

Application for "Other Business"

Cobb County, Georgia

(Cobb County Zoning Division - 770-528-2035)

NOV 11 2016

BOC Hearing Date Requested: 12/20/2016

OB-084-2016

Applicant: Venture Homes Inc Phone #: (770) 955-8300
(applicant's name printed)

Address: 1580 Terrell Mill Road E-Mail: Seanr@venturehomes.com

Sean G. Randall Address: 1580 Terrell Mill Road
(representative's name, printed)

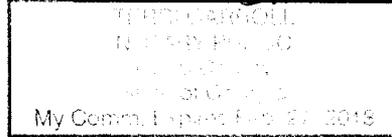
A.G. Bell Phone #: (770) 616-7515 E-Mail: Seanr@venturehomes.com
(representative's signature)

Signed, sealed and delivered in presence of:

Terr Carroll

My commission expires: _____

Notary Public



Titleholder(s): Venture Homes Inc Phone #: (770) 955-8300
(property owner's name printed)

Address: 1580 Terrell Mill Road E-Mail: Seanr@venturehomes.com

Roger White
(Property owner's signature)



Signed, sealed and delivered in presence of:

Terr Carroll

My commission expires: _____

Notary Public

Commission District: 4 Zoning Case: Unknown (approximately late 2005 or early 2006)

Size of property in acres: 7.216 Original Date of Hearing: Late 2005 or early 2006

Location: Walton Reserve Lane, Austell, GA 30168
(street address, if applicable; nearest intersection, etc.)

Land Lot(s): 518 & 519 District(s): 18th

State specifically the need or reason(s) for Other Business: _____

Modify site plan to allow for front entry, garages and eliminate rear private
alley in a vacant ~~phase~~ platting phase of community

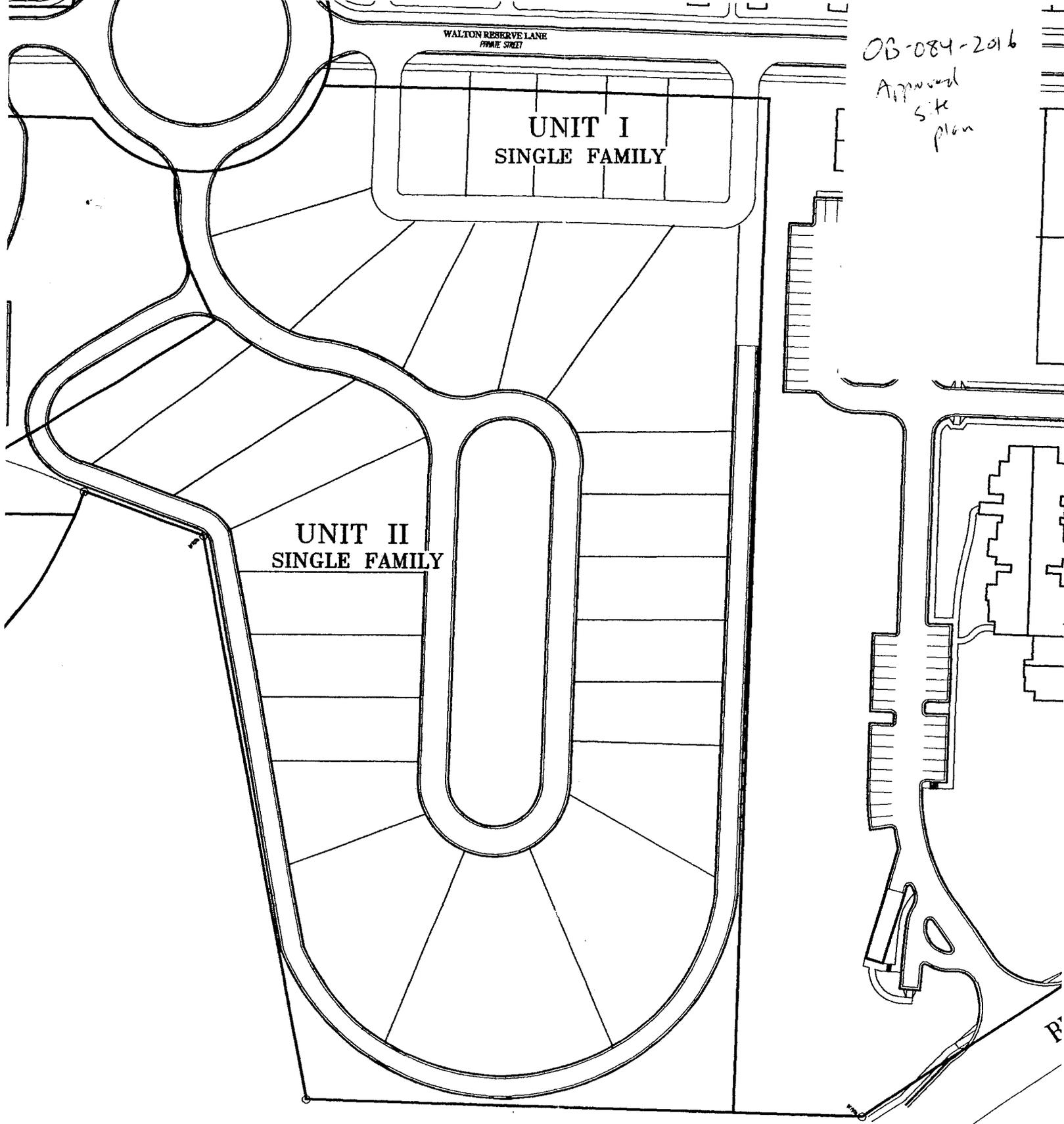
WALTON RESERVE LANE
PRIVATE STREET

OB-084-2016
Approved
Site
Plan

UNIT I
SINGLE FAMILY

UNIT II
SINGLE FAMILY

7-26-03 Approved Plan.



ORIGINAL DATE OF APPLICATION: 02-22-01APPLICANTS NAME: TEAGUE INVESTMENTS, L.P.THE FOLLOWING REPRESENTS THE FINAL DECISIONS OF THE
COBB COUNTY BOARD OF COMMISSIONERS**BOC DECISION OF 02-22-01 ZONING HEARING:**

NOV 11 2016

TEAGUE INVESTMENTS, L.P. for Rezoning from GC and NS to PVC for the purpose of a Planned Village Community in Land Lot 518, 519 and 582 of the 18th District. Located on the south side of Oak Ridge Road, the northwest side of Blair Bridge Road, and the northeast side of Blair Bridge Relocation.

