



Z-120
(2016)

SITE



APPLICANT: South Cobb Redevelopment Authority; Stephen C. Yancey; Janet N. Yancey

PHONE#: (770) -528-1009 **EMAIL:** sabrina.young@cobbcounty.org

REPRESENTATIVE: James Balli

PHONE#: (770) 422-7016 **EMAIL:** jballi@slhb-law.com

TITLEHOLDER: South Cobb Redevelopment Authority;

Stephen Charles Yancey; Janet N. Yancey

PROPERTY LOCATION: East side of Factory Shoals Road, the north

side of Six Flags Drive, the southeastern side of Cochran Road, and the

south end of Richard Lane (490 Six Flags Drive and 7001 Factory Shoals Road)

ACCESS TO PROPERTY: Six Flags Drive, Factory Shoals Road

PHYSICAL CHARACTERISTICS TO SITE: Single-family houses

and undeveloped acreage

PETITION NO: Z-120

HEARING DATE (PC): 12-06-16

HEARING DATE (BOC): 12-20-16

PRESENT ZONING: RM-12, R-20

PROPOSED ZONING: PVC

PROPOSED USE: Mixed-Use Development

SIZE OF TRACT: 51.42 acres

DISTRICT: 18

LAND LOT(S): 511,512,490,590

PARCEL(S): 4,2

TAXES: PAID X **DUE** _____

COMMISSION DISTRICT: 4

CONTIGUOUS ZONING/DEVELOPMENT

NORTH: R-20/Cherokee Hills

SOUTH: R-20/Single-family houses; RM-12/Apartments

EAST: R-20/Cherokee Hills; RM-12/Victoria Grove;
RM-12/West Place & West Parc Apartments

WEST: R-20/Single-family houses/Knox Springs;
R-15 OSC/Knox Springs Township;
RA-5/Chimney Hill; RA-5/Chimney Hill Townhomes

Adjacent Future Land Use:

North: Medium Density Residential (MDR)
East: Medium Density Residential (MDR),
High Density Residential (HDR) and
Community Activity Center (CAC)
South: Community Activity Center (CAC)
West: Medium Density Residential (MDR)
and Low Density Residential (LDR)

OPPOSITION: NO. OPPOSED _____ PETITION NO: _____ SPOKESMAN _____

PLANNING COMMISSION RECOMMENDATION

APPROVED _____ **MOTION BY** _____

REJECTED _____ **SECONDED** _____

HELD _____ **VOTE** _____

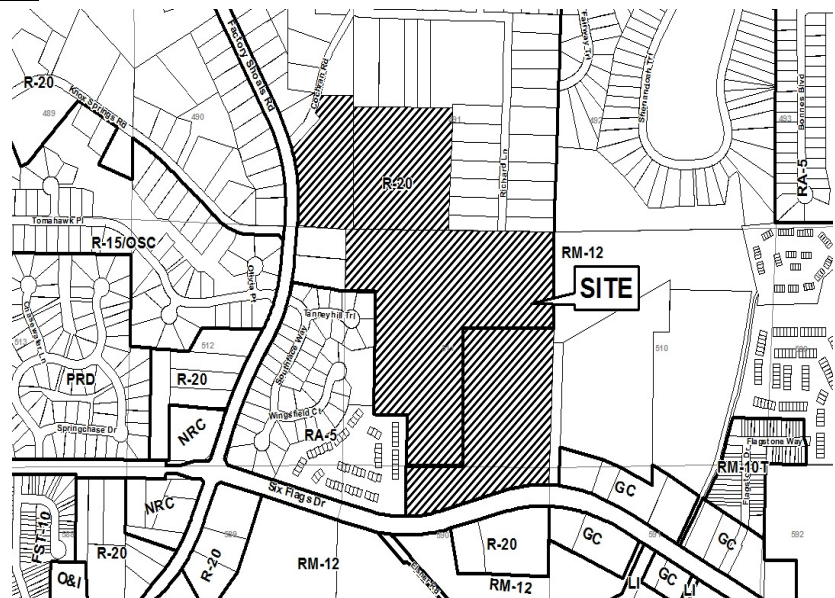
BOARD OF COMMISSIONERS DECISION

APPROVED _____ **MOTION BY** _____

REJECTED _____ **SECONDED** _____

HELD _____ **VOTE** _____

STIPULATIONS:



