

Z-44
(2017)

PLANNERS AND ENGINEERS COLLABORATIVE
WE PROVIDE SOLUTIONS™
2700 CUMBERLAND PARKWAY, SUITE 400
ATLANTA, GEORGIA 30339
PHONE: 678-448-8161

SITE DATA
TOTAL SITE AREA: 35.51 ACRES

EXISTING ZONING	R-10
EXISTING SUBDIVISION	UNSUBDIVIDED
EXISTING COUNTY	DEKALB COUNTY
DEVELOPMENT TYPE	RESIDENTIAL
PROPOSED USE	RESIDENTIAL
PROPOSED LOT SIZE	1,400 SQ. FT.
PROPOSED LOTS	25 LOTS
PROPOSED UNITS	25 UNITS
PROPOSED GARAGES	25 GARAGES
PROPOSED DRIVEWAYS	25 DRIVEWAYS
PROPOSED SIDEWALKS	25 SIDEWALKS
PROPOSED STREETS	25 STREETS
PROPOSED TRAILS	25 TRAILS
PROPOSED BIKEWAYS	25 BIKEWAYS
PROPOSED UTILITIES	25 UTILITIES
PROPOSED LANDSCAPE	25 LANDSCAPE
PROPOSED LIGHTING	25 LIGHTING
PROPOSED SECURITY	25 SECURITY
PROPOSED FURNITURE	25 FURNITURE
PROPOSED SIGNAGE	25 SIGNAGE
PROPOSED PAINTING	25 PAINTING
PROPOSED MAINTENANCE	25 MAINTENANCE
PROPOSED INSPECTION	25 INSPECTION
PROPOSED RECORDING	25 RECORDING
PROPOSED CLOSING	25 CLOSING
PROPOSED OCCUPANCY	25 OCCUPANCY
PROPOSED COMPLETION	25 COMPLETION

REVISIONS

NO.	DATE	DESCRIPTION
1	05/31/2017	ISSUED FOR PERMITTING
2	06/01/2017	REVISED PER PERMITTING
3	06/02/2017	REVISED PER PERMITTING
4	06/03/2017	REVISED PER PERMITTING
5	06/04/2017	REVISED PER PERMITTING
6	06/05/2017	REVISED PER PERMITTING
7	06/06/2017	REVISED PER PERMITTING
8	06/07/2017	REVISED PER PERMITTING
9	06/08/2017	REVISED PER PERMITTING
10	06/09/2017	REVISED PER PERMITTING
11	06/10/2017	REVISED PER PERMITTING
12	06/11/2017	REVISED PER PERMITTING
13	06/12/2017	REVISED PER PERMITTING
14	06/13/2017	REVISED PER PERMITTING
15	06/14/2017	REVISED PER PERMITTING
16	06/15/2017	REVISED PER PERMITTING
17	06/16/2017	REVISED PER PERMITTING
18	06/17/2017	REVISED PER PERMITTING
19	06/18/2017	REVISED PER PERMITTING
20	06/19/2017	REVISED PER PERMITTING
21	06/20/2017	REVISED PER PERMITTING
22	06/21/2017	REVISED PER PERMITTING
23	06/22/2017	REVISED PER PERMITTING
24	06/23/2017	REVISED PER PERMITTING
25	06/24/2017	REVISED PER PERMITTING
26	06/25/2017	REVISED PER PERMITTING
27	06/26/2017	REVISED PER PERMITTING
28	06/27/2017	REVISED PER PERMITTING
29	06/28/2017	REVISED PER PERMITTING
30	06/29/2017	REVISED PER PERMITTING
31	06/30/2017	REVISED PER PERMITTING

DEVELOPMENT NOTES:

1. COMPLY WITH ALL APPLICABLE REGULATIONS AND ORDINANCES.
2. ALL UTILITIES TO BE LOCATED AS SHOWN.
3. ALL UTILITIES TO BE DEEPENED TO 48" BELOW FINISHED GRADE.
4. ALL UTILITIES TO BE PROTECTED BY CONCRETE CURBS AND SAND FILL.
5. ALL UTILITIES TO BE PROTECTED BY CONCRETE SLABS AND SAND FILL.
6. ALL UTILITIES TO BE PROTECTED BY CONCRETE WALLS AND SAND FILL.
7. ALL UTILITIES TO BE PROTECTED BY CONCRETE PILES AND SAND FILL.
8. ALL UTILITIES TO BE PROTECTED BY CONCRETE TIE BEAMS AND SAND FILL.
9. ALL UTILITIES TO BE PROTECTED BY CONCRETE BRACES AND SAND FILL.
10. ALL UTILITIES TO BE PROTECTED BY CONCRETE ANCHORS AND SAND FILL.
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42. ALL UTILITIES TO BE PROTECTED BY CONCRETE WEDGES AND SAND FILL.
43. ALL UTILITIES TO BE PROTECTED BY CONCRETE PLATES AND SAND FILL.
44. ALL UTILITIES TO BE PROTECTED BY CONCRETE COUSERS AND SAND FILL.
45. ALL UTILITIES TO BE PROTECTED BY CONCRETE KEY BOLTS AND SAND FILL.

MASTER SITE REZONING PLAN

SCALE: 1" = 100'

DATE: MAY 31, 2017

PROJECT: 17358.00A

WE PROVIDE SOLUTIONS™



GEORGIA BOARD OF PROFESSIONAL ENGINEERS

STATE OF GEORGIA

REGISTERED PROFESSIONAL ENGINEER

NO. 12345

DATE: MAY 31, 2017

PROJECT: 17358.00A

WE PROVIDE SOLUTIONS™

24 HOUR CONTACT:
PAUL MICHAEL @ 678-348-8361

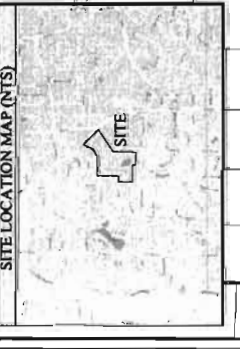


EXHIBIT "A"

