

# Z-9 (2017) West Tract

- SITE NOTES**
1. Site Area: Tract 1 & 2 - 11.462 acres
  2. Total Number of Lots/Units - 20 lots
  3. Minimum lot width - 65'
  4. R-20 OSC density - 1.75 ufa or 20 lots per acre
  5. Open Space - 1.75 ufa or 20 lots per acre
  6. Existing Zoning - R-20 OSC
  7. Proposed Zoning - R-20 OSC
  8. Proposed land use: Single family
  9. Minimum lot size - 10,000 sf
  10. Proposed setbacks:
    - Front setback: 20'
    - Side setback: 10'

Magnetic North



**CONCEPT PLAN**

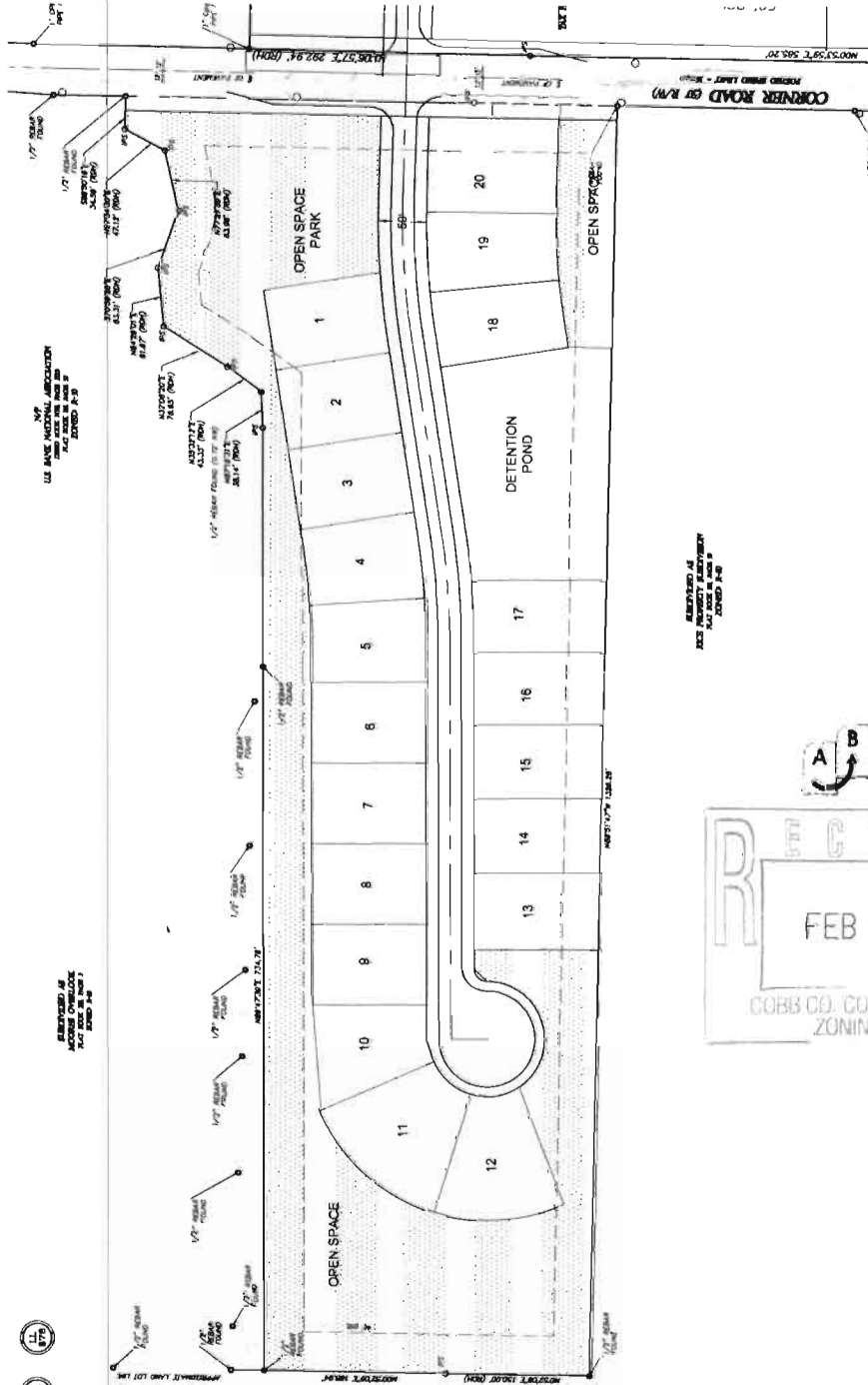
**Corner Road West Tract  
R-20 OSC Plan**

