

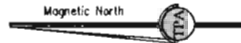
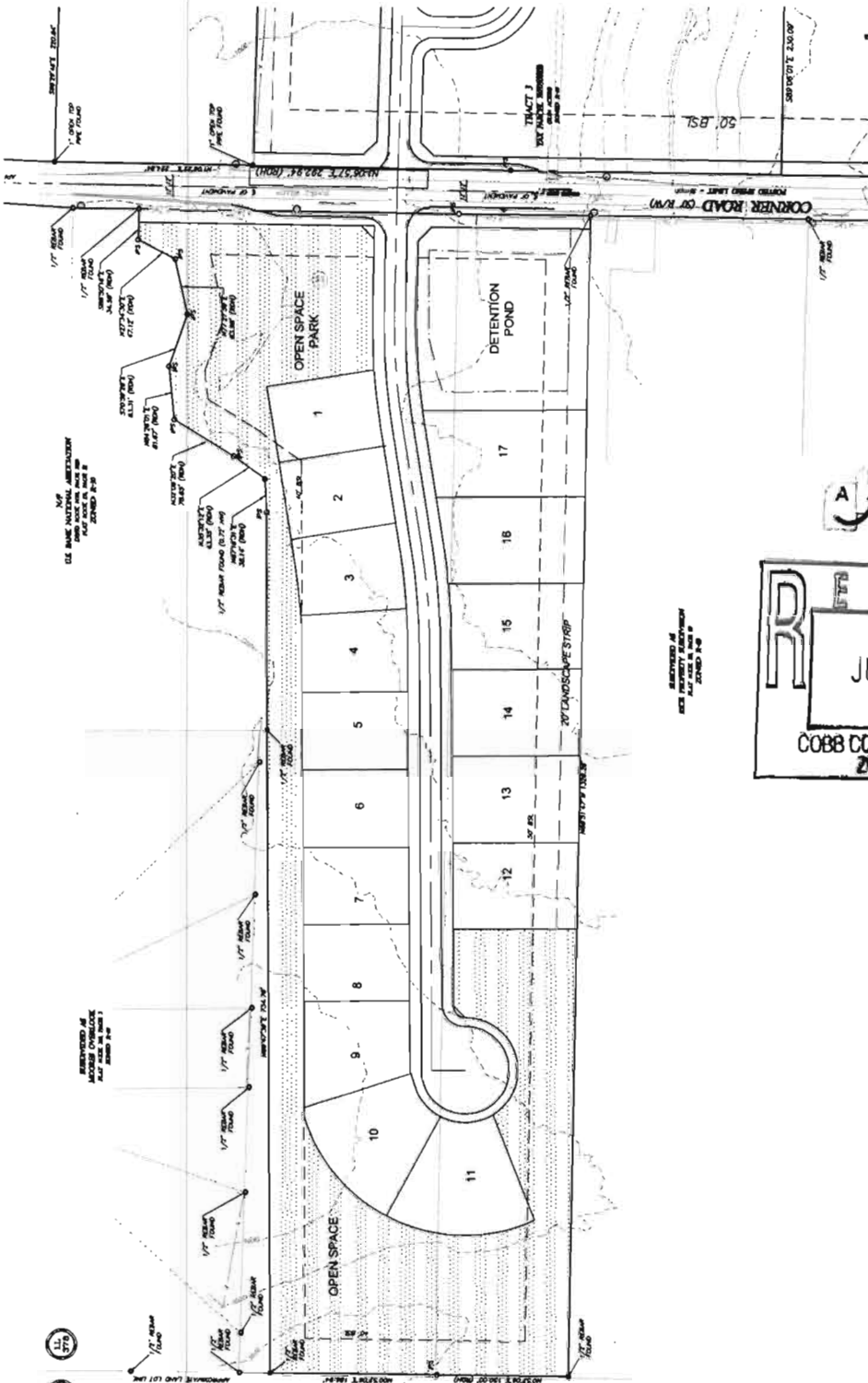
Z-9 (2017) West Tract

Parcel #	Sq. Ft.	Acres
1	10633	0.24
2	10560	0.24
3	11187	0.25
4	11036	0.25
5	10560	0.24
6	10560	0.24
7	10560	0.24
8	10560	0.24
9	12705	0.28
10	14522	0.33
11	15402	0.35
12	13989	0.32
13	14215	0.32
14	14441	0.33
15	14766	0.34
16	15899	0.36
17	17594	0.40

