

**REDEVELOPMENT OF HIDDEN FOREST**  
 A MIXED USE TOWN CENTER DEVELOPMENT  
**THE PACIFIC GROUP, INC.**  
 5155 DUNREE DRIVE  
 SUITE 150  
 ATLANTA, GEORGIA 30327  
 PHONE: 770-984-8170

**PLANNERS AND ENGINEERS COLLABORATIVE**  
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**(2007) 96-Z-7**

NO.	DATE	BY	REVISION
1	08/01/07	WJ	PRELIMINARY
2	08/01/07	WJ	REVISED
3	08/01/07	WJ	REVISED
4	08/01/07	WJ	REVISED
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18	08/01/07	WJ	REVISED
19	08/01/07	WJ	REVISED
20	08/01/07	WJ	REVISED

**MASTER REZONING SITE PLAN**

SCALE: 1" = 100'  
 DATE: SEPTEMBER 4, 2007  
 PROJECT: 06143.00B



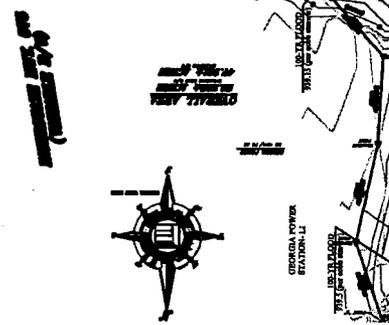
**4**  
 SHEET

**SITE DATA:**

OVERALL TOTAL SITE AREA	51.295 ACRES
FLOOD PLAIN	14.617 ACRES
NET SITE AREA	36.673 ACRES
ZONING	K-30 RESIDENTIAL, NS
EXISTING ZONING	PVC (PLANNED VILLAGE COMMUNITY)
PROPOSED ZONING	COBB COUNTY
ZONING JURISDICTION	
DATA SUMMARY	
OFFICE	134,400 SF
CHURCH	14,400 SF
VILLAGE CONDOMINIUMS	31,200 SF
TOWNHOMES	1,351 UNITS
SENIOR LIVING	98 UNITS
SENIOR LIVING	183 UNITS
BIG STANLEY FRONTAGE	10 FEET
WESTERN PROPERTY LINE	10 FEET
CENTER CORRIDOR SETBACK	10 FEET
SOUTHERN & WESTERN	10 FEET
NOTE: INTERNAL ROADS ARE PRIVATE NO SETBACKS OFF THEM	
NOTE: BIKE & PEDESTRIAN TRAIL (ROOFTOP TRAIL BYTRAIL) ALONG HONEYCREEK	
GREENSPACE CALCULATIONS:	
TOTAL OPEN SPACE	46.54 ACRES
PERCENTAGE OF SITE	106.4%



