

Z-84  
(2017)

260 HILLCREST DRIVE  
AUSTELL, GEORGIA

PHA  
Professional Hazardous Assessment

1000 Peachtree St., N.E.  
Atlanta, GA 30309  
404.525.1100  
www.pha.com



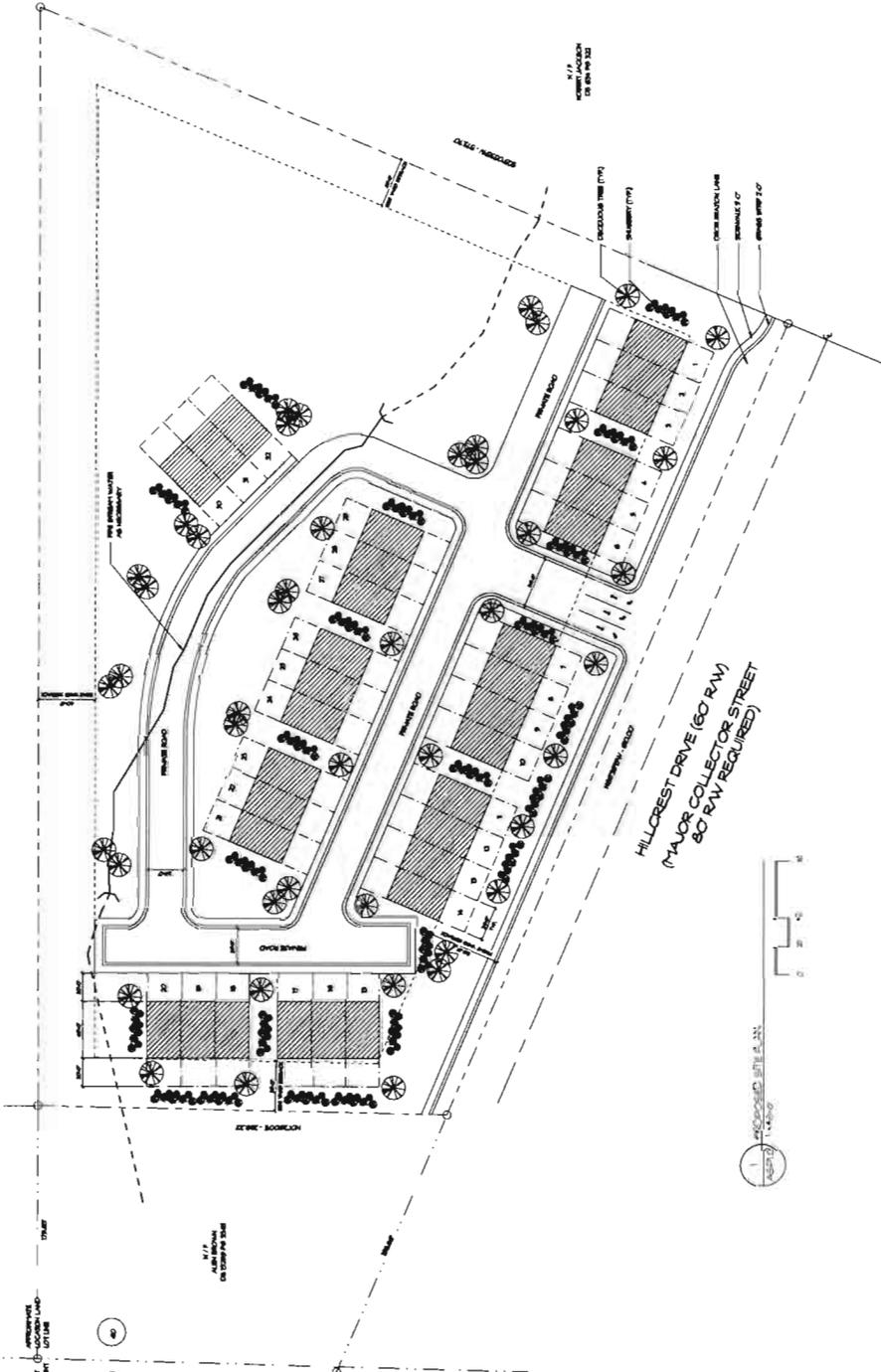
Project Number	1718
Scale	1" = 40'
Date	11/15/17
Client	PHI
Location	260 Hillcrest Drive, Austell, GA
Project Name	Site Plan
Drawn By	PHI
Checked By	PHI
Project Manager	PHI