The public hearing was opened and the following persons addressed the Board: Mr. John Moore, Mr. David Knight, Ms. Clarice Barber-Page, Mr. Joseph R. Grafenstine, Ms. Laura Williams, Ms. Jacqueline Hickson, and Ms. Dermanee Walker. Following presentations and discussion, the following motion was made:

MOTION: Motion by W. Thompson, second by Byrne, to **approve** Rezoning to the PVC zoning district subject to:

- letter of agreeable stipulations from Mr. Moore dated 2/14/01 (Copy of letter attached and made a part of these minutes.)
- all office buildings in the medical complex are to be located within Cobb County
- developer specific as to Teague Investments, L.P.
- if this development qualifies for DRI, the application must be submitted and approved by the Cobb County Board of Commissioners prior to any permits being issued
- District Commissioner to approve final site plan
- Stormwater Management Division comments and recommendations
- Water and Sewer comments and recommendations
- Cobb DOT comments and recommendations
- 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

VOTE: **ADOPTED** unanimously

Clerk's Note: Commissioner W. Thompson read a letter from Mr. Barry Carnes, Cobb County Water System, regarding reports of inadequate water flows in the area of Blair Bridge, Oak Ridge, and South Gordon. The Water System has addressed this concern and subsequent water flow testing for the area revealed available fire flow for Oak Ridge was 6,566 gallons per minute and Blair Bridge was 3,175 gallons per minute. (The minimum fire flow required by the fire department is 1,500 gallons per minute.)

Regarding Z-12, Cobb DOT staff was directed to evaluate the placing of "No Truck Traffic" signs in the area of Blair Bridge Road/Oak Ridge Road and report their findings to the Board. Also, Commissioner Olens directed staff to investigate the handicapped accessibility at Pebblebrook High School relative to its use as a polling place for Cobb County.

MOORE INGRAM JOHNSON & STEELE

A LIMITED LIABILITY PARTNERSHIP

PAGE 4 OF

JOHN H. MOORE
STEPHEN C. STEELE
WILLIAM R. JOHNSON†
ROBERT D. INGRAM†
J. BRIAN O'NEIL
G. PHILLIP BEGGS
ELDON L. BASHAM
MATTHEW J. HOWARD
DAVID IAN MATTHEWS
JERE C. SMITH

DEAN C. BUCCI†
JOYCE W. HARPER
THOMAS L. SCHAEFER**
TRACY K. DAVIS
PATRICK D. DODSON***
JONATHAN H. PETCU
AMY K. WOO
BRYAN C. MAHAFFEY
COURTNEY H. MOORE
ROGER B. ARNwine***

192 ANDERSON STREET
MARIETTA, GEORGIA 30060

POST OFFICE BOX 3305
MARIETTA, GEORGIA 30061

TELEPHONE (770) 429-1499
TELECOPIER (770) 429-8631

TENNESSEE OFFICE
CEDAR RIDGE OFFICE PARK
SUITE 463
408 N. CEDAR BLUFF ROAD
KNOXVILLE, TENNESSEE 37923

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RODNEY R. MCCOLLOCH
DANIEL A. LANDIS*
BRIAN D. SMITH
HARRY R. TEAR III
W. TROY HART
JEFFREY A. DAXE
MELISSA W. GILBERT
TIMOTHY W. BAILEY

KIM A. BRANGHAM
BART W. REED
E. JOHN HOLM III
AMY D. PALMER
TARA C. HOCHHEISER
JOSHUA M. BOOTH***
JEREMY A. DANTIN
JANIS H. LaBORDE

† ALSO ADMITTED IN TN
* ALSO ADMITTED IN NC
** ALSO ADMITTED IN CA
*** ADMITTED ONLY IN TN

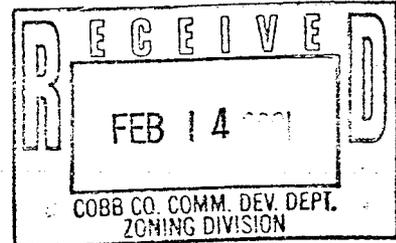
February 14, 2001

Min. Bk. 16 Petition No. Z-12
Doc. Type Letter of agreeable
stipulations
Meeting Date February 22, 2001

Hand Delivered

COBB COUNTY CLERK'S OFFICE
2001 FEB 16 PM 4:22
COBB COUNTY GEORGIA
FILED IN OFFICE
WRITERS DIRECT MAIL NUMBER

Mr. Ed Thomas
Planner III
Zoning Division
Cobb County Community
Development Agency
Suite 300
191 Lawrence Street
Marietta, Georgia 30060-1661



RE: Application for Rezoning

Application No.: Z-12 (2001)

Applicant/Owner: Teague Investments, L.P.,
A Georgia Limited Partnership

Property: 53.36 acres located on the
southerly side of Oak Ridge
Road; northwesterly side of
Blair Bridge Road; north-
easterly side of Blair Bridge
Road Relocation; Land Lots 518,
519, and 582, 18th District,
2nd Section, Cobb County,
Georgia

Dear Ed:

The undersigned and this firm represent Teague Investments, L.P., the Applicant and Property Owner (hereinafter collectively referred to as "Applicant"), in its Application for Rezoning with regard to a tract totaling 53.36 acres located in Land Lots 518, 519, and 582, 18th District, 2nd Section, Cobb County, Georgia, and being

MOORE INGRAM JOHNSON & STEELE

Mr. Ed Thomas
Planner III
Zoning Division
Cobb County Community
Development Agency