24 HOUR CONTACT: MR. WOODY SNELL @ 770-984-8170



**SITE NOTE:**  
 NO ACCESS POINTS TO BE ACCESS BIG STANLEY ROAD

**BEFORE YOU DIG**  
 CALL 800-4-A-DAWG  
 (770) 663-6444  
 WWW.8004ADAWG.COM

**APPLICANT:** Town Center Associates, LLC

Stephen H. Arms 770-442-8555 or Woody Snell 770-984-8170

**REPRESENTATIVE:** Moore Ingram Johnson & Steele, LLP

John H. Moore 770-429-1499

**TITLEHOLDER:** See rezoning file

**PROPERTY LOCATION:** Located at southeast and southwest intersections

of Big Shanty Road and Hidden Forest Court, on the northeasterly and south-

westerly sides of Truth Avenue, at the northwesterly and southwestly

intersections of Grace Avenue and Hidden Forest Court and on the north,

south, east and west sides of Hidden Forest Court, south of Big Shanty Road

**ACCESS TO PROPERTY:** Big Shanty Road, George Busbee Pkwy, Town Center Drive

**PHYSICAL CHARACTERISTICS TO SITE:** Existing church

and subdivision

**PETITION NO:** Z-26

**HEARING DATE (PC):** 04-03-07

**HEARING DATE (BOC):** 04-17-07

**PRESENT ZONING:** R-20, NS

**PROPOSED ZONING:** PVC

**PROPOSED USE:** Mixed Use Development

**SIZE OF TRACT:** 53.395 acres

**DISTRICT:** 16

**LAND LOT(S):** 501, 502, 507, 508

**PARCEL(S):** See rezoning file

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

**COMMISSION DISTRICT:** 3

**CONTIGUOUS ZONING/DEVELOPMENT**

**NORTH:** R-20/ Undeveloped tract

**SOUTH:** GC, PSC/ Town Center Mall

**EAST:** R-20, GC/ Georgia Power substation, Regal Cinemas

**WEST:** OI, RM-12, CRC/ Georgia Department of Labor, Town View Condominiums, Suburban Lodge

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

**PLANNING COMMISSION RECOMMENDATION**

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

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

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

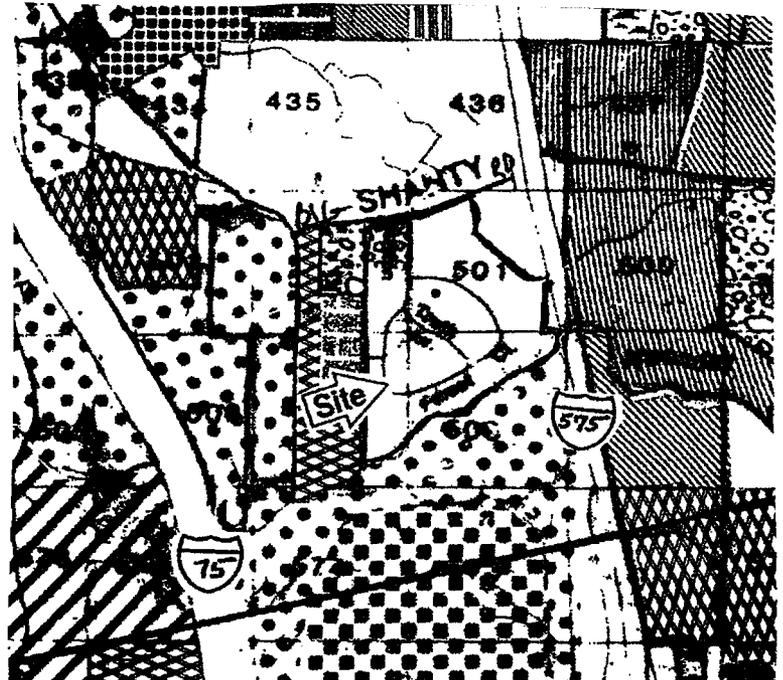
**BOARD OF COMMISSIONERS DECISION**

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

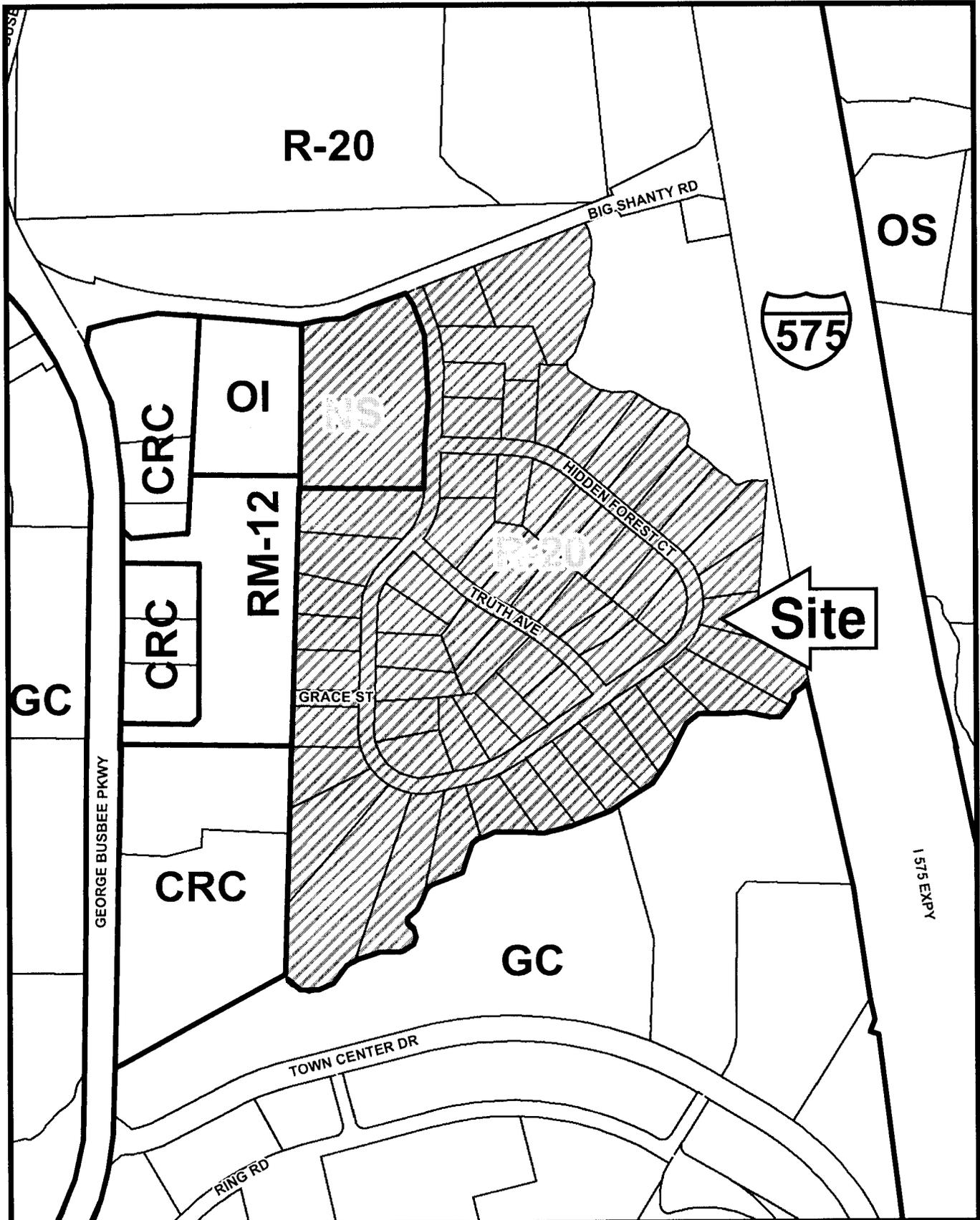
**REJECTED** \_\_\_\_\_ **SECONDED** \_\_\_\_\_

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

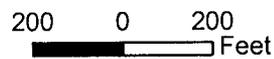
**STIPULATIONS:**



# Z-26



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



-  Draft Parcel Boundary
