



Cobb County Community Development Agency
Zoning Division

1150 Powder Springs St. Marietta, Georgia 30064

Case # Z-18

Public Hearing Dates:

PC: 2-5-20

BOC: 2-18-20

SITE BACKGROUND

Applicant: The Revive Land Group, LLC

Phone: 678-223-8978

Email: nallison@therevivelandgroup.com

Representative Contact: J. Kevin Moore

Phone: 770-429-1499

Email: jkm@mijs.com

Titleholder: 380 Allen Street, LLC

Property location and address: Located on the south side of Old Powder Springs Road, west of Dunn Road (1341 and 1371 Old Powder Springs Road)

Access to Property: Old Powder Springs Road

QUICK FACTS

Commission District: 4- Cupid

Current Zoning: LI

Current use of property: Wooded

Proposed zoning: RM-8

Proposed use: Townhouses

Future Land Use Designation: Neighborhood Activity Center

Site Acreage: 8.38 acres

District: 18

Land Lot: 34, 35

Parcel #: 18003400090, 18003400230, 18003500060

Taxes Paid: Yes

FINAL ZONING STAFF RECOMMENDATION:

(Zoning staff member: John Pederson)

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

1. Site plan received January 6, 2020.
2. Allowance of variances as listed in the Zoning Section comments.
3. Fire Department comments.
4. Water and Sewer comments.
5. Stormwater Management comments.
6. Cobb DOT comments and recommendations.

1341 & 1371 OLD POWDER SPRINGS RD
THE REVE LAND GROUP
 A MASTER PLANNED RESIDENTIAL DEVELOPMENT

PLANNERS AND ENGINEERS COLLABORATIVE
 SITE PLANNING & LANDSCAPE ARCHITECTURE & CIVIL ENGINEERING & LAND SURVEYING
 120 RESEARCH COURT • MATCHLESS CORNER, GEORGIA 30092 • 770-651-2741 • FAX 770-651-3935

THE PROVIDE SOLUTIONS
 3601 LINDEN ROAD, SUITE 200
 ATLANTA, GEORGIA 30328
 PHONE: 770-223-8878

REVISIONS:

NO.	DATE	DESCRIPTION

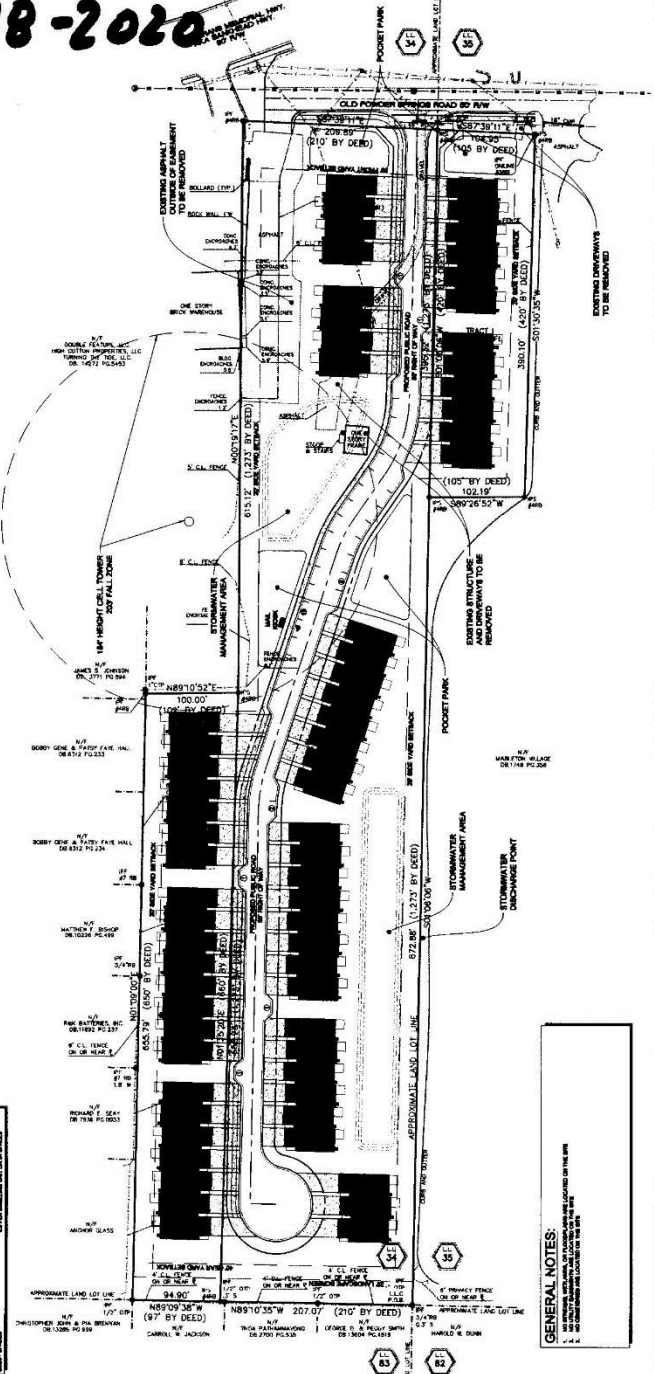
CONCEPTUAL MASTER PLAN
 SCALE: 1" = 50'
 DATE: DECEMBER 23, 2018
 PROJECT: 1847.DD

