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NO.	DATE	DESCRIPTION	BY

Z-106

Sandy Plains Senior Living

Cobb County, Georgia

DATE: 28 Sep 07
 SCALE: As Noted
 PROJECT NO: 200622
 DRAWN BY: WCS
 CHECKED BY:

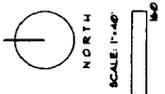
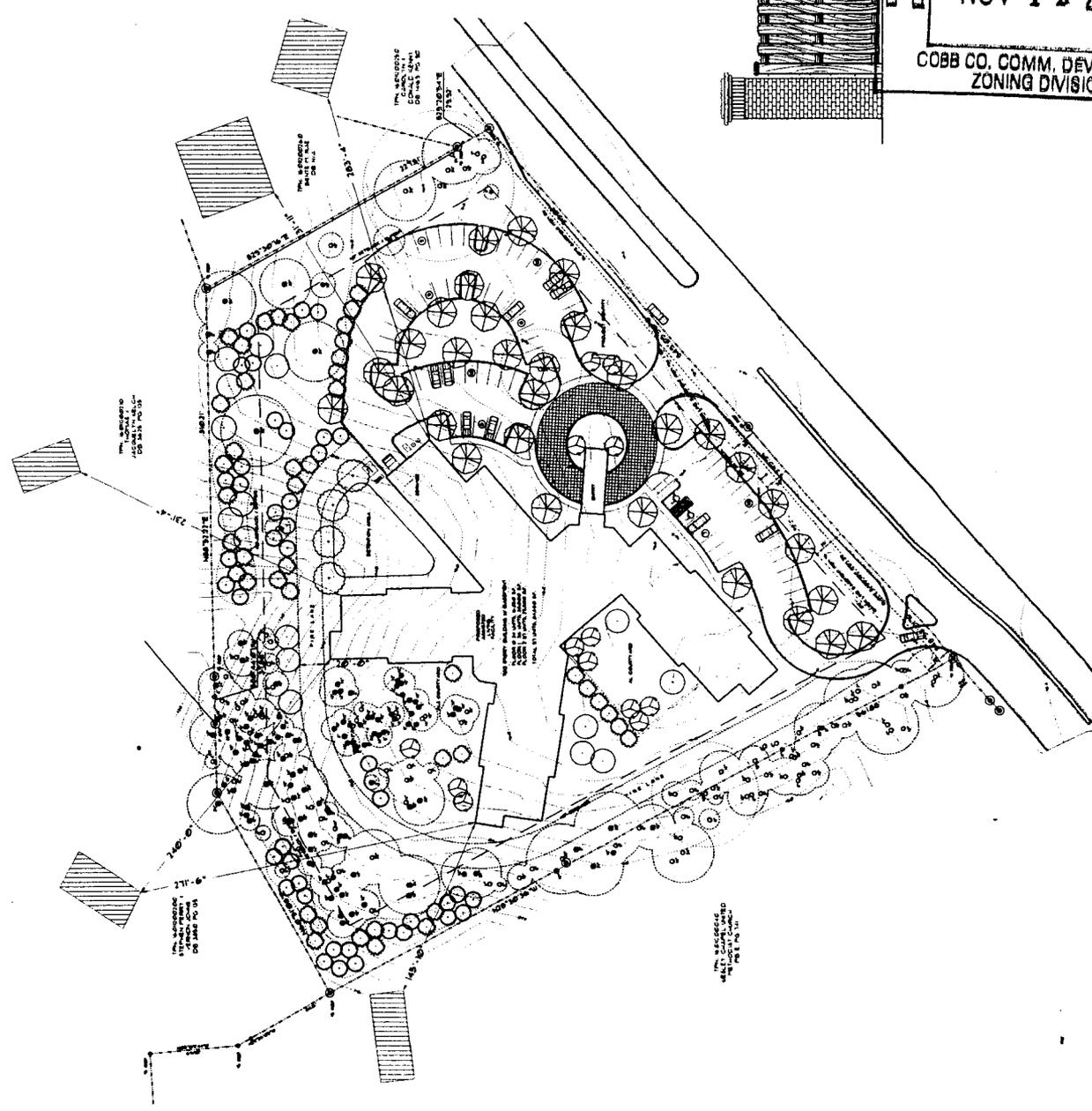
Project No:
 Conceptual Site Plan Scheme G