SITE NOTES

1. Site area: Tracts 1, 2, 3, 11, 16
2. Total area: 1,111,111 sq. ft. (25.25 acres)
3. R-20 OSC density = 1.00
4. Open Space - 4.00 acres (35%)
5. Density - 1.00 units per acre
6. Existing zoning - R-20 OSC
7. Proposed zoning - R-20 OSC
8. Minimum lot size - 10,000 sq. ft.
9. Minimum lot size - 10,000 sq. ft.
10. Proposed setbacks:
 - Front setback: 20'
 - Rear setback: 20'
 - Side setback: 10'

CONCEPT PLAN
Corner Road West Tract
R-20 OSC Plan
 LOTS 1, 2, 3, 11, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 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



Scale: 1" = 20'
 0 20 40 60 80 100 120 140 160 180

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 ZONING DIVISION

PARANOMIES
 DAVID LANGRISH
 4317 Park Drive, Suite 400
 Norcross, Georgia 30093
 Phone: (770) 416-2711
 www.paranomies.com



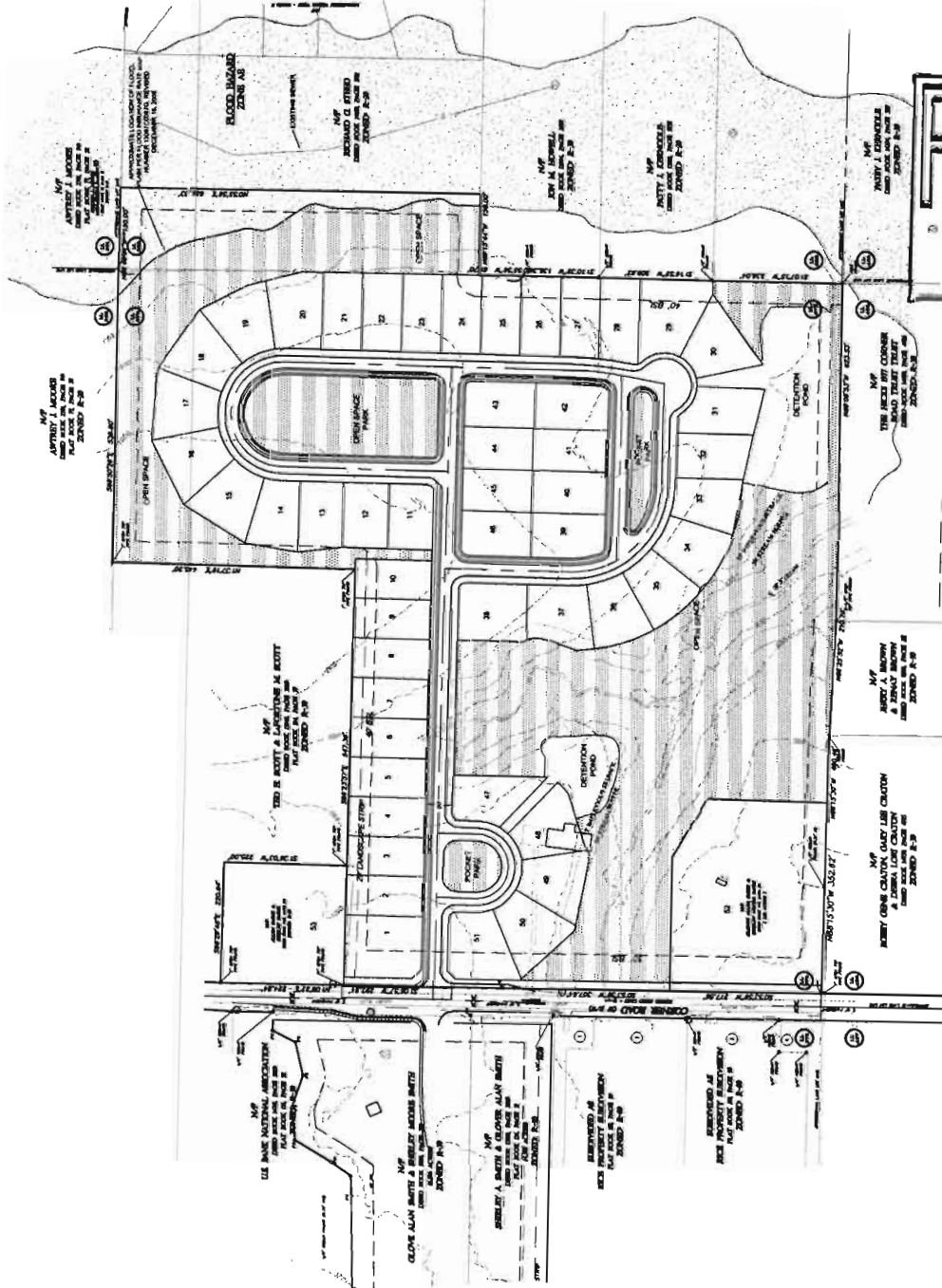
Z-9 (2017) East Tract

Parcel #	Sq. Ft.	Acres
1	15783	0.36
2	10222	0.23
3	10225	0.23
4	10224	0.23
5	10224	0.23
6	10223	0.23
7	10223	0.23
8	10222	0.23
9	10222	0.23
10	10220	0.23
11	10044	0.23
14	10126	0.23
15	11676	0.27
16	11676	0.27
17	11676	0.27
18	11676	0.27
19	12159	0.28
20	13617	0.31
21	10436	0.24
22	10498	0.24
23	10560	0.24
24	10821	0.24
25	10683	0.25
26	10734	0.25
27	10799	0.25
28	11226	0.26
29	75673	0.36
30	71875	0.27
31	71485	0.26
32	10893	0.25
33	10449	0.24
34	10987	0.26
35	10959	0.25
36	10798	0.25
37	12948	0.30
38	13404	0.31
39	10941	0.26
40	10429	0.24
41	10429	0.24
42	11124	0.26
43	10780	0.25
44	10042	0.23
45	10042	0.23
46	10780	0.25
47	11628	0.27
48	12162	0.28
49	11814	0.27
50	12346	0.28
51	13560	0.31
52	96832	2.20
53	49484	1.13

Parcel #	Sq. Ft.	Acres
1	15783	0.36
2	10222	0.23