Land Use 778, 10th District, 206 Section

Cobb County

Georgia

|                       |                         |
|-----------------------|-------------------------|
| DATE: 01/20/17        | SCALE: 1" = 50'         |
| DRAWN BY: J. B. BROWN | CHECKED BY: J. B. BROWN |
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| DRAWN BY: J. B. BROWN | CHECKED BY: J. B. BROWN |



REVISIONS AS SHOWN  
DATE: 01/20/17

**RECEIVED**  
FEB 10 2017  
COBB CO. COMM. DEV. AGENCY  
ZONING DIVISION

**REVISED**

**DAVID CAMPBELL**  
OWNER/DEVELOPER

**DAVID CAMPBELL**  
4317 Inlet Drive, Suite 400  
Norcross, Georgia 30092  
Tel: (770) 447-8888  
Fax: (770) 447-8888  
www.davidcampbell.com



# Z-9 (2017) East Tract



- SITE NOTES**
1. Site Area: Tract 5 - 29.904 acres  
Outparcel - 2.2 acres - 51 lots
  2. Total Number of Lots: 51 lots
  3. R-20 OSC Capacity - 1,751 UG of 52 lots
  4. Open Space - 10.46 acres (55%)
  5. Density - 1.77 Lots/acre (R-30)
  6. Existing zoning - R-30
  7. Proposed zoning - R-20 OSC
  8. Proposed setbacks - 1,000 ft
  9. Proposed setbacks - 1,000 ft
- FRONT SETBACK: 20'  
REAR SETBACK: 20'  
SIDE SETBACK: 10'