Sheet:
CSP 7

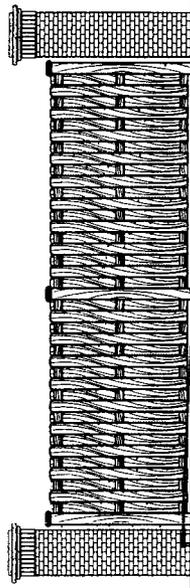
DEVELOPMENT SUMMARY

SITE AREA	9.1 ACRES +/-
BUILDING AREA	84,950 SF +/-
UNITS	81 +/-
PARKING	16 SPACES
TOTAL DENSITY	0.18 SPACES / UNIT
ZONING	RSL SUPPORTIVE
COVERAGE (IMPERVIOUS AREA)	
BUILDING	41,608 SF
PARKING	43,353 SF
TOTAL	84,961 SF
MAX PROVIDED	16 OR 13,804 SF
MAX PROVIDED	3.4
FAR (FLOOR AREA RATIO)	5.0 OR 13,804 SF
MAX PROVIDED	3.6

- LEGEND**
- CHINESE ELM
 - RED MAPLE
 - CHERRY
 - NELLIE STEVENS HOLLY
 - CRYPTOMERIA
 - CRAPE MYRTLE



RECEIVED
 NOV 12 2007
 COBB CO. COMM. DEV. AGENCY
 ZONING DIVISION



APPLICANT: Cannon Management Corporation

770-431-9151

REPRESENTATIVE: Moore Ingram Johnson & Steele, LLP

John H. Moore 770-429-1499

TITLEHOLDER: Edward Eugene Hindman, Philip W. and Maureen

Engle

PROPERTY LOCATION: Located on the northwesterly side of

Sandy Plains Road, north of Wesley Chapel Road.

ACCESS TO PROPERTY: Sandy Plains Road

PHYSICAL CHARACTERISTICS TO SITE: Existing houses on

large tracts

PETITION NO: Z-106

HEARING DATE (PC): 12-04-07

HEARING DATE (BOC): 12-18-07

PRESENT ZONING: R-20

PROPOSED ZONING: RSL

PROPOSED USE: Assisted Living Facility

SIZE OF TRACT: 5.7 acres

DISTRICT: 16

LAND LOT(S): 112

PARCEL(S): 13, 14

TAXES: PAID X DUE _____

COMMISSION DISTRICT: 3

CONTIGUOUS ZONING/DEVELOPMENT

- NORTH: PD/ Jefferson Township
- SOUTH: R-20/ Single-family houses
- EAST: R-15/ Enclave at Jefferson Ridge
- WEST: R-20/ Single-family house, Church