APPLICANT: South Cobb Redevelopment Authority; Stephen C. Yancey; Janet N. Yancey **PETITION NO.:** Z-120

PRESENT ZONING: RM-12, R-20 **PETITION FOR:** PVC

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

Land Use Plan Recommendation: Medium Density Residential (2.5-5 units per acre); High Density Residential (5-12 units per acre)

Applicant is requesting the Planned Village Commercial (PVC) zoning district for the purpose of a mixed use development. The development will possibly be a mixture of office, residential and retail uses. There is no plan currently that shows access, buildings or buffers. The applicant is aware that site plans will have to be submitted back to the Board of Commissioners to be evaluated and approved. The applicant is also aware that a Development of Regional Impact (DRI) will be required if the project exceeds any of the DRI thresholds.

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.

SCHOOL COMMENTS:

<u>Name of School</u>	<u>Enrollment</u>	<u>Capacity</u>	<u>Number of Portable Classrooms</u>
Riverside Prim	642	527	
Riverside Inter	1260	973	
Elementary			
Lindley 6 th Acad	521	708	
Lindley (7-8)	1145	1046	
Middle			
Pebblebrook	2524	1862	

High

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

Additional Comments: Until the mixed use development for this property is defined, Cobb County School District has no comment.

APPLICANT: South Cobb Redevelopment Authority

PETITION NO.: Z-120

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.

PLANNING COMMENTS:

The applicant is requesting a rezoning from RM-12 and R-20 to PVC for the purpose of a mixed-use development. The 51.42 acre site is located on the east side of Factory Shoals Road, the north side of Six Flags Drive, the southeastern side of Cochran Road, and the south end of Richard Lane (490 Six Flags Drive and 7001 Factory Shoals 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 parcels are within a Medium Density Residential (MDR) future land use category, with RM-12 and R-20 zoning designation. The purpose of High Density Residential (HDR) category is to provide areas suitable for low rise, high density housing between five (5) and twelve (12) units per acre. Mid or high-rise residential developments are also appropriate in this category. This shall include any residential developments in excess of 4 stories per structure.

Specific Area Policy Guidelines:

In an effort to encourage redevelopment in areas along Six Flags Drive between Factory Shoals Road and I-20 high density developments and mixed-use developments are encouraged. To facilitate this redevelopment, Cobb County is proposing a Redevelopment Overlay District (ROD) for the Six Flags Drive Corridor from Factory Shoals Road to the I-20 interchange. The ROD regulations, which encourage compatible mixed-use in redevelopment areas designated in the Comprehensive Plan, can be found in the Cobb County zoning code. The proximity and accessibility of this area to I-20, I-285 and downtown Atlanta and the age of the existing housing stock make it a prime candidate for redevelopment opportunities. Redevelopment fronting Six Flags Drive may require additional donation of right-of-way so that planned streetscape improvements can be implemented along the corridor. Refer to the Six Flags Road Corridor Study for additional details. See appendix map for proposed ROD boundaries.

Adjacent Future Land Use:

North: Medium Density Residential (MDR)
East: Medium Density Residential (MDR), High Density Residential (HDR) and Community Activity Center (CAC)
South: Community Activity Center (CAC)
West: Medium Density Residential (MDR) and Low Density Residential (LDR)

Master Plan/Corridor Study

The property is located within the boundary of Six Flags Drive Corridor Study.

Historic Preservation

After consulting various county historic resources surveys, historic maps, archaeology surveys and Civil War trench location maps, staff finds that no known significant historic resources appear to be affected by this application. No further comment. No action by applicant requested at this time.

APPLICANT: South Cobb Redevelopment Authority

PETITION NO.: Z-120

PRESENT ZONING: RM-12 & R-20

PETITION FOR: PVC

PLANNING COMMENTS:

CONT.

