

**Z-25
 (2017)**

drawing scale
 1" = 50'

drawing information
 Drawn by:
TSW

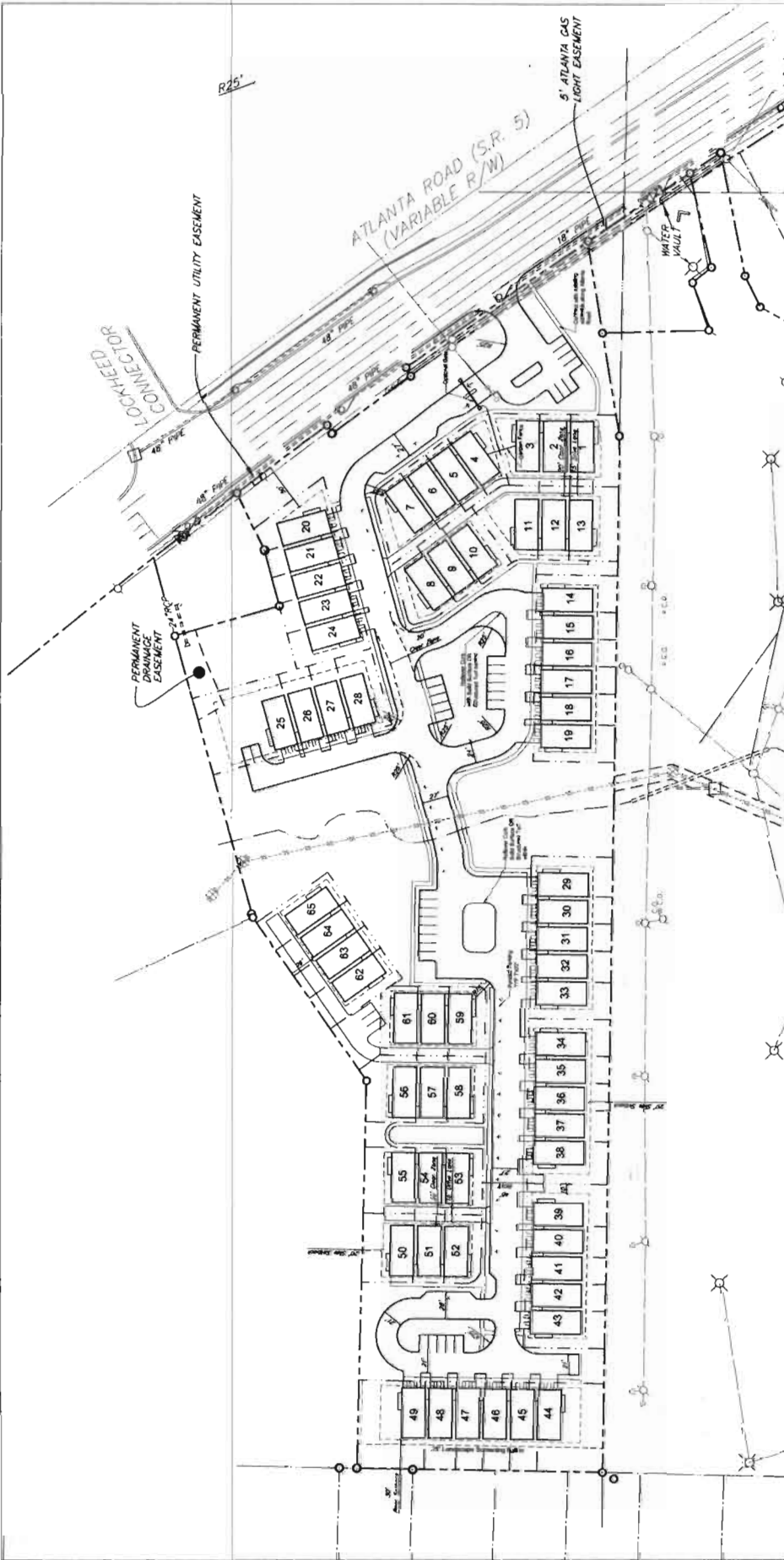
Checked by:
Adam Williamson
 License No. LA 001359