C1

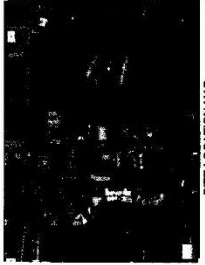
0202-81-2

Revised

PROVIDE SOLUTIONS
 JAN 0 6 2020
 AGENCY
 CIVIL ENGINEERING DIVISION



24 HOUR CONTACT:
 NEVILLE ALLISON
 878-223-8878

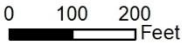




GENERAL NOTES:
1. ALL DIMENSIONS UNLESS OTHERWISE NOTED ARE IN FEET AND INCHES.
2. ALL DIMENSIONS SHALL BE MEASURED TO THE CENTERLINE UNLESS OTHERWISE NOTED.
3. ALL DIMENSIONS SHALL BE MEASURED TO THE FACE UNLESS OTHERWISE NOTED.
4. ALL DIMENSIONS SHALL BE MEASURED TO THE CENTERLINE UNLESS OTHERWISE NOTED.
5. ALL DIMENSIONS SHALL BE MEASURED TO THE FACE UNLESS OTHERWISE NOTED.
6. ALL DIMENSIONS SHALL BE MEASURED TO THE CENTERLINE UNLESS OTHERWISE NOTED.
7. ALL DIMENSIONS SHALL BE MEASURED TO THE FACE UNLESS OTHERWISE NOTED.
8. ALL DIMENSIONS SHALL BE MEASURED TO THE CENTERLINE UNLESS OTHERWISE NOTED.
9. ALL DIMENSIONS SHALL BE MEASURED TO THE FACE UNLESS OTHERWISE NOTED.
10. ALL DIMENSIONS SHALL BE MEASURED TO THE CENTERLINE UNLESS OTHERWISE NOTED.
11. ALL DIMENSIONS SHALL BE MEASURED TO THE FACE UNLESS OTHERWISE NOTED.
12. ALL DIMENSIONS SHALL BE MEASURED TO THE CENTERLINE UNLESS OTHERWISE NOTED.
13. ALL DIMENSIONS SHALL BE MEASURED TO THE FACE UNLESS OTHERWISE NOTED.
14. ALL DIMENSIONS SHALL BE MEASURED TO THE CENTERLINE UNLESS OTHERWISE NOTED.
15. ALL DIMENSIONS SHALL BE MEASURED TO THE FACE UNLESS OTHERWISE NOTED.
16. ALL DIMENSIONS SHALL BE MEASURED TO THE CENTERLINE UNLESS OTHERWISE NOTED.
17. ALL DIMENSIONS SHALL BE MEASURED TO THE FACE UNLESS OTHERWISE NOTED.
18. ALL DIMENSIONS SHALL BE MEASURED TO THE CENTERLINE UNLESS OTHERWISE NOTED.
19. ALL DIMENSIONS SHALL BE MEASURED TO THE FACE UNLESS OTHERWISE NOTED.
20. ALL DIMENSIONS SHALL BE MEASURED TO THE CENTERLINE UNLESS OTHERWISE NOTED.