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 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

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 **LUP-35**

APPLICANT South Cobb Redevelopment Authority

PETITION NO. Z-120

PRESENT ZONING RM-12, R-20

PETITION FOR PVC

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): 18" DI / N side of Riverside Pkwy

Additional Comments: Aslo 8" DI / E side of Factory Shoals

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= TBD Peak= TBD

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 Comments: Expected wastewater generation cannot be determined at time of review. Sewer flow study may be required at Plan Review, depending on details of proposed development

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: South Cobb Redevelopment Authority

PETITION NO.: Z-120

PRESENT ZONING: RM-12, R-20

PETITION FOR: PVC

STORMWATER MANAGEMENT COMMENTS

FLOOD HAZARD: YES NO POSSIBLY, NOT VERIFIED

DRAINAGE BASIN: Unnamed Trib to Chattahoochee River 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 stream channels

- 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 systems.
- Minimize runoff into public roads.
- Minimize the effect of concentrated stormwater discharges onto adjacent properties.
- Developer must secure any drainage easement(s) required to receive concentrated discharges where none exist naturally
- Existing Lake ~ 850' 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 culvert within adjacent apartment complex and downstream lake.

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 to the northeast of the intersection of Riverside Parkway and Factory Shoals Road. The site is predominately wooded with the exception of three small areas, including two existing homestead sites. Average slopes range from 8 to 35%. The stream channel that traverses through the lower center of the site has a 50-foot undisturbed buffer that will need to be accounted for in the site design/layout.
2. Approximately 25% of the site (13.5 acres) drains to the north through older established residential neighborhoods that do not have well-defined drainage conveyances. Care and consideration must be taken during plan review to limit bypass of runoff through these areas.
3. As indicated in the Downstream Conditions Comments, there is an existing private lake located approximately 850 feet downstream of the site. A pre- and post-development sediment survey will be required.
4. The extensive existing tree stand and undergrowth provide significant air/water quality, soil stabilization and storm flow mitigation benefits for this watershed. Construction of this project will eliminate the vast majority of this vegetation and increase pavement, storm runoff and non-point source pollution. To compensate, the First Flush Water Quality Best Management Practice Requirements must be elevated to the 1.5-inch rainfall event and each larger storm discharge controlled not to exceed the allowable discharge of the next lower, more frequent storm event (ie. 5-year storm event released at 2-year rate; 10-year event at 5-year rate; etc. to 100-year event at 50-year rate).

APPLICANT: South Cobb Redevelopment Authority

PETITION NO.: Z-120

PRESENT ZONING: RM-12, R-20

PETITION FOR: PVC

TRANSPORTATION COMMENTS:

ROADWAY	AVERAGE DAILY TRIPS	ROADWAY CLASSIFICATION	SPEED LIMIT	JURISDICTIONAL CONTROL	MIN. R.O.W. REQUIREMENTS
Six Flags Drive	20,800	Arterial	40 mph	Cobb County	100'

Based on 2007 traffic counting data taken by Cobb County DOT for Six Flags Drive.

COMMENTS AND OBSERVATIONS

Six Flags Drive 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.

STAFF RECOMMENDATIONS

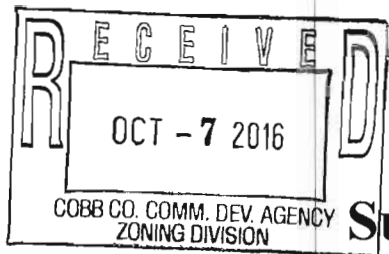
Z-120 SOUTH COBB REDEVELOPMENT AUTHORITY; STEPHEN C. YANCEY; JANET N. YANCEY

- 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. Other properties in the area include single-family houses, multi-family developments, and retail.
- B. It is Staff's opinion that the applicant's rezoning proposal will not have an adverse effect on the usability of adjacent or nearby property. The proposed development will have a mixture of uses that are already existing in this area. The proposal had apartments that have been demolished this year; those apartments accounted for a high percentage of crime in the area. The applicant's proposal will continue to improve the area by encouraging new uses and growth.
- 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 Medium Density Residential (MDR) and High Density Residential (HDR) land use categories. MDR has a density range of 2.5-5 units per acre and HDR has a density range of 5-12 units per acre. The requested Planned Village Commercial (PVC) zoning district is compatible with the MDR and HDR land use categories. The PVC zoning district is established to provide locations that encourage flexible site plans and building arrangements under a unified plan of development. Also, the PVC district will provide for a planned development and one-destination shopping to serve the community and minimize traffic congestion.
- 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 requested PVC zoning district can be utilized in the MDR and HDR land use categories. The proposed development may provide a mixture of uses, such as residential, office and retail, similar to uses that exist in this area, but in a unified development. The applicant's proposal will encourage other redevelopment in the area, which will improve the area.