Project title
**Atlanta Road
 Site Plan**

**Venture
 Homes**

drawing date
03/24/2017



Adjacent Zoning Designation:	UDC Community Mixed Commercial "U" (light industrial)
Adjacent Land Use:	NORTH: UDC "U" South: UDC "U" (light industrial) WEST: UDC "U" (light industrial) EAST: UDC "U" (light industrial)
Project Name:	Atlanta Road
Project Location:	1300 Peachtree Street, NE, Atlanta, GA 30309
Project Owner:	Venture Homes
Project Architect:	TSW
Project Engineer:	Adam Williamson
Project Surveyor:	TSW
Project Planner:	TSW
Project Designer:	TSW
Project Draftsman:	TSW
Project Date:	03/24/2017
Project Status:	Final
Project Notes:	See attached site plan for details. All setbacks and easements are shown. The site plan is for informational purposes only and does not constitute a contract. The site plan is subject to the applicable regulations of the City of Atlanta.



APPLICANT: Venture Homes, Inc.

PHONE#: (770) 616-7515 **EMAIL:** seanr@venturehomes.com

REPRESENTATIVE: Sean G. Randall

PHONE#: (770) 616-7515 **EMAIL:** seanr@venturehomes.com

TITLEHOLDER: Land Acquisitions Investments, LLC

PROPERTY LOCATION: West side of Atlanta Road, south of

Ledford Street

ACCESS TO PROPERTY: Atlanta Road

PHYSICAL CHARACTERISTICS TO SITE: Wooded and

undeveloped acreage

CONTIGUOUS ZONING/DEVELOPMENT

NORTH: CRC/Retail Center; LI & GC/Madison Village Apartments

SOUTH: RM-12/Belmont Crossing Apartments

EAST: HI/Lockheed-Martin, Dobbins Air Reserve Base

WEST: R-20/Green Acres Subdivision

PETITION NO: Z-25

HEARING DATE (PC): 06-06-17

HEARING DATE (BOC): 06-20-17

PRESENT ZONING: CRC, LI

PROPOSED ZONING: FST

PROPOSED USE: Townhomes

SIZE OF TRACT: 8.64 acres

DISTRICT: 17

LAND LOT(S): 421,422

PARCEL(S): 50,16,17,29

TAXES: PAID X **DUE** _____

COMMISSION DISTRICT: 3

Adjacent Future Land Use:

North: Industrial Compatible (IC) and Community Activity Center (CAC)

Northeast: Community Activity Center and Industrial Compatible (IC) (on the other side of uncategorized ROW for Atlanta Road)

South: High Density Residential (HDR)

West: Low Density Residential (LDR)