Petition No. Z-12
Meeting Date 2/22/01
Continued

PAGE 5 OF

Page Two
February 14, 2001

located on the southerly side of Oak Ridge Road, the northwesterly side of Blair Bridge Road, and the northeasterly side of Blair Bridge Road Relocation (hereinafter the "Subject Property"). After meeting with planning and zoning staff and various departmental representatives, meetings and discussions with representatives of area homeowner groups and adjacent property owners, reviewing the uses of surrounding and adjoining properties, and reviewing the staff comments and recommendations, we have been authorized by the Applicant to submit this letter of agreeable stipulations which, if the Application for Rezoning is approved, as submitted, shall become a part of the grant of the requested zoning and shall be binding upon the Subject Property. This letter of agreeable stipulations and conditions shall supersede and replace in full the previous stipulation letter dated February 6, 2001, and submitted to the Cobb County Planning Commission at its hearing held on said date. The referenced stipulations are as follows:

GENERAL STIPULATIONS APPLICABLE TO ALL CATEGORIES

- (1) The stipulations and conditions set forth herein shall replace and supersede in full any and all prior stipulations and conditions, in whatsoever form, which are currently in place on the Subject Property.
- (2) Rezoning of the Subject Property shall be from the General Commercial ("GC") and Neighborhood Shopping ("NS") zoning categories to the Planned Village Community ("PVC") zoning category pursuant, site plan specific, to that certain Conceptual Master Plan prepared for Walton Communities, LLC by Community Concepts, Inc. dated December 2000 with regard to the total development consisting of 53.36 acres.

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Mr. Ed Thomas
Planner III
Zoning Division
Cobb County Community
Development Agency

Petition No. Z-12
Meeting Date 2/22/01
Continued

PAGE 6 OF

Page Three

February 14, 2001

- (3) In proposing a true mixed-use "village concept," the proposed development shall consist of single-family residential, senior living residential, multi-family residential, townhomes, and medical office village.
- (4) There shall be open space which may include:
 - (a) Active recreational comprised of:
 - i) cabana;
 - ii) swimming pool; and
 - iii) tennis courts;
 - (b) Passive recreational, including:
 - i) Landscaped parks; and
 - ii) Walking trails, picnicking, and other related activities.
- (5) Entrance signage for all uses located within the proposed development shall be ground based, monument style signage.
- (6) Applicant agrees to the creation of a mandatory homeowners association, with the recording of protective covenants, for all uses except the medical office village which association shall be responsible for the upkeep and maintenance of all common areas, parks, front yards, amenities area, and private streets contained therein.
- (7) Additionally, Applicant agrees to the creation and establishment of a mandatory association, including

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Mr. Ed Thomas
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Zoning Division
Cobb County Community
Development Agency

Petition No. Z-12
Meeting Date 2/22/01
Continued

PAGE 7 OF

Page Four
February 14, 2001

recording of protective covenants, specifically for the medical office village. This association shall be responsible for the upkeep and maintenance of the exteriors of the medical office village buildings, landscaping, park, and common areas around said buildings, and private streets. However, if the entire complex is owned by a single owner, then, and in such event, an association shall not be required.

- (8) Whenever possible, construction traffic shall enter and leave the proposed development from Blairs Bridge Road.
- (9) All landscaping for the proposed development referenced herein shall be approved by staff during the plan review process.
- (10) Simultaneously with the landscaping of the entrance to the proposed development, Applicant agrees to refurbish the landscaping of the three (3) subdivision entrances located along Oak Ridge Road across from the proposed development. In this regard, Applicant shall provide a total of Six Thousand Dollars (\$6,000) for material and labor associated with landscaping these entrances.
- (11) All common, open space, and/or buffer areas may be penetrated for purposes of access, utilities, and stormwater management.
- (12) Applicant agrees to comply with all Cobb County Stormwater Management requirements applicable to the Subject Property.
- (13) Applicant shall comply with the recently enacted Cobb County Tree Ordinance; and in that regard, Applicant

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Mr. Ed Thomas
Planner III
Zoning Division
Cobb County Community
Development Agency

Petition No. Z-12
Meeting Date 2/22/01
Continued

PAGE 8 OF

Page Five
February 14, 2001

shall use best efforts to minimize grading so as to avoid mass grading of the Subject Property.

- (14) Applicant agrees to comply with all Cobb County development standards and ordinances relating to project improvements, except as approved by the Board of Commissioners.
- (15) Applicant agrees to the following system improvements to mitigate traffic concerns:
 - (a) Donation of right-of-way on the south side of Oak Ridge Road, a maximum of forty (40) feet from the existing roadway centerline;
 - (b) Donation of right-of-way on the north side of Blair Bridge Road, a maximum of thirty (30) feet from the existing roadway centerline;
 - (c) Installation of a one hundred fifty (150) foot deceleration lane and one hundred fifty (150) foot acceleration lane on Oak Ridge Road;
 - (d) Installation of a one hundred fifty (150) foot deceleration lane on Blair Bridge Road;
 - (e) Installation of sidewalk, curb, and gutter along all road frontages; and
 - (f) Construction of a left turn lane on Oak Ridge Road to facilitate westbound traffic turning into the proposed development.

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Mr. Ed Thomas
Planner III
Zoning Division
Cobb County Community
Development Agency

Petition No. Z-12
Meeting Date 2/22/01
Continued

PAGE 9 OF

Page Six

February 14, 2001

SPECIFIC CONDITIONS AND STIPULATIONS
RELATIVE TO USE AND ZONING CATEGORY

Residential Senior Living

- (1) The Residential Senior Living portion of the proposed development comprises approximately 5 acres of the total development as shown and specifically reflected on the Conceptual Master Plan hereinabove referenced.
- (2) The Residential Senior Living portion of the proposed development shall consist of a maximum of one hundred five (105) units.
- (3) The architecture of the buildings housing the Residential Senior Living community shall be traditional in styling and architecture and shall be complementary to the structures in the remaining components of the overall proposed development.
- (4) The residential senior living facility shall be owned by a private developer.

Medical Office Village

- (1) The medical office village of the proposed development comprises approximately 5 acres of the total development as shown and specifically reflected on the Conceptual Master Plan hereinabove referenced.
- (2) The proposed medical office village shall be residential in appearance, shall be a maximum of two (2) stories in

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Mr. Ed Thomas
Planner III
Zoning Division
Cobb County Community
Development Agency

Petition No. 2-12
Meeting Date 2/22/01
Continued

PAGE 10 OF 11

Page Seven
February 14, 2001

height with raised roofs, and shall be complementary to the structures in the remaining components of the overall proposed development.

