

Z-111
(2016)

ZONING PLAN
FOR
SHALLOWFORD PLACE
LOCATED IN LAND LOT 400,
16TH DISTRICT, COBB COUNTY, GEORGIA

GREYDEN
ENGINEERING
2110 MCKEE DRIVE
ROSWELL, GEORGIA 30076
573-4801 FAX: 678-302-6362

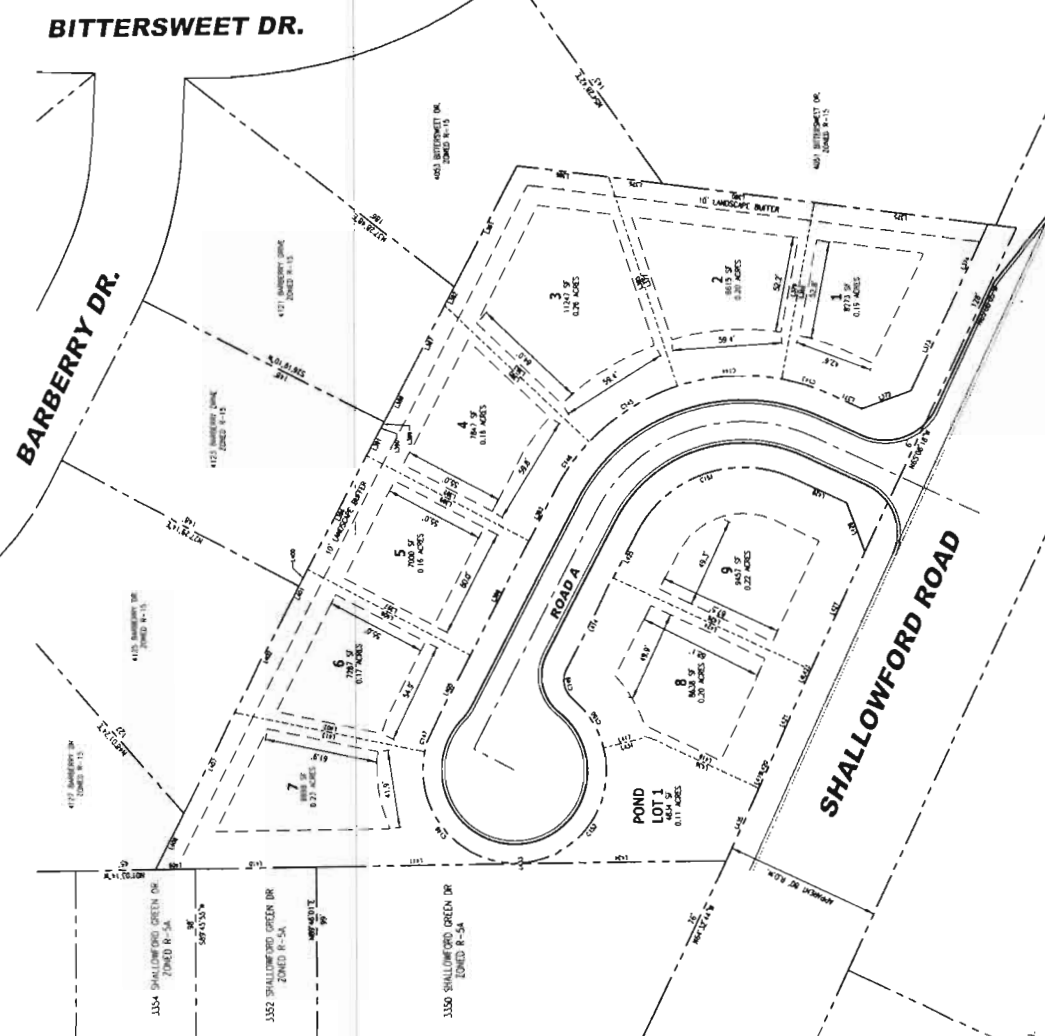


| DATE | NO./BY/CHKD |
|----------|-------------|
| 10/27/16 | 1677/MS/MS |
| 08/18/16 | 1677/MS/MS |
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| LINE # | LENGTH | DIRECTION |
|--------|--------|------------|
| 1306 | 87.43 | 407.903479 |
| 1307 | 17.86 | 504.042679 |
| 1308 | 28.31 | 502.025311 |
| 1309 | 33.00 | 390.070081 |
| 1310 | 48.54 | 302.023171 |
| 1311 | 79.58 | 408.003071 |
| 1312 | 113.37 | 507.023281 |
| 1313 | 42.80 | 507.023281 |
| 1314 | 65.00 | 407.903479 |