-  Approximate Zoning Boundary

APPLICANT: Town Center Associates, LLC

PETITION NO.: Z-26

PRESENT ZONING: NS, R-20

PETITION FOR: PVC

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**PLANNING COMMENTS:**

**Staff Member Responsible:** John P. Pederson, AICP

**Land Use Plan Recommendation:** Regional Activity Center; Sub Area for Office & Public Institutional

**RESIDENTIAL PORTION**

Proposed Number of Units: 1784 Overall Density: 46 Units/Acre  
Present Zoning Would Allow: 63 Units Increase of: 1721 Units/Lots

**COMMERCIAL PORTION**

Proposed Number of Buildings: 9† Total Square Footage of Development: 310,400

F.A.R.: .18 Square Footage/Total Acres: 8,014

Parking Spaces Required: 4,674\* Parking Spaces Provided: 4,692\*\*

†There are four buildings that also contain residential units on the upper floors.

\*Based on 310,400 square-feet of commercial and 1784 multi-family units.

\*\*Via surface parking spaces and five parking decks (this figure is from the ARC/GRTA DRI Traffic study).

The applicant is requesting the PVC zoning category to develop a mixed use community. The project would consist of three different land uses that include commercial, institutional and multi-family housing. The proposal will contain themed architectural treatments throughout to tie all buildings together. There will be 16.25 acres of green space that will include a town green, amphitheater, and connection to the Noonday Creek Multi-Purpose Trail. Additionally, all the internal roads will be privately owned and maintained.

First, the applicant will have a centralized commercial component that will have offices, retail, and restaurants. This area is the village portion of the project. There will be a variety of building facades to present a unique streetscape. The streetscape would look similar to the applicant's development on Atlanta Road called West Village. The village buildings would be five-stories in height with commercial on the first floor and four levels of residential above. There will be three commercial out buildings fronting on Big Shanty Road that would be up to two-stories in height (depending on the final user). There would be two stand alone office buildings along Grace Avenue that would be five stories in height.

