



Cobb County Community Development Agency
Zoning Division

1150 Powder Springs St. Marietta, Georgia 30064

Case # Z-67
Public Hearing Dates:
PC: 11-06-18
BOC: 11-20-18

SITE BACKGROUND

Applicant: Kent Ahrenhold

Phone: (404) 374-6985

Email: kahrenhold@aol.com

Representative Contact: Kent Ahrenhold

Phone: (404) 374-6985

Email: kahrenhold@aol.com

Titleholder: July Homes, Inc.

Property Location: Northeast corner of
Woodstock Road and York Place

Address: 4630 Woodstock Road

Access to Property: Woodstock Road

QUICK FACTS

Commission District: 3-Birrell

Current Zoning: R-20 (Single-family Residential)

Current use of property: Single-family house

Proposed zoning: NRC (Neighborhood Retail
Commercial)

Proposed use: Office

Future Land Use Designation: NAC (Neighborhood
Activity Center)

Site Acreage: .0489 ac

District: 16

Land Lot: 109

Parcel #: 16109000160

Taxes Paid: Yes

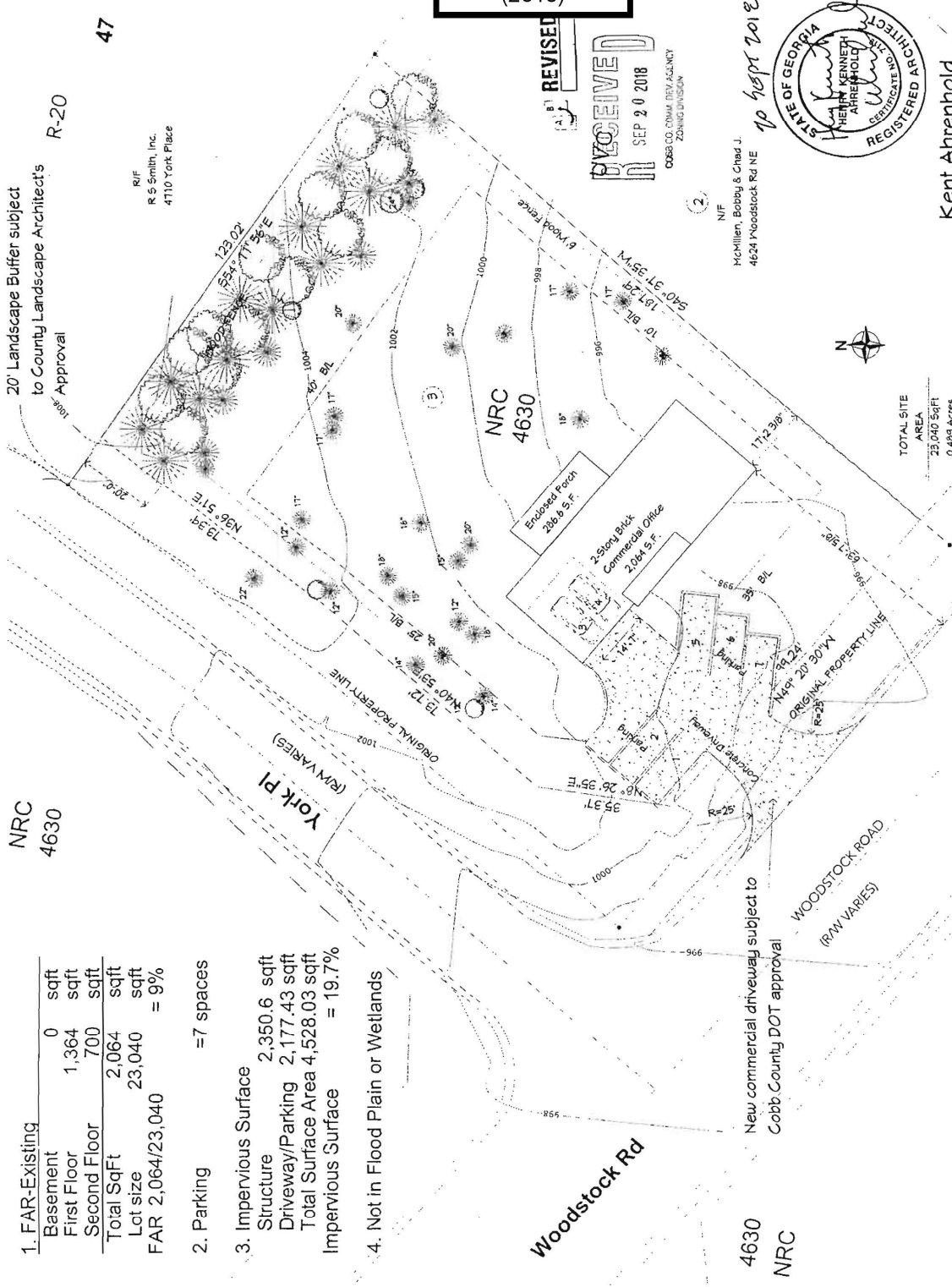
FINAL ZONING STAFF RECOMMENDATION:

(Zoning staff member: Tannesha Bates)

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

1. Parking plan that meets county standards to be submitted to Community Development Staff for Review and approval
2. Stormwater Management comments and recommendations
3. Fire Department comments and recommendations
4. Water and Sewer comments and recommendations
5. Department of Transportation comments and recommendations

Z-67
(2018)



NRC
4630

20' Landscape Buffer subject
to County Landscape Architect's
Approval
R-20

R/F
R S Smith, Inc.
4710 York Place
47

1. FAR-Existing

Basement	0	sqft
First Floor	1,364	sqft
Second Floor	700	sqft
Total SqFt	2,064	sqft
Lot size	23,040	sqft
FAR	2,064/23,040	= 9%
2. Parking = 7 spaces
3. Impervious Surface

Structure	2,350.6	sqft
Driveway/Parking	2,177.43	sqft
Total Surface Area	4,528.03	sqft
Impervious Surface		= 19.7%
4. Not in Flood Plain or Wetlands

Woodstock Rd

4630
NRC

New commercial driveway subject to
Cobb County DOT approval

WOODSTOCK ROAD
(RM VARIES)

TOTAL SITE
AREA
23,040 SqFt
0.481 Acres

RECEIVED
SEP 20 2018
Cobb County Planning Agency
Zoning Division

N/F
McMillen, Bobby & Chad J.
4624 Woodstock Rd NE
10 Sept 2018



Kent Ahrenhold
Architect
6851 ROSWELL RD NE, NO K-22
ATLANTA GA 30328

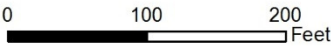
PROPOSED SITE PLAN NEW ZONING=NRC 4630 Woodstock Road 20 September 2018



Scale: 1"=20'-0"

Z-67 2018-Aerial Map



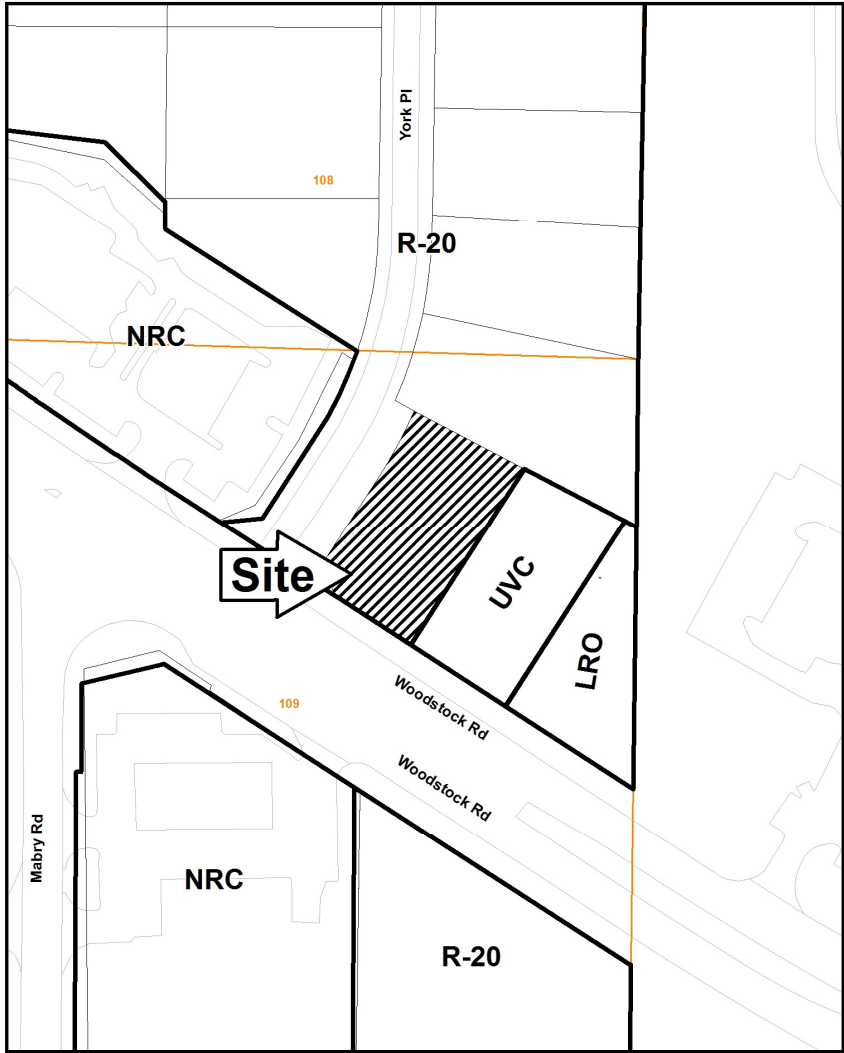
This map is provided for display and planning purposes only. It is not meant to be a legal description.