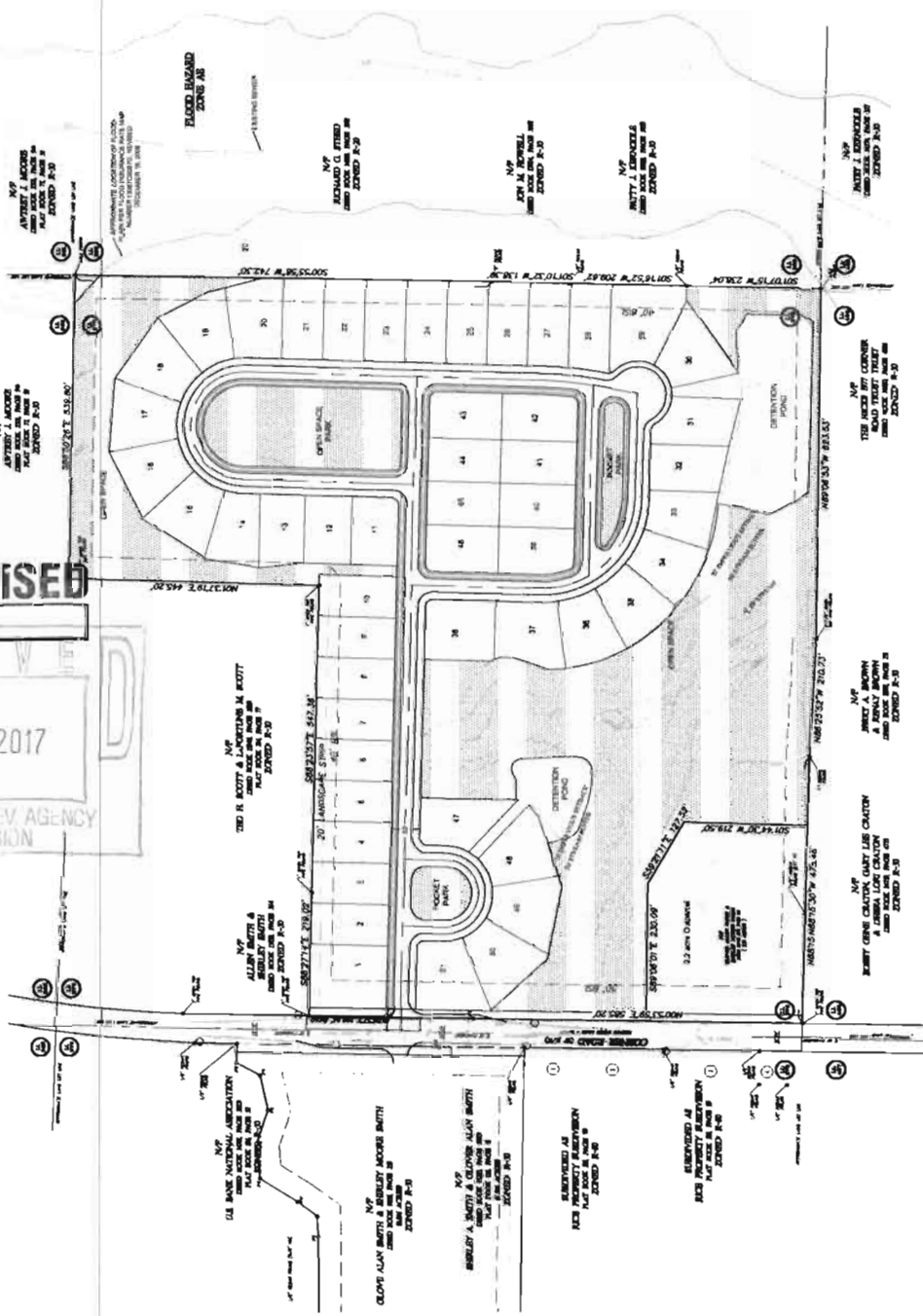
**CONCEPT PLAN**  
**Corner Road East Tract**  
**R-20 OSC Plan**

Lots: Lot 319, 191, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 814, 815, 816, 817, 818, 819, 820, 821, 822, 823, 824, 825, 826, 827, 828, 829, 830, 831, 832, 833, 834, 835, 836, 837, 838, 839, 840, 841, 842, 843, 844, 845, 846, 847, 848, 849, 850, 851, 852, 853, 854, 855, 856, 857, 858, 859, 860, 861, 862, 863, 864, 865, 866, 867, 868, 869, 870, 871, 872, 873, 874, 875, 876, 877, 878, 879, 880, 881, 882, 883, 884, 885, 886, 887, 888, 889, 890, 891, 892, 893, 894, 895, 896, 897, 898, 899, 900, 901, 902, 903, 904, 905, 906, 907, 908, 909, 910, 911, 912, 913, 914, 915, 916, 917, 918, 919, 920, 921, 922, 923, 924, 925, 926, 927, 928, 929, 930, 931, 932, 933, 934, 935, 936, 937, 938, 939, 940, 941, 942, 943, 944, 945, 946, 947, 948, 949, 950, 951, 952, 953, 954, 955, 956, 957, 958, 959, 960, 961, 962, 963, 964, 965, 966, 967, 968, 969, 970, 971, 972, 973, 974, 975, 976, 977, 978, 979, 980, 981, 982, 983, 984, 985, 986, 987, 988, 989, 990, 991, 992, 993, 994, 995, 996, 997, 998, 999, 1000