3	10225	0.23
4	10224	0.23
5	10224	0.23
6	10223	0.23
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8	10222	0.23
9	10222	0.23
10	10220	0.23
11	10044	0.23
14	10126	0.23
15	11676	0.27
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17	11676	0.27
18	11676	0.27
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23	10560	0.24
24	10821	0.24
25	10683	0.25
26	10734	0.25
27	10799	0.25

SITE NOTES

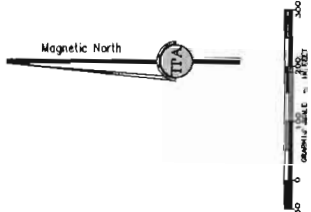
- Total Site Area: 35,512 Acres
- Net Buildable Area: 14,568 Acres
- Total Number of Units: 53,800
- Total Density: 1.53 Units/Acre
- Minimum Lot Width: 65'
- R-20 OSC Open Space Required: 12.09 Acres (33%)
- R-20 OSC Open Space Provided: 12.25 Acres (35%)
- Existing Zoning: R-30
- Proposed Zoning: R-20 OSC
- Proposed Land Use: Single Family
- Proposed Density: 10,000 SF
- Proposed Setbacks:
 - Front Setback: 20'
 - Rear Setback: 20'
 - Side Setback: 10'



CONCEPT PLAN
Corner Road East Tract
R-20 OSC Plan
 Land Lot 378, 1stn District, 2nd Section
 Cobb County
 Georgia

DATE: 8/20/17
DRAWN BY: J. HARRIS
CHECKED BY: J. HARRIS
SCALE: 1"=100'
PROJECT: Z-9
DATE: 8/20/17

1 of 1



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 GOBB CO. COMM. DEV. AGENCY
 ZONING DIVISION

PARANOMIES
 DAVID LANGRISH
 808 Brookhaven Blvd, Suite 200
 Atlanta, GA 30328
 Phone: (770) 416-5799
 www.thetrupfruit.com

4317 Peak Drive, Suite 400
 Atlanta, GA 30325
 Phone: (770) 416-5791
 Fax: (770) 416-5799
 www.thetrupfruit.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-20, R-30

PROPOSED ZONING: R-20/OSC

PROPOSED USE: Residential Subdivision

SIZE OF TRACT: 46.962 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** _____