SITE PLAN  
FST 5

ASP1.0

THIS DOCUMENT IS PRINTED ON RECYCLED PAPER.

RECEIVED  
NOV - 6 2017  
REVISED



**PROJECT INFORMATION**

**LOCATION:** 260 Hillcrest Drive, Austell, GA 30108

**CLIENT:** PHI

**DATE:** 11/15/17

**PROJECT NAME:** Site Plan

**PROJECT NUMBER:** 1718

**SCALE:** 1" = 40'

**DATE:** 11/15/17

**CLIENT:** PHI

**LOCATION:** 260 Hillcrest Drive, Austell, GA 30108

**PROJECT NAME:** Site Plan

**PROJECT NUMBER:** 1718

**SCALE:** 1" = 40'

**DATE:** 11/15/17

**CLIENT:** PHI



**APPLICANT:** Randy E. Pimsler

**PHONE #:** (404) 875-1517 **EMAIL:** randy@pimslerhoss.com

**REPRESENTATIVE:** Randy E. Pimsler

**PHONE #:** (404) 875-1517 **EMAIL:** randy@pimslerhoss.com

**TITLEHOLDER:** James E. Jackson

**PROPERTY LOCATION:** north side of Hillcrest Drive, east of

South Gordon Road

(260 Hillcrest Drive)

**ACCESS TO PROPERTY:** Hillcrest Drive

**PHYSICAL CHARACTERISTICS TO SITE:** wooded acreage

**CONTIGUOUS ZONING/DEVELOPMENT**

**NORTH:** R-20/Riverside Intermediate School

**SOUTH:** R-20/Single-family houses

**EAST:** R-20/Single-family house

**WEST:** R-20/Single-family house

**PETITION NO:** Z-84

**HEARING DATE (PC):** 12-05-17

**HEARING DATE (BOC):** 12-19-17

**PRESENT ZONING:** R-20

**PROPOSED ZONING:** FST

**PROPOSED USE:** townhomes

**SIZE OF TRACT:** 6.598 acres

**DISTRICT:** 18

**LAND LOT(S):** 410

**PARCEL(S):** 7

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

**COMMISSION DISTRICT:** 4

Adjacent Future Land Use:

North: PI

Southeast: MDR

Southwest: MDR

West: MDR

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

**PLANNING COMMISSION RECOMMENDATION**

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

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

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

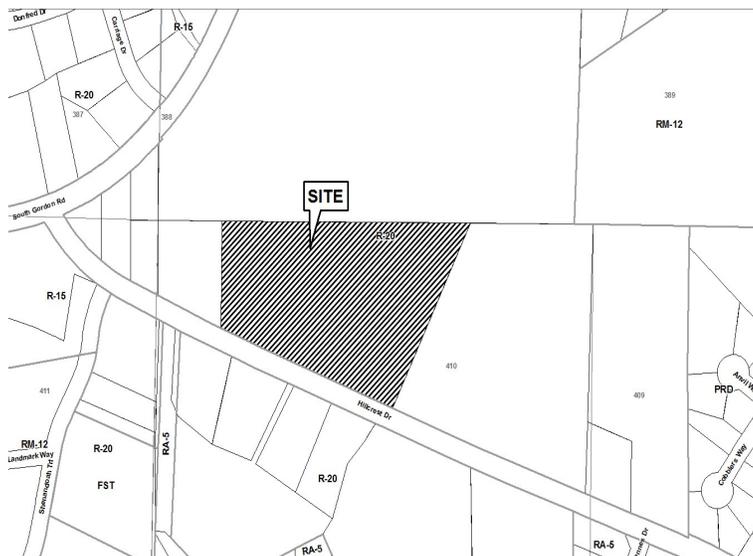
**BOARD OF COMMISSIONERS DECISION**

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

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

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

**STIPULATIONS:**





**APPLICANT:** Randy E. Pimsler

**PETITION NO.:** Z-84

**PRESENT ZONING:** R-20

**PETITION FOR:** FST

\*\*\*\*\*

**ZONING COMMENTS:**

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

**Land Use Plan Recommendation:** Medium Density Residential (2.5-5 units per acre)

**Proposed Number of Units:** 32

**Overall Density:** 4.73

**Units/Acre**

**Staff estimate for allowable # of units:** 11 **Units\*** **Increase of:** 21

**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 Fee-Simple Townhouse (FST) zoning for the purpose of developing a 32-unit townhouse subdivision. The architecture will be Craftsman style and the applicant has indicated the proposed house size will be 2,400 square feet and provide three bedrooms, two and one-half bathrooms, and have a two-car garage. Unit interiors will have contemporary finishes throughout and the exterior finishes will contain brick facades on all sides, cement fiber siding and stucco.

**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 the adjacent land lot.

APPLICANT: Randy E. Pimsler

PETITION NO.: Z-84

PRESENT ZONING: R-20

PETITION FOR: FST

\*\*\*\*\*

**SCHOOL COMMENTS:**

<u>Name of School</u>	<u>Enrollment</u>	<u>Capacity Status</u>	<u>Number of Portable Classrooms</u>
<u>Riverside Primary</u>	<u>609</u>	<u>527</u>	<u>                    </u>
<b>Elementary</b>			
<u>Riverside Intermediate</u>	<u>1236</u>	<u>973</u>	<u>                    </u>
<u>Lindley 6<sup>th</sup> Academy</u>	<u>502</u>	<u>708</u>	<u>                    </u>
<u>Lindley (7-8)</u>	<u>1055</u>	<u>1046</u>	<u>                    </u>
<b>Middle</b>			
<u>Pebblebrook</u>	<u>2535</u>	<u>1862</u>	<u>                    </u>

**High**

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

**Additional Comments:** Approval of this petition will cause concern for CCSD, as it will result in an impact on the enrollment for schools already over capacity.

\*\*\*\*\*

**APPLICANT: Randy E. Pimsler**

**PETITION NO.: Z-84**

**PRESENT ZONING: R-20**

**PETITION FOR: FST**

\*\*\*\*\*

**FIRE COMMENTS:**

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

**GUEST PARKING:** Unless a driveway is provided for each unit that is 2 vehicles wide and 20-ft deep as measured from the back of the sidewalk or the back of the curb -where a sidewalk is not present- guest parking is recommended to be at least 1 dedicated parking space for every unit. The current plan dated 10/03/2017 would require an additional 32 guest parking spaces for the 32 units proposed.

**APPLICANT: Randy E. Pimsler**  
**PRESENT ZONING: R-20**

**PETITION NO.: Z-84**  
**PETITION FOR: FST**

\*\*\*\*\*

**PLANNING COMMENTS:**

The applicant is requesting a rezoning to allow the site to be used for townhomes. The 6.598 acre site is located on the north side of Hillcrest Drive, east of South Gordon Road (260 Hillcrest Drive).

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

This application pertains to a site designated as Medium Density Residential (MDR) future land use category. The purpose of the 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:

North: Public Institution (PI)  
Southeast: MDR  
Southwest: MDR  
West: 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 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

**APPLICANT: Randy E. Pimsler**

**PRESENT ZONING: R-20**

**PETITION NO.: Z-84**

**PETITION FOR: FST**

\*\*\*\*\*

**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 [www.cobbcounty.org/planning](http://www.cobbcounty.org/planning).

