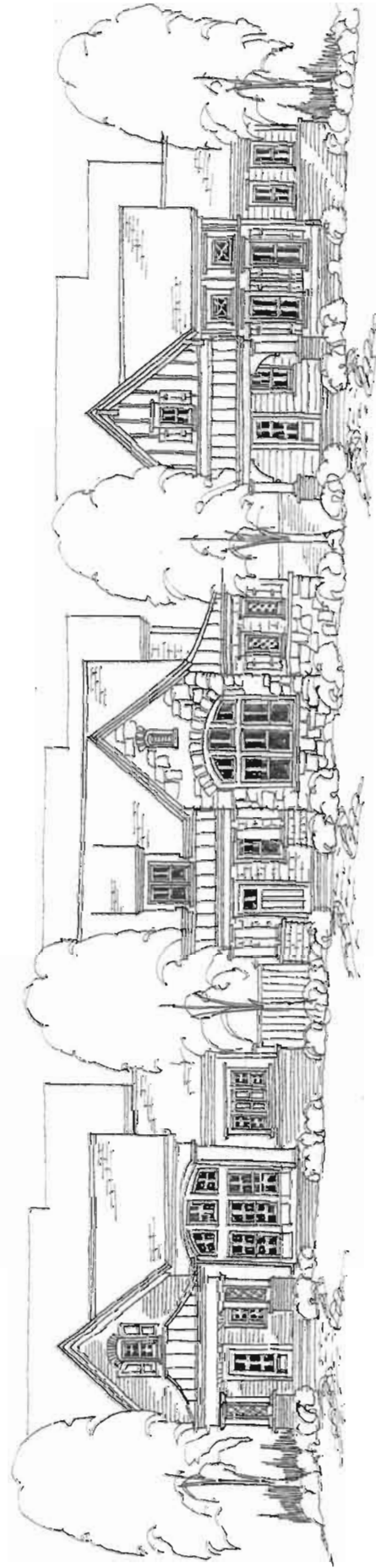
No

CALDWELL • CLINE
ARCHITECTS • DESIGNERS

2229 SOUTHWEST CLINE BLVD. SUITE 110, GA 30084
PHONE 770-424-3002 FAX 770-668-8330 FAX

FRONT ELEVATIONS

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SEP - 1 2016
CARR CO. COMM. DEV. AGENCY
ZONING DIVISION