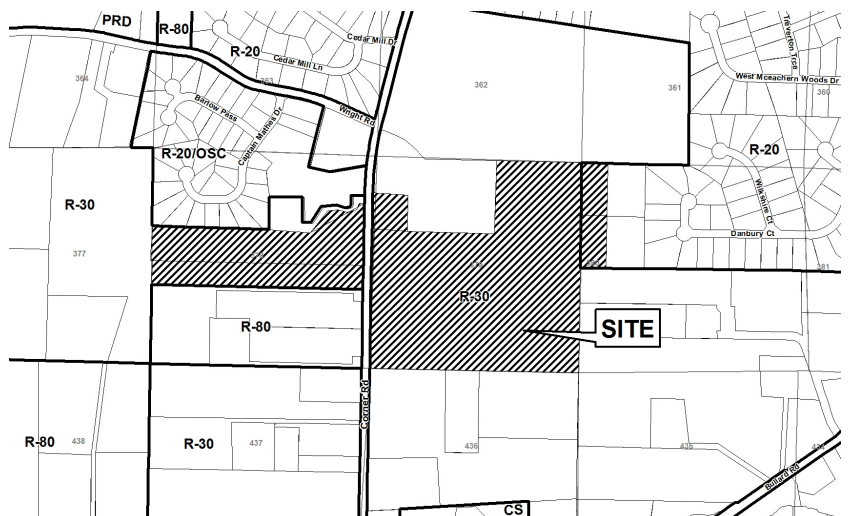
BOARD OF COMMISSIONERS DECISION

APPROVED _____ **MOTION BY** _____

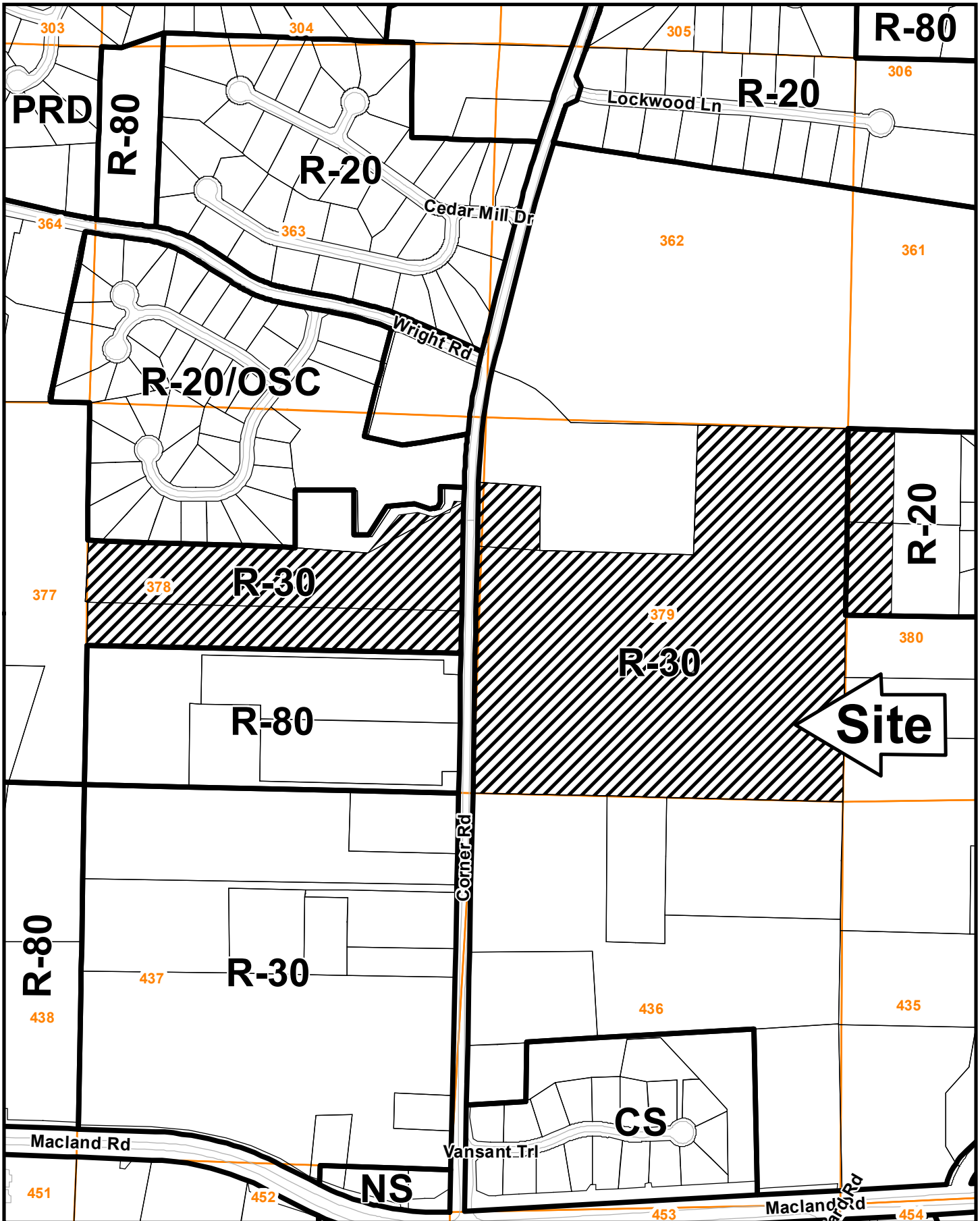
REJECTED _____ **SECONDED** _____

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.