-  Zoning Boundary
-  City Boundary

North
Zoning: R-20 (Single Family Residential)
Future Land Use: LDR (Low Density Residential)

Z-67 2018-GIS



WEST

Zoning: NRC
 (Neighborhood Retail Commercial)

Future Land Use: NAC
 (Neighborhood Activity Center)

EAST

Zoning: UVC
 (Urban Village Commercial)

Future Land Use: NAC
 (Neighborhood Activity Center)

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

0 100 200
 Feet

Zoning Boundary
 City Boundary

SOUTH

Zoning: NRC (Neighborhood Retail Commercial)
Future Land Use: NAC (Neighborhood Activity Center)

DEPARTMENT COMMENTS- Zoning Division

Current zoning district for the property

The R-20 district is established to provide locations for single-family residential uses or residentially compatible institutional and recreational uses which are within or on the edge of properties delineated for any residential category as defined and shown on the Cobb County Comprehensive Plan: A Policy Guide, adopted November 27, 1990. When residentially compatible institutional and recreational uses are developed within the R-20 district, they should be designed and built to ensure intensity and density compatibility with adjacent single-family detached dwellings and otherwise to implement the stated purpose and intent of this chapter.

Requested zoning district for the property

The NRC district is established to provide locations for convenience shopping facilities which are on properties delineated within a neighborhood activity center, community activity center or regional activity center as defined and shown on the Cobb County Comprehensive Plan: A Policy Guide, adopted November 27, 1990. These convenience shopping facilities should have retail commercial uses that have a neighborhood-oriented market and which supply necessities that usually require frequent purchasing with a minimum of consumer travel. Areas zoned for the NRC district should be located at or near an intersection within the center of a neighborhood activity center as opposed to the edge of a neighborhood activity center. The NRC district may also be used to provide step-down nodal zoning away from more intensive commercial uses within a community activity center or a regional activity center. The scope at which properties are developed within the NRC district should reflect their relatively small neighborhood service area. Additionally, properties developed within the NRC district should be architecturally compatible with other nonresidential uses permitted within a neighborhood activity center as defined by the comprehensive plan and the neighborhood residences they serve.

Summary of the applicant's proposal

The applicant is requesting to rezone the subject property to Neighborhood Retail Commercial (NRC) zoning district for the purpose of utilizing the existing building for professional office use. The current building is a split-level house and there are no plans to add any additional buildings. The proposed hours of operation will be Monday through Saturday from 8 a.m. until 5 p.m.

Non-residential criteria

Proposed # of buildings: 1
Proposed # of stories: existing split-level house
Total sq. footage of development: 2064
Floor area ratio: 0.089
Square footage per acre: 4,220
Required parking spaces: 7
Proposed parking spaces: 7
Acres in floodplain or wetlands: 0
Impervious surface shown: 19.7%

DEPARTMENT COMMENTS- Zoning Division (continued)

Are there any zoning variances?

No

DEPARTMENT COMMENTS- Fire Department

C/O: Plans must be submitted to the Cobb County Fire Marshal's Office to initiate the Certificate of Occupancy process.

DEPARTMENT COMMENTS- Site Plan Review (County Arborist)

No comment.

DEPARTMENT COMMENTS- Cemetery Preservation

No comment.

DEPARTMENT COMMENTS- School System

Approval of this petition will not have an impact on the enrollment.