APPLICANT: Meritage Homes of Georgia, LLC

PETITION NO: Z-44

PHONE #: 678-348-8361 **EMAIL:** tyler.vansant@meritagehomes.com

HEARING DATE (PC): 08-01-17

REPRESENTATIVE: J. Kevin Moore

HEARING DATE (BOC): 08-15-17

PHONE #: 770-429-1499 **EMAIL:** jkm@mijs.com

PRESENT ZONING: R-20

TITLEHOLDER: MULTIPLE TITLEHOLDERS IN ZONING FILE

PROPOSED ZONING: RA-5, RA-6, RM-8

PROPERTY LOCATION: Southwest intersection of Floyd Road and
Glore Road, northern terminus of Green Valley Road

PROPOSED USE: Residential Community

ACCESS TO PROPERTY: Floyd Road, Glore Road

SIZE OF TRACT: 47.515 acres

DISTRICT: 17,19

PHYSICAL CHARACTERISTICS TO SITE: Single-family house,
accessory structure, wooded and undeveloped acreage

LAND LOT(S): 29,30,1073,1074,1147

PARCEL(S): 21,3,24,1

TAXES: PAID X **DUE** _____

COMMISSION DISTRICT: 4

CONTIGUOUS ZONING/DEVELOPMENT

NORTH: R-20/Briarcliff Estates & single-family houses

SOUTH: R-20 & R-15/Clay Manor Subdivision;
R-20/Single-family house

EAST: R-20/Single-family house; Bradley Acres

WEST: R-20/Single-family house; Glore Estates;
Clay Manor; Briarcliff Estates

Adjacent Future Land Use:

Northeast: Medium Density Residential (MDR),
Neighborhood Activity Center (NAC) and Low
Density Residential (LDR)

Southeast: Medium Density Residential (MDR)

East: Medium Density Residential (MDR)

South: Low Density Residential (LDR)

West: Low Density Residential (LDR)

North: Low Density Residential (LDR)

Northwest: Low Density Residential (LDR)