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

PLANNING COMMISSION RECOMMENDATION

APPROVED _____ MOTION BY _____

REJECTED _____ SECONDED _____

HELD _____ CARRIED _____

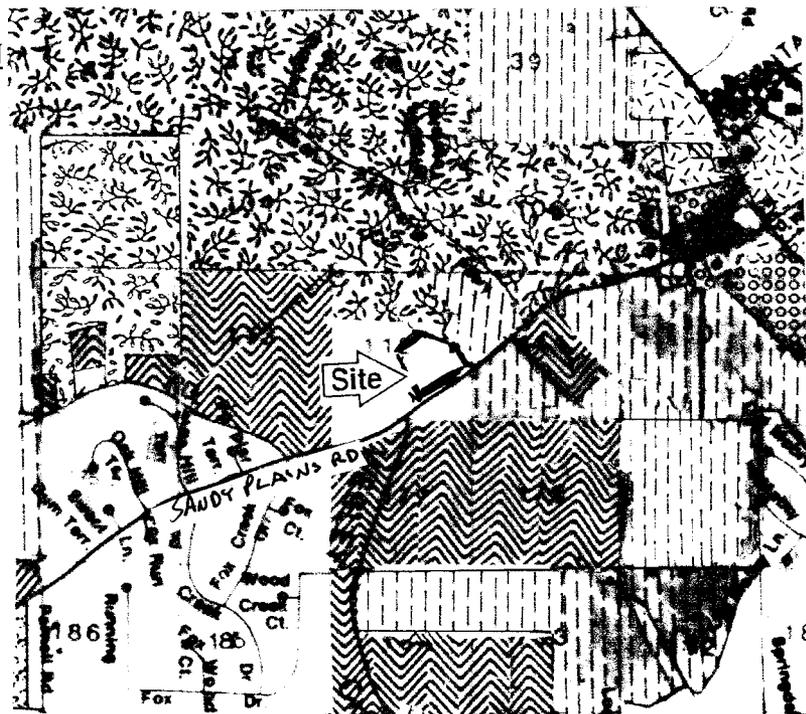
BOARD OF COMMISSIONERS DECISION

APPROVED _____ MOTION BY _____

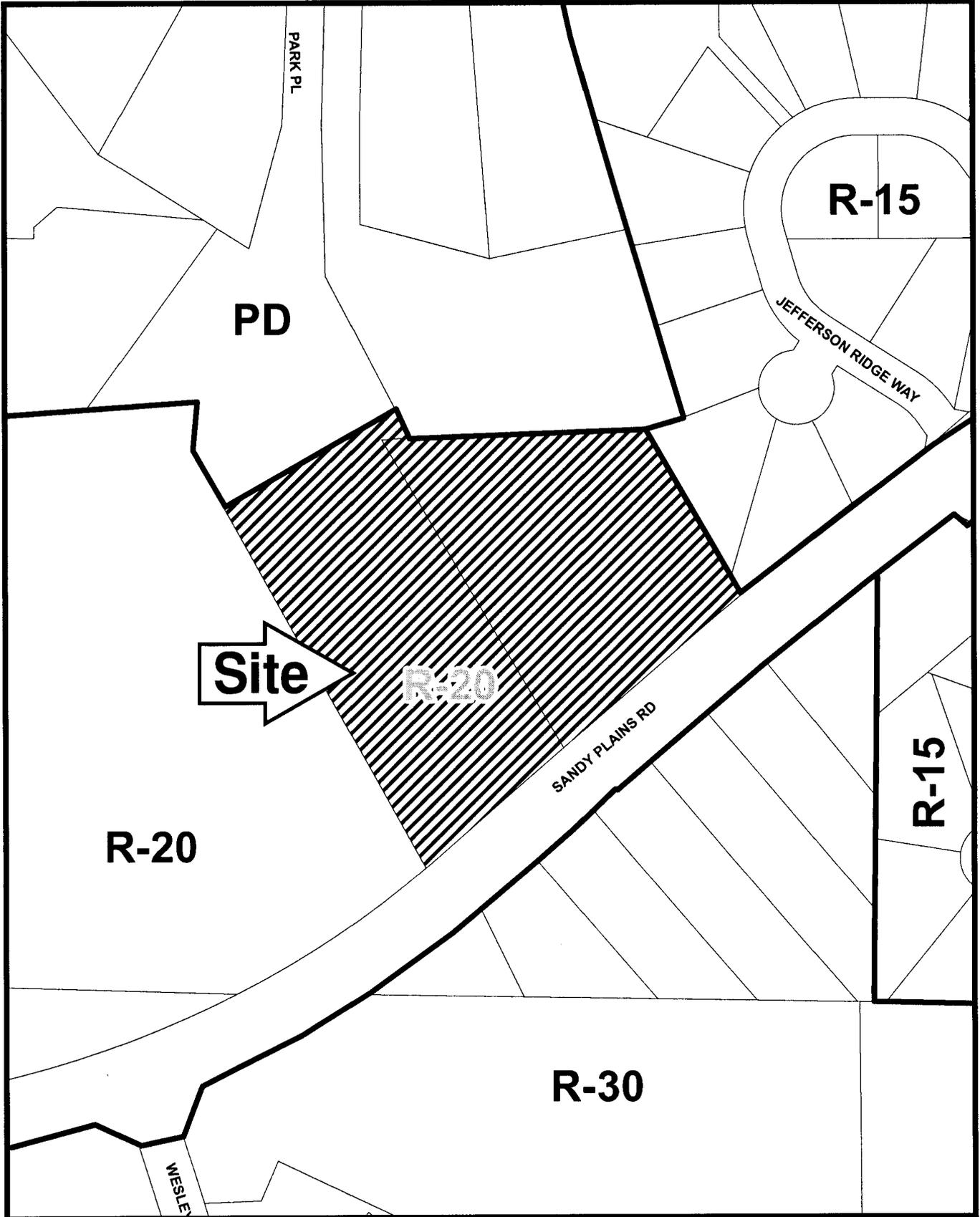
REJECTED _____ SECONDED _____

HELD _____ CARRIED _____

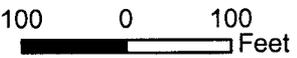
STIPULATIONS:



Z-106



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: Cannon Management Corporation

PETITION NO.: Z-106

PRESENT ZONING: R-20

PETITION FOR: RSL

PLANNING COMMENTS:

Staff Member Responsible: John P. Pederson, AICP

Land Use Plan Recommendation: Very Low Density Residential (0-2 units per acre)

Proposed Number of Units: 97 **Overall Density:** 17 **Units/Acre**

Present Zoning Would Allow: 10 **Units** **Increase of:** 87 **Units/Lots**

Proposed Number of Buildings: 1 **Total Square Footage of Development:** 84,650

F.A.R.: 0.34 **Square Footage/Acre :** 14,850

Parking Spaces Required: 73 **Parking Spaces Provided:** 78

The applicant is requesting rezoning to the RSL supportive zoning district to develop an assisted living facility. The building will be two stories in height with a basement. The building will be Craftsman in styling with brick, stone and/or masonry siding on the exterior. The building will contain 97 rental units that will be leased for \$3,000 to \$6,000 per month. The units will range in size, from 384 square-feet to 600 square-feet. There would be a central kitchen and dining room, as well as amenities featuring a community room, chapel, beauty salon, business center, library, and physical therapy room. The applicant is requesting a new median cut on Sandy Plains Road.

The applicant would need a contemporaneous variance to allow this RSL supportive facility outside of a Regional, Community, or Neighborhood Activity Center.

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.

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.

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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.
Show building height.
Show construction type.