Second, the applicant is proposing an institutional component, which would be the relocation, and the inclusion of the existing church within the proposal (Grace Church). The church portion of the development would be located close to Big Shanty Road, and would contain 31,200 square-feet within a two-story building.

Third, the applicant is proposing a multi-family housing component that would contain townhouses, stacked flat condominiums, village condominiums and an independent senior citizen living facility.

- There would be 88 townhouses that will have traditional architecture with brick, stone, and shake exteriors. Each townhouse will have an attached two-car garage. The applicant will submit a letter providing more information regarding the sizes and selling prices.
- There would be 160 stacked flats condominium units which would be located in four

**APPLICANT:** Town Center Associates, LLC

**PETITION NO.:** Z-26

**PRESENT ZONING:** NS, R-20

**PETITION FOR:** PVC

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buildings. The stacked flat condominium building would be four stories in height with parking underneath. The applicant will submit a letter providing more information regarding the sizes and selling prices.

- There would be 1,351 village condominium units above the commercial components in the center of the project. The applicant would like to have the option to temporarily lease these units until market conditions allow their sale. The applicant will submit a letter providing more information regarding the sizes and selling prices.
- There will be 185 dwelling units of Independent Senior Living (ISL). These units would be contained in a five story building located at the southeasterly side of the property. The applicant will submit a letter providing more information regarding the sizes and selling or leasing prices.

The project has received positive findings on the required Development of Regional Impact from the Atlanta Regional Commission and the Georgia Regional Transportation Authority. The proposal meets many of the tenets of the Town Center Livable Centers Initiative (LCI). The LCI study states “The Town Center Mall area should be developed as a “central business district” with decked parking, offices, hotels, and very high-density residential (50 units per acre)” and “The subdivision on Big Shanty Road should be redeveloped as a mixed-use development, with an emphasis on high-density residential.” (2004, *Town Center LCI Study*, page 1). Lastly, Mr. Phillip Westbrook (Planner, Cobb County Planning Division), has submitted a letter addressing the Town Center Design Guidelines (See Exhibit “A”); it is Staff’s understanding the applicant has already addressed many of the issues raised in this letter.

The applicant is showing contemporaneous variances which are:

1. Reduce the front setback from 50-feet to 10-feet (Big Shanty Road);
2. Reduce the side setback from 15-feet to 10-feet (Western Property line);
3. Reduce the interior front setback from 40-feet to 0-feet (along Public portion of Grace Avenue and Town Center Connector);
4. Reduce the 40-foot landscaped buffer adjacent to Town View Condominiums to 0-feet;
5. Allow the required open space to be 16.25 acres in lieu of 22.5 acres.

**Historic Preservation:** After reviewing various county resources including historic and archeological resource surveys, documented Civil War trench maps, and historic aerial maps, staff finds no known historic properties affected by this application. No further comment. No action by applicant requested at this time.

**Cemetery Preservation:** No comment.

APPLICANT: Town Center Associates, LLC

PETITION NO.: Z-26

PRESENT ZONING: NS, R-20

PETITION FOR: PVC

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**SCHOOL COMMENTS:**

<u>Name of School</u>	<u>Enrollment</u>	<u>Student Capacity</u>	<u>Capacity Status</u>
<u>Chalker</u>	<u>903</u>	<u>962</u>	<u>Under 59 students; -6.1%</u>
<b>Elementary</b> <u>Daniell</u>	<u>967</u>	<u>1,187</u>	<u>Under 220 students;-18.5%</u>
<b>Middle</b> <u>Sprayberry</u>	<u>1,799</u>	<u>2,112</u>	<u>Under 313 students; -14.8%</u>

**High**

\* School attendance zones are subject to revision at anytime.

**Additional Comments:**

\*\*\*\*\*

**FIRE COMMENTS:**

Fire Apparatus Access Road

All access roads shall have an all weather driving surface capable of supporting 75,000 pounds with an unobstructed width of not less than 20 feet, 25 feet inside turning radius, 50 foot outside turning radius and unobstructed vertical clearance of not less than 13 feet 6 inches.