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 Randy E. Pimsler

PETITION NO. Z-084

PRESENT ZONING R-20

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): 12" DI / S side of Hillcrest Drive

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: 20' N of NE property corner

Estimated Waste Generation (in G.P.D.): A D F= 5,120 Peak= 12,800

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: Off-site sewer easement appears to be required. Dedication of the existing sewer on school property may not have been finalized.

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: Randy E. Pimsler

PETITION NO.: Z-84

PRESENT ZONING: R-20

PETITION FOR: FST

\*\*\*\*\*

**STORMWATER MANAGEMENT COMMENTS**

FLOOD HAZARD:  YES  NO  POSSIBLY, NOT VERIFIED

DRAINAGE BASIN: Unnamed Trib to Chattahoochee River 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 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 R.O.W 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 receiving channel.

APPLICANT: Randy E. Pimsler

PETITION NO.: Z-84

PRESENT ZONING: R-20

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.

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 on the north side of Hillcrest Drive just east of its intersection with South Gordon Rd. It is bounded by Riverside Intermediate School to the north and estate-sized residential lots to the east and west. The site is totally wooded with average slopes ranging from 7 to 40%.
2. Stormwater management will be provided with an above ground facility within the open space in the eastern portion of the site.

**APPLICANT:** Randy E. Pimsler

**PETITION NO.:** Z-84

**PRESENT ZONING:** R-20

**PETITION FOR:** FST

\*\*\*\*\*

**TRANSPORTATION COMMENTS:**

ROADWAY	ROADWAY CLASSIFICATION	SPEED LIMIT	JURISDICTIONAL CONTROL	MIN. R.O.W. REQUIREMENTS
Hillcrest Drive	Major Collector	35 mph	Cobb County	80'

ROADWAY	LOCATION	AVERAGE DAILY TRIPS	LEVEL OF SERVICE
Hillcrest Drive	South of South Gordon Road	5,200	C

*Based on 2015 traffic counting data taken by Cobb County DOT for Hillcrest Drive.  
 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**

Hillcrest Drive 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 the north side of Hillcrest Drive, 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.

As necessitated by this development, recommend Hillcrest Drive access include deceleration lane and left turn lane. Recommend location and design be determined during plan review, subject to Cobb County DOT approval.

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

Recommend curb, gutter, and sidewalk along the Hillcrest Drive frontage.

## STAFF RECOMMENDATIONS

### **Z-84 RANDY E. PIMSLER**

- 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. This area contains a mixture of larger lots, cluster homes, multi-family development, industrial and institutional uses.
- 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 mixture of residential developments in this area includes: Gordon Woods Subdivision Unit Two (zoned R-20 at approximately 1.63 units per acre), Hillcrest Estates (zoned RA-5 at approximately 2.78 units per acre), Victoria Grove Subdivision Unit II (zoned RM-12 at 2.89 units per acre), and Cobblestone Unit 1 (zoned PRD at 3.14 units per acre).
- 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 Cobb County School District has concerns that approval of this application will have an impact on the schools already over capacity.
- 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 Medium Density Residential (MDR) future land use category. The MDR density range is 2.5 to 5 units per acre and the applicant is proposing 4.73 units per acre. The applicant's proposed density is over the range of some of the other densities in the area, but is within the range allowed under the MDR future land use designation.
- 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 requested FST zoning is permitted in the MDR future land use category and the requested density of 4.73 units per acre is within MDR's range of 2.5 to 5 units per acre. Redevelopment of adopted R-20 properties in this area have been approved for Planned Residential Development (PDR), RA-5 RM-12 and Fee Simple Townhouse (FST).

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

1. Site plan received by the Zoning Division on November 6, 2017, with the District Commissioner approving minor modifications;
2. Water and Sewer Division comments and recommendations;
3. Stormwater Management Division comments and recommendations;
4. Department of Transportation comments and recommendations; and
5. 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.

**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.**

# Summary of Intent for Rezoning

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

a) Proposed unit square-footage(s): 1500

b) Proposed building architecture: craftsman

c) List all requested variances: none



.....  
**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