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

PLANNING COMMISSION RECOMMENDATION

APPROVED _____ **MOTION BY** _____

REJECTED _____ **SECONDED** _____

HELD _____ **CARRIED** _____

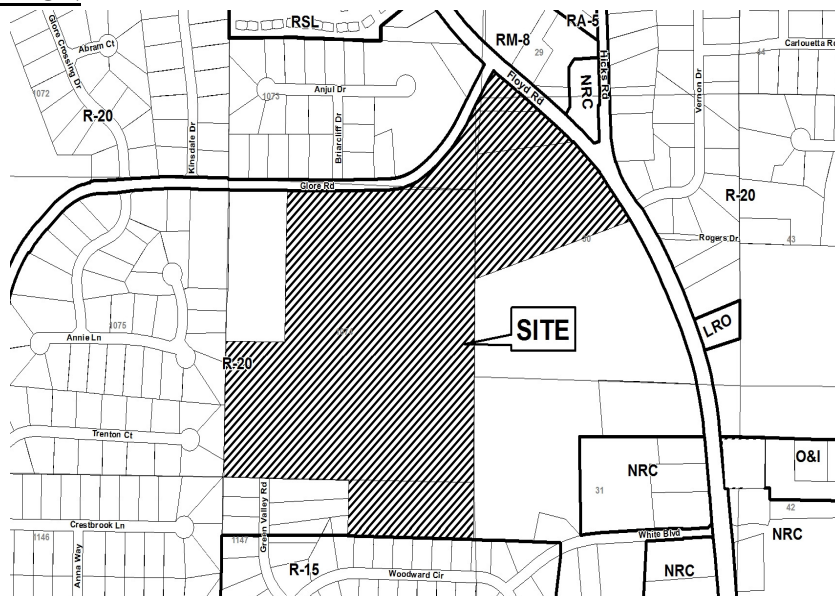
BOARD OF COMMISSIONERS DECISION

APPROVED _____ **MOTION BY** _____

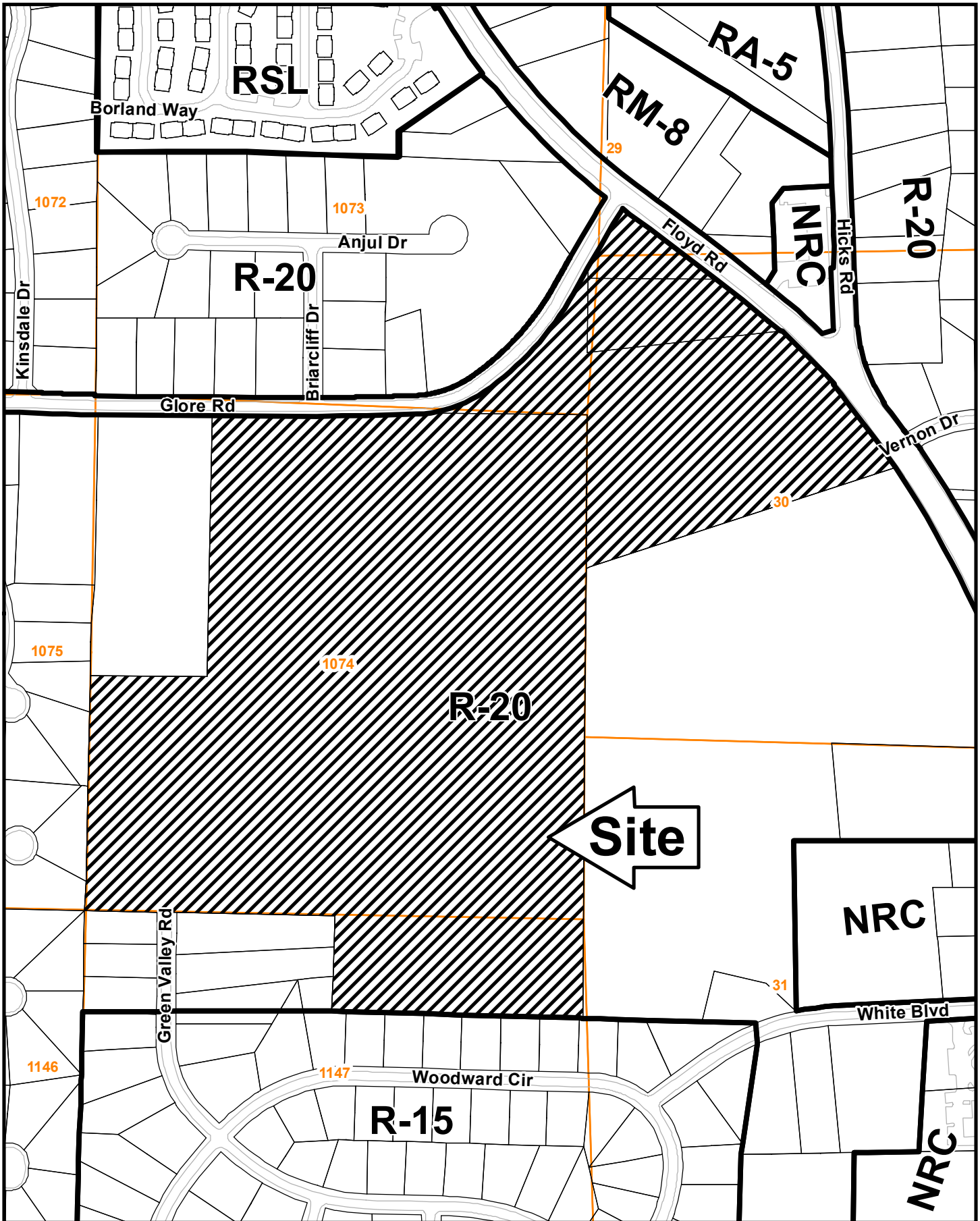
REJECTED _____ **SECONDED** _____

HELD _____ **CARRIED** _____

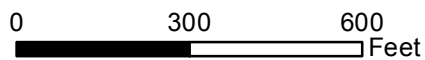
STIPULATIONS:



Z-44 2017-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: Meritage Homes of Georgia, LLC

PETITION NO.: Z-44

PRESENT ZONING: R-20

PETITION FOR: RA-5, RA-6, RM-8

ZONING COMMENTS:

Staff Member Responsible: Jason A. Campbell

Land Use Plan Recommendation: LDR +/- 36 acres (1-2.5 units per acre)
& MDR +/- 11 acres (2.5-5 units per acre)

Proposed Number of Units: 154 **Overall Density:** 3.64 **Units/Acre**

Staff estimate for allowable # of units: 83 **Units*** **Increase of:** 71 **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 request the RA-5, RA-6 and RM-8 zoning districts for the purpose of developing a 154-unit subdivision, having a mixture of attached and detached single-family homes. The 11.15 acres at the immediate intersection of Floyd Road and Glore Road is proposed to be RM-8 with 22 detached single-family units and 57 townhomes. This portion indicates an approximate density of 7.08 units per acre. Continuing southwesterly along Glore Road, and south into the property, the proposed RA-5 and RA-6 with 75 single-family detached units will yield an approximate density of 2.06 units per acre. The applicant’s revised site plan from September 25, 2017, indicates a total site density of 3.64 units per acre. The townhomes will have a minimum size of 1,750 square feet. The bungalows will be a minimum of 1,650 square feet. The single-family houses will be a minimum of 1,800 square feet and greater. The proposed architecture will consist of brick, stone, stacked stone, shake, board and batten, cement fiber, or combinations thereof, with accent materials.

The proposed site plan will require the following contemporaneous variances:

1. Waiver of the front setback along Floyd Road from the required 75 feet for an arterial road to 40 feet; and
2. Waiver of the interior rear setback for the RM-8 detached units from the required 30 feet to 10 feet.

Cemetery Preservation: No comment.

APPLICANT: Meritage Homes of Georgia, LLC

PETITION NO.: Z-44

PRESENT ZONING: R-20

PETITION FOR: RA-5, RA-6, RM-8

SCHOOL COMMENTS:

<u>Name of School</u>	<u>Enrollment</u>	<u>Capacity Status</u>	<u>Number of Portable Classrooms</u>
<u>Mableton</u>	<u>1059</u>	<u>904</u>	<u> </u>
Elementary			
<u>Floyd</u>	<u>912</u>	<u>1046</u>	<u> </u>
Middle			
<u>South Cobb</u>	<u>2014</u>	<u>2612</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.

APPLICANT: Meritage Homes of Georgia

PETITION NO.: Z-44

FIRE COMMENTS:

Modifications may be required to incorporate the Cobb County Fire Marshal's Office 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: Meritage Homes of Georgia, LLC

PETITION NO.: Z-44

PRESENT ZONING: R-20

PETITION FOR: RA-5, RA-6 & RM-8

PLANNING COMMENTS:

The applicant is requesting a rezoning from R-20 to RA-5, RA-6 and RM-8 for the purpose of a residential community. The 47.515 acre site is located at the southwest intersection of Floyd Road and Glore Road, and the northern terminus of Green Valley 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) and Low Density Residential (LDR) future land use category, with RSL 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. The purpose of the Low Density Residential (LDR) category is to provide for areas that are suitable for low density housing between one (1) and two and one-half (2.5) dwelling units per acre. This category presents a range of densities.

Specific Area Policy Guidelines:

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

Adjacent Future Land Use:

- Northeast: Medium Density Residential (MDR), Neighborhood Activity Center (NAC) and Low Density Residential (LDR)
- Southeast: Medium Density Residential (MDR)
- East: Medium Density Residential (MDR)
- South: Low Density Residential (LDR)
- West: Low Density Residential (LDR)
- North: Low Density Residential (LDR)
- Northwest: Low Density Residential (LDR)

Master Plan/Corridor Study

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

Historic Preservation

After reviewing various county resources including historic and archeological resource surveys and documented Civil War trench maps, it is determined that a c. 1930 house (4646 Floyd Road) and c. 1940 house (4656 Floyd Road) are located within the project area. Due to the age and location of the structures, information about these resources and their occupants appears to have the potential to contribute significantly to the county's public history. Staff recommends the homes either be incorporated into the development or, alternately, documented if destroyed.

In order to properly document this structures, their inhabitants, and the role they played in Cobb County's history, staff requests a history of the homes and their occupants (as well as archival-quality photographs of the structure, all outbuildings, and its setting) be completed by a cultural resource consultant. These materials should be submitted to the historic preservation planner.

APPLICANT: Meritage Homes of Georgia, LLC

PETITION NO.: Z-44

PRESENT ZONING: R-20

PETITION FOR: RA-5, RA-6 & RM-8

PLANNING COMMENTS:

CONT.