- (3) There shall be located in the center of the proposed medical and office component a landscaped park, as shown and reflected on the referenced site plan.

Single-Family Residential (Attached and Detached)

- (1) The portion of the proposed development comprising the Single-Family Residential component shall consist of approximately 10 acres containing a total of fifty (50) units (forty-one (41) units being detached and nine (9) units being attached), as specifically shown and reflected on the Conceptual Master Plan hereinabove referenced.
- (2) The detached single-family residences located within the proposed Single-Family Residential component shall have a minimum of 2,100 square feet.
- (3) Setbacks for residences within the proposed Single-Family Residential component shall be as follows:
 - (a) Front setback - Five (5) feet;
 - (b) Rear setback - Twenty-Five (25) feet;
 - (c) Side setback - Zero (0) feet
Ten (10) feet between structures.

MOORE INGRAM JOHNSON & STEELE

Mr. Ed Thomas
Planner III
Zoning Division
Cobb County Community
Development Agency

Petition No. Z-12
Meeting Date 2/22/01
Continued

PAGE 11 OF

Page Eight
February 14, 2001

- (4) The townhome residences within the proposed Single-Family Residential component shall have a minimum of 1,500 square feet; unless said townhomes become rental and a part of the Multi-Family Residential component.
- (5) The architecture of the entire community shall include traditional styling with siding and brick exterior elevations. Single-family homes shall have rear or side-entry garages except in the case of radius, cul-de-sac homes which shall have front-entry garages.
- (6) If the townhomes constructed within the Single-Family Residential component become rental properties, then and in such event, the maximum number of rental units, including multi-family and townhomes, shall not exceed two hundred fifty (250) units.

Multi-Family Residential

- (1) The portion of the proposed development comprising the Multi-Family Residential component shall consist of approximately 23.5 acres containing a total of two hundred fifty (250) units, as specifically shown and reflected on the Conceptual Master Plan hereinabove referenced.
- (2) The Multi-Family Residential component of the overall proposed development shall be apartment homes.
- (3) Buildings for the Multi-Family Residential component shall be 3/4 splits with the exterior facades consisting of siding with brick accents.

MOORE INGRAM JOHNSON & STEELE

Mr. Ed Thomas
Planner III
Zoning Division
Cobb County Community
Development Agency

Petition No. Z-12
Meeting Date 2/22/01
Continued

Page Nine
February 14, 2001

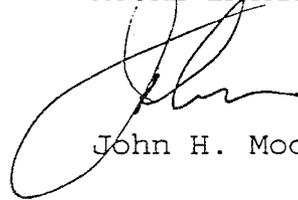
PAGE 12 OF 12

It is believed the requested zoning, pursuant to the referenced Conceptual Master Plan and the stipulations and conditions set forth herein as to each component of the proposed overall development, is an appropriate use of the Subject Property while taking into consideration the changing conditions of the area and the properties and owners thereof surrounding the proposed development. All components within the proposed development shall be of the highest caliber, shall be compatible with surrounding neighborhoods, and shall be an enhancement to the Subject Property and the community. Thank you for your consideration in this request.

With kindest regards, I remain

Very truly yours,

MOORE INGRAM JOHNSON & STEELE, LLP

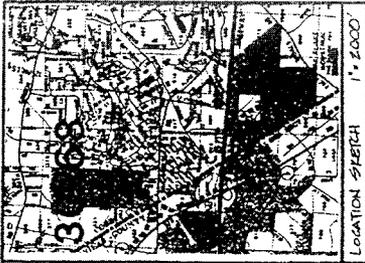


John H. Moore

JHM:cc

c: Cobb County Board of Commissioners:
William J. Byrne, Chairman
George Woody Thompson, Jr.
William L. Askea
Joe L. Thompson
Samuel S. Olens

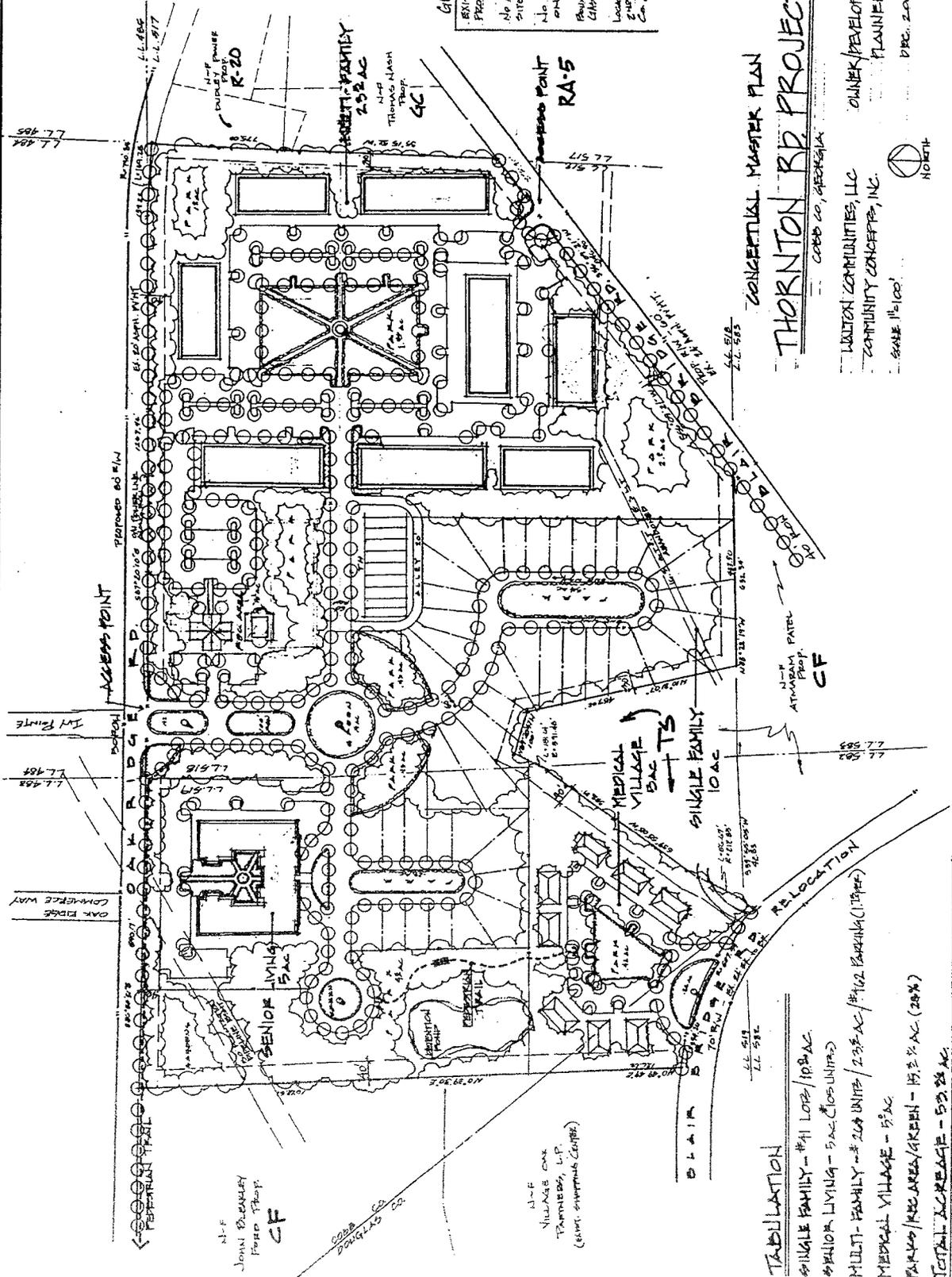
Ms. Clarice Barber-Page
Ivy Pointe Homeowners Association