Z-18 Aerial Map



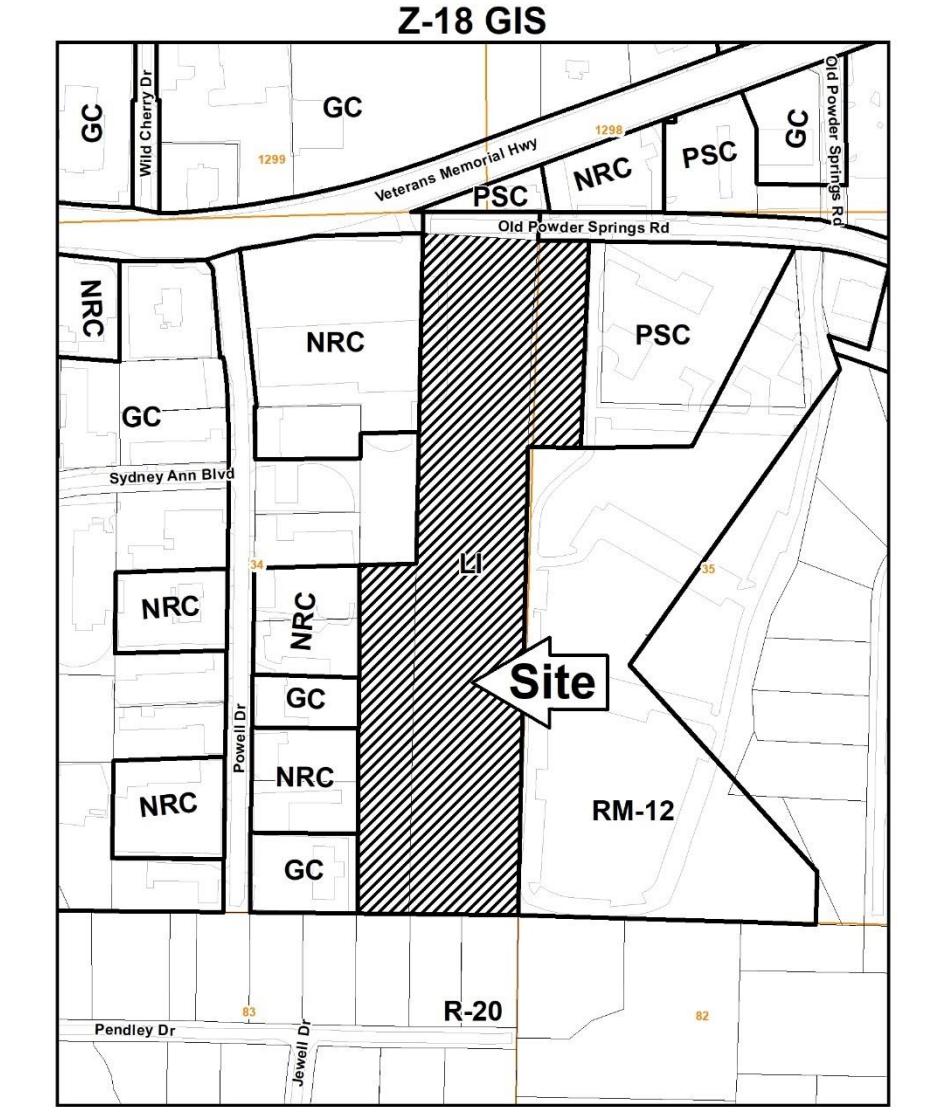
This map is provided for display and planning purposes only. It is not meant to be a legal description.