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

PLANNING COMMISSION RECOMMENDATION

APPROVED _____ **MOTION BY** _____

REJECTED _____ **SECONDED** _____

HELD _____ **CARRIED** _____

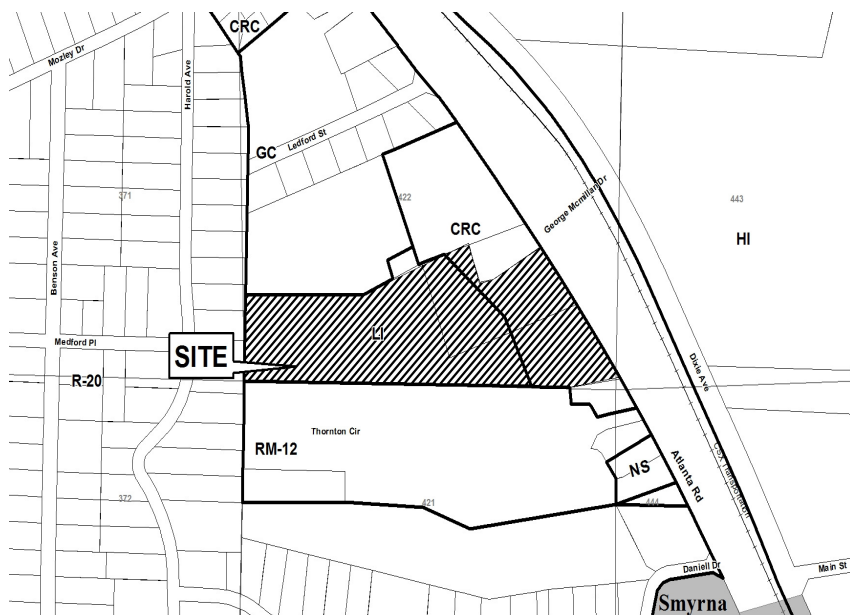
BOARD OF COMMISSIONERS DECISION

APPROVED _____ **MOTION BY** _____

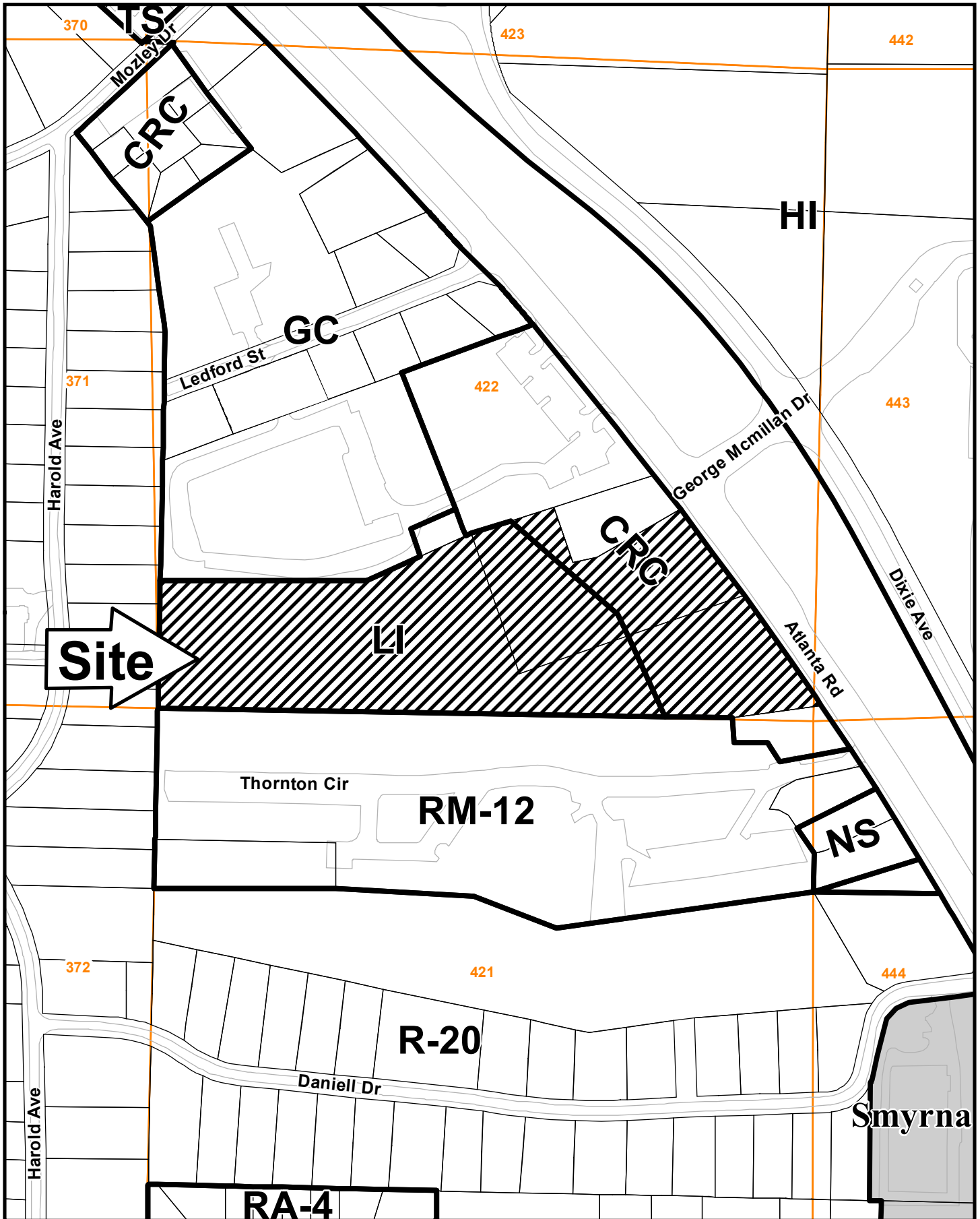
REJECTED _____ **SECONDED** _____

HELD _____ **CARRIED** _____

STIPULATIONS:



Z-25-2017-GIS



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

0 300 600 Feet

City Boundary
Zoning Boundary

APPLICANT: Venture Homes, Inc.

PETITION NO.: Z-25

PRESENT ZONING: CRC, LI

PETITION FOR: FST

ZONING COMMENTS:

Staff Member Responsible: Jason A. Campbell

Land Use Plan Recommendation: Community Activity Center (CAC) & Industrial Compatible (IC)

Proposed Number of Units: 65 **Overall Density:** 7.2 **Units/Acre**

Staff estimate for allowable # of units: 0 **Units*** **Increase of:** 65 **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 the Fee-Simple Townhouse (FST) zoning district for the purpose of developing a 65-unit townhouse subdivision. The units will range in size from 1,800 square feet to 2,400 square feet and the architecture will be traditional/Craftsman. The townhomes will have a mixture of front and rear loading garages as shown on the attached renderings.

The proposed site plan will require the following contemporaneous variances:

1. Waiving the rear setback for exterior lots from the required 35 feet to 30 feet along the western property line; and
2. Waiving the side setback for exterior lots from the required 40 feet to 20 feet on the north and south property lines.

Cemetery Preservation: No comment.

APPLICANT: Venture Homes, Inc.

PETITION NO.: Z-25

PRESENT ZONING: CRC, LI

PETITION FOR: FST

SCHOOL COMMENTS:

<u>Name of School</u>	<u>Enrollment</u>	<u>Capacity</u> <u>Status</u>	<u>Number of</u> <u>Portable</u> <u>Classrooms</u>
<u>Green Acres</u>	<u>712</u>	<u>668</u>	<u> </u>
Elementary <u>Campbell</u>	<u>1451</u>	<u>1203</u>	<u> </u>
Middle <u>Campbell</u>	<u>2788</u>	<u>2637</u>	<u> </u>
High			

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

Additional Comments: Approval of this petition will have a significant impact on the enrollment at these schools, and we oppose its approval.

*After 2019, relief will be provided for Campbell Middle School by construction of a new middle school.

*After 2019, relief will be provided for Campbell High School by the addition of classrooms.

SITE PLAN REVIEW SECTION COMMENTS:

Cobb County Zoning buffers must be fully vegetated across the full width of the buffer. The rear walls of the proposed units along the west property line are approximately 5 feet from the buffer. This may create safety, security, and maintenance issues for the occupants of those units. This will increase the likelihood of encroachments into this buffer. Cobb County staff will be obligated to regulate this buffer in perpetuity, including the mitigation of any buffer violations. Applicant should therefore consider reducing the footprint of the units adjacent to the buffer.

FIRE COMMENTS:

Modifications will be required to incorporate the Cobb County Fire Marshal’s Office comments.

GUEST PARKING: The Fire Department recommends dedicated guest parking be provided at a ratio of 1 space per unit as each unit does not have any parking outside of the garage.



APPLICANT: Venture Homes, Inc.
PRESENT ZONING: CRC & LI

PETITION NO.: Z-25
PETITION FOR: FST

PLANNING COMMENTS:

The applicant is requesting a rezoning from CRC and LI to FST for the purpose of townhomes. The .864 acre site is located on the west side of Atlanta Road, south of Ledford Street.