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

1. Site plan to be approved by the Board of Commissioners;
2. Water and Sewer Division comments and recommendations;
3. Stormwater Management Division comments and recommendations; and
4. Department of Transportation comments and recommendations.

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-120
Dec. 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: N/A
- c) Proposed selling prices(s): N/A
- d) List all requested variances: N/A

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

- a) Proposed use(s): Mixed-Use (specifics TBD)
- b) Proposed building architecture: TBD
- c) Proposed hours/days of operation: TBD
- d) List all requested variances: None

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

Letter of Intent

.....
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



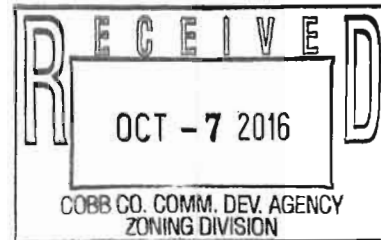
South Cobb
Redevelopment Authority

Reimagine. Redevelop. Revitalize

Doug Stoner
Chairman

October 7, 2016

John Pederson, AICP
Zoning Division Manager
Cobb County Community Development Agency
1150 Powder Springs Street, Suite 400
Marietta, Georgia 30064



Dear Mr. Pederson,

The South Cobb Redevelopment Authority seeks to rezone a 12.4 +/- acre tract of land located at 490 Six Flags Drive (soon to be renamed Riverside Parkway). The subject property, currently zoned RM-12, is the former site of the Magnolia Crossing Apartments, which was purchased by the Authority in October 2015. Demolition of the apartment buildings was recently completed. Additionally, members of the Yancey family, owners of a 39+/- acre tract at 7001 Factory Shoals Road and directly adjacent to our property, have agreed to be co-applicants in this submittal. The Yancey's tract is mostly undeveloped, but does contain a single family residence and is currently zoned R-20. In total, the Authority and the Yanceys seek to rezone at total of 51.4 +/- acres from RM-12 and R-20 to PVC.

The purpose of this application is to improve the marketability of our site in order to attract potential buyers who would in turn construct a catalytic development that would not only provide great benefit to the immediate surrounding area, but to Cobb County as a whole. Similarly, the Yanceys also desire to improve the marketability of their property and thus have joined us as co-applicants. Although each tract is being marketed individually, there is a strong desire to attract a potential suitor who would be interested in acquiring and developing both properties as a single development site.