| LINE # | LENGTH | DIRECTION |
|--------|--------|------------|
| 1315 | 87.43 | 407.903479 |
| 1316 | 17.86 | 504.042679 |
| 1317 | 28.31 | 502.025311 |
| 1318 | 33.00 | 390.070081 |
| 1319 | 48.54 | 302.023171 |
| 1320 | 79.58 | 408.003071 |
| 1321 | 113.37 | 507.023281 |
| 1322 | 42.80 | 507.023281 |
| 1323 | 65.00 | 407.903479 |

| LINE # | LENGTH | DIRECTION | CUMULATIVE LENGTH |
|--------|--------|------------|-------------------|
| 1306 | 87.43 | 407.903479 | 87.43 |
| 1307 | 17.86 | 504.042679 | 105.29 |
| 1308 | 28.31 | 502.025311 | 133.60 |
| 1309 | 33.00 | 390.070081 | 166.60 |
| 1310 | 48.54 | 302.023171 | 215.14 |
| 1311 | 79.58 | 408.003071 | 294.72 |
| 1312 | 113.37 | 507.023281 | 408.09 |
| 1313 | 42.80 | 507.023281 | 450.89 |
| 1314 | 65.00 | 407.903479 | 515.89 |



SITE ADDRESSES:
TRACT 1 = 3903 SHALLOWFORD ROAD
TRACT 2 = 4003 SHALLOWFORD ROAD
TRACT 3 = 4005 SHALLOWFORD ROAD
TRACT 4 = 4021 SHALLOWFORD ROAD

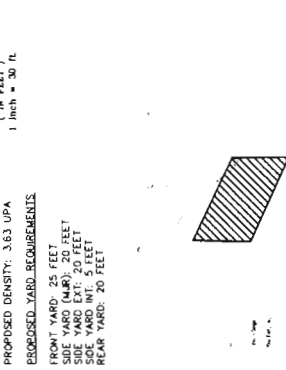
SITE AREA:
TOTAL SITE AREA = 2.48 AC

CURRENT ZONING:
ALL TRACTS = R-15

PROPOSED ZONING:
ALL TRACTS = RA-5

DEVELOPMENT CRITERIA:
PROPOSED LOTS = 9
MAX. RESIDENTS = 5 UPA
MIN. LOT AREA = 7000 SF
MIN. UNIT SIZE = 800 SF
PROPOSED DENSITY = 3.63 UPA

EMPROVED-YARD REQUIREMENTS
FRONT YARD: 25 FEET
SIDE YARD (4LR): 20 FEET
SIDE YARD EXT: 20 FEET
REAR YARD: 20 FEET



DEVELOPER:
RSDCI LLC
11770 HAYNES BRIDGE ROAD
ALPHARETTA, GA 30009

ENGINEER:
GREYDEN ENGINEERING
2110 MCKEE DRIVE
ROSWELL, GEORGIA 30076

NOTES:
THERE ARE NO WETLANDS LOCATED ONSITE PER FIELD INVESTIGATION.
THERE ARE NO STREAMS LOCATED ONSITE PER FIELD INVESTIGATION.
THE SITE IS NOT LOCATED WITHIN A FEMA DELINEATED FLOOD ZONE PER MAP PANELS 13067C00686H AND 13067C00686H DATED MARCH 4, 2013.

RECEIVED
OCT - 6 2016
COBB CO. COMM. DEV. AGENCY
ZONING DIVISION

APPLICANT: RSDC1, LLC

PHONE#: 770-573-4801 EMAIL: rsdcprop@gmail.com

REPRESENTATIVE: Ralph Davia

PHONE#: 770-355-8070 EMAIL: rdavia@greydenllc.com

TITLEHOLDER: Brian Carter, Mildred Lampley, Mary L. Rolader,
William Rolader

PROPERTY LOCATION: Located on the north side of Shallowford
Road, east of Lassiter Road

ACCESS TO PROPERTY: Shallowford Road

PHYSICAL CHARACTERISTICS TO SITE: Four (4) existing
lots with three (3) single-family homes