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 Smyrna been notified? ☒ Yes ☐ No / N/A

Comprehensive Plan

The parcel is within an Industrial Compatible (IC) and Community Activity Center (CAC) future land use category, with CRC and LI zoning designations. The purpose of the Industrial Compatible (IC) category is to provide for areas that can support light industrial, office/warehouse, and distribution uses. Typical uses for these areas include professional business parks and distribution centers. The purpose of the Community Activity Center (CAC) is to provide for areas that can meet the immediate needs of several neighborhoods or communities. Typical land uses for these areas include low to mid-rise office buildings and department stores.

Specific Area Policy Guidelines:

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

Adjacent Future Land Use:

North: Industrial Compatible (IC) and Community Activity Center (CAC)
Northeast: Community Activity Center and Industrial Compatible (IC) (on the other side of uncategorized ROW for Atlanta Road)
South: High Density Residential (HDR)
West: Low Density Residential (LDR)

Master Plan/Corridor Study

The property is located within the boundary of the Atlanta Road 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

APPLICANT: Venture Homes, Inc.
PRESENT ZONING: CRC & LI

PETITION NO.: Z-25
PETITION FOR: FST

PLANNING COMMENTS:

CONT.

The Smyrna-Osborne 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

APPLICANT Venture Homes

PETITION NO. Z-025

PRESENT ZONING CRC, LI

PETITION FOR FST

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): 16" DI / W side of Atlanta Road

Additional Comments: Public water system to serve development

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: Crossing center of property

Estimated Waste Generation (in G.P.D.): A D F= 10,400 Peak= 26,000

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 Public sewer system to serve development
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: Venture Homes, Inc.

PETITION NO.: Z-25

PRESENT ZONING: CRC, LI

PETITION FOR: FST

STORMWATER MANAGEMENT COMMENTS

FLOOD HAZARD: ☒ YES ☐ NO ☐ POSSIBLY, NOT VERIFIED

DRAINAGE BASIN: Theater Branch FLOOD HAZARD INFO: Zone X

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

WETLANDS: ☐ YES ☐ NO ☒ POSSIBLY, NOT VERIFIED

Location: within or adjacent to onsite stream.

- ☒ 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 downstream apartment culvert (Thornton Court) and receiving stream.

APPLICANT: Venture Homes, Inc.

PETITION NO.: Z-25

PRESENT ZONING: CRC, LI

PETITION FOR: FST

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

1. This site is located west of Atlanta Road at its intersection with George McMillan Drive. The site is currently undeveloped with a dense stand of pine trees at the rear of the site and a sparse stand of hardwoods at the front of the site. Average slopes on the site range from 2 to 20%. The majority of the site drains to the south into and through the adjacent apartment complex. The westernmost 1.7 acres drains to the southwest into and through the adjacent Green Acres Subdivision.
2. The existing stream channel that traverses the center of the site is indicated as a buffered stream on the County's stream buffer map. The required impervious setback will impact the location of units 19, 65 and 85. In addition, stormwater management for the development must also be located outside the undisturbed stream buffer. Unless this is placed underground, additional lots will be impacted by the need for a surface stormwater management facility.
3. Since there is no existing drainage easement or well-defined conveyance through the existing residential parcels within Green Acres Subdivision to the west, all impervious runoff from the western end of the site will need to be directed to the existing stream on the site.

APPLICANT: Venture Homes, Inc.

PETITION NO.: Z-25

PRESENT ZONING: CRC & LI

PETITION FOR: FST

TRANSPORTATION COMMENTS:

ROADWAY	ROADWAY CLASSIFICATION	SPEED LIMIT	JURISDICTIONAL CONTROL	MIN. R.O.W. REQUIREMENTS
Atlanta Road	Arterial	45 mph	Cobb County	100'

ROADWAY	LOCATION	AVERAGE DAILY TRIPS	LEVEL OF SERVICE
Atlanta Road	South of Darwin Road	17,800	C

*Based on 2015AADT counting data taken by GDOT, as published on their website, for Atlanta Road.
Planning Level of Service based on available Average Daily Trips using GRTA guideline thresholds. Classification thresholds for LOS A and LOS B are not available for local roads from this data source.
LOS C or D is acceptable based on GDOT Design Policy Manual criteria.*

COMMENTS AND OBSERVATIONS

Atlanta 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 west side of Atlanta 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 a deceleration lane on Atlanta Road for the entrance.