GENERAL NOTES

EXISTING ZONING - NS, CF, & GC
 PROPOSED ZONING - UNG
 NO ARCHITECTURAL OR ARCHIOLOGICAL
 SITES SHOWN ON THIS PROPERTY.
 NO EROSION CONTROL OR WETLANDS SHOWN
 ON THIS PROPERTY.
 BUILDINGS NOT TAKEN FROM COLLIER'S #1
 CHANGING ADVERTISING CO., INC. DATED 12-15-99
 LOCATED IN LOT #19, 21, & 23 - 100% DIVER.
 2ND FLOOR AT CORNER, CHAS. & DUNDAS
 ST., CAN.

Z-12



CONCEPTUAL MASTER PLAN

THORNTON RD PROJECT

OWNER/DEVELOPER
 PLANNER
 PREP. 2000
 SCALE 1" = 100'
 NORTH

LUITON COMMUNITIES, LLC
 COMMUNITY CONCEPTS, INC.



TABULATION

- SINGLE FAMILY - #11 LOTS / 102 AC.
- SENIOR LIVING - 5 AC (100 UNITS)
- MULTI-FAMILY - #12 UNITS / 22.5 AC / #102 PARKING (110 SPACES)
- MEDICAL VILLAGE - 5 AC
- PARKS/RECREATION/GREEN - 19.25 AC (20%)
- TOTAL ACRESAGE - 59.25 AC.

*PARKING WIDTHS - 20 FEET OR GREATER, NO PARKING IN
 20 FEET OR GREATER, NO PARKING IN
 10 FEET OR GREATER, ONE WAY
 *BUILT-UP / BLUP SETBACK 50 FT MIN.

John D. Bradley
 Professional Engineer
 CF

Village Oak
 Thornton, L.P.
 (Site, Surrounding Center)

APPLICANT: Teague Investments, L. P.
678-303-4100

PETITION NO: Z-12

REPRESENTATIVE: Moore Ingram Johnson & Steele, LLP
John H. Moore 770-429-1499

HEARING DATE (PC): 2-06-2001

HEARING DATE (BOC): 2-22-2001

TITLEHOLDER: Teague Investments, L. P.
L. Barry Teague 678-303-4100

PRESENT ZONING: GC, NS

PROPOSED ZONING: PVC

PROPERTY LOCATION: Located on the south side of Oak Ridge Road, the northwest side of Blair Bridge Road, and the northeast side of Blair Bridge Relocation.

PROPOSED USE: Planned Village Community

ACCESS TO PROPERTY: Oak Ridge Road, Blair Bridge Road and Blair Bridge Relocation

SIZE OF TRACT: 53.36 acres

DISTRICT: 18

PHYSICAL CHARACTERISTICS TO SITE: Wooded and undeveloped

LAND LOT(S): 518, 519, 582

PARCEL(S): 1, 2

TAXES: PAID X DUE

CONTIGUOUS ZONING/DEVELOPMENT

COMMISSION DISTRICT: 4

- NORTH:** GC, RA-6, RM-10T/Oak Ridge Commerce Park, Cameron Crossing Subdivision
- SOUTH:** GC, TS, RA-5, R-20, PRD Douglas County/Knights Inn, Budget Inn, Bridgeport Subd.
- EAST:** GC, LI, R20/Battery Company, single family house
- WEST:** GC, Douglas County/John Bleakley Ford, Village Oak Shopping Center, Knights Inn