APPLICANT Cannon Management Corporation

PETITION NO. Z-106

PRESENT ZONING R-20

PETITION FOR RSL

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" DI / NW side Sandy Plains Rd

Additional Comments: Master meter to be at entrance

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:

In Drainage Basin? Yes No

At Development? Yes No

Approximate Distance to Nearest Sewer: 340' NE / Jefferson Ridge Way

Estimated Waste Generation (in G.P.D.): **ADF** 12,125 **Peak** 30,312

Treatment Plant: Big Creek

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:

Flow must be by gravity off the site. Central kitchens require grease traps

Notes FYI: *Private pump station by developer necessary unless significant site fill*

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.

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DRAINAGE COMMENTS

FLOOD HAZARD: [] YES [X] NO [] POSSIBLY, NOT VERIFIED

DRAINAGE BASIN: Little River FLOOD HAZARD INFO: Zone X

- [] FEMA Designated 100 year Floodplain Flood.
[] Flood Damage Prevention Ordinance DESIGNATED FLOOD HAZARD.
[X] 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 [X] 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 [X] 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).
[X] 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 CONDITION

- [X] Potential or Known drainage problems exist for developments downstream from this site.
[X] Stormwater discharges must be controlled not to exceed the capacity available in the downstream storm drainage system.
[X] Minimize runoff into public roads.
[X] Minimize the effect of concentrated stormwater discharges onto adjacent properties.
[X] Developer must secure any R.O.W / DE required to receive concentrated discharges where none exist naturally
[X] Existing Lake Downstream - private lake ~ 980 feet downstream of site. Additional BMP's for erosion sediment controls will be required.
[X] Lake Study needed to document sediment levels.
[X] Stormwater discharges through an established residential neighborhood downstream.
[X] Project engineer must evaluate the impact of increased volume of runoff generated by the proposed project on downstream lake and stormdrainage system.