PETITION NO: Z-111

HEARING DATE (PC): 12-06-16

HEARING DATE (BOC): 12-20-16

PRESENT ZONING: R-20

PROPOSED ZONING: RA-5

PROPOSED USE: Residential subdivision

SIZE OF TRACT: 2.48 acres

DISTRICT: 16

LAND LOT(S): 400

PARCEL(S): 2, 6, 10, 44

TAXES: PAID X DUE _____

COMMISSION DISTRICT: 3

CONTIGUOUS ZONING/DEVELOPMENT

- NORTH: R-15/ Hedgerow Subdivision
- SOUTH: LRO/ Offices
- EAST: R-15/ Hedgerow Subdivision
- WEST: RA-5/ Shallowford Gree Subdivision

Adjacent Future Land Use:

- Northeast: Low Density Residential (LDR)
- East: Low Density Residential (LDR)
- Southwest: Neighborhood Activity Center (NAC)
- West: Medium Density Residential (MDR)

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

PLANNING COMMISSION RECOMMENDATION

APPROVED _____ MOTION BY _____

REJECTED _____ SECONDED _____

HELD _____ CARRIED _____

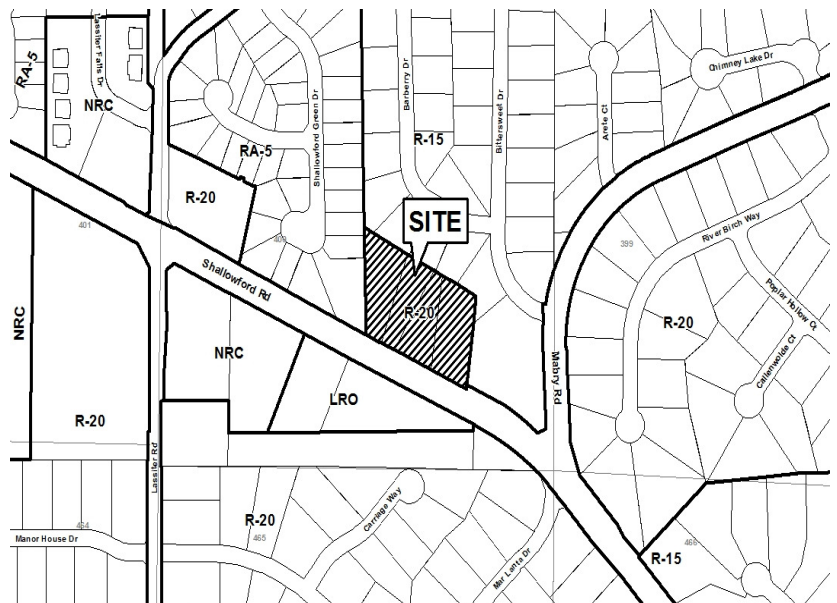
BOARD OF COMMISSIONERS DECISION

APPROVED _____ MOTION BY _____

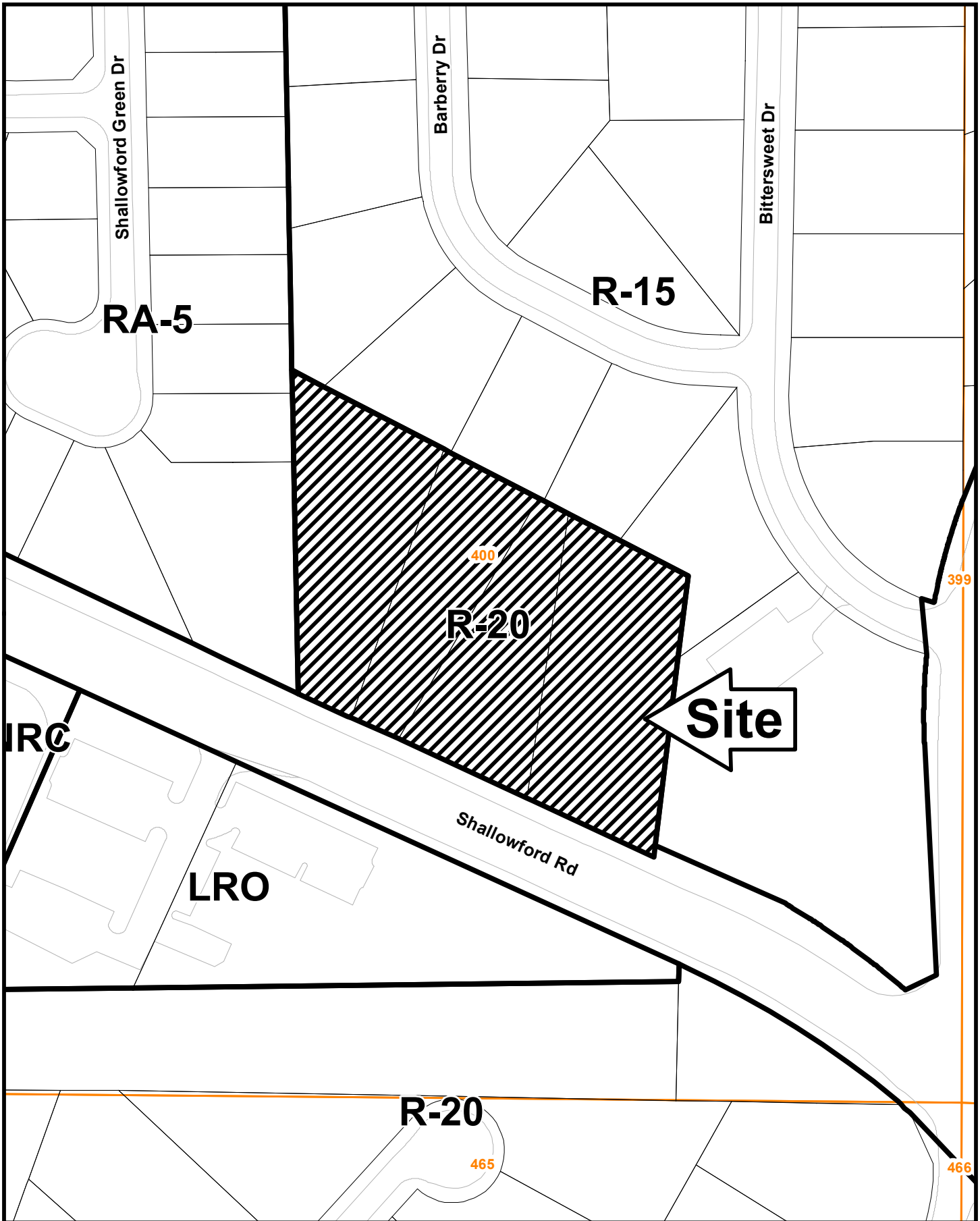
REJECTED _____ SECONDED _____

HELD _____ CARRIED _____

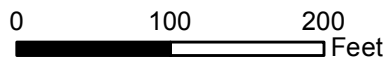
STIPULATIONS:





Z-111-2016 GIS



This map is provided for display and planning purposes only. It is not meant to be a legal description.



-  City Boundary
-  Zoning Boundary

APPLICANT: RSDC1, LLC

PETITION NO.: Z-111

PRESENT ZONING: R-20

PETITION FOR: RA-5

ZONING COMMENTS:

Staff Member Responsible: Terry Martin, MPA

Land Use Plan Recommendation: MDR Medium Density Residential

Proposed Number of Units: 9 **Overall Density:** 3.63 **Units/Acre**

Staff estimate for allowable # of units: 5 **Units*** **Increase of:** 4 **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.