**REVISED**

FEB 10 2017

PLANNING DEPT. DEV. AGENCY  
ZONING DIVISION



**CHRYSTOPHER**  
**DAVID GARDNER**  
**PAUL GARDNER**

4517 Park Drive, Suite 400  
 Naperville, Illinois 60563  
 Phone: (708) 491-1111  
 www.cra-spaulter.com



**APPLICANT:** Paran Homes

**PHONE#:** N/A **EMAIL:** N/A

**REPRESENTATIVE:** Parks F. Huff

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

**TITLEHOLDER:** Glover Allen Smith and Shirley Moore Smith

**PROPERTY LOCATION:** East and west sides of Corner Road,  
south of Wright Road  
(1919 Corner Road)

**ACCESS TO PROPERTY:** Corner Road

**PHYSICAL CHARACTERISTICS TO SITE:** Single-family houses  
and undeveloped acreage

**CONTIGUOUS ZONING/DEVELOPMENT**

**NORTH:** R-20/OSC - Moore's Overlook; R-30/Single-family houses

**SOUTH:** R-80/Single-family houses; R-30/Single-family houses

**EAST:** R-20 & R-30/Single-family houses and undeveloped

**WEST:** R-30 & R-80/Single-family houses

**PETITION NO:** Z-9

**HEARING DATE (PC):** 03-07-17

**HEARING DATE (BOC):** 03-21-17

**PRESENT ZONING:** R-30

**PROPOSED ZONING:** R-20/OSC

**PROPOSED USE:** Residential Subdivision

**SIZE OF TRACT:** 43.5 acres

**DISTRICT:** 19

**LAND LOT(S):** 378,379

**PARCEL(S):** 2,4,2

**TAXES: PAID** X **DUE** \_\_\_\_\_

**COMMISSION DISTRICT:** 1

*Adjacent Future Land Use:*

North: Very Low Density Residential (VLDR) and Park / Recreation / Conservation (PRC)

East: Very Low Density Residential (VLDR)

South: Very Low Density Residential (VLDR)

West: Very Low Density Residential (VLDR)