Recommend entrance on Atlanta Road be at least 250' from the George Mcmillan Drive intersection. An entrance within 250' of a signalized intersection may be subject to turn restrictions. Recommend location and design be determined during plan review, subject to Cobb County DOT approval.

STAFF RECOMMENDATIONS

Z-25 VENTURE HOMES, INC.

- A. It is Staff's opinion that the applicant's rezoning proposal will not permit a use that is suitable in view of the use and development of adjacent and nearby properties. Other properties in this area are zoned HI, LI, CRC, RM-12 and R-20.
- B. It is Staff's opinion that the applicant's rezoning proposal will have an adverse effect on the usability of adjacent or nearby property. Properties to the north and south include grandfathered multi-family developments. Some of the abutting property to the north is more recent commercial uses in a retail center, and Lockheed-Martin is across Atlanta Road in the Heavy Industrial zoning district. The abutting property to the west is an established R-20 single-family residential that was platted in the 1950s.
- C. It is Staff's opinion that the applicant's rezoning proposal will result in a use which would cause an excessive or burdensome use of existing streets, transportation facilities, and utilities. This opinion can be supported by the departmental comments contained in this analysis. The Cobb County School District is concerned that this proposal will have a significant impact on the enrollment at schools in this area
- D. It is Staff's opinion that the applicant's rezoning proposal is not in conformity with the policy and intent of the *Cobb County Comprehensive Plan*, which delineates this property as being within the Community Activity Center (CAC) and Industrial Compatible (IC) land use categories. The requested FST zoning district is not compatible with the CAC and IC land use categories. This property was placed in the Industrial Compatible land use category due to the nuisances associated with the operation of Dobbins Air Reserve Base and Lockheed-Martin.
- 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 denying the applicant's rezoning proposal. The requested FST zoning district is not compatible with the existing CAC and IC land use categories on the property. The FST zoning district is supposed to be located within or on the edge of properties delineated for Medium Density Residential (MDR), High Density Residential (HDR) and Regional Activity Center (RAC) land use categories.

Based on the above analysis, Staff recommends DENIAL.

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-25

June
2017

Summary of Intent for Rezoning

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

- a) Proposed unit square-footage(s): 1,800 - 2,400 Heated Square Feet
- b) Proposed building architecture: Traditional / Craftsman
- c) List all requested variances: _____
- _____
- _____
- _____

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

- a) Proposed use(s): _____
- b) Proposed building architecture: _____
- c) Proposed hours/days of operation: _____
- d) List all requested variances: _____
- _____
- _____
- _____

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

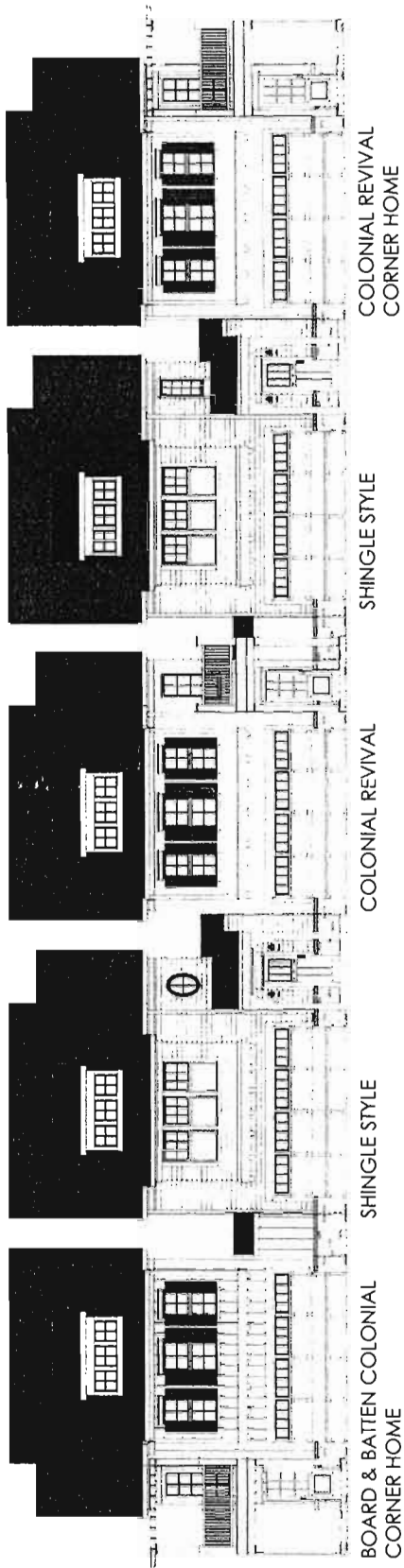
Part 4. Is any of the property included on the proposed site plan owned by the Local, State, or Federal Government?