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 South Cobb 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)

Noise Zone

Bird / Wildlife Air Strike Hazard (BASH) area

APPLICANT Meritage Homes of Georgia LLC

PETITION NO. Z-044

PRESENT ZONING R-20

PETITION FOR RA-5,RA-6,RM

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): 12" DI / W side of Floyd Road

Additional Comments: Also 6" DI in Glore Rd, 6" DI in Green Valley Rd

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: SW corner of site at Green Valley Road

Estimated Waste Generation (in G.P.D.): A D F= 27,840 Peak= 69,600

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 Sewer flow study may be required at Plan Review 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: Meritage Homes of Georgia, LLC

PETITION NO.: Z-44

PRESENT ZONING: R-20

PETITION FOR: RA-5, RA-6, RM-8

STORMWATER MANAGEMENT COMMENTS

FLOOD HAZARD: YES NO POSSIBLY, NOT VERIFIED

DRAINAGE BASIN: Clay Branch FLOOD HAZARD INFO: Zone A

- 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: identified on site plan.

- 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 streams and existing downstream culvert at Green Valley Road.

APPLICANT: Meritage Homes of Georgia, LLC

PETITION NO.: Z-44

PRESENT ZONING: R-20

PETITION FOR: RA-5, RA-6, RM-8

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 parcel is located at the southwest intersection of Floyd and Glore Roads. It is bordered by Gore Crossing and Glore Estates Subdivisions to the west, Clay Manor Subdivision to the south and a large estate-sized residential parcel to the east. Approximately 30% of the site is open pasture, with the remainder wooded. Average slopes range from 4 to 20%. The entire site drains to the south into and through the Clay Manor Subdivision. There is an existing lake located in the south central portion of the site.
2. The existing downstream subdivisions are older and have limited stormwater conveyance capacity with numerous drainage issues and complaints. As a result, it is recommended that stormwater management be elevated such that each storm discharge is controlled not to exceed the allowable discharge of the next lower, more frequent storm event (ie. 5-year storm event released at 2-year rate; 10-year event at 5-year rate; etc. to 100-year event at 50-year rate).
3. The existing lake as well as two stormwater management facilities are proposed to provide stormwater management for the development. The ponds located in the open space as well as the permanent pool lake must be maintained by the mandatory homeowner’s association. The existing dam must be brought up to current County design standards.
4. Offsite bypass to the southwest into the Glore Estates Subdivision must be limited to pervious areas only due to the age and limited capacity of the existing stormwater conveyance system.

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PETITION FOR: RA-5, RA-6, RM-8

TRANSPORTATION COMMENTS:

ROADWAY	ROADWAY CLASSIFICATION	SPEED LIMIT	JURISDICTIONAL CONTROL	MIN. R.O.W. REQUIREMENTS
Floyd Road	Arterial	40 mph	Cobb County	100'
Glore Road	Minor Collector	30 mph	Cobb County	60'
Green Valley Road	Local	25 mph	Cobb County	50'

ROADWAY	LOCATION	AVERAGE DAILY TRIPS	LEVEL OF SERVICE
Floyd Road	North of White Boulevard	29,000	D
Glore Road	West of Floyd Road	1,650	C
Green Valley Road	N/A	N/A	N/A

*Based on 2015AADT counting data taken by GDOT, as published on their website, for Floyd Road.
 Based on 2016 traffic counting data taken by Cobb County DOT for Glore 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

Floyd 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.

According to the traffic study dated July 11, 2017, the intersection of Floyd Road at Hicks Road currently operates at LOS B during AM Peak Hour and LOS C during PM Peak Hour, and will continue to operate at an acceptable LOS through 2030 without added traffic from this development. After the development is built, this intersection will become LOS F during PM Peak Hour by year 2030.

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 Floyd Road, a minimum of 50' from the roadway centerline.

Recommend applicant consider entering into a development agreement pursuant to O.C.G.A. 36-71-13 for dedication of the following system improvements to mitigate traffic concerns: a) donation of right-of-way on the south side of Glore Road, a minimum of 30' 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 Glore Road frontage.

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PETITION FOR: RA-5, RA-6, RM-8

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

Recommend private streets be constructed to the Cobb County Standard Specifications.

Recommend public roads to end in a circular cul-de-sac per Cobb DOT standards.

Recommend no guest parking in the public right-of-way.

Recommend a left turn lane for the entrance on Glore Road. Recommend final location and design be determined during plan review, subject to Cobb County DOT approval.

Recommend no access at the Floyd Road at Hicks Road signalized intersection. Recommend no full-movement access driveway on Floyd Road. Recommend any right-in-right-out access on Floyd Road be at least 100' from the existing Hicks Road signal and include a deceleration lane. Recommend final location and design be determined during plan review, subject to Cobb County DOT approval.

Recommend connecting to stub on Green Valley Road. Recommend final location and design to be determined in plan review, subject to approval by Cobb County DOT.

Recommend a no access easement for lots along the frontage of Floyd Road and Glore Road.

Recommend applicant coordinate with Cobb County DOT prior to development plan approval to ensure compatibility with the proposed SPLOST project D11JO - Floyd Road Trail Phase 2.

Recommend revision of submitted traffic study for new site plan layout. The traffic study should include existing and base year (full build out year) Build and No Build analysis; and horizon year (base year + 10 years) 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.