Access road shall extend to within 150-feet of all portions of the facility or any portion of the exterior wall of the first floor.

Dead-end access roads in excess of 150-feet shall be provided with a turn-around by one of the following methods:

Commercial: Cul-d-sac without an island to have a 60 foot paved radius **or** Hammerhead turn-around – total of 110 feet needed (45 feet + 20 foot wide roadway + 45 feet).

Fire Hydrant

Commercial: Fire hydrant within 500 feet of most remote part of structure.

APPLICANT Town Center Associates, LLC

PETITION NO. Z-026

PRESENT ZONING R-20, NS

PETITION FOR PVC

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NOTE: Comments reflect only what facilities appeared of record at the time of this review. Field verification required by developer.

**WATER COMMENTS:**

- Available at Development?  Yes  No
- Fire Flow Test Required?  Yes  No

Size / Location of Existing Water Main(s) 8" CI / N side Big Shanty Rd

Additional Comments: Extensive existing 6" AC line in Hidden Forest S/D will have to be removed or properly abandoned by developer

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.

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**SEWER COMMENTS:**

- In Drainage Basin?  Yes  No
- At Development?  Yes  No
- Approximate Distance to Nearest Sewer: On site
- Estimated Waste Generation (in G.P.D.): **A D F** 723,000 **Peak** 1,807,600
- Treatment Plant: Noonday
- Plant Capacity Available?  Yes  No
- Line Capacity Available?  Yes  No
- Projected Plant Availability:  0 - 5 year  5 - 10 years  over 10 years
- Dry Sewers Required?  Yes  No
- Off-site Easements Required?  Yes\*  No
- Flow Test Required?  Yes  No
- Septic Tank Recommended by this Department?  Yes  No
- Subject to Health Department Approval?  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 easement(s) by the property owner(s). All easement acquisitions are the responsibility of the Developer.

Additional Comments:

Extensive existing sewer in area must be removed, properly abandoned, relocated, and some 8-18" upsized by developer. Pump-around necessary. Easement quitclaim required. Restaurants require pre-installed grease traps. Line cap: unk., but upsizing can fix

Notes FYI: REVISION 1/14/08

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 off site easements, dedication of on and/or off site 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: Town Center Associates, LLC

PETITION NO.: Z-26

PRESENT ZONING: R-20, NS

PETITION FOR: PVC

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**DRAINAGE COMMENTS**

FLOOD HAZARD:  YES  NO  POSSIBLY, NOT VERIFIED

DRAINAGE BASIN: Noonday Creek FLOOD HAZARD INFO: Zone AE & 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 structures out of hazard.

WETLANDS:  YES  NO  POSSIBLY, NOT VERIFIED

Location: within floodplain and adjacent to streams.

- The Owner/Developer is responsible for obtaining any required wetland permits from the U.S. Army Corps of Engineer.

STREAMBANK BUFFER ZONE:  YES  NO  POSSIBLY, NOT VERIFIED

- Metropolitan River Protection Area (within 2000' of Chattahoochee River) ARC (review 35' undisturbed buffer each side of waterway).
- Chattahoochee River Corridor Tributary Area - County review (\_\_\_\_\_ undisturbed buffer each side).
- Georgia Erosion-Sediment Control Law and County Ordinance - County Review/State Review.
- Georgia DNR Variance may be required to work in 25 foot streambank buffers.
- County Buffer Ordinance: **75' on Noonday Cr and 50' on tributary (each side of creek channel) plus a 25-foot impervious setback.**

DOWNSTREAM CONDITION

- 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 system and proposed Chastain Meadows Regional Detention Facility.