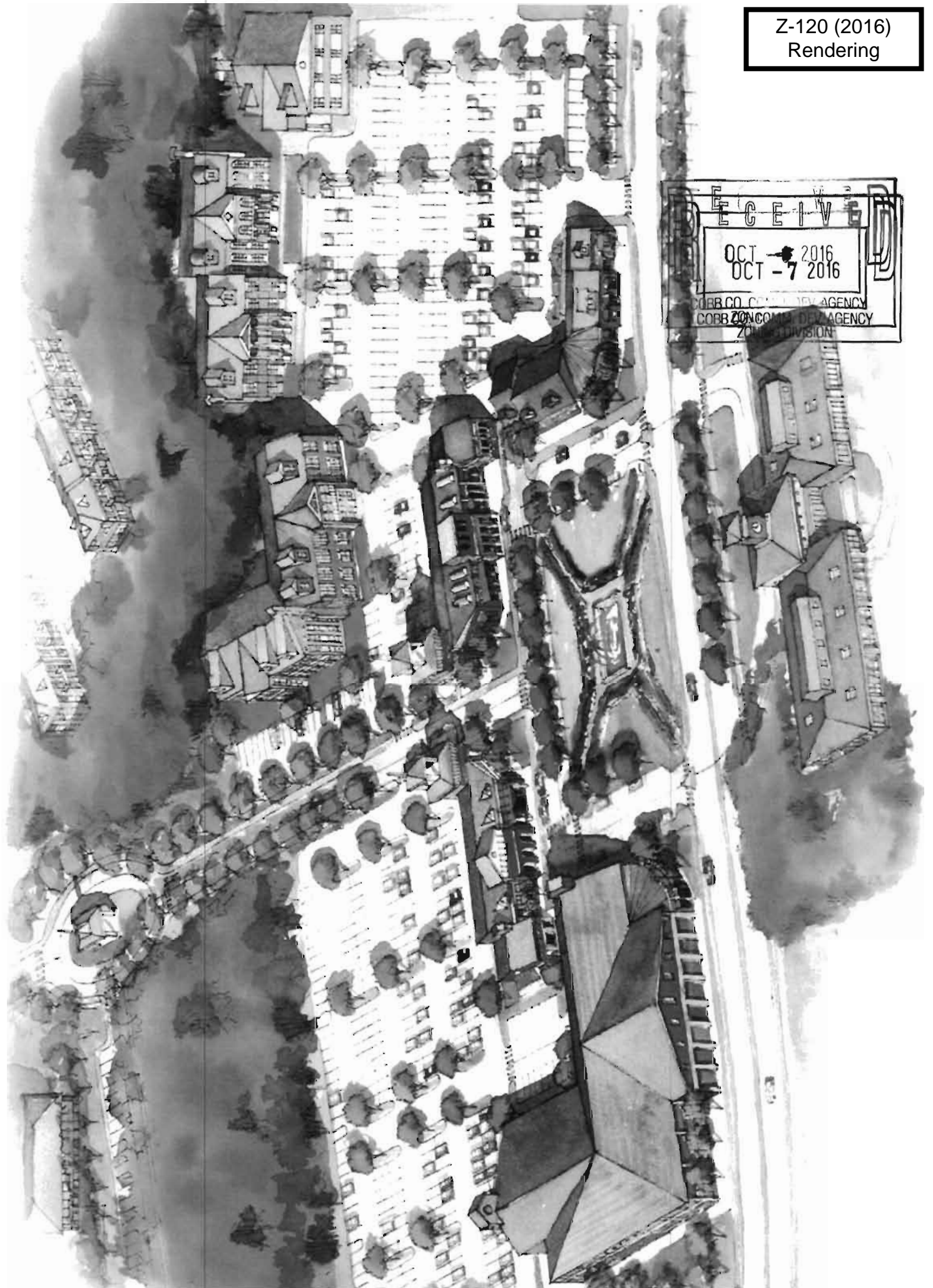
We understand that in lieu of a definitive concept for the site and an accompanying site plan depicting said concept, we would be required to seek site plan approval from the Board of Commissioners at a later date, following the identification of a clear development concept. We are agreeable to that and will include it along with other proposed stipulations that we will include in a letter to be sent at a date closer to our hearing with the Planning Commission.

I am available to answer any questions you may have. I can be reached at (678) 283-4201 or doug.stoner@gmail.com.

Sincerely,

Doug Stoner, Chairman


Z-120 (2016)
Rendering



12.42± ACRES

490 SIX FLAGS DRIVE
AUSTELL (COBB CO.), GA 30168

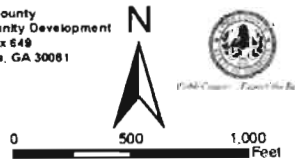



/// 490 Six Flags Dr
 7001 Factory Shoals Rd

ZONING

Cobb County
Community Development
P.O. Box 649
Marietta, GA 30061
04/2016

0 500 1,000 Feet

COBB COUNTY ZONING DISTRICTS WITH ADJACENT 39± ACRES
 Subject property 12.42± ac currently zoned RM-12 and adjacent 39± ac zoned R-20 – Zoom Out