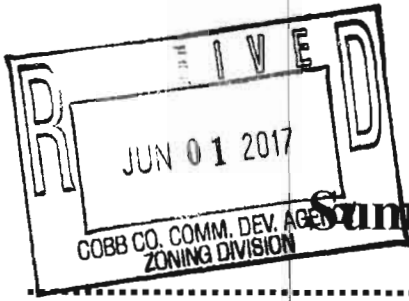
STAFF RECOMMENDATIONS

Z-44 MERITAGE HOMES OF GEORGIA, LLC

- A. It is Staff's opinion that the applicant's rezoning proposal may not permit a use that is suitable in view of the use and development of adjacent and nearby properties. Other properties in the area are zoned for single-family residential, residential senior living and neighborhood retail uses; however, the applicant's proposal is more intense when compared with surrounding uses.
- 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 at the proposed densities. Abutting properties are zoned for single-family residential use and include properties in the R-20 and R-15 zoning districts.
- C. It is Staff's opinion that the applicant's rezoning proposal may result in a use which would cause an excessive or burdensome use of existing streets, transportation facilities or utilities. The Cobb County School District has concerns that approval of this application will have an impact on schools in this area. This opinion is supported by the departmental comments contained in this analysis.
- D. It is Staff's opinion that the applicant's rezoning proposal is in partial conformity with the policy and intent of the *Cobb County Comprehensive Plan*, which delineates this property to be within the Low Density Residential (LDR) and Medium Density Residential (MDR) future land use categories. The LDR category has a density range of 1 to 2.5 units per acre and the MDR category has a density range of 2.5 to 5 units per acre. The application indicates a request for RM-8 on the portion of the property that is in the MDR category; however, Staff analysis indicates a density of 7.08 units per acre for this portion. The proposed density exceeds the MDR maximum of 5 units per acre. The remainder of the property is in the LDR category and proposes the RA-6 and RA-5 zoning categories. The RA-5 and RA-6 sections will have a density of 2.06 units per acre. Other developments in the area include: Briarcliff Estates (zoned R-20 at approximately 1.355 units per acre); Glore Crossing (zoned R-20 at 1.707 units per acre); Glore Estates, Unit 2 (zoned R-20 at 1.71 units per acre); Clay Manor (zoned R-20 and R-15 at approximately 2.34 units per acre); and Concord Village (zoned RSL at 4.25 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 denying the application. Staff's recommendation for denial is based upon the above-referenced specific inconsistencies with the future land use, densities and development of surrounding properties, as well as concerns raised in department comments contained in this analysis.

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-44 (2017)
Hearing Dates: PC - 08/01/2017
BOC - 08/15/2017

Summary of Intent for Rezoning*

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

- a) Proposed unit square-footage(s): See Attached
- b) Proposed building architecture: _____
- c) List all requested variances: _____

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

- a) Proposed use(s): Not Applicable
- b) Proposed building architecture: Not Applicable
- c) Proposed hours/days of operation: Not Applicable
- d) List all requested variances: Not Applicable

.....
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.

*Applicant specifically reserves the right to amend any information set forth in the Summary of Intent for Rezoning, or any other portion of the Application for Rezoning, at any time during the rezoning process.

ATTACHMENT TO APPLICATION FOR REZONING

Application No.: Z- 44 (2017)
Hearing Dates: August 1, 2017
August 15, 2017



Applicant:
Titleholders:

Meritage Homes of Georgia, LLC
D. Victor Lee; Betty James Barnes;
Carla Barnes Snavelly; and 4730 Floyd Road, LLC

Part 1. Residential Rezoning Information

(a) Proposed unit square footage(s):

- i) Townhomes – 1,700 – 2,300 square feet, and greater;
- ii) Single-family detached homes – 1,800 – 3,200 square feet, and greater.

(b) Proposed building architecture:

Brick, stone, stacked stone, shake, board and batten, hardi-plank, or combinations thereof, with accent materials.

(c) List all requested variances:

None known at this time.