APPLICANT: Town Center Associates, LLC

PETITION NO.: Z-26

PRESENT ZONING: R-20, NS

PETITION FOR: PVC

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DRAINAGE 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. (Maximum allowed for UVC is 80% in RAC)

INSUFFICIENT INFORMATION

- No Stormwater/water quality controls shown **- must be addressed in Plan Review.**

ADDITIONAL COMMENTS/SUGGESTIONS

1. This site is located on Noonday Creek just upstream of the bridge at I-575 and is currently developed as a residential subdivision (Hidden Forest S/D) and a small community church. The site is impacted significantly by the floodplain of Noonday Creek to the south and an unnamed tributary to the east. The proposed bridge over Noonday Creek will require a CLOMR/LOMR from FEMA. The study will be required to be submitted to FEMA prior to permitting. A no-rise certification will also be required to verify that the bridge design will not result in any increase in upstream flood elevations.
2. A portion of the site is located downstream of a Category I Dam (Noonday Creek Structure #16). The dam breach zone from this dam must be determined and all proposed structures must be located outside this hazard area.
3. Several of the proposed buildings encroach within the regulatory floodplain. Cobb County Ordinances require that all structures be located outside the floodplain and that no net fill be placed to reduce the current floodplain storage. Volume compensation must be provided for any floodplain fill including the Town Center Connector Road embankment. Also, a portion of the site area is currently owned by the Cobb County Water System. At least one of these parcels was purchased using GEMA grant funds as part of flood mitigation program and has deed restrictions that preclude development. A revised site plan is needed to address all these issues and an agreement reached with CCWS regarding transfer of this property.
4. A buffer variance will be required for a portion of the site where Street F encroaches into the 50-foot stream buffer and 25-foot impervious setback limit. Without the variance a site plan modification will be needed.

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**TRANSPORTATION COMMENTS**

The following comments and recommendations are based on field investigation and office review of the subject rezoning case:

ROADWAY	AVERAGE DAILY TRIPS	ROADWAY CLASSIFICATION	SPEED LIMIT	JURISDICTIONAL CONTROL	MIN. R.O.W. REQUIREMENTS
Big Shanty Road	4100	Major Collector	35 mph	Cobb County	80'

*Based on 2006 traffic counting data taken by Cobb County DOT.*

**COMMENTS AND OBSERVATIONS**

Big Shanty Road is classified as a Major Collector and according to the available information, the existing right-of-way does not meet the minimum requirements for this classification.

Big Shanty Road is identified in the 2005 SPLOST as a future road improvement project consisting of a new four lane divided section.

The proposed site is identified as the future corridor of the Big Shanty Connector Road, linking Town Center Mall to Big Shanty Road and the Noon Day Creek Trail project.

Construct an auxiliary lane along the entire property frontage along Big Shanty Road to include a deceleration lane for the right-in only driveway near the western property line.

Construct a westbound left turn lane on Big Shanty Road based on traffic study.

Install sidewalk, curb and gutter along Big Shanty Road.

Provide 100% funding for the traffic signal at the proposed entrance along Big Shanty Road, if and when warranted.

An FAA study will be required.

Separation of public and private right-of-ways will need to be defined with note explaining the division conditions.

All interior private road signs shall be blue to clearly define public/private roadways.

All public roadway signs must meet MUTCD specs.

No traffic circles or pavement pavers with in public right-of-way.

Left turn lanes should be removed from intersections with roundabouts.

The right-of-way for the Town Center Connector is not sufficient.

Petition the Board of Commissioners for abandonment of right-of-way along Hidden Forest Court and Truth Avenue.

The connection road between the proposed site and George Busbee Parkway should be constructed in accordance to Cobb County Standards.

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**TRANSPORTATION COMMENTS cont.**

**RECOMMENDATIONS**

Recommend applicant consider entering into a development agreement pursuant of 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 Big Shanty Road, a minimum of 50' from the roadway centerline and b) donation of right-of-way along Noon Day Creek for the purpose of constructing a trail.

Recommend applicant coordinate with Cobb County DOT and Town Center CID prior to development plan approval to ensure compatibility with the proposed road improvement projects and the Noon-Day Creek Trail project.

Recommend developer provide a road network that provides connectivity to Town Center Drive and Big Shanty Road.

Recommend constructing an auxiliary lane along the entire road frontage to include a deceleration lane for the right-in only driveway at the western side of the development along Big Shanty Road.

Recommend a westbound left turn lane based on traffic study.

Recommend installing sidewalk, curb and gutter along the road frontage of Big Shanty Road.

Recommend developer provide 100% funding for the proposed traffic signal at the development entrance on Big Shanty Road.

Recommend an FAA study.

Recommend the separation of public and private right-of-ways be defined with note explaining the division conditions.