0 300 600 Feet

City Boundary
Zoning Boundary

APPLICANT: Paran Homes

PETITION NO.: Z-9

PRESENT ZONING: R-20, 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: 70 **Overall Density:** 1.52 **Units/Acre**

Staff estimate for allowable # of units: 51 **Units*** **Increase of:** 19 **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 70-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 proposed plans indicate 12.25 acres of open space (34.5%) on the East Tract and 4.02 acres of open space on the West Tract (35.1%). Open space parks are indicated on both tracts.

Cemetery Preservation: No comment.

APPLICANT: Paran Homes

PETITION NO.: Z-9

PRESENT ZONING: R-20, 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> Elementary	<u>945</u>	<u>1004</u>	<u> </u>
<u>Los Mtn. Middle</u> Middle	<u>1092</u>	<u>1046</u>	<u> </u>
<u>Hillgrove High</u> High	<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.

FIRE COMMENTS:

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-20, 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-20, R-30

PETITION FOR: R-20/OSC

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

COBB COUNTY COMMUNITY DEVELOPMENT AGENCY

Planning Division
1150 Powder Springs Street
Marietta, Georgia 30060
(770) 528-2018

Z-9 (2017)
REVISED
OSC COMMENTS

Z-9

Date: **June 14, 2017**

Site Plan Date: **Revised May 26, 2017 – Stamped Receive June 5, 2017**

Contact: Phillip Westbrook (770) 528-2014

Property Location: East and west sides of Corner Road, south of Wright Road

Land Lot/District: 378, 379 / 19

Current Zoning: R-20, R-30

Proposed Use: R-20 OSC

Corner Road East Tract

Total Area: 35.5 acres

Floodplain/Wetland Area/Cemetery: 0.944 acres

Community Area: 0 acres

Net Buildable Area: 34.56

Base Density Allowed: 1.75 upa

Base Density Allowed w/Bonus: 1.92 upa

Proposed Lots: 53

Net Density: 1.53 upa

Future Land Use: Very Low Density Residential (0 to 2 upa)

Open Space Requirement: 12.4 acres or 35%; for bonus 13.6 acres or 38.5%

Open Space Proposed: 12.25 acres or 34.5%

Percentage of Open Space within Floodplain, Wetlands, & Lakes: 7.7%

Setbacks:

Front: 20'

Rear: 20'

Side: 10'

NOTE: Open Space community overlay plans are approved as site plan specific.

The revised site plan dated 5/26/17 and received 6/5/17 depicting the Corner Road East Tract does not provide adequate Open Space, therefore does not currently meet the OSC ordinance. The open space required is 12.4 acres or 35% of the total tract area. The open space proposed is 12.25 acres or 34.5%.

Comments:

- 1.) Need to provide at least 35% open space
- 2.) Open space calculation is based on the total tract area and not the net buildable area.
- 3.) Overall residential development shall be compatible with neighboring residential uses. In areas where adjoining neighborhood lots are larger than those proposed, the plan should incorporate larger lots adjacent to the existing neighborhoods with small lots to the interior.
- 4.) Mass grading of the project tract is discouraged
- 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.) Most of the surrounding uses are rural in character with a couple of neighborhoods in proximity. Mceachern Woods West 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 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.
- 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 or built on. 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

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: 17

Net Density: 1.48 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 35.1%

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.

Comments:

- 1.) Overall residential development shall be compatible with neighboring residential uses. In areas where adjoining neighborhood lots are larger than those proposed, the plan should incorporate larger lots adjacent to the existing neighborhoods with small lots to the interior.
- 2.) Mass grading of the project tract is discouraged
- 3.) 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:

- 4.) Most of the surrounding uses are rural in character with a couple of neighborhoods in proximity. Mceachern Woods West located to the east of the proposed development is zoned R-20 and

Moore's 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 Moore's Overlook and in areas where 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.

- 5.) Provide Stipulation letter
- 6.) 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 or built on. 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-20, 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.

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-20, R-30

PETITION FOR: R-20/OSC

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-20, R-30

PETITION FOR: R-20/OSC

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-20, 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 1.53 units per acre on the East Tract and 1.48 units per acre on the West Tract. 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).
- 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 densities on either side of the road are within the VLDR range of 0-2 units per acre. 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 June 5, 2017, with the District Commissioner approving minor modifications;
2. Planning Division comments and recommendations;
3. Fire Department comments and recommendations;
4. Water and Sewer Division comments and recommendations;
5. Stormwater Management Division comments and recommendations;
6. Department of Transportation comments and recommendations;
7. 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
8. 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

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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