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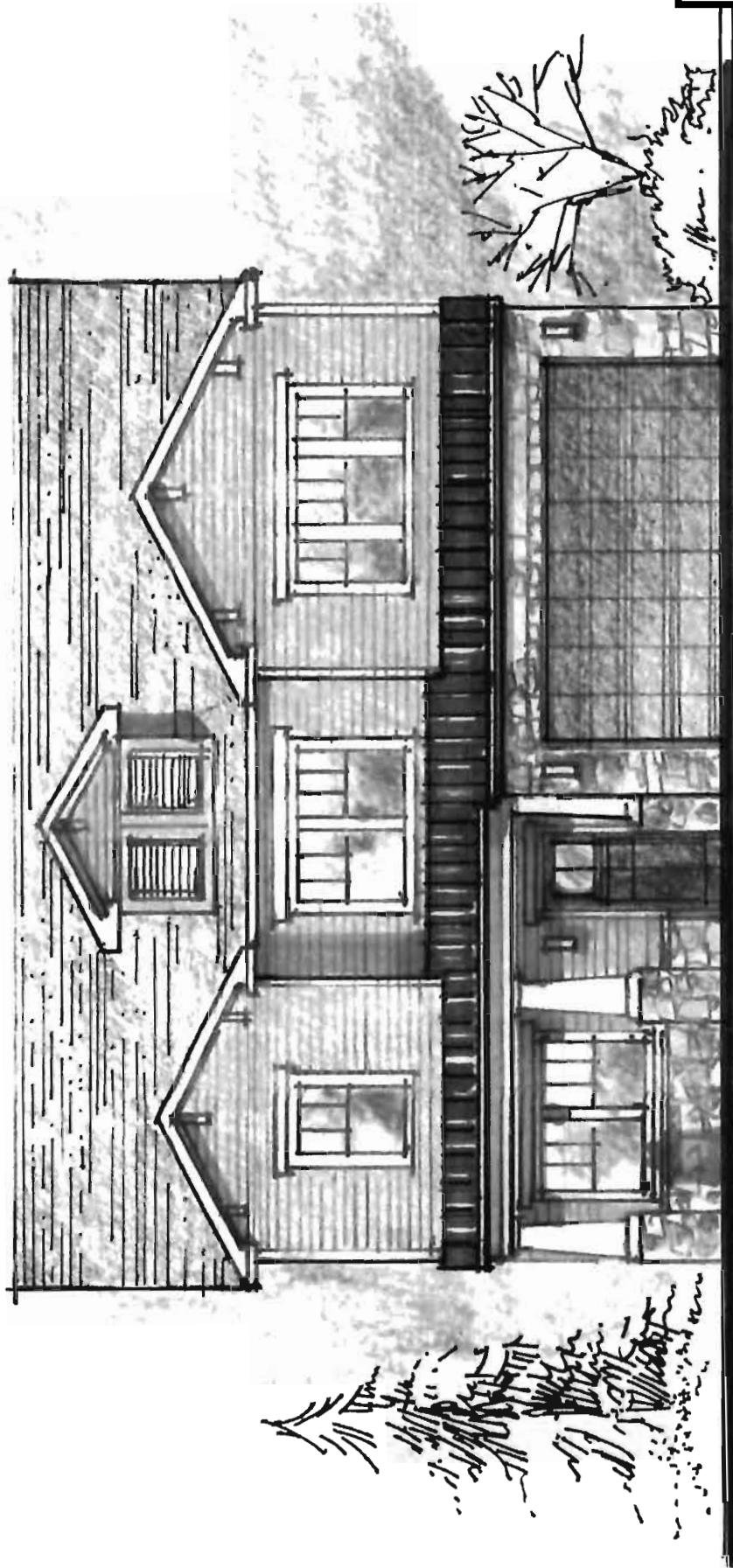
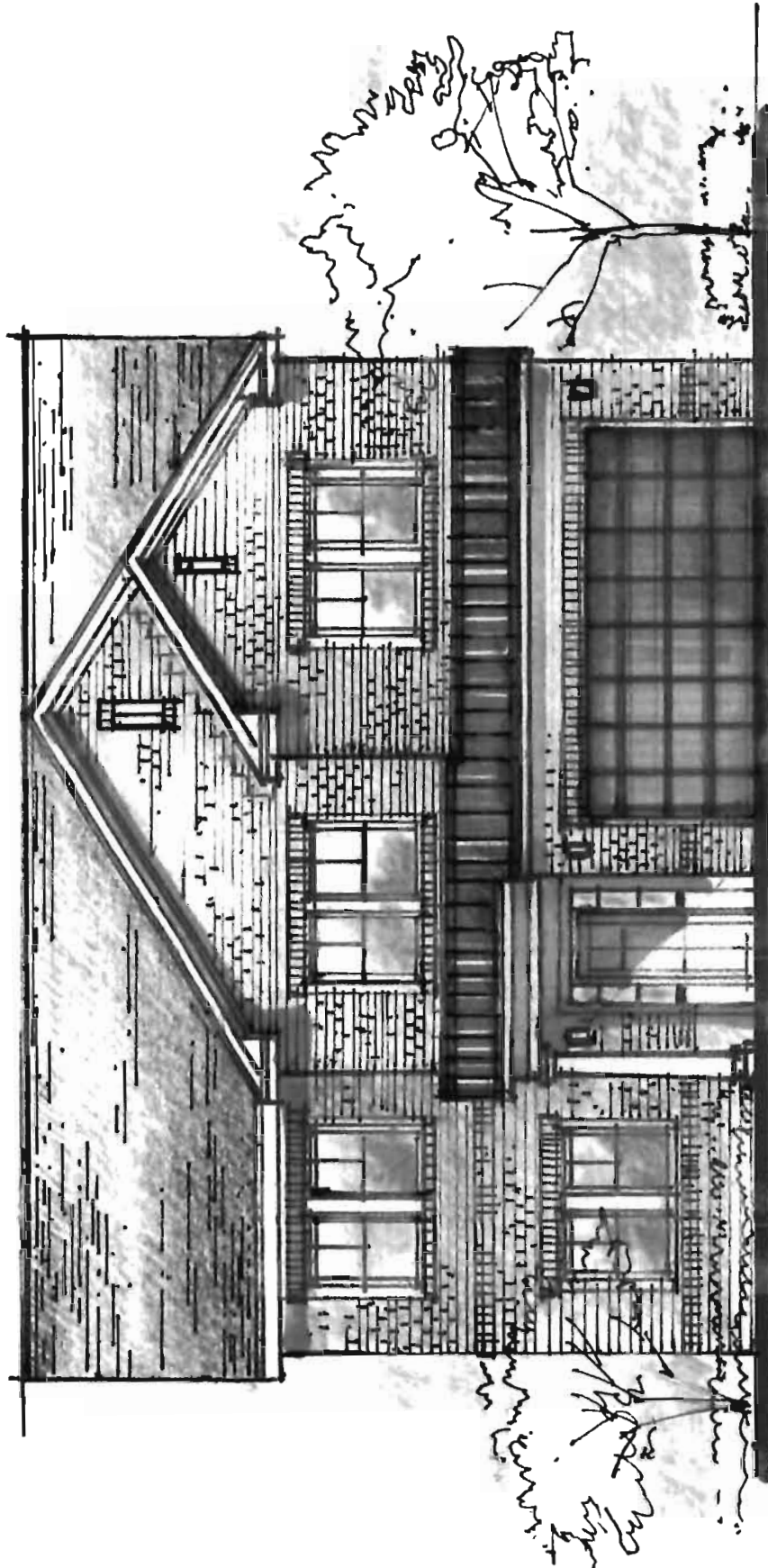


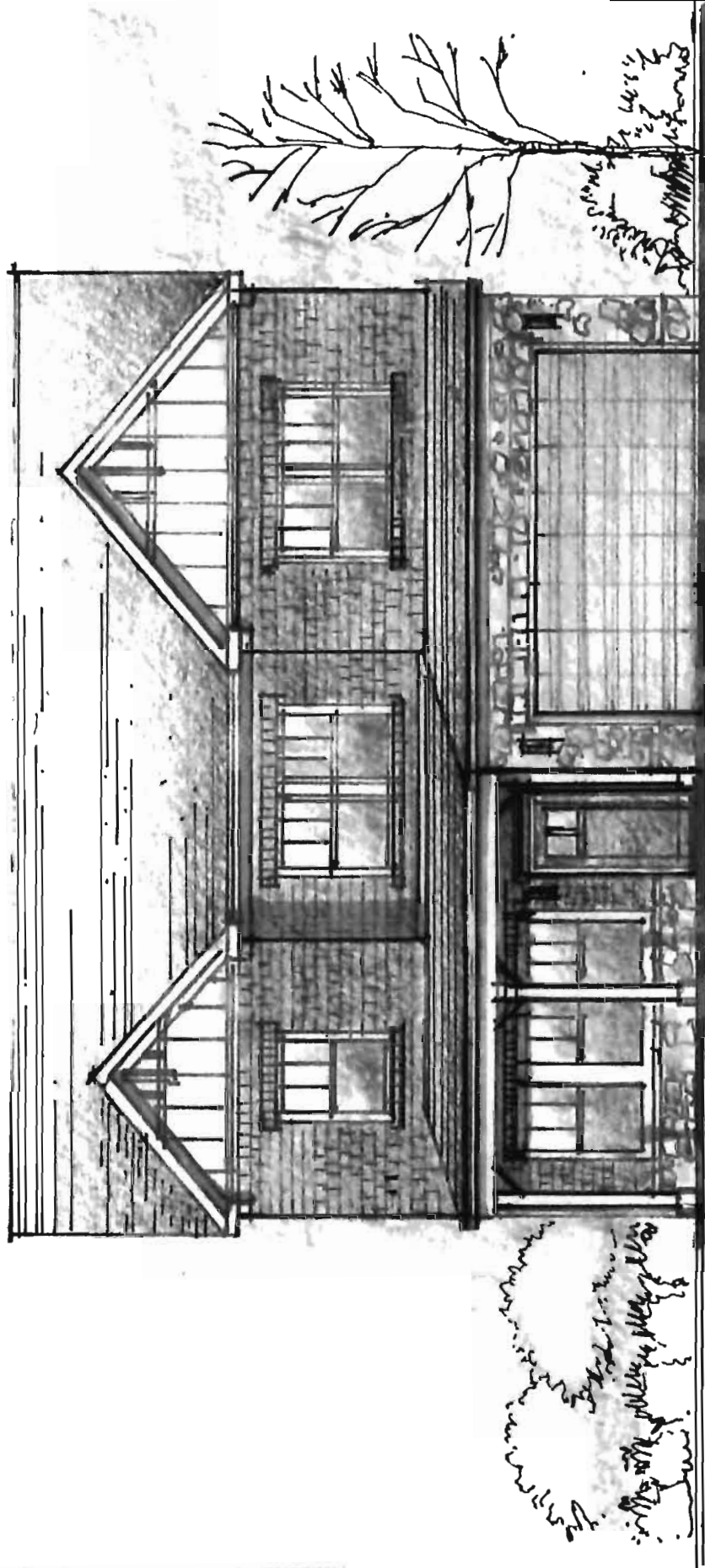
EXHIBIT "A"