-  Zoning Boundary
-  City Boundary

North

Zoning: PSC/ Hair salon
Future Land Use: Neighborhood Activity Center



WEST

Zoning:
 NRC/Dollar
 General; NRC
 & GC/
 Automotive
 repair.

**Future Land
 Use:**
 Neighborhood
 Activity Center

EAST

Zoning: PSC &
 RM-12/
 Mableton
 Village
 Apartment
 Homes.

**Future Land
 Use:**
 Neighborhood
 Activity Center
 & High Density
 Residential

SOUTH

Zoning: R-20/ Hank Floyd subdivision
Future Land Use: Low Density Residential

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

0 200 400 Feet

□ Zoning Boundary
 ■ City Boundary

DEPARTMENT COMMENTS- Zoning Division

Current zoning district for the property

The LI district is established to provide locations for light industrial uses such as low intensity automobile repair and service, animal care facilities, commercial greenhouses, livestock, poultry, business distribution centers, warehousing and storage, and transportation terminals, which are on properties delineated within or on the perimeter of an industrial compatible and industrial category as defined and shown on the Cobb County Comprehensive Land Use Plan: A Policy Guide, adopted November 27, 1990. When located on the perimeter of an industrial node, the LI district should provide for uses that are low in intensity and scale such as to ensure compatibility with surrounding properties.

Requested zoning district for the property

The RM-8 district is established to provide locations for multifamily residential uses or residentially compatible institutional and recreational uses which are within properties delineated for medium and high density residential and regional activity center categories 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 RM-8 district, they should be designed and built to ensure intensity and density compatibility with adjacent multifamily detached dwellings and otherwise to implement the stated purpose and intent of this chapter.

Summary of the applicant's proposal

The applicant is requesting the RM-8 zoning district to develop fee-simple townhouses. The units would range in size from 1,600 square-feet to 2,100 square-feet and would be traditional and craftsman in style. Each unit would have an attached two-car garage, and the exterior materials would consist of combinations of brick, stone, siding, shake, and board & batten. The applicant is showing 21 guest parking spaces along the road and four areas for pocket parks on the property. The proposed road will be public. The applicant has designed the project so no units are within the fall zone of the cell tower on the adjoining commercially zoned and used property. The property had previously been zoned in 2007 (Z-10) to LI for 56,900 square-feet of self-service storage.

Residential criteria

Allowable units as zoned: None.

Proposed # of units: 67

Net density: 7.99 units per acre.

Increase of units: 67

Acres of floodplain/wetlands: None.

Impervious surface shown: 50% (Code is a maximum of 45%).

DEPARTMENT COMMENTS- Zoning Division (continued)

Are there any zoning variances? Yes.

1. Reduce the rear setback from 40' to 20'.
2. Reduce the front setback from 50' to 15'.
3. Increase the maximum impervious surface from 45% to 50%.

(Note: The variances appear to be caused by the lack of width of the property and due to the fall zone of the cell tower on the adjoining property).

DEPARTMENT COMMENTS- Fire Department

Guest Parking

Occupant parking shall be installed as required by zoning and additional guest parking shall be required as follows:

- Where driveways to two car garages exceed 50 feet in length, no additional guest parking is required.
- Where driveways to two car garages are at least 22 feet long and 20 feet wide, additional parking shall be required at .5 spaces per dwelling unit.
- Where driveways to two car garages are less than 22 feet long and 20 feet wide, additional parking shall be required at 1 space per dwelling unit.
- Where only single car garages are provided, additional parking shall be required at 2 spaces per dwelling unit.
- Guest parking spaces must be evenly distributed throughout the project. (Cobb County Development Standards 401.8.2)

Fire Hydrants

The maximum distance of a hydrant to the most remote portion of a structure shall be 500 feet. Distance shall be measured around the structure and from the fire apparatus access road. (Cobb County Development Standards 410.5.2)

DEPARTMENT COMMENTS- Site Plan Review (County Arborist)

Landscape buffers must be fully vegetated across their entire widths, and be maintained as such in perpetuity. Structures which are built directly contiguous to a buffer are subject to maintenance, security, and life safety issues. A 10' minimum setback is recommended between buffers and structures.