Recommend blue road name signs on all interior private roads to clearly define public/private roadways.

Recommend all public roadway signs meet MUTCD specs.

Recommend no traffic circles or pavement pavers within public right-of-way.

Recommend left turn lanes be removed from intersections with roundabouts.

Recommend adequate right-of-way for the proposed Town Center Connector.

Recommend applicant petition the Board of Commissioners for abandonment of right-of-way along Hidden Forest Court and Truth Avenue.

Recommend the connector road linking the proposed site to George Busbee Parkway be constructed to County Standards.

Recommend applicant be required to meet all Cobb County Development Standards and Ordinances related to project improvements.

## STAFF RECOMMENDATIONS

### Z-26            TOWN CENTER ASSOCIATES, LLC

- 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. The applicant's proposal is located in an area that contains large variety of land uses, including restaurants, retail, offices, multi-family residential, distribution centers, a regional mall and Kennesaw State University. The area is mixed-use in character. The developer's proposal would promote better land utilization through this comprehensive mixed-use plan, than several projects developing bits and pieces of the property in an uncoordinated fashion.
  
- B. It is Staff's opinion that the applicant's rezoning proposal will not have an adverse affect on the usability of adjacent or nearby property. Staff believes developing the property, as proposed by the applicant, would be the best scenario for this property. A unified development for the property would be preferable to dozen (or more) separate developments that would contain dozen (or more) detention ponds, uncoordinated curb cuts, uncoordinated transportation improvements, and uncoordinated sewer and/or drainage facilities. Master planning this property into one comprehensive development will reduce potential problems in the future, and will result the greatest amount of open space. Additionally, the applicant's proposal is located adjacent to a regional mall, and is in between two interstate highways. Lastly, the proposal is within the major employment center associated with Town Center Mall, Chastain Road and Barrett Parkway.
  
- 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.
  
- 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 to be within a Regional Activity Center, Sub-Area for Office and Public Institutional. The PVC zoning district is allowable within most Land Use Categories. The Office Sub-Area allows mixed use development that include retail, and Mid or High-Rise residential development. Staff believes the applicant's proposal could be beneficial to the area, by providing redevelopment to properties that are "out-of-place" with current development. Hidden Forest subdivision was developed in the early 1970's, before Interstate 75, Interstate 575, Barrett Parkway, and Town Center Mall; the residents have endured massive change. The PVC zoning category was established so large mixed use projects like this could be developed in a unified way.
  
- 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. Staff believes the applicant's proposal would be a suitable use as referenced in paragraph A of this recommendation, and the proposal would not adversely affect adjacent properties, as referenced in paragraph B of this recommendation. Staff believes the redevelopment of these properties would be beneficial for the County, and beneficial for the area. The applicant's proposal would encourage

(CONTINUED ON NEXT PAGE)

## STAFF RECOMMENDATIONS

Z-26

### TOWN CENTER ASSOCIATES, LLC (continued)

- E. homeownership in the Town Center employment center. The applicant's proposal could continue to revitalize the area, and possibly help to spur other redevelopment of other properties in the area. PVC developments are required to be at a quadrant of an intersection, and access arterial or collector roads, which the applicant's proposal complies. The applicant's proposal meets the PVC requirement that nonresidential uses be located within the center/interior of the proposal, and compatible residential be on the periphery/exterior of the project, to protect adjacent residential uses. Nonresidential structures in the PVC zoning category are required to be architecturally compatible with the residential structures, which the applicant's proposal accomplishes by using a unified architectural theme throughout the development. Developments, such as this proposal, are allowable in the Future Land Use Categories mentioned in paragraph D. The PVC zoning district allows for a mix of retail, office, restaurants, and multifamily residential uses. The applicant's proposal incorporates all of these land use types. If approved, the applicant's proposal would require some variances from the PVC zoning district, due to its urban setting and urban plan. The applicant's proposal contains open space as required by the PVC zoning code, however, the applicant's proposal is showing about three-quarters of the required amount (22.5-acres required, 16.25-acres shown). The PVC zoning code requires residential density to be "generally consistent" with the *Cobb County Comprehensive Plan*, and with existing residential uses. Zoning districts for adjacent and nearby residential properties range from R-20 to RM-12, which put these densities at 1.75 to 12 units per acre. The applicant's requested density of 46 units per acre, which would be much greater than densities for adjacent and nearby properties. The applicant's requested PVC project is in a highly intense location, this probably is why the density is higher than adjacent and nearby properties. Staff is generally amenable to the applicant's proposal and believes it would be an improvement for the area, and would become a model for other areas of the County; the ARC and GRТА Staff believe the same. However, the residential density may be too much to be supported by County Staff, due to the dictates of the *Cobb County Comprehensive Plan* and the PVC zoning code. Staff would recommend approval of the request, but within the density constraints of PVC regarding the number of units to open space.