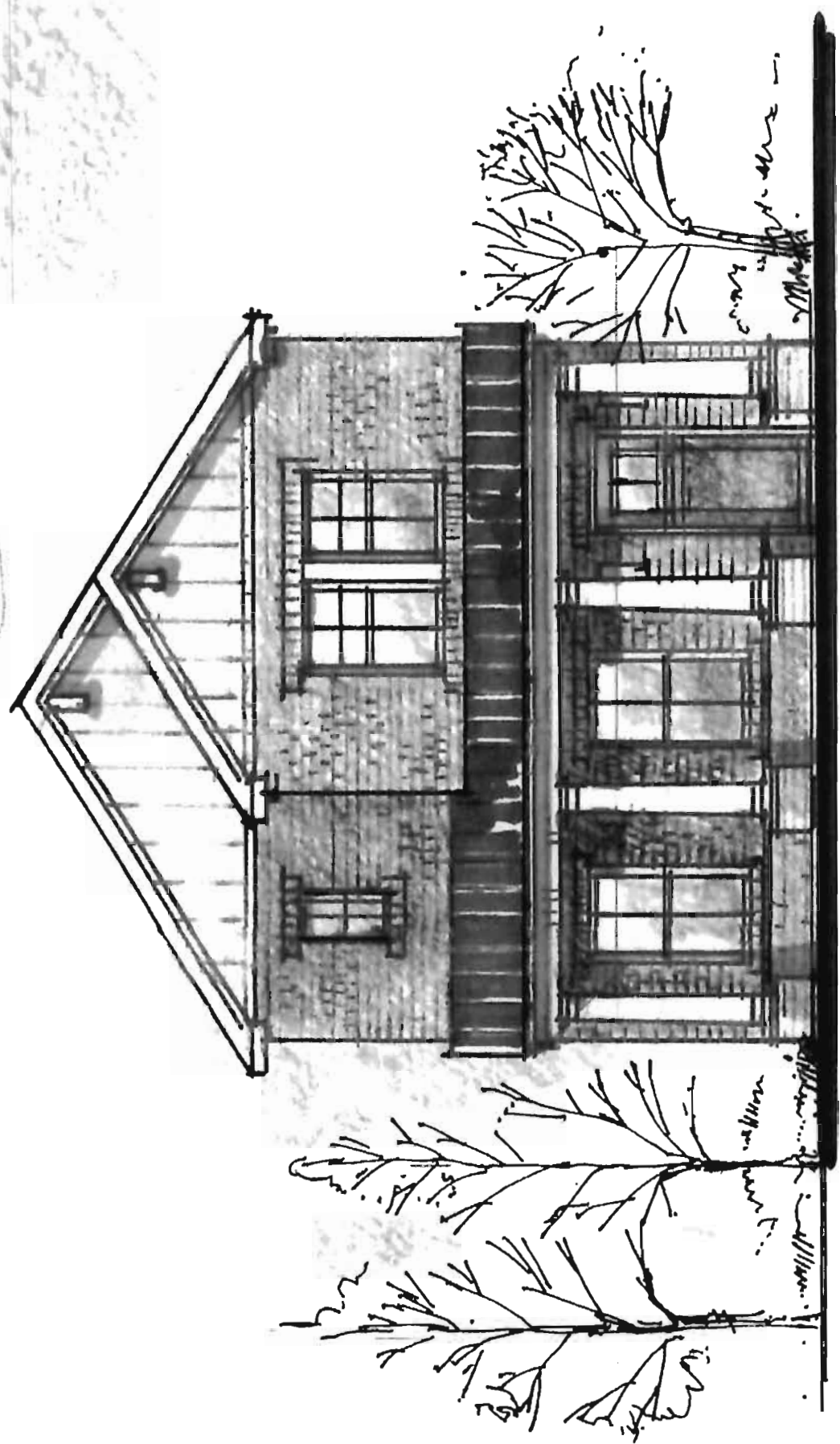
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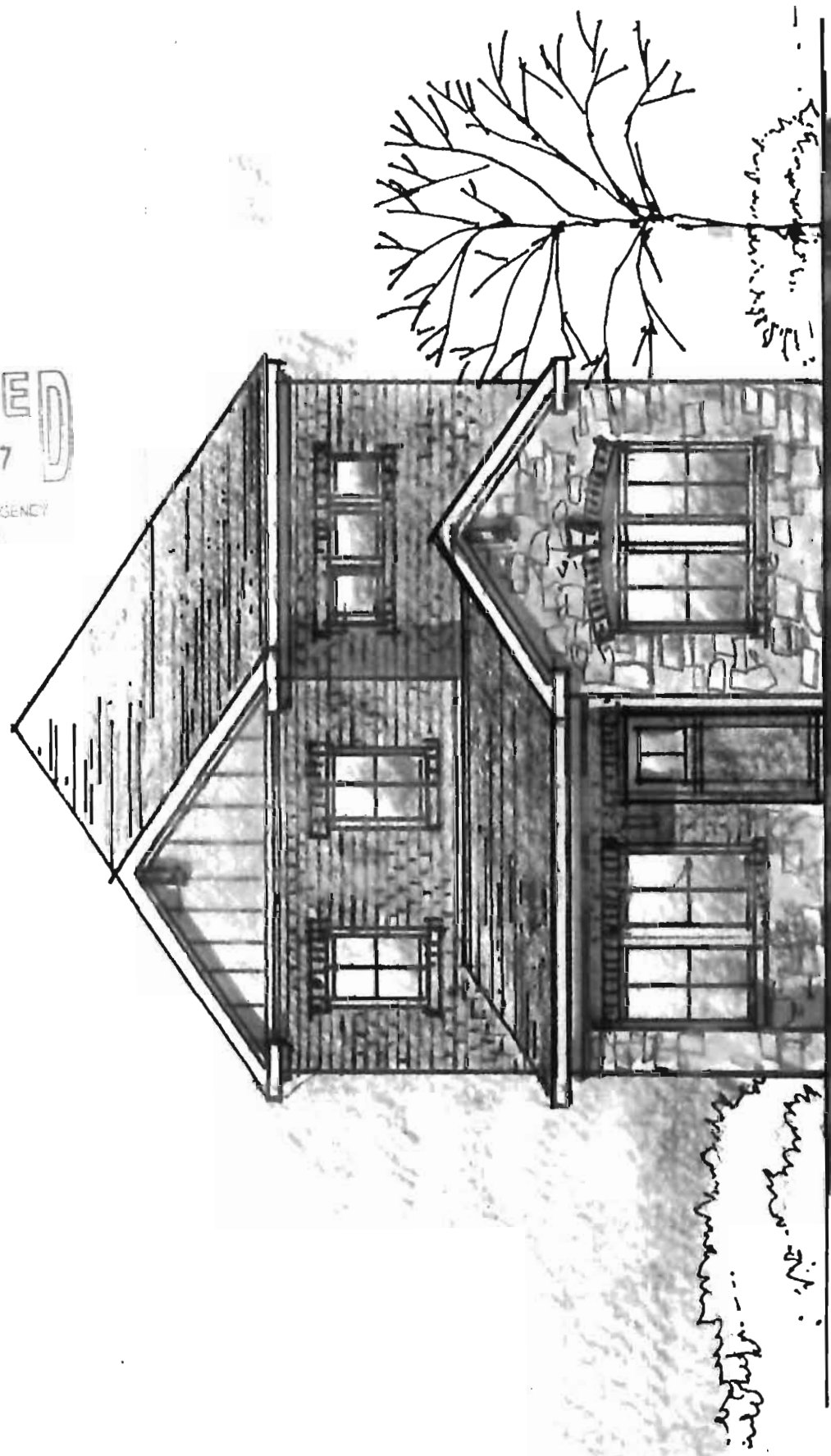