(Please list all Right-of-Ways, Government owned lots, County owned parcels and/or remnants, etc., and attach a plat clearly showing where these properties are located). No

Site Concept Plan for:
ATLANTA ROAD
for: Venture Homes

RECEIVED
APR 20 2017
CONTRACT COMM. DEV. AGENCY
ZONING DIVISION

2/10/17



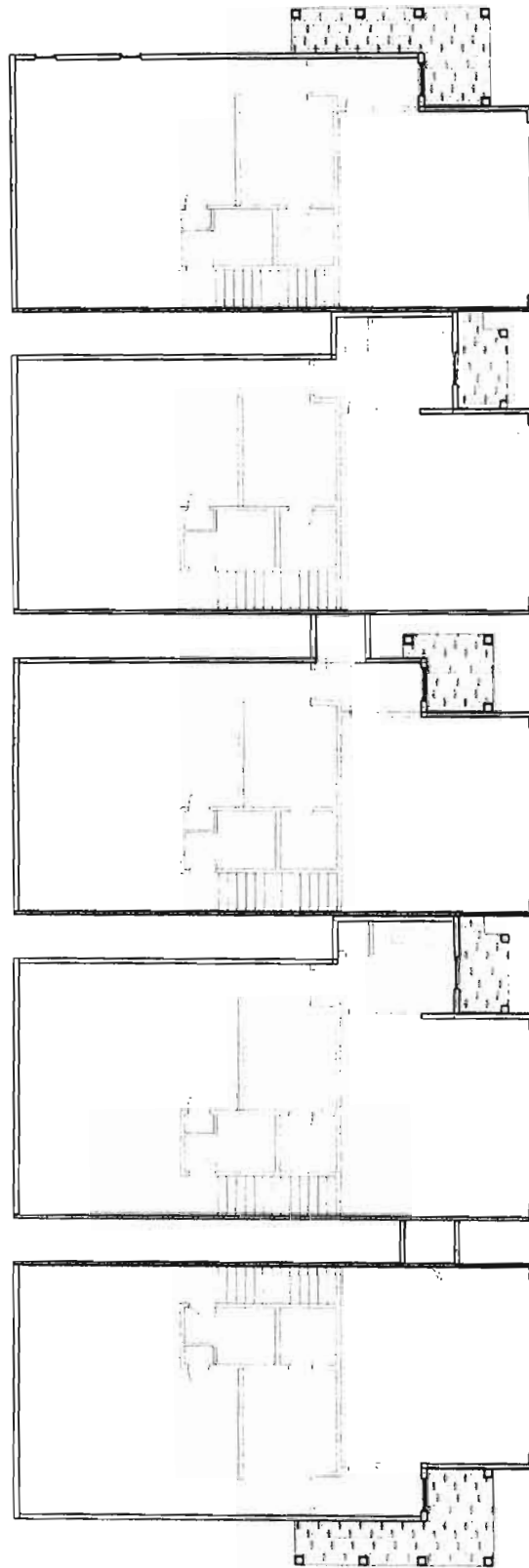
VIEW OF FRONT ELEVATION OF 24' WIDE HOME