OPPOSITION: NO. OPPOSED PETITION NO: SPOKESMAN

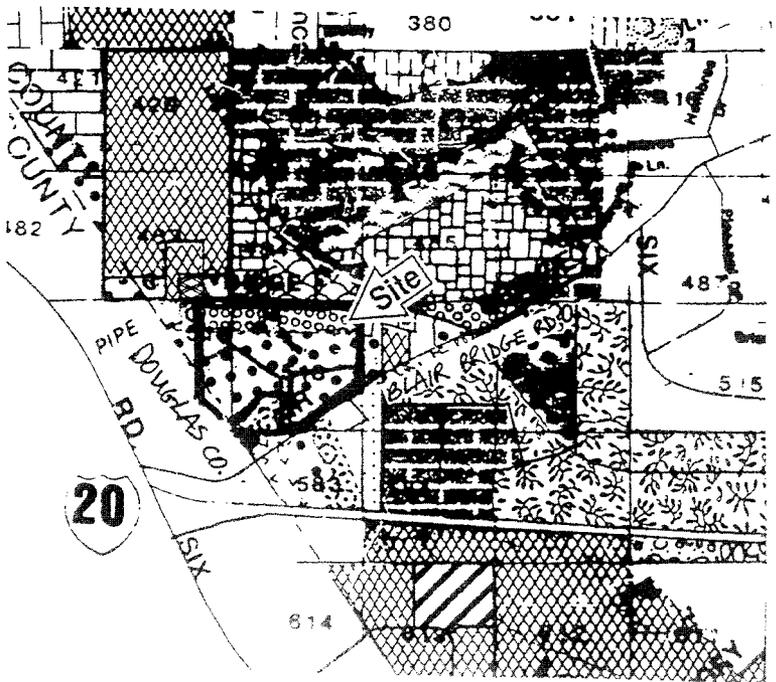
PLANNING COMMISSION RECOMMENDATION

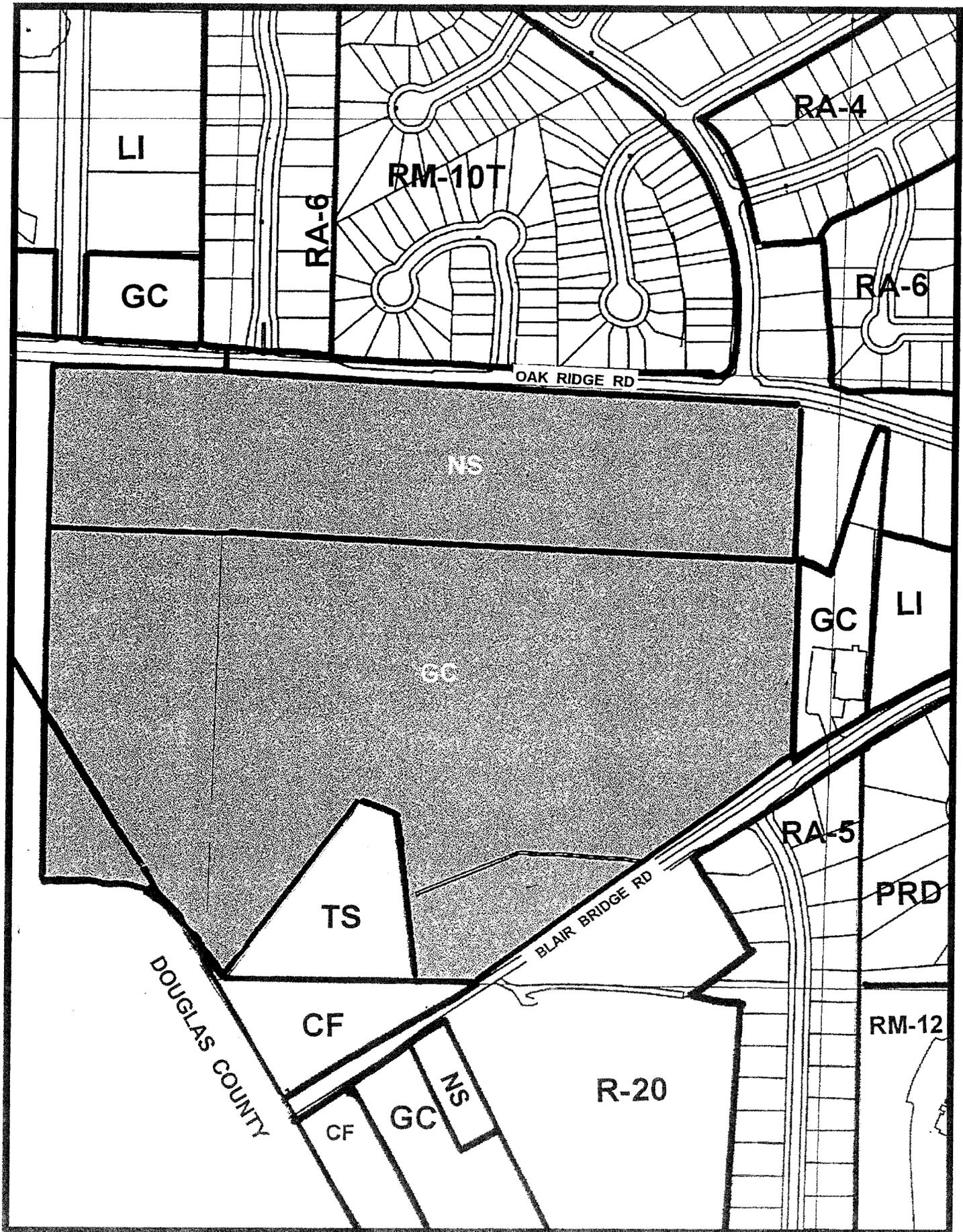
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 REJECTED SECONDED
 HELD CARRIED

BOARD OF COMMISSIONERS DECISION

APPROVED MOTION BY
 REJECTED SECONDED
 HELD CARRIED

STIPULATIONS:





APPLICANT: Teague Investments, L. P.

PETITION NO.: Z-12

PRESENT ZONING: GC, NS

PETITION FOR: PVC

PLANNING COMMENTS:

Staff Member Responsible: Ed Thomas

Land Use Plan Recommendation: Community Activity Center, Low Density Res. 1 to 2.5 upa.

Proposed Number of Units/Lots: 305* **Proposed Number of Buildings** 9**

Present Zoning Would Allow 0 Units **Total Commercial Sq. Ft.** 24,000

Increase of 305 Units/Lots **Parking Spaces Provided:** 90

Overall Density 9.11 Units/Lots **Parking Spaces Required:** 85

F.A.R. 4,800 **Sq.Ft./Acre**

*This number includes single family detached and multifamily units.

**This number includes the Senior Living facility and the medical office park. The Senior Living facility has 105 residential units.

The applicant is proposing a Planned Village Community. The proposed development will have an assisted living facility, medical office park, multifamily community and single family detached homes. The senior living facility will be three stories in height. There will be 35 units per floor with one floor being fully independent. This facility will be for moderate income people. The Low Rise office park will have eight buildings and will access onto Blair Bridge Road Relocation. The office park access as well as two buildings will be in Douglas County. Any area within Douglas County must be submitted and approved by their Development Departments. Six of the office medical buildings will be in Cobb County. The office buildings will be two stories in height and will have a pitched roof line. The single family detached homes will have 50 units. The minimum house size will be 1,300 square feet. The price of the homes will range from \$130,000 to \$150,000. The homes will be traditional in style and will have brick or rock accents on the front façade. The multifamily apartment will have 255 units and will be two stories in height. The exterior will be hardy plank and will have brick, rock and stucco accents on the buildings.