DEPARTMENT COMMENTS- Stormwater Management

1. No significant site improvements are proposed. However, additional parking may be required to accommodate the proposed commercial use. If additional impervious coverage exceeds 5000 square ft stormwater management will be required.

DEPARTMENT COMMENTS- Planning Division

Cobb 2040 Comprehensive Plan: The parcel is within the Neighborhood Activity Center (NAC) future land use category. The purpose of the NAC category is to provide for areas that serve neighborhood residents and businesses. Typical land uses for these areas include small offices, limited retail, and grocery stores.

Comprehensive Plan Designation: Consistent Inconsistent

House Bill 489 Intergovernmental Agreement Zoning Amendment Notification

Is the proposal within one-half mile of a city boundary? Yes No

Was the city notified? Yes No N/A

Specific Area Policy Guidelines:

Yes No

In order to better implement and promote the nodal concept of development and eliminate any potential for expanding the NAC, the Board of Commissioners has slightly expanded the NAC at Sandy Plains Road and SR-92. This expansion was done with carefully negotiated, highly restrictive zoning stipulations designed to protect the adjacent residential areas and eliminate any potential for further expansion through the life of this plan. Among the more important stipulations that will accomplish this task include an unprecedented 175-ft. R-15 buffer totaling 6.61 acres (zoning stipulation and 20-year covenant), square footage maximums, use limitations and the formation of an architectural review committee. (Map 4.17) (Attached below)

Masterplan/ Corridor Study

Yes No

Design guidelines area?

Yes No

Does the proposal plan comply with the design requirements?

Yes No N/A

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 for new or existing businesses)

Is the property within an Enterprise Zone?

Yes No

(The Enterprise Zone is an incentive that provides tax abatements and other economic incentives for qualifying businesses locating or expanding within designated areas for new jobs and capital investment)

(Planning comments continued on the next page)

DEPARTMENT COMMENTS- Planning Division (continued)

Is the property eligible for the Façade Improvement Program? Yes No

(The Façade Improvement Program is an incentive for owners and tenants to enhance the appearance of buildings. The CDBG program provides the funding. Properties must be either on the current inventory of redevelopment sites or in a corridor study area, and be in a census tract with at least 51% low and moderate income. The program serves to improve the economic viability of these areas.)

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)

Note: For more information on incentives, please call the Community Development Agency- Economic Development Division at 770-528-2018 or find information online at www.cobbcounty.org/econdev.

Special District

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**Dobbins Air Reserve Base Zones**

Is the property within the Dobbins Airfield Safety Zone?

 Yes No

Is the property within the Clear Zone (CZ)?

 Yes No

Is the property within the Accident Potential Zone (APZ I)?

 Yes No

Is the property within the Accident Potential Zone II (APZ II)?

 Yes No

Is the property within the Noise Zone?

 Yes No

Is the property within the Bird/Wildlife Air Strike Hazard Area (BASH)?

 Yes No

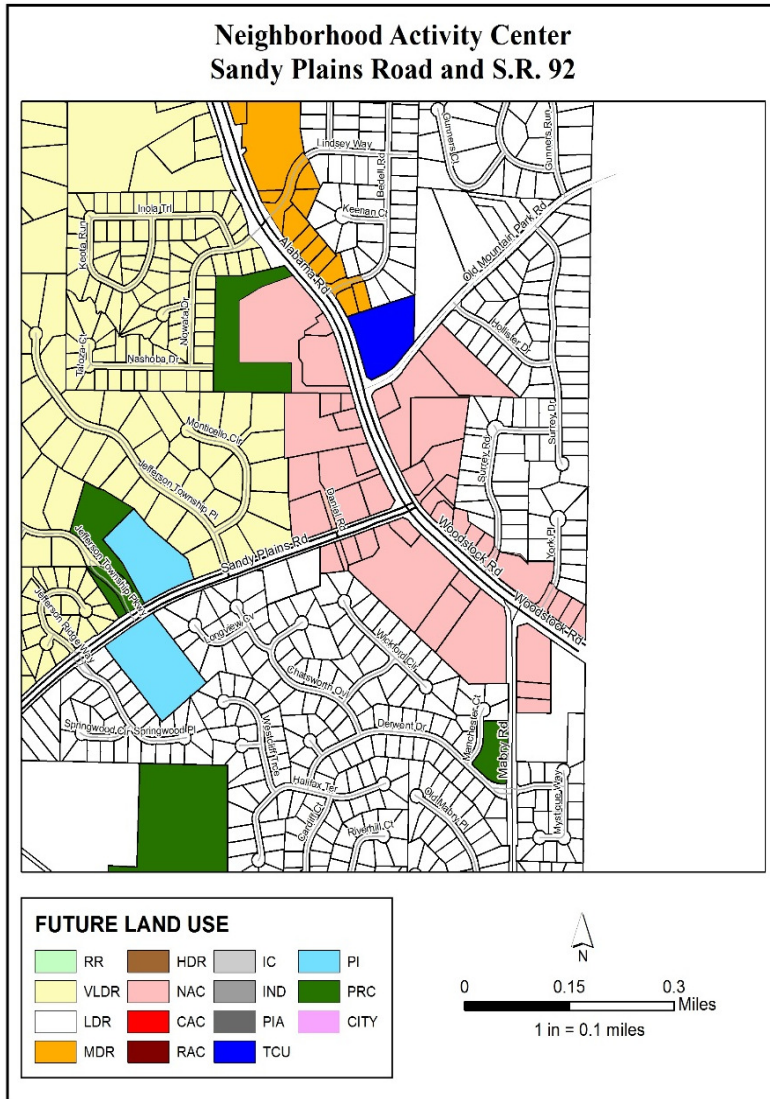
(Planning comments continued on the next page)