The applicant is requesting a rezoning to the RA-5 single-family residential district in order to develop nine (9) detached single-family homes. That district’s minimum lot size of 7,000 sq. ft. will be met with the lots ranging from 7,000 sq. ft. to 11,247 sq. ft. The proposed homes will be a minimum of 2,500 square feet and be constructed with brick, stone, stacked stone, cedar shake, board and batten, or combinations thereof. Anticipated selling prices will be starting in the high \$500,000s. The Code-required 10 foot landscape buffer is provided adjacent to more restrictively zoned (R-15) properties.

This request is nearly identical to a request that was approved as Z-35 of 2013 but which reverted to the original R-20 zoning due to a reversionary clause. That application’s site plan resembled that which is submitted today but the Board of Commissioner’s approval was for a maximum of seven (7) lots.

If approved, the following contemporaneous variance are needed:

1. Waive the rear setback from the required 40 feet to 20 feet with an increase of the front setback from the required 20 feet to 25 feet.

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 lot.

APPLICANT: RSDC1, LLC

PETITION NO.: Z-111

PRESENT ZONING: R-20

PETITION FOR: RA-5

SCHOOL COMMENTS:

| <u>Name of School</u> | <u>Enrollment</u> | <u>Capacity Status</u> | <u>Number of Portable Classrooms</u> |
|-------------------------------------|-------------------|------------------------|--------------------------------------|
| <u>Shallowford Falls</u> | <u>624</u> | <u>786</u> | <u> </u> |
| Elementary <u>Simpson</u> | <u>952</u> | <u>865</u> | <u> </u> |
| Middle <u>Lassiter</u> | <u>2176</u> | <u>2137</u> | <u> </u> |

High

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

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

FIRE COMMENTS:

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

APPLICANT: RSDC1, LLC
PRESENT ZONING: R-20

PETITION NO.: Z-111
PETITION FOR: RA-5

PLANNING COMMENTS:

The applicant is requesting a rezoning from R-20 to RA-5 for the purpose of a residential subdivision. The 2.48 acre site is located on the north side of Shallowford Road, east of Lassiter 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 Medium Density Residential (MDR) future land use category, with R-20 zoning designation. The purpose of the Medium Density Residential (MDR) category is to provide for areas that are suitable for moderate density housing, between two and one-half (2.5) and five (5) 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:

Northeast: Low Density Residential (LDR)
East: Low Density Residential (LDR)
Southwest: Neighborhood Activity Center (NAC)
West: Medium Density Residential (MDR)

Master Plan/Corridor Study

The property is not located within the boundary of a Plan or Corridor Study

Historic Preservation

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

Design Guidelines

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

Incentive Zones

Is the property within an Opportunity Zone? Yes No
The Opportunity Zone is an incentive that provides \$3,500 tax credit per job in eligible areas if two or more jobs are being created. This incentive is available for new or existing businesses.

Is the property within an Enterprise Zone? Yes No
The _____ Enterprise Zone is an incentive that provides tax abatements and other economic incentives for qualifying businesses locating or expanding within designated areas for new jobs and capital investments.

Is the property eligible for incentives through the Commercial and Industrial Property Rehabilitation Program? Yes No

APPLICANT: RSDC1, LLC
PRESENT ZONING: R-20

PETITION NO.: Z-111
PETITION FOR: RA-5

PLANNING COMMENTS:

CONT.

The Commercial and Industrial Property Rehabilitation Program is an incentive that provides a reduction in ad valorem property taxes for qualifying redevelopment in eligible areas.

For more information on incentives, please call the Community Development Agency, Planning Division at 770.528.2018 or find information online at <http://economic.cobbcountyga.gov>.

Special Districts

Is this property within the Cumberland Special District #1 (hotel/motel fee)?

Yes No

Is this property within the Cumberland Special District #2 (ad valorem tax)?

Yes No

Is this property within the Six Flags Special Service District?

Yes No

Is the property within the Dobbins Airfield Safety Zone?

Yes No

If so, which particular safety zone is this property within?

CZ (Clear Zone) APZ I (Accident Potential Zone I)

APZ II (Accident Potential Zone II)

Bird / Wildlife Air Strike Hazard (BASH) area

APPLICANT RSCC1, LLC

PETITION NO. Z-111

PRESENT ZONING R-20

PETITION FOR RA-5

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" DI / N side of Shallowford Rd

Additional Comments:

Developer may be required to install/upgrade water mains, based on fire flow test results or Fire Department Code. This will be resolved in the Plan Review Process.

SEWER COMMENTS: NOTE: Comments reflect only what facilities were in existence at the time of this review.

In Drainage Basin: Yes No

At Development: Yes No

Approximate Distance to Nearest Sewer: 200' W in Shallowford Rd

Estimated Waste Generation (in G.P.D.): A D F= 1,440 Peak= 3,600

Treatment Plant: Big Creek

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: RSDC1, LLC

PETITION NO.: Z-111

PRESENT ZONING: R-20

PETITION FOR: RA-5

STORMWATER MANAGEMENT COMMENTS

FLOOD HAZARD: YES NO POSSIBLY, NOT VERIFIED

DRAINAGE BASIN: Harmony Grove Creek FLOOD HAZARD INFO: Zone X

- FEMA Designated 100 year Floodplain Flood.
- Flood Damage Prevention Ordinance DESIGNATED FLOOD HAZARD.
- Project subject to the Cobb County Flood Damage Prevention Ordinance Requirements.
- Dam Breach zone from (upstream) (onsite) lake - need to keep residential buildings out of hazard.

WETLANDS: YES NO POSSIBLY, NOT VERIFIED

Location: _____

- 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- Maddux Lake.
Additional BMP's for erosion sediment controls will be required.
- Lake Study needed to document sediment levels.
- Stormwater discharges through an established residential neighborhood downstream.
- Project engineer must evaluate the impact of increased volume of runoff generated by the proposed project on receiving storm system.