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PETITION FOR: RSL

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.
- 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. The existing site is developed as two estate-sized residential lots. The majority of the site drains to the north through a pair of existing residential lots within Jefferson Township S/D. Slopes on the site range from relatively flat along the Sandy Plains Road frontage to approximately 28% within a ravine located at the rear of the property. The average slopes on the site are less than 15%. The majority of the site is well-wooded with the front third fairly open.
2. The extensive existing tree stand and undergrowth provide significant air/water quality, soil stabilization and storm flow mitigation benefits for this watershed. Construction of this project will eliminate the vast majority of this vegetation and increase impervious area, storm runoff and non-point source pollution. To compensate, the First Flush Water Quality Best Management Practice Requirements must be elevated to the 1.5-inch rainfall event and each larger storm discharge controlled not to exceed the allowable discharge of the next lower, more frequent storm event (ie. 5-year storm event released at 2-year rate; 10-year event at 5-year rate; etc. to 100-year event at 50-year rate).
3. As indicated in the Downstream Conditions Comments, there is a downstream private pond located at 4479 and 4482 Park Place Terrace that will require a pre- and post-development sediment survey.
4. The proposed detention pond discharge is a fairly well defined conveyance. However, the subdivision plat for Jefferson Township Phase 10 does not show a recorded drainage easement for this flow path. This issue must be resolved in Plan Review

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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
Sandy Plains Road	27200	Arterial	45 mph	Cobb County	110'

Based on 2004 traffic counting data taken by Cobb County DOT.

COMMENTS AND OBSERVATIONS

Sandy Plains Road is classified as an Arterial and according to the available information, the existing right-of-way does meet the minimum requirements for this classification.

No median opening shall be spaced at a distance less than six hundred sixty (660) feet from any other median opening.

Access shall be through one curb cut along Sandy Plains Road.

As necessitated by this development for egress from Sandy Plains Road, a deceleration lane will be required.

RECOMMENDATIONS

Recommend a right-in/right-out driveway along Sandy Plains Road.

Recommend a deceleration lane.

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

STAFF RECOMMENDATIONS

Z-106 CANNON MANAGEMENT CORPORATION

- A. It is Staff's opinion that the applicant's rezoning proposal will not permit a use that is suitable in view of the use and development of adjacent and nearby properties. The surrounding property is zoned PD, R-15, R-20 and R-30. The character of the area is well defined as single-family detached homes (and churches, which are permitted uses in residential zoning categories) on 1/3-acre and greater sized lots.
- B. It is Staff's opinion that the applicant's rezoning proposal will have an adverse affect on the usability of adjacent or nearby property. Although building suitable housing for the senior population is important and needed, this may not be an appropriate location. The proposed use would be too intense for this area of the county which has successfully been developed, (and is *being* developed) in single-family detached, low density residential zoning categories. This proposal would visually impact this single-family residential part of the county with a development that would not be architecturally compatible with adjacent residentially zoned properties, and would be out of scale with the adjacent single-family houses.
- 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, utilities, or schools. This opinion can be supported by the departmental comments contained in this analysis. However, Cobb DOT has concerns regarding the proposed median cut, and the Water System Engineer has concerns regarding whether the proposal can gravity flow sewer off the property.
- D. It is Staff's opinion that the applicant's rezoning proposal is not in conformity with the policy and intent of the *Cobb County Comprehensive Plan*, which delineates this property to be within a Very Low Density Land Use Category, with densities ranging from 0 to 2 units per acre. This type of development is required to be in a Regional Activity Center, Community Activity Center, or Neighborhood Activity Center.
- E. It is Staff's opinion that there are existing and changing conditions affecting the use and development of the property which give supporting grounds for denying the applicant's rezoning proposal. The RSL proposal is not consistent with *Cobb County Comprehensive Plan*, which delineates this property to be within a Very Low Density Residential Land Use Category. Staff believes this is an incompatible use, due to the fact this is an area that is primarily zoned and developed in low density (and very low density) single-family detached homes. There are not any goods or services, or CCT bus stops in the area. There are properties located on other parts of Sandy Plain Road that would meet the Land Use Plan, character of the area, and would be close to shopping and facilities.

Based on the above analysis, Staff recommends DENIAL.

The recommendations made by the Planning and Zoning Staff are only the opinions of the Planning and Zoning Staff and are by no means the final decision. The Cobb County Board of Commissioners makes the final decisions on all Rezoning and Land Use Permits at an advertised public hearing.