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

- Adherence to all zoning criteria, including density;
- Site plan to be approved by the Board of Commissioners;
- Subject to the Development of Regional Impact from the Atlanta Regional Commission and the Georgia Regional Transportation Authority (on file at the Cobb County Zoning Office);
- Water and Sewer comments and recommendations;
- Stormwater Management comments;
- DOT comments and recommendations;
- 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.**



# COBB COUNTY COMMUNITY DEVELOPMENT AGENCY

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TO: John Pederson, Zoning Division

FROM: Phillip Westbrook, Planning Division

SUBJECT: Z-26  
Town Center Associates, LLC  
R-20, NS to PVC  
Land Lot(s): 501, 502, 507, 508  
District: 16

DATE: January 15, 2008

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The applicant is requesting rezoning from R-20, NS to PVC for the purpose of constructing a Mixed Use Town Center Development. The site is located at the southeast and southwest intersection of Big Shanty Road and Hidden Forest Court, and on the northeasterly and south-westerly sides of Truth Avenue, and at the northwesterly and southwesterly intersection of Grace Avenue and Hidden Forest Court, and on the north, south, east and west sides of Hidden Forest Court, south of Big Shanty Road.

To encourage a compatible mix of uses, open space, multi-modal transportation options and a consistent public environment within the Town Center district, the Town Center design guidelines have been established. The proposed development is located within the Town Center Community Improvement District (CID) and the Town Center Livable Centers Initiative (LCI) design guidelines area.

The following comments reflect what will be needed to comply with the Town Center Design Guidelines.

Z-26 is located within the Town Center CID and the Town Center LCI Area, therefore must comply with the Town Center Design Guidelines (TCDG) (*ref. TCDG, sec. 430*).

Public Roads (i.e. Frontage along Big Shanty, public portion of Town Center Connector Street A) must meet the Avenue Street classification type as defined in the TCDG manual. Public Portion of Grace Ave. will also need to conform to the Main street or Local street classification table as defined by the TCDG manual. This includes such streetscape elements as lighting, landscape, furniture & signage.

*(ref. TCDG, sec. 430.01.03 through 430.01.05)*

Pedestrian Crossings are required at all signalized intersections with white thermoplastic striping (Big Shanty access point) and at any mid-block crossings along Avenues and in high pedestrian volumes (Intersection of Town Center Connector Street A and Town Center Drive)

*(ref. TCDG, sec. 430.01.06).*

Interparcel access shall be provided for pedestrian connections to commercial developments along George Busbee Parkway

*(ref. TCDG, sec. 430.01.09)*

Corners of Block 1, 2, 3, 4 adjacent to the Town Center / Big Shanty connector shall have distinctive architectural detailing.

*(ref. TCDG, sec. 430.01.10, I)*

East end of Parking Deck 1 & 3 shall have aesthetically pleasing facades.

West end of Parking Deck 2 & 4 shall have aesthetically pleasing facades.

*(ref. TCDG, sec. 430.01.10, J2)*

Understanding that the street network within the development will be private we encourage the new street system to meet the standards for either an Avenue or Main Street or Local Street classification type. More specifically, the Town Center/Big Shanty Connector is encouraged to meet the Avenue classification type per the TCDG, while all other internal private streets are encouraged to comply with the Main Street or Local Street classification type. This includes such streetscape elements as lighting, landscape, furniture & signage.

*(ref. TCDG, sec. 430.01.03 through 430.01.05)*

On street parking is encouraged on all streets

*(ref. TCDG, sec. 430.01.09)*

Detailed architectural renderings and description of the façade treatments are strongly encouraged to be submitted.