APPLICANT: RSDC1, LLC

PETITION NO.: Z-111

PRESENT ZONING: R-20

PETITION FOR: RA-5

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 just north of Shallowford Road and is bounded on the north and east by Hedgerow Subdivision and on the west by Shallowford Green Subdivision. Slopes on the site are relatively mild ranging from 2 to 10%. The majority of the site (2/3) drains to the Shallowford Road R/W. The remaining third drains to the east into the Hedgerow Subdivision Recreation Area.
2. Any bypass runoff from the rear of lots 1 through 7 must be directed to the Shallowford Road right-of-way and not to the Hedgerow Rec Area.

APPLICANT: RSDC1, LLC

PETITION NO.: Z-111

PRESENT ZONING: R-20

PETITION FOR: RA-5

TRANSPORTATION COMMENTS:

| ROADWAY | AVERAGE DAILY TRIPS | ROADWAY CLASSIFICATION | SPEED LIMIT | JURISDICTIONAL CONTROL | MIN. R.O.W. REQUIREMENTS |
|------------------|---------------------|------------------------|-------------|------------------------|--------------------------|
| Shallowford Road | 27,300 | Arterial | 45 mph | Cobb County | 100' |
| | | | | | |

Based on 2011 traffic counting data taken by Cobb County DOT for Shallowford Road.

COMMENTS AND OBSERVATIONS

Shallowford Road is classified as an arterial and according to the available information the existing right-of-way does not meet the minimum requirements for this classification.

RECOMMENDATIONS

Recommend applicant consider entering into a development agreement pursuant to O.C.G.A. 36-71-13 for dedication of the following system improvements to mitigate traffic concerns: a) donation of right-of-way on the north side of Shallowford Road, a minimum of 50' from the roadway centerline.

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

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

Recommend guest parking be located outside of the right-of-way.

STAFF RECOMMENDATIONS

Z-111 RSDC1, LLC

- 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. Immediately adjacent to the west exists an RA-5 district subdivision while to the north and east bounding the applicant's proposed 10 ft. landscape buffer lies an R-15 district subdivision.
- 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 applicant is proposing access directly from Shallowford Road by means of a public street. Also, the applicant is proposing a landscape buffer adjacent to the bounding R-15 zoned properties.
- 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*. The property lies within an area delineated as MDR medium density residential on the future land use map. The *Plan* states that the purpose of the Medium Density Residential (MDR) category is to provide for areas that are suitable for moderate density housing, between two and one-half (2.5) and five (5) dwelling units per acre. The applicant's proposal represents a density of 3.63 units per acre. The abutting subdivision to the west (Shallowford Green) is also zoned RA-5 and also has a density of 3.62 units per acre. Another subdivision in this area is Hedgerow (Unit IIA) at approximately 2.0 units per acre. Also on the north side of Shallowford Road and west of the subject property is Shallowford Trace, zoned RA-5 at a density of 3.45 units per acre.
- E. It is Staff's opinion that there are existing and changing conditions affecting the use and development of the property which give supporting grounds for approving the applicant's rezoning proposal. The property lies adjacent to existing RA-5 zoned property and provides a landscape buffer where it is bounded by the Hedgerow Subdivision which is zoned R-15. The project proposes access directly from Shallowford Road by means of a public street. Also, representing a density of 3.63 units per acre, the proposed development falls well within the projected range of its MDR future land use category of 2.5 to 5 dwelling units per acre.

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

1. Site plan received by Zoning Division on October 6, 2016 with District Commissioner approving minor modifications;
2. Fire Department comments and recommendations;
3. Water and Sewer Division comments and recommendations;
4. Stormwater Management Division comments and recommendations;
5. Department of Transportation comments and recommendations;
6. Owner/developer to enter into a Development Agreement pursuant to O.C.G.A. §36-71-13 for dedication of system improvements to mitigate traffic concerns; and
7. House architecture to be approved by the District Commissioner.

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-111

Dec. 2016

Summary of Intent for Rezoning

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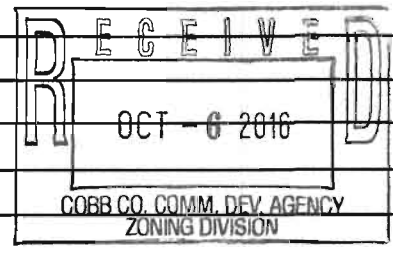
Part 1. Residential Rezoning Information (attach additional information if needed)

- a) Proposed unit square-footage(s): MIN. 2500SF
 - b) Proposed building architecture: BRICK, STONE, STACKED STONE, CEDAR SHAKE, BOARD AND BATTEN
 - c) Proposed selling prices(s): STARTING IN THE HIGH \$500,000's
 - d) List all requested variances: N/A
-
-
-

.....

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).

N/A