**OPPOSITION:** NO. OPPOSED **PETITION NO:** \_\_\_\_\_ **SPOKESMAN** \_\_\_\_\_

**PLANNING COMMISSION RECOMMENDATION**

**APPROVED** \_\_\_\_\_ **MOTION BY** \_\_\_\_\_

**REJECTED** \_\_\_\_\_ **SECONDED** \_\_\_\_\_

**HELD** \_\_\_\_\_ **CARRIED** \_\_\_\_\_

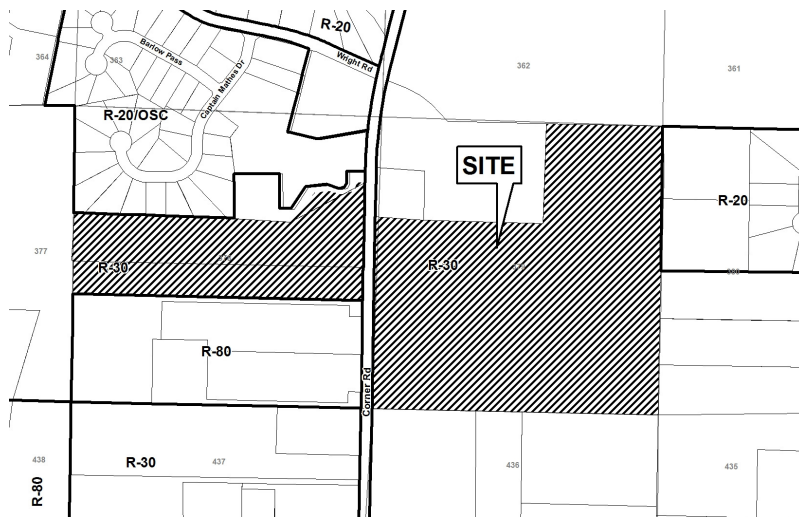
**BOARD OF COMMISSIONERS DECISION**

**APPROVED** \_\_\_\_\_ **MOTION BY** \_\_\_\_\_

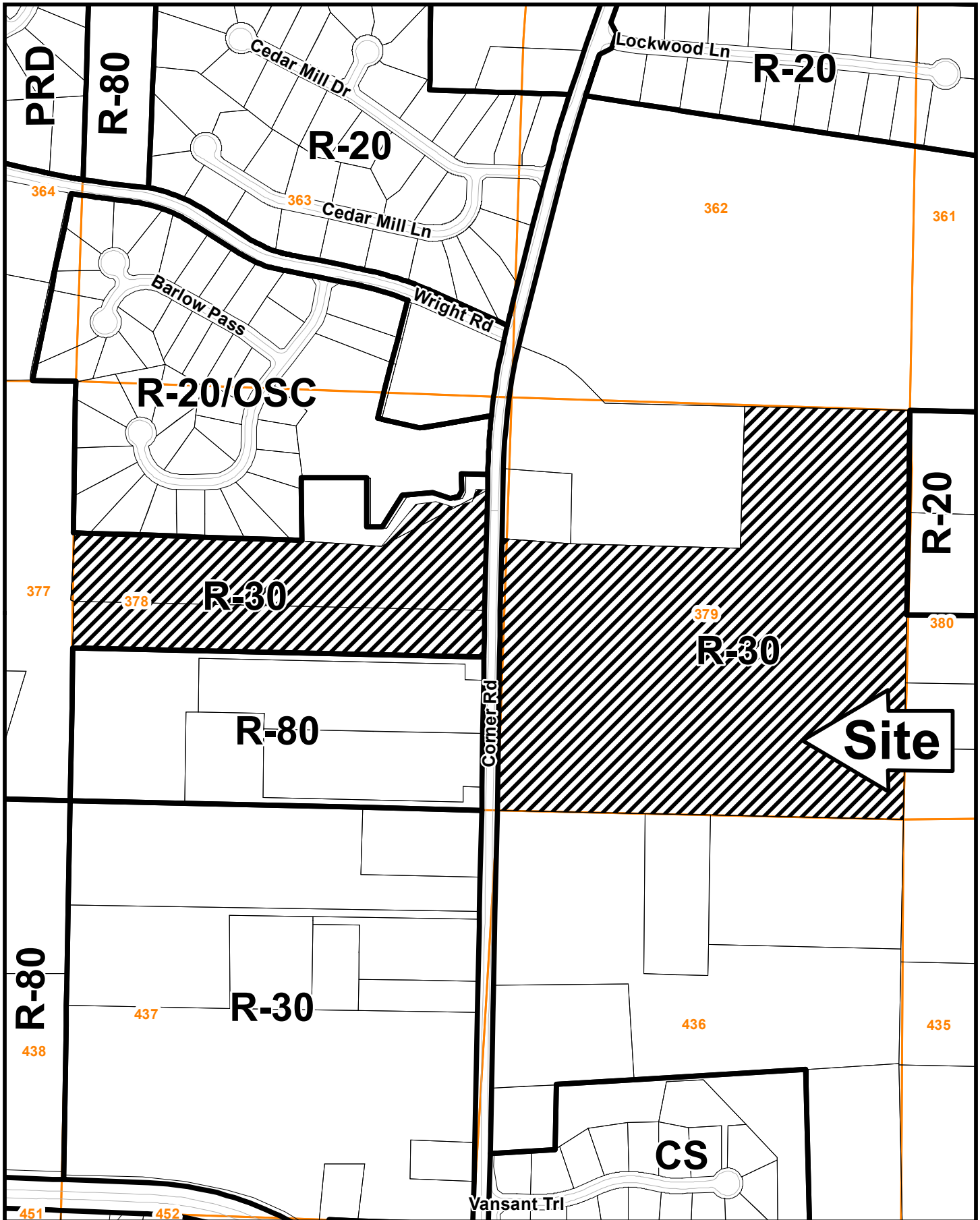
**REJECTED** \_\_\_\_\_ **SECONDED** \_\_\_\_\_

**HELD** \_\_\_\_\_ **CARRIED** \_\_\_\_\_

**STIPULATIONS:**



# Z-9-2017-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: Paran Homes

PETITION NO.: Z-9

PRESENT ZONING: R-30

PETITION FOR: R-20/OSC

\*\*\*\*\*

**ZONING COMMENTS:**

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

**Land Use Plan Recommendation:** Very Low Density Residential (0-2 units per acre)

**Proposed Number of Units:** 71                      **Overall Density:** 1.75                      **Units/Acre**

**Staff estimate for allowable # of units:** 47                      **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 R-20/OSC zoning district for the purpose of developing a 71-lot open space residential subdivision. The proposed houses will range in size from 2,900 to 3,800 square feet. The proposed architecture will be traditional with brick and stone accents.