Historic Preservation: No comment.

Cemetery Preservation: No comment.

APPLICANT: Teague Investments, L. P.

PETITION NO.: Z-12

PRESENT ZONING: GC, NS

PETITION FOR: PVC

SCHOOL COMMENTS:

<u>Name of School</u>	<u>Enrollment</u>	<u>Capacity Status</u>	<u>Number of Portable Classrooms</u>
<u>Bryant</u> <u>Elementary</u>	<u>NA</u>	<u>At</u>	<u>0</u>
<u>Lindley</u> <u>Middle</u>	<u>NA</u>	<u>Severely</u>	<u>17</u>
<u>Pebblebrook</u> <u>High</u>	<u>NA</u>	<u>Severely</u>	<u>14</u>

Additional Comments: The increased density that would be caused by the proposed zoning change would result in exacerbating overcrowding at all three school levels. Core facilities at Pebblebrook and Lindley are already well beyond design capacity.

FIRE COMMENTS:

<u>Station No. & Location</u>	<u>Response Time</u>	<input checked="" type="checkbox"/> adequate <input type="checkbox"/> inadequate
<u>1. Rescue #9 Hillcrest Drive</u>	<u>4</u>	<input checked="" type="checkbox"/> adequate <input type="checkbox"/> inadequate
<u>2. Engine #9 Hillcrest Drive</u>	<u>5</u>	<input checked="" type="checkbox"/> adequate <input type="checkbox"/> inadequate
<u>3. Engine #1 Mableton Parkway</u>	<u>7</u>	<input checked="" type="checkbox"/> adequate <input type="checkbox"/> inadequate

GPM Requirements: 1,500

Water Main Size Required: 12"

APPLICANT Teague Investments, LP

PETITION NO. Z-12

PRESENT ZONING GC, NS

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): 8" on southside Oak Ridge Rd.; 8" on Blair Ridge Rd

Additional Comments: If private, requires two master meters and double check valves back flow preventers for 2-way feed.

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: 100' north

Estimated Waste Generation (in G.P.D.): **A D F** 125,000 **Peak** 325,000

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:

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 off site easements, dedication of on and/or off site water and sewer to Cobb County, as may be required. Current CCWS policy is to provide wastewater treatment plant capacity for all approved zonings.

APPLICANT: Teague Investments, LP

PETITION NO.: Z 12

PRESENT ZONING: GC, NS

PETITION FOR: PVC

DRAINAGE COMMENTS

FLOOD HAZARD: YES NO POSSIBLY, NOT VERIFIED

DRAINAGE BASIN: Sweetwater Creek FLOOD HAZARD INFO: undefined along 4 major ravines

- 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 Flood Hazard

- 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 CONDITION

- 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 stormdrainage systems.

APPLICANT: Teague Investments, LP

PETITION NO.: Z 12

PRESENT ZONING: GC, NS

PETITION FOR: PVC

DRAINAGE 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 **for 3 of 4 ravines. Must be addressed at Plan Review.**
- 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/SUGGESTIONS

- USGS Topo shows 3 ridges Northeast-Southwest cutting tract into 4 parallel ravines—ground slopes average well over 10%—to create proposed plan will require extensive grading. Due to intensity of development and natural terrain with very high relief much of the Park areas can be expected to be planted with new landscaping rather than salvaged natural conditions.
- Much of the major building lay out is across contours rather than parallel to contours. This will increase the need for and amount of grading. Recommend revised plan more sensitive to terrain and with reduced grading.

APPLICANT: Teague Investments

PETITION NO.: Z-12

PRESENT ZONING: GC, NS

PETITION FOR: PVC

TRANSPORTATION COMMENTS

The following comments and recommendations are based on field investigation and office review of the subject rezoning case:

ROADWAY	AVERAGE DAILY TRIPS	CLASSIFICATION	MIN. R.O.W. REQUIREMENTS
Oak Ridge Road	N/A	Major Collector	80'
Blair Bridge Road	N/A	Minor Collector	60'

Oak Ridge 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. Blair Bridge Road is classified as a Minor Collector and according to the available information, the existing right-of-way for Blair Bridge Road does not meet the minimum requirements for this classification.

As necessitated by this development for egress from Oak Ridge Road, a minimum 150' deceleration lane and 150' acceleration lane will be required. For egress from Blair Bridge Road, a minimum 150' deceleration lane will be required.

Install sidewalk, curb and gutter along road frontages.

Add left turn lane on Oak Ridge Road.

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 south side of Oak Ridge Road, a minimum of 40' from the roadway centerline and b) donation of right-of-way on the north side of Blair Bridge Road, a minimum of 30' from the roadway centerline.

Recommend a minimum 150' deceleration lane and 150' acceleration lane on Oak Ridge Road.

Recommend a minimum 150' deceleration lane on Blair Bridge Road.

Recommend the installation of sidewalk, curb and gutter along the road frontages.

Recommend a left turn lane on Oak Ridge Road to facilitate westbound traffic turning into the development.

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

STAFF RECOMMENDATIONS

Z-12 TEAGUE INVESTMENTS, L. P.

- 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. The proposed Planned Village Community would be suitable considering the land uses in the area. The site is adjacent to John Bleakley Ford, Village Oaks Shopping Center, Knights Inn, Budget Inn and a single-family house. The site is also across Oakridge Road from Cameron Crossing Subdivision and Oak Ridge Commerce Park.~~
- B. It is Staff's opinion that the applicant's rezoning proposal will not have an adverse affect on the usability of adjacent or nearby property. The property is currently zoning GC and NS, which will allow for most all commercial type uses. The property's existing zoning of commercial could impact the adjoining properties more than the multifamily community, single family homes and residential senior living facility.
- C. It is Staff's opinion that the applicant's rezoning proposal will not result in a use that 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 projects this area to be in a Community Activity Center. The *Cobb County Zoning Ordinance* contemplates allowing Planned Village Communities within a Community Activity Center. This site would be appropriate for a Planned Village Community development given its proximity to Thornton Road and Interstate 20.
- E. It is Staff's opinion that there are existing and changing conditions affecting the use and development of the property which give supporting grounds for approving the applicant's rezoning proposal. The proposed development is consistent with the *Cobb County Comprehensive Plan*, which projects this site to be within a Community Activity Center. The *Cobb County Zoning Ordinance* allows for a Planned Village Community (PVC) within a Community Activity Center. The site is currently zoned NS and GC, which allows for most all types of commercial activity. The proposed PVC with its residential component will be a step-down from the heavy commercial uses along Thornton Road to single family and multifamily uses in the proposed development.