FOR: WOODSTOCK POINT – VENTURE HOMES

TSW

PLANNERS
ARCHITECTS
LANDSCAPE ARCHITECTS

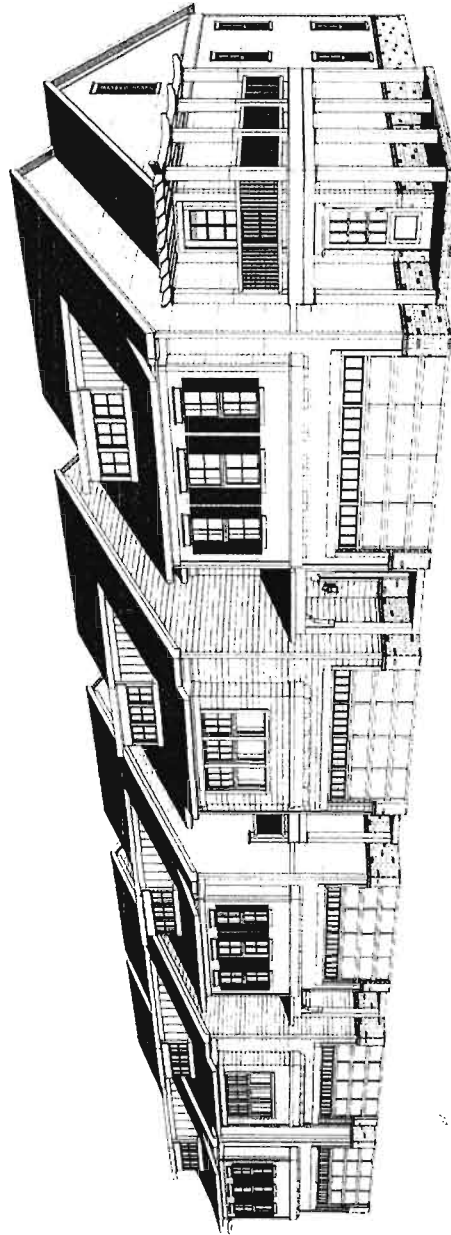
2/10/17



PLAN OF 24' WIDE HOME

FOR: WOODSTOCK POINT – VENTURE HOMES

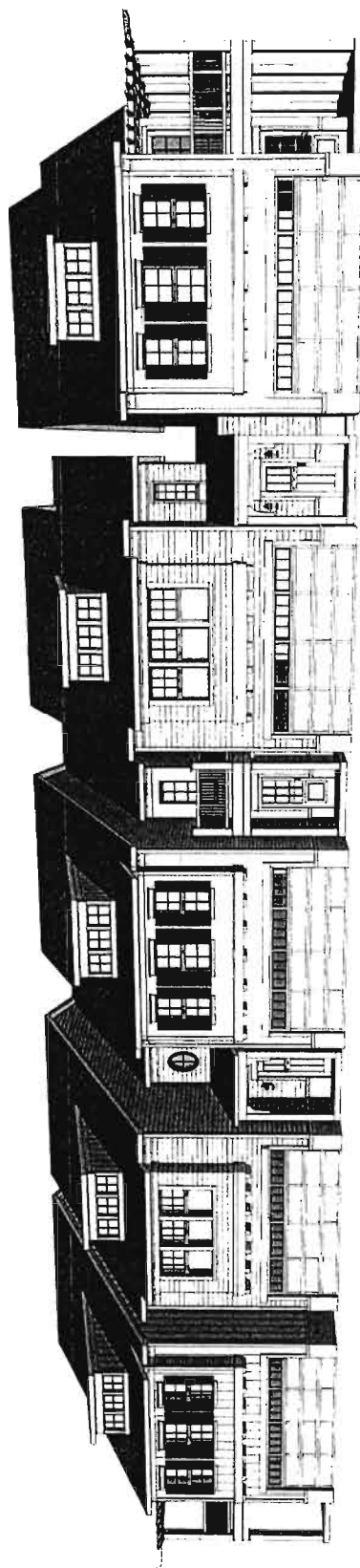
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VIEW OF 24' WIDE HOME

FOR: WOODSTOCK POINT – VENTURE HOMES

2/10/17



VIEW OF 24' WIDE HOME

FOR: WOODSTOCK POINT – VENTURE HOMES