The portion on the west side of Corner Road has 4.02 acres set aside for open space and the portion on the east side of Corner Road has set aside 10.46 acres as open space. Open space parks are indicated on both tracts.

The 2.2 acres indicated as an outparcel on the east side of Corner Road, may come out of the OSC overall development.

**Cemetery Preservation:** No comment.

APPLICANT: Paran Homes

PETITION NO.: Z-9

PRESENT ZONING: R-30

PETITION FOR: R-20/OSC

\*\*\*\*\*

**SCHOOL COMMENTS:**

| <u>Name of School</u>                   | <u>Enrollment</u> | <u>Capacity Status</u> | <u>Number of Portable Classrooms</u> |
|---|-------------------|------------------------|--------------------------------------|
| <u>Kemp Elem</u><br><b>Elementary</b>   | <u>945</u>        | <u>1004</u>            | <u>                    </u>          |
| <u>Los Mtn. Middle</u><br><b>Middle</b> | <u>1092</u>       | <u>1046</u>            | <u>                    </u>          |
| <u>Hillgrove High</u><br><b>High</b>    | <u>2466</u>       | <u>1912</u>            | <u>                    </u>          |

- 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.

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**FIRE COMMENTS:**

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

**GUEST PARKING:** When projects contemplate less than 20-ft separation between units (10-ft side setbacks), guest parking shall be provided at a ratio of one-half space for each dwelling unit (1 space/ 2 units) distributed throughout the community.

APPLICANT: Paran Homes

PETITION NO.: Z-9

PRESENT ZONING: R-30

PETITION FOR: R-20/OSC

\*\*\*\*\*

**PLANNING COMMENTS:**

The applicant is requesting a rezoning from R-30 to R-20/OSC for the purpose of a residential subdivision. The 43.5 acre site is located on the east and west sides of corner Road, south of Wright Road (1919 Corner 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 Very Low Density Residential (VLDR) future land use category, with R-20 zoning designation. The purpose of the Very Low Density Residential (**VLDR**) category is to provide for areas that are suitable for very low density housing, particularly in locations which may not have basic services such as sewer, or where the existing or desired residential development pattern is zero to two (2) dwelling units per acre.

Specific Area Policy Guidelines:

There are no specific policy guidelines for this area in the Comprehensive Plan.

Adjacent Future Land Use:

North: Very Low Density Residential (VLDR) and Park / Recreation / Conservation (PRC)  
East: Very Low Density Residential (VLDR)  
South: Very Low Density Residential (VLDR)  
West: Very Low Density Residential (VLDR)

Master Plan/Corridor Study

The property is not located within the boundary of a Plan or Corridor Study. However, the southernmost larger parcel to the east borders on the Macland Road Corridor Study area.

Historic Preservation

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

Design Guidelines

Is the parcel in an area with Design Guidelines?  Yes  No  
If yes, design guidelines area \_\_\_\_\_  
Does the current site plan comply with the design requirements?

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: Paran Homes**

**PETITION NO.: Z-9**

**PRESENT ZONING: R-30**

**PETITION FOR: R-20/OSC**

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**PLANNING COMMENTS:**

CONT.

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?
- CZ (Clear Zone)
- APZ I (Accident Potential Zone I)
- APZ II (Accident Potential Zone II)
- Bird / Wildlife Air Strike Hazard (BASH) area

Open Space Conservation Subdivision

Date: February 16, 2017

Site Plan Date: Revised Feb. 10, 2017

Contact: Phillip Westbrook (770) 528-2014

**Corner Road East Tract**

**Total Area:** 29.9 acres

**Floodplain/Wetland Area/Cemetery:** 0 acres

**Community Area:** 0 acres

**Net Buildable Area:** 29.9

**Base Density Allowed:** 1.75 upa

**Base Density Allowed w/Bonus:** 1.92 upa

**Proposed Lots:** 51

**Net Density:** 1.71 upa

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**APPLICANT: Paran Homes**  
**PRESENT ZONING: R-30**

**PETITION NO.: Z-9**  
**PETITION FOR: R-20/OSC**

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**PLANNING COMMENTS:**

CONT.