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

- site plan as submitted;
- minimum house size of 1,300 square feet;
- Stormwater Management comments;
- Water and Sewer comments;
- Cobb DOT comments and recommendations; and
- 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.

WALTON

COMMUNITIES, LLC

January 3, 2001

Mr. Ed Thomas
 Cobb County Zoning Department
 100 Cherokee Street
 5th Floor, Suite 500
 Marietta, GA 30090-9674

Re: Thornton Rd Project

Dear Ed:

As a follow-up to our recent meeting, please find below a summary of Walton Communities' plans for a mixed-use community on Oak Ridge Rd at Thornton Road.

TOTAL ACREAGE: 53.36 AC

Multifamily

Acreage: 23.5 AC

Architecture: 3/4 splits
 Vinyl siding with brick accents

Unit Mix: 50 1-Bedroom
 155 2-Bedroom
50 3-Bedroom
 255 Total

Proposed Rents: 1-BR \$795
 2-BR \$945
 3-BR \$1085

Amenities: ▶ Clubhouse including Business Center,
 Family Life Library, Media Center and
 Youth Activity Center
 ▶ Pool
 ▶ Fitness Facility
 ▶ Children's Playground Park

Thornton Road Project
Page 2 of 2

Suburban Condominium

Acreage: 10 AC

Mix: 41 detached
9 attached
50 Total

Size: 1300 SF minimum

Pricing: \$130,000's - \$150,000's

Senior Independent Living

Acreage: 5 AC

Size: 105 units

Office

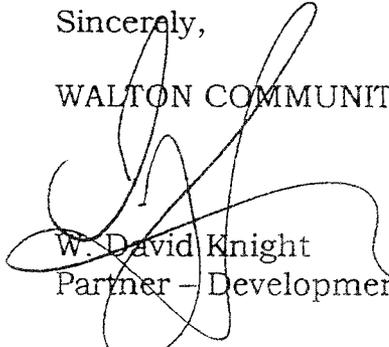
Acreage: 5 AC

Medical Village: 8 buildings / 3000 SF each (approximately
24,000 SF total)

Please give me a call if you have any questions regarding this project. I look forward to working with the county as we continue to develop plans for this community.

Sincerely,

WALTON COMMUNITIES, LLC



W. David Knight
Partner - Development & Construction

cc: John Moore, Esq.

ATTACHMENT TO APPLICATION FOR REZONING

IMPACT ANALYSIS STATEMENT

Application No.: Z-_____ (2001)
Hearing Dates: February 6, 2001 and
February 22, 2001

Applicant/
Titleholder: Teague Investments, L.P.,
A Georgia Limited Partnership

Analysis of impact of the proposed rezoning with respect to the following:

(a) This Application for Rezoning requests rezoning of a total tract of 53.36 acres located on the southerly side of Oak Ridge Road, the northwesterly side of the existing Blair Bridge Road, and the easterly side of Blair Bridge Road Relocation at the Cobb/Douglas County line (hereinafter the "Overall Property"). The Overall Property is currently zoned General Commercial ("GC") and Neighborhood Shopping ("NS") and by and through the instant Application for Rezoning, Applicant seeks a rezoning of the Overall Property to the Planned Village Concept ("PVC") zoning category. The majority of the Overall Property will be utilized for residential development; however, a portion of the Overall Property, five (5) acres (hereinafter the "Subject Property"), is proposed for a medical village providing medical office offices and relate services. The requested category of PVC for the Subject Property will permit uses that are suitable in view of the proposed use and development of the Overall Property and development of adjacent and nearby properties. Due to the location of the Subject Property along two major roadways, and within an existing commercial node, the uses therefor are limited. The proposed rezoning of the Subject Property to the PVC category provides a means to usefully utilize the Subject Property in a manner which would be compatible and complementary to the proposed development of the Overall Property as well as surrounding developments.

(b) This zoning proposal should have no adverse effect on the

existing use or usability of adjacent or nearby property. The proposed development of the Subject Property should have a minimal, if any, impact on surrounding properties. The rezoning should have a very positive effect in light of ~~development of properties in the vicinity in recent years and~~ transportation improvements therefor. If approved and developed according to the request, the adjacent and nearby property owners should benefit in higher land values. Cobb County will benefit in increased tax revenue.

- (c) The property as zoned does not have a reasonable economic use.
- (d) This zoning proposal of the Subject Property will not cause excessive or burdensome use of existing streets, transportation facilities, utilities, or schools. Office development has almost no effect on schools, minimal effect on utilities and transportation facilities. Additionally, the proposed use of the development, that being for medical offices and related facilities, will be used primarily by those residents within the PVC development, thus decreasing traffic on surrounding, existing roadways.
- (e) The zoning proposal is in conformity with the Land Use Map of Cobb County, Georgia; and, in addition, changing conditions of the surrounding area give supporting grounds for approval of the zoning proposal; and, moreover, the zoning proposal is in conformity with the policy and intent of the Land Use Plan.
- (f) There are changing conditions affecting the use and development of the Subject Property which give supporting grounds for approval of the zoning proposal. As stated above, the Subject Property is part of a rezoning request of the Overall Property to the Planned Village Concept zoning category. The rezoning would better utilize the property to a "planned" community rather than allowing a myriad of uses which may be permitted under its existing GC and NS zoning classifications. Additionally, road projects within the area over the last several years have allowed greater accessibility to the Overall Property. Therefore, the proposed rezoning to the PVC category would allow the Overall Property, including the Subject Property, to be developed for uses complementary to surrounding developments and the growth and changes within the area.