DEPARTMENT COMMENTS- 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 adjacent land lot.

DEPARTMENT COMMENTS- School System

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

School	Student Capacity	Student Enrollment	Capacity Status
Mableton ES	962	1033	71 over capacity
Garrett MS	975	962	13 under capacity
Pebblebrook HS	1812	2437	625 over capacity

DEPARTMENT COMMENTS- Stormwater Management

1. Flood hazard zone: No
2. Drainage Basin: Pine Creek
3. Wetlands: No
4. Streambank buffer zone: No
5. Stormwater discharges must be controlled not to exceed the existing capacity of the downstream storm drainage system.
6. Substantially mitigate any effects of concentrated stormwater discharges onto adjacent properties.
7. Developer must secure drainage easement(s) to receive concentrated discharges where none naturally exist.
8. Project engineer must evaluate the impact of increased volume of runoff generated by the proposed project on existing downstream drainage system(s).
9. A drainage easement will likely be required to provide adequate conveyance of site runoff through the adjacent downstream Mableton Village Apartment Complex.
10. All drainage infrastructure for this development will be privately owned and maintained.

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

Masterplan/ Corridor Study South Cobb Implementation Strategy 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 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 investment)

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

(The Facade 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.)

(Planning comments continued on the next page)

DEPARTMENT COMMENTS- Planning Division (continued)**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**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.

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 Old Powder Springs Road

Additional water comments: Development Standards require secondary water feed for developments of more than 40 residential units.

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: +/- 325' E w/easement

Estimated wastewater generation (in G.P.D.): Average daily flow = 10,720 GPD

Peak flow = 26,800 GPD

Treatment plant: South Cobb WRF

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

Additional sewer comments:

*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.

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
Old Powder Springs Road	Local	25	Cobb County	50'

Roadway	Location	Average daily trips	Level of service
Old Powder Springs Road	NA	NA	NA

Observations and comments

Old Powder Springs Road 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 curb and gutter along both sides and sidewalk along one side of proposed development roadway.
3. Recommend private streets, lighting, and utilities be constructed to the Cobb County Standard Specifications.
4. If roads are to meet public roadway specifications, recommend driveway length be a minimum of 20' from the edge of 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;

It is Staff's opinion the applicant's proposal is suitable in view of the use and development of adjacent and nearby properties. The area has a mixture of low & high density residential uses and commercial uses.

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

It is Staff's opinion that the applicant's proposal will not adversely affect the existing use or usability of adjacent or nearby property. The applicant's property is situated in between apartments built in 1968 at 12.31 units per acre to the east, and many automotive uses on Powell Drive to the west. The proposal could provide a reasonable transition in zoning between the uses.

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 the applicant's proposal will not result in a use which will or could cause an excessive burdensome use of existing streets, transportation facilities, utilities, or schools. This opinion is supported by the departmental comments contained in the analysis.

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

It is Staff's opinion that the applicant's proposal is in conformity with the Comprehensive Plan, which does allow higher density residential uses to serve as transition uses between higher and lower intensity uses. The only existing single-family residential properties are on the south end of the proposed development which has the smallest amount of shared property line.

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;

It is Staff's opinion that there are existing or changing conditions affecting the use and development of the property which give supporting grounds for approval of the zoning proposal. The character of the area is mixed due to the fact there are single-family houses, apartments and commercial uses. Staff believes the applicant's proposal would be complimentary and consistent with other adjacent and nearby uses.

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.

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 _____