**Future Land Use:** Very Low Density Residential (0 to 2 upa)  
**Open Space Requirement:** 10.47 acres or 35%; for bonus 11.5 acres or 38.5%  
**Open Space Proposed:** 10.46 acres or 35%  
**Percentage of Open Space within Floodplain, Wetlands, & Lakes:** 0 acres  
**Setbacks:**  
Front: 20'  
Rear: 20'  
Side: 10'

**Corner Road West Tract**  
**Total Area:** 11.462 acres  
**Floodplain/Wetland Area/Cemetery:** 0 acres  
**Community Area:** 0 acres  
**Net Buildable Area:** 11.462  
**Base Density Allowed:** 1.75 upa  
**Base Density Allowed w/Bonus:** 1.92 upa  
**Proposed Lots:** 20  
**Net Density:** 1.74 upa  
**Future Land Use:** Very Low Density Residential (0 to 2 upa)  
**Open Space Requirement:** 4.01 acres or 35%; for bonus 4.41 acres or 38.5%  
**Open Space Proposed:** 4.02 acres or 35%  
**Percentage of Open Space within Floodplain, Wetlands, & Lakes:** 0 acres  
**Setbacks:**  
Front: 20'  
Rear: 20'  
Side: 10'

**NOTE:** Open Space community overlay plans are approved as site plan specific. The existing site plans (both Corner Road east and west tract) that were submitted by applicant for rezoning does not currently provide sufficient information to determine if the project meets the technical criteria of an R-20 Open Space plan. The following information is needed in able to provide a thorough analysis.

1. Provide acreage of Floodplain, Wetland Area, Cemetery, and/or Amenity Area. If none is present please note that none is present on site plan.
2. Need to determine whether outparcel (2.2 acres) is part of proposed plan or outside of development proposal.

**Comments:**

3. As submitted the overall revised proposal is not compatible with character of the area. Most of the surrounding uses are rural in character with a couple of neighborhoods in proximity. Mceachern Woods located to the east of the proposed development is zoned R-20 and Moores Overlook, located to the north of the west tract, is zoned R-20/OSC with approximately 13,000 sqft to 15,000 sqft lots. Residential development shall be compatible with neighboring residential uses. In order to mitigate compatibility, the plan should reflect increased lot sizes to at least match those of Moores Overlook and in areas where

**APPLICANT: Paran Homes**

**PETITION NO.: Z-9**

**PRESENT ZONING: R-30**

**PETITION FOR: R-20/OSC**

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**PLANNING COMMENTS:**

CONT.

adjoining neighborhood lots are larger than those proposed, the plan should incorporate larger lots adjacent to existing neighborhoods with smaller lots designed to the interior.

- 4. In regards to open space at the rear of lots 18 -20 on the “West Tract”. Contiguity of open space is highly desirable.
- 5. 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:**

- 6. Provide lot sizes
- 7. Provide stipulation letter
- 8. 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 disturbed.

As another form of privacy barrier staff recommends installing fence (split rail or any fencing compatible with architecture/landscaping/design of development) to the rear of lots that are adjacent to open space.

APPLICANT Paran Homes

PETITION NO. Z-009

PRESENT ZONING R-30

PETITION FOR R-20/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): 10" DI / W side of Corner 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.

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**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: +/- 165' E of east parcel

Estimated Waste Generation (in G.P.D.): A D F= 12,160 Peak= 30,400

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 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: Paran Homes

PETITION NO.: Z-9

PRESENT ZONING: R-30

PETITION FOR: R-20/OSC

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**STORMWATER MANAGEMENT COMMENTS**

FLOOD HAZARD:  YES  NO  POSSIBLY, NOT VERIFIED

DRAINAGE BASIN: Mill Creek No. 1/Powder Springs Ck FLOOD HAZARD INFO: Zone AE

- 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 streams

- 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 easements 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 receiving stream.