DEPARTMENT COMMENTS- Planning Division (continued)

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.

Attachment:



DEPARTMENT COMMENTS- Water and Sewer

Water comments:

Available at development: YES NO

Fire flow test required: YES NO

Size and location of existing water main(s): 8" in Woodstock Road

Additional water comments: Existing water customer

Note: These comments only reflect what facilities were in existence at the time of this review. Developer may be required to install/upgrade water mains based on fire flow test results or Fire Department code. This will be addressed in the Plan Review process.

Sewer comments:

In the drainage basin: YES NO

At development: YES NO

Approximate distance to nearest sewer: ~250' W, if elevations allow.

Estimated waste generation (in G.P.D.): Average daily flow = +0 GPD

Peak flow = +0 GPD

Treatment plant: Big Creek WRF (Fulton Co)

Plant capacity: Yes NO

Line capacity: YES NO

Projected plant availability: 0-5 years 5-10 years over 10 years

Dry sewers required: YES NO

Off-site easement required: YES* NO

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

*If off-site easements are required, the developer/owner must submit easements to the CCWS for review and 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/owner.

Additional sewer comments: Records show site currently served by septic system. No anticipated change in wastewater generation. Continued service by septic system recommended.

Note: The developer/owner will be responsible for connecting to the existing county water and sewer systems, installing and/or upgrading all outfalls & water mains, obtaining onsite and/or offsite easements, and dedication of onsite and/or offsite water and sewer to Cobb County as may be required. Rezoning does not guarantee water/sewer availability or capacity unless so stated in writing by the Cobb County Water System.

DEPARTMENT COMMENTS- Transportation

Roadway	Roadway classification	Speed limit (MPH)	Jurisdictional control	Min. R.O.W. requirements
Woodstock Road	Arterial	45	Georgia DOT	100'
York Place	Local	25	Cobb County	50'

Roadway	Location	Average daily trips	Level of service
Woodstock Road	North of York Place	48,200	E
York Place	N/A	N/A	N/A

Based on 2016 AADT counting data taken by GDOT, as published on their website, for Woodstock 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

Woodstock Road is classified as an arterial roadway and according to the available information the existing right-of-way does meet the minimum requirements for this classification.

York Place is classified as a local roadway and according to the available information the existing right-of-way does meet the minimum requirements for this classification.

Recommendations

1. Recommend applicant be required to meet all Cobb County Development Standards and Ordinances related to project improvements.
2. Recommend a large (improved) turn radius at the entrance on Woodstock Road.
3. Recommend a driveway turn-around be constructed on site.
4. Recommend GDOT permits for all work that encroaches upon State right-of-way.

STAFF ANALYSIS

Per section 134-122 of the Official Code of Cobb County, below is a written zoning analysis relating to the following (question in bold; the answer is not bold):

A. Whether the zoning proposal will permit a use that is suitable in view of the use and development of adjacent and nearby property;

The applicant's proposal will permit a use that is consistent with other commercial properties in this area. The existing building will be utilized.