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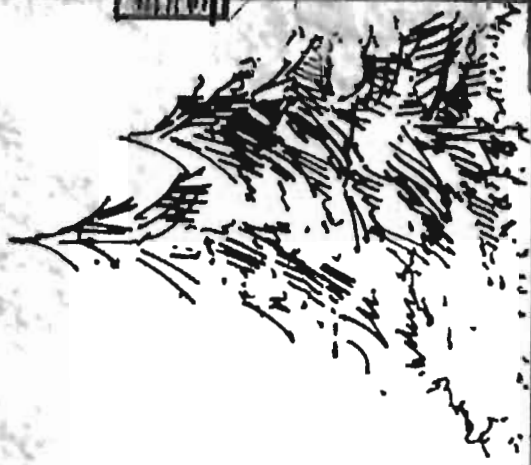
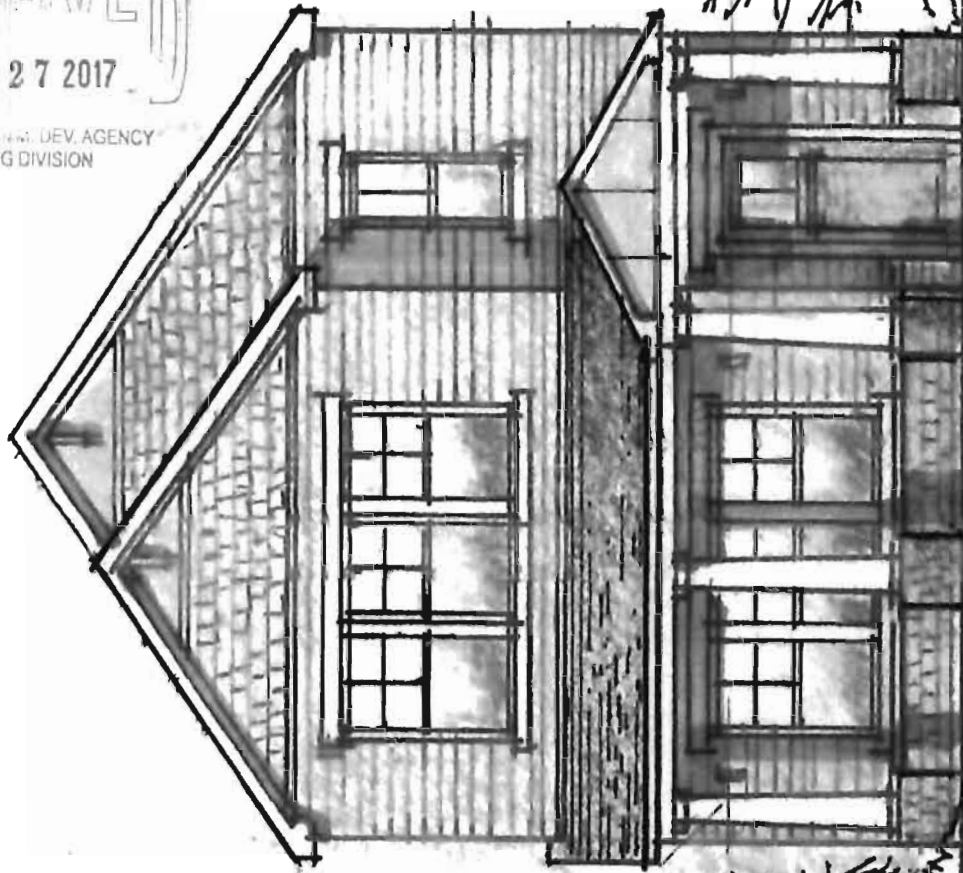
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