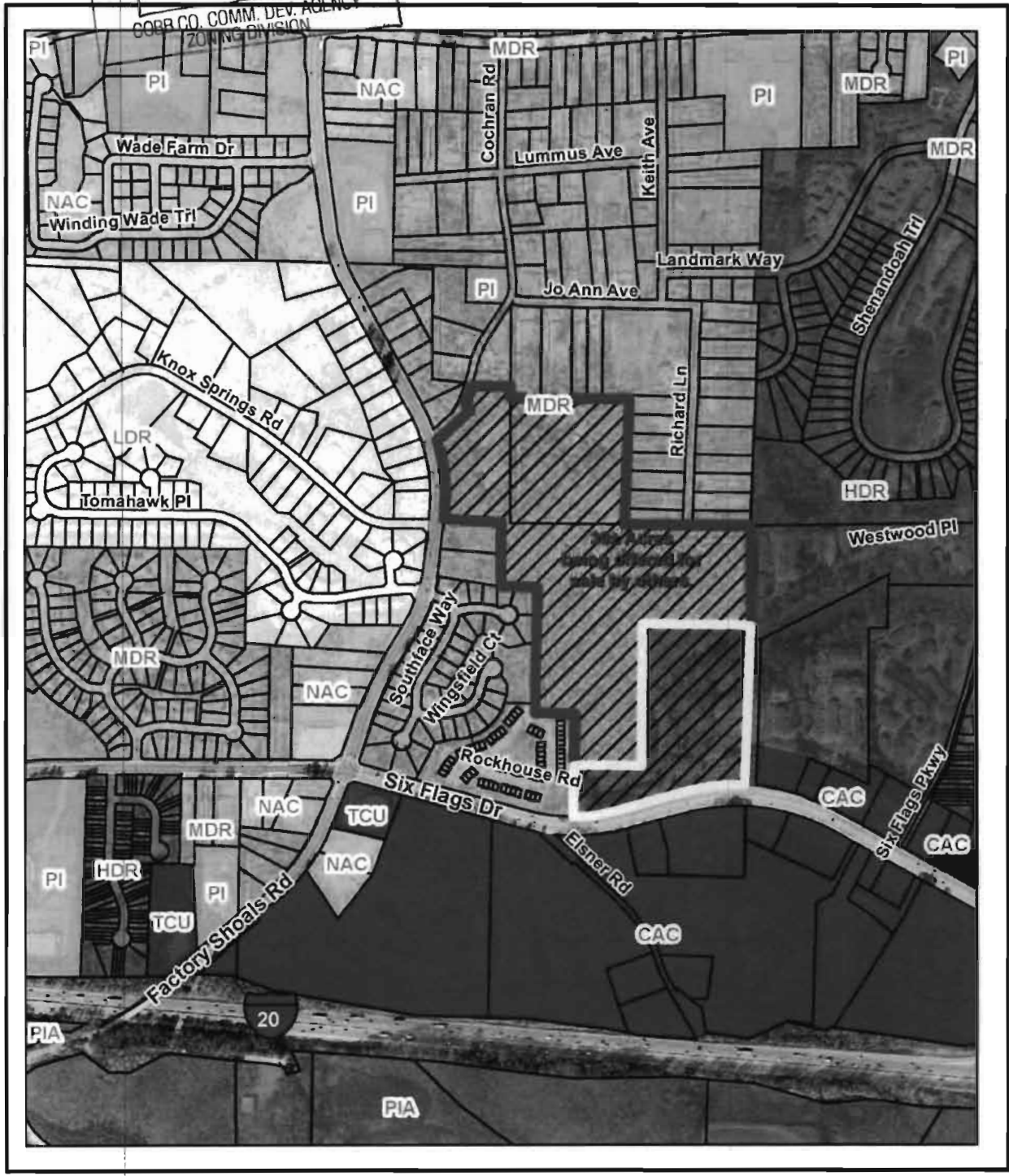
RECEIVED
OCT - 7 2016

12.42± ACRES


490 SIX FLAGS DRIVE
AUSTELL (COBB CO.), GA 30168

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

COBB COUNTY FUTURE LAND USE MAP WITH ADJACENT 39± ACRES
Subject Property-12.42± acres designated as High Density Residential & adjacent 39± acres designated as Medium Density Residential



/// 490 Six Flags Dr

 7001 Factory Shoals Rd

FUTURE LAND USE

Cobb County
Community Development
P.O. Box 649
Marietta, GA 30061
04/2018

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