B. Whether the zoning proposal will adversely affect the existing use or usability of adjacent or nearby property;

The proposed uses are consistent with nearby properties which are zoned and/or used for retail activities. The rezoning to the compatible Neighborhood Retail Commercial (NRC) zoning district will allow the applicant to continue to use the existing buildings for uses permitted in NRC that are not permitted in the property's current R-20 (Single Family Residential zoning district).

C. Whether the zoning proposal will result in a use which will or could cause an excessive burdensome use of existing streets, transportation facilities, utilities, or schools;

It is staff's opinion that the proposed use will not cause an excessive or burdensome use of existing streets, transportation facilities, utilities, or schools.

D. Whether the zoning proposal is in conformity with the policies and intent of the comprehensive plan;

The land use plan delineates this property as being within the Neighborhood Activity Center (NAC) future land use category. The purpose of the NAC category is to provide for areas that serve neighborhood residents and businesses. The applicant's proposal is in conformity with the policy and intent of the land use plan. Therefore, a rezoning to a zoning district which is compatible with the future land use category would further the land use plan's goals.

E. Whether there are other existing or changing conditions affecting the use and development of the property which give supporting grounds for either approval or disapproval of the zoning proposal;

The proposal is in an area that has a mixture of commercial and residential uses. The applicant's proposal would be consistent with, and compatible to, other development in the area.

The staff analysis and recommendation 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.

To: Cobb County Zoning Division
1150 Powder Spring Street
Suite 400
Marietta, Ga 30064

Date: August 02, 2018

Re: Rezoning Application
4630 Woodstock Rd
Roswell, Ga



To Whom It May Concern,

We are providing this letter of analysis pertaining to the impact of rezoning of the property located at 4630 Woodstock Road, Roswell, Georgia 30075 from R-20 to NRC. The existing site is .49 acre lot located at the corner of Woodstock Road and York Place. The legal description is Lot 3, Block C, Unit I, Brighton Woods Subdivision, Land Lot 109, 16th District, 2nd Section, Cobb County, Georgia.

The proposed zoning will permit a use that fits with the current development in the area and adjacent to the property. A google map has been provided to show the commercial development in the area and there will be no adverse effect to the adjacent properties.

The proposed zoning will have a positive economic and aesthetic impact on the property as it has sat idle and overgrown for several years. This proposed zoning also conforms to the zoning code for the surrounding area.

No excessive burden will be expected from the proposed zoning.

The traffic impact on existing streets will be the same.

No adverse impact on schools or utilities is expected.

The zoning proposed is in conformity with the policy and intent of the land use plan. The existing site lends itself to redevelopment as proposed with no new utility connection required or major site work proposed.

If you have any questions or concerns, please feel free to reach me at 404-374-6985.

Sincerely,

A handwritten signature in black ink that reads "Kent Ahrenhold".

Kent Ahrenhold, Architect

RECEIVED
AUG - 2 2018
COBB CO. COMM. DEV. AGENCY
ZONING DIVISION

Application No. Z-67
Nov. 2018

Summary of Intent for Rezoning

.....

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

- a) Proposed unit square-footage(s): _____
- b) Proposed building architecture: N/A
- c) List all requested variances: N/A

.....

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

- a) Proposed use(s): OFFICE - SMALL PROFESSIONAL OFFICE
RECYCLING, SMALL BUSINESS
- b) Proposed building architecture: EXISTING CLEAN & PAINT
CLEAN/CLEANUP SITE
- c) Proposed hours/days of operation: 9:00 AM TO 5 PM
- d) List all requested variances: N/A

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

SEE PROPOSED SITE PLAN
SHOWING LANDSCAPE BUFFER

.....
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

Planning Commission Decision

NO. OPPOSED: _____ APPROVED _____ DENIED _____ DELETED TO _____

NO. IN SUPPORT _____ MOTION BY: _____ SECONDED: _____ VOTE: _____

Names of those Opposed:

Comments:

_____	_____
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____

Stipulation letter from _____ dated _____
Stipulation letter from _____ dated _____
Stipulation letter from _____ dated _____

Board of Commissioners Decision

NO. OPPOSED: _____ APPROVED _____ DENIED _____ DELETED TO _____

NO. IN SUPPORT _____ MOTION BY: _____ SECONDED: _____ VOTE: _____

Names of those Opposed:

Comments:

_____	_____
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____

Stipulation letter from _____ dated _____
Stipulation letter from _____ dated _____
Stipulation letter from _____ dated _____