APPLICANT: Paran Homes

PETITION NO.: Z-9

PRESENT ZONING: R-30

PETITION FOR: R-20/OSC

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**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.

ADDITIONAL COMMENTS

**APPLICANT:** Paran Homes

**PETITION NO.:** Z-9

**PRESENT ZONING:** R-30

**PETITION FOR:** R-20/OSC

\*\*\*\*\*

**TRANSPORTATION COMMENTS:**

| ROADWAY     | AVERAGE DAILY TRIPS | ROADWAY CLASSIFICATION | SPEED LIMIT | JURISDICTIONAL CONTROL | MIN. R.O.W. REQUIREMENTS |
|-------------|---------------------|------------------------|-------------|------------------------|--------------------------|
| Corner Road | 7,500               | Major Collector        | 35 mph      | Cobb County            | 80'                      |
|             |                     |                        |             |                        |                          |

*Based on 2016 traffic counting data taken by Cobb County DOT for Corner Road.*

**COMMENTS AND OBSERVATIONS**

Corner 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.

**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 Corner Road, a minimum of 40' from the roadway centerline.

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

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

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

Recommend entrance to Corner Road East Tract directly align with the entrance to Corner Road West Tract per Development Standard 401.10.

Recommend a traffic study. The traffic study should include existing and base year (full build out year) Build and No Build analysis. Study assumptions (such as study intersections, trip distribution and annual growth rate) should be agreed to by Cobb DOT before completing the study.

As necessitated by this development, recommend Corner Road access include deceleration lane and left turn lane for both the East and West Tract. Recommend location and design be determined during plan review, subject to Cobb County DOT approval.

If guest parking is required, recommend it be located outside of the right-of-way.



## STAFF RECOMMENDATIONS

### **Z-9 PARAN HOMES**

- 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 on larger lots
- 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 area is made up of single-family houses on large tracts and single-family subdivisions with zonings that include R-80, R-30, R-20, R-20/OSC and CS. The applicant's proposal is compatible with the densities 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, or utilities. This opinion can be supported by the departmental comments contained in this analysis. However, the school system is concerned the proposal could have a nominal impact.
- 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 within the Very Low Density (VLDR) land use category having densities that range from 0-2 units per acre. The applicant's proposal indicates a density of 1.75 units per acre. Other developments in this area include: Lockwood (zoned R-20 at approximately 1.13 units per acre); Oak Crest (zoned CS at 1.5 units per acre); Cedar Mill (zoned R-20 at 1.64 units per acre); and Moore's Overlook (zoned R-20/OSC at 1.71 units per acre). The applicant's proposed density is on the higher end of the VLDR range of 0-2 units per acre. A lower density may be more consistent with the character of the area.
- 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, but at a lower density. The proposal should be consistent with other subdivisions in the area, which overall, have lower densities.

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

1. Site plans received by the Zoning Division on February 10, 2017, with the District Commissioner approving minor modifications;
2. Maximum density of 1.5 units per acre;
3. Planning Division comments and recommendations;
4. Fire Department comments and recommendations;
5. Water and Sewer Division comments and recommendations;
6. Stormwater Management Division comments and recommendations;
7. Department of Transportation comments and recommendations;
8. 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; and
9. Historic Preservation Commission comments.

**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- 9

March 2017

# Summary of Intent for Rezoning

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

- a) Proposed unit square-footage(s): 2,900-3,800 square feet
  - b) Proposed building architecture: traditional with brick and stone accents
  - c) Proposed selling prices(s): \$275,000-\$320,000
  - d) List all requested variances: None known at this time
- \_\_\_\_\_
- \_\_\_\_\_
- \_\_\_\_\_

.....  
**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).**

None known at this time

\_\_\_\_\_

